

# South Gloucestershire Council

Department for Environment & Community Services  
PO Box 1954, Bristol, BS37 0DD

## PLANNING APPLICATION CONSULTATION RESPONSE

<b>Memorandum to: (Case Officer)</b>	David Stockdale - Principal Planning Officer
<b>From:</b>	Georgina Farmiloe – Community Infrastructure Officer
<b>Email:</b>	<a href="mailto:Communityinfrastructure@southglos.gov.uk">Communityinfrastructure@southglos.gov.uk</a>
<b>cc:</b>	Martin Burton – Community Cultural Services Manager Nancy Brenchley – Principal Community Infrastructure Officer
<b>Date:</b>	09/06/21
<b>Planning Application Number:</b>	P21/03344/F
<b>Site Address:</b>	Land South of Badminton Road, Old Sodbury, South Gloucestershire BS37 6LU
<b>Description of Development:</b>	Erection of 35 no. dwellings with garages and associated works.
<b>SUMMARY OF COMMUNITY INFRASTRUCTURE SECTION 106 REQUESTS</b> <b>(Please note the figures shown below are the current rates, which are uplifted annually)</b>	
Contributions towards library enhancement	<b>£651.02</b>
Contribution towards additional library stock	<b>£682.00</b>
<b>NB All figures are subject to indexation using the Updating Percentages published by the Building Cost Information Service (BCIS)</b>	

### Relevant planning policy

- NPPF promoting healthy and safe communities paragraphs 91 - 92
- NPPG Paragraph 003 Nov 2019
- National Design Guide 2019
- SG Core Strategy: Policy CS23

CIL Regulations were amended in September 2019 widening the scope for S106 funding where it satisfies the regulation 122 tests.

### Predicted future population of proposed development

The site is located Old Sodbury. This application for 35 dwellings would generate a population increase of approximately 82.2 residents using an average occupancy of 2.4 residents per dwelling.

New residential development of this scale is expected to give rise to significant demand for community and cultural facilities. Enhancements to existing facilities are required to provide for a wide range of activities for different age groups, abilities and interests.

It is reasonable to expect future residents to have access to local community and cultural space within reasonable walking distance in line with policy CS23 and the Infrastructure Delivery Plan (IDP).

### **Library**

In line with adopted policy, it is reasonable for people to have access to community and cultural space within 800m straight line distance of where they live (which is easy walking distance). Libraries provide a valuable local service and a gateway to knowledge and culture. Supporting and underpinning the delivery of a wide range of agendas through the provision of a range of affordable activities that support the promotion of reading to all ages especially children. In addition, they support community cohesion through bringing people together for shared activities such as children's story times and events such as memory cafes, community education, access to information and use of digital technology.

The nearest South Gloucestershire library facilities are at Chipping Sodbury library located on Chipping Sodbury High Street 2.5km from the application site. This library is small and run by volunteers and offers a limited but important local library service.

A full range of library services can be accessed at Yate library located in Yate Town Centre 3.9km from the proposed development services accessible at Yate library include.

- A range of books for people of all ages
- Free WIFI
- Information services
- DVDs for hire
- Photocopying
- Scanner
- Printing
- Audio books
- Books in large print
- Learning opportunities
- Free internet access with full range of Microsoft software
- Newspaper and magazines
- Rooms for hire
- Regular and one-off events and activities for all ages

In addition the Council offers a digital library service which includes e-audiobooks, e-books, digital magazines, digital comics and digital newspapers.

Providing a welcoming, safe and modern environment is essential for the success of the library service. Additional usage on the building fabric and equipment will lead to increased wear and tear and will need increased maintenance. Without a contribution to mitigate for the impact of additional demand on the library service the proposed development would not comply with Policy CS23 and would be an unsustainable addition to the community.

The cost of fitting out a new library including shelving, IT and other related furniture is £263.94 per sqm. Based on the standard applied of 30sqm per 1,000 population this results in a cost of £7.92 per capita.

Based on a future population of 82.2 residents the following is requested:

82.2 x £7.92

**Contribution required towards library enhancement is £651.02**

Additional stock is also required to meet the demand arising from the new residents. The South Gloucestershire library service has 190,000 items of stock and in addition has 18,000 e-stock items including subscriptions to 3,000 online newspaper and magazine titles, a total of 211,000 items of stock. South Gloucestershire has a population of 285,000 therefore the South Gloucestershire library service provides 0.75 items of stock per capita. The average cost of supplying an item is £11.00 per item (including processing costs).

Without a contribution to mitigate for the impact of the additional demand on the library service the usage of existing stock would increase; resulting in a lowering of the range available to borrowers due to an increased proportion of the stock being out on loan, increased use of stock would result in the quality of the stock deteriorating. Waiting times for library users for a range of services within the library will increase, these cumulative impacts will result in the library service being unable to maintain its standard of service leading to reduced satisfaction within the community.

Based on a future population of 82.2 residents the following is requested:

$82.2 \times 0.75 = 62$  (rounded) items of stock to be supplied

The average cost per item of stock is £11 (including processing costs)

**Contribution required towards additional stock is £682.00**

#### **How the Community Infrastructure requirements meet the CIL reg 122 tests**

##### **Necessary to make the development acceptable in planning terms**

There is a planning policy requirement for sustainable development and provision of social and cultural facilities where existing facilities do not have the capacity to meet the needs arising from new development. Without provision or enhancement of facilities people living here would not have adequate access to social and cultural activities which will prevent them from developing as a healthy, socially sustainable community. Without sufficient community and cultural facilities to meet local need this development will lead to increased pressure on existing facilities elsewhere.

##### **Directly related to the development**

The Community Infrastructure Levy encourages charges based on simple formulae which relate the size of the charge to the size and character of the development. The contribution is calculated using the expected future population of the proposed development and requested in line with the current national and locally adopted standards for provision. Contributions are used to enhance the nearest facilities.

##### **Fairly and reasonably related in scale and kind to the development**

All calculations are based on expected future population of the proposed development and have been calculated using Census 2011 data on household size, and the net gain of dwellings proposed.

The costs are subject to indexation using the Updating Percentages published by the Building Cost Information Service (BCIS)