

North Somerset Futures Local Development Framework

Development Contributions Supplementary Planning Document



Consultation draft

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Introduction

- 1 This document (hereafter referred to as the SPD) sets out North Somerset Council's (the council) approach to securing contributions from developments towards the infrastructure which those developments require.
- 2 For the purposes of this document, the council has considered two main geographic or 'Charge' areas of North Somerset. These are:-
 - The Weston Urban Area – which is further split into;
 - the Urban Area excluding the proposed Urban Villages; and,
 - the proposed Urban Villages; and,
 - The area outside the Weston Urban Area.
- 3 Based on the Core Strategy Consultation Draft, 2009, infrastructure requirements and charges have been based on a residual dwelling number (minus completions 2006-2010, and dwellings with planning permission in April 2010) of **9,641** for North Somerset, broken down in the table below.

Area	Dwellings 2010 – 2026
Outside Weston-super-Mare	968
Weston Urban Area (excl Urban Villages)	3,473
Weston Urban Villages	5,200
Total	9,641

- 4 North Somerset housing numbers are currently out to consultation (Core Strategy: Key Changes Consultation, October 2010) and are intended to be agreed through the Publication version of the Core Strategy later in 2010. Calculations in this Draft SPD are therefore based on interim figures, however once numbers are confirmed through the Publication Core Strategy, they will be fed into this SPD prior to adoption.
- 5 New development will put considerable pressure on existing services and create new demands. Accordingly, it has long been accepted that development should contribute towards the infrastructure the need for which is created by that development. Such infrastructure can be physical, social or economic in nature and the investment can be in new infrastructure or

enhancing existing infrastructure which would be deficient as a result of the development. The contribution can take different forms including the provision of finance, the allocation of land and/or buildings, the provision of a service and works in kind such as the construction of a new highway. This SPD addresses financial requirements associated with new and enhanced infrastructure. Contributions will therefore be sought from development proposals in respect of the range of service requirements set out in the Appendices to this SPD.

- 6 The scale and scope of contributions will be dependent on the mix and nature of the development and delivery arrangements. The council in conjunction with developers will seek to ensure that infrastructure is delivered in the most cost effective manner and that services make efficient use of the infrastructure provided. It is also recognised that aspects of services may well in future be provided by the private sector without any public subsidy and this needs to be reflected in the contributions being sought.
- 7 It is imperative given the current financial climate that an approach for securing essential infrastructure and services is put in place that reflects the challenges presented whilst recognising future improvement in the market conditions.

Purpose and Status of the SPD

- 8 The draft Core Strategy sets out in general terms the infrastructure requirements that the development programme for North Somerset up to 2026 will demand. This document builds on the Core Strategy by providing the necessary details and costs of the range of service requirements together with the Council's framework for collecting Development Contributions towards that cost. It has/will have formal status and, together with the Core Strategy, forms the foundation for the requirements demanded in respect of each development and will be a material consideration in the determination of planning applications.
- 9 This document is being consulted upon between **November 2010** and **December 2010**, the results from which will inform the final version.

Scope and Structure of the SPD

- 10 Until now, the Council and its predecessor authorities have relied upon informal guidance on Development Contributions and negotiated contributions secured on a site by site basis. These have covered both direct provision of infrastructure by developers and financial contributions to wider investment.
- 11 However, the scale of development now envisaged, (including 9,641 additional dwellings to 2026) coupled with the requirement for greater

certainty of funding for both the community and the development industry, demands a more comprehensive and structured approach.

12 The council intends to continue to seek planning obligations on a site by site basis secured through a Section 106 Agreement for both Residential and Non Residential development. For the purposes of this SPD, Residential development encompasses all uses within Use Class C3 (Dwelling houses) of the Town & Country Planning Act Use Classes Order 1987 (as amended). Non Residential development covers all other uses with the exception, at the date of this SPD, of Use Classes B1, B2 and B8.

13 However this SPD sets out a series of Standard Charges that apply to Residential development to finance the cost of strategic infrastructure that can be identified and costed at this stage and is attributable to the wider development programme. In addition to these Standard Charges, this SPD further sets out the circumstances in which site specific obligations will also be sought towards service requirements. Therefore each applicant in respect of residential development should anticipate:

- negotiated site specific requirements; **and**,
- the Standard Charges.

14 The SPD does not address the delivery of infrastructure. This will be the focus of the Infrastructure Delivery Plan (IDP). The IDP will, in addition, address issues of prioritisation and alternative funding sources if necessary.

15 It is also important to understand that it may be necessary to impose financial or other requirements which are unique to a particular development, which clearly cannot be anticipated in a document such as this.

16 The document is in four parts:-

Part One sets out the policy background for seeking development contributions;

Part Two sets out detailed considerations for the practical application of the SPD;

Part Three sets out a summary of the proposed development contributions where these are capable of being identified at this stage and which should be read in conjunction with the remainder of this SPD; and

Part Four in the form of the Appendices provides details of the infrastructure investment and cost at an individual service level.

Part one – Policy and planning obligations

1.1 Policy context

National Policy context

- 1.1.1 The national policy context is in a state of flux following the review of the development planning process initiated by the Government shortly after its election in May 2010. This is addressing both long-term development planning and capturing development contributions towards the funding of infrastructure. However, the timescale of this debate is by no means certain and, in the interim, the council is engaged with a number of proposals for significant development. This SPD sets out the council's interim position in the context both of the current policy vacuum and the anticipated development of a regime enabling council's to charge local tariffs - in the form of, or similar to, the Community Infrastructure Levy (CIL) introduced in April 2010¹.
- 1.1.2 Notwithstanding the above, Planning Policy Statement 12: *Local Spatial Planning* refers to the role of spatial planning in coordinating private funds and assessing the need for and provision of supporting infrastructure. The planning policy context requires that development takes place in a sustainable way recognising the social, economic and environmental impacts development may bring, and that necessary infrastructure is essential to the delivery of sustainable places.
- #### Community Infrastructure Levy (CIL)
- 1.1.3 After considerable consultation and deliberation starting with the Planning Gain Supplement, the previous Government introduced legislation to support imposition of CIL in April 2010. The intention was that this would provide a more equitable, transparent, certain and cost effective way of setting and collecting development contributions to identified and costed infrastructure investment than had previously been the case under the Section 106 regime.
- 1.1.4 The Regulations introduced in April 2010 have set the statutory framework for councils to introduce CIL, on a voluntary basis, and some have already started on this process. That process is predicated on the relevant council having an up to date Development Plan and a costed schedule of identified infrastructure requirements. Sources of available funding need to be investigated and the resultant Charging Schedule (which needs to be subjected to viability testing) will form part of the Local Development Framework. The CIL regime offers the opportunity to collect contributions

¹ Community Infrastructure Levy Regulations 2010

from a wide range of developments covering both local and sub-regional infrastructure.

- 1.1.5 The introduction of CIL will involve significant preparatory work and councils will not be able to raise or collect the levy until the Core Strategy of the Local Development Framework has been adopted. The Charging Schedule will need to be subject to consultation and approved following independent examination. At the time of writing it is not yet clear what amendments will be made to the CIL regime.
- 1.1.6 There is a presumption that the CIL structure is a better method for collecting pooled contributions than traditional Section 106 Agreements. As such, the current Regulations require that any existing tariff based schemes should be migrated over to CIL by April 2014.

Local Policy context

- 1.1.7 The existing local policy context is set out in the Policy GDP/5: *Developer contributions to infrastructure and other planning requirements* in the North Somerset Replacement Local Plan (NSRLP), adopted in 2007. This seeks to use financial contributions to mitigate any impacts from development with contributions towards infrastructure needs and other services and facilities.
- 1.1.8 This policy applies to all relevant development coming forward in the according plan period and provides the council with a policy upon which to seek financial contributions. This generic policy does not offer a strategic approach to collecting contributions and delivering infrastructure which is now necessary in the context of the scale of the proposed development programme. Instead contributions were sought on a case by case basis taking into account the impacts of the scheme, governed by Circular 05/2005.
- 1.1.9 The proposed policy set out at CS 34 of the Core Strategy Consultation Draft November 2009 provides for a form of standardised tariff intended to ensure the effective and timely delivery of key infrastructure requirements in the district. The policy refers to the use of supplementary planning documents, of which this is one, to set out the detailed application of the policy.
- 1.1.10 However, the policy was drafted in the context of development anticipated under the Regional Spatial Strategy and the imminent introduction of CIL. The Government's anticipated changes to CIL has led the Council to conclude that the work involved in imposing a formal tariff based structure at this stage, for what could be a very limited period, would be both premature and an inappropriate use of resources.
- 1.1.11 The basic infrastructure requirements calculated at service level and set out in the Appendices will be encapsulated in the forthcoming IDP as set out in

CS 35 of the Core Strategy. This will be at the heart of any charging regime. However, the resultant fixed tariff that would be derived from these requirements would be at such a level as to potentially render some developments unviable in the current market. The Council wishes to ensure that appropriate development proposals should still come forward and to that end the policy, as set out in the remainder of this document, will be based on a standard charging regime, but subject to site specific negotiation and viability testing as necessary.

- 1.1.12 Individually agreed contributions, whether through payment or delivery of works in kind, will be hosted through Section 106 agreements. In accordance with the position set out in the CIL Regulations these will provide both for delivery of site specific infrastructure and contributions to wider infrastructure requirements (pooled contributions) provided generally that they meet the three statutory tests within the CIL Regulation 122 (see paragraph 1.2.4 below). It is acknowledged that the use of pooled contributions will be severely constrained by the Regulations after April 2014, by which time the Council will have considered whether to migrate to CIL.

1.2 Planning Obligations - what are they?

- 1.2.1 A planning permission will often need to be accompanied by a legal agreement when there are issues to be resolved which cannot be dealt with by the imposition of a condition on the planning permission. The requirements set out in this document will be secured by a contractual agreement entered into under **Section 106 of the Town and Country Planning Act 1990**.
- 1.2.2 A Section 106 agreement or unilateral undertaking will contain covenants binding the application to a specific area of land, and it will set out what the applicant agrees to do or not to do and the circumstances and timescales within which they will occur.
- 1.2.3 Planning obligations may cover one or more of the following:-
- Restricting the use of the land or the way in which a development is carried out;
 - The kinds of specific operations and activities to be carried out;
 - Requiring the land to be used in a specific way;
 - Requiring a sum or sums of money to be paid to the local planning authority for a specific purpose.
- 1.2.4 Planning obligations may be used for a wide range of purposes. Guidance in Circular 5/05 "Planning Obligations" set out a clear set of rules to which

planning obligations must adhere. These were further amended in the CIL Regulations so that planning obligations must now be:

- Necessary to make the proposed development acceptable in planning terms;
- Directly related to the proposed development;
- Fairly and reasonably related in scale and kind to the proposed development.

Standard Charge based approach

- 1.2.5 Most of the service requirements set out in this document have been assessed in the form of a 'Standard Charge'. This is relevant where the infrastructure required is of a strategic nature, is known in advance and costed. In addition, whilst it is essential in order to allow a particular development to proceed, individual developments alone cannot be expected to accommodate the total requirement. In defining the strategic requirement and costing it, it is possible to ensure that all developments which depend upon that infrastructure contribute equitably towards it. Strategic infrastructure is identified in each service area as set out in the Appendices.
- 1.2.6 The Standard Charge based approach enables financial contributions to be pooled from multiple planning permissions and used to support delivery of identified infrastructure. Perceived advantages over the traditional Section 106 model include:-
- Increased certainty to developers and landowners of the level of contributions that will be sought;
 - Providing a more equitable means of seeking contributions;
 - Allowing more standardised planning agreements; and,
 - It will also enable the Council to adapt more easily to CIL should it so decide.
- 1.2.7 The Standard Charges set out in this SPD are based on the total cost of infrastructure required. Some service requirements have been adjusted on the basis that 85% of these costs will be met from residential development to reflect the likely scale of differing land uses coming forward and the ability of those land uses to contribute.
- 1.2.8 Non Residential uses will be expected to make development contributions to the relevant service requirements and any site specific requirements to the best of their ability. However, because there is no comparable method of predicting the total Non Residential development programme, as there is with residential, Standard Charges have not been calculated for these land uses.

1.2.9 This notional 85/15 split does not, however, set limits on the amount that Non Residential uses are expected to contribute.

1.2.10 Non Residential development will contribute to the following services:-

- Transport;
- Flood Management;
- Economic Development;
- Emergency Services; and,
- Public Realm.

1.2.11 Contributions are being sought towards services where the council has previously not sought contributions. This follows extensive consultation with various service providers on their infrastructure needs deriving from new development in North Somerset, and reflects the range of infrastructure necessary to support sustainable development objectives.

Part two – Practical application

2.1 Charging and Payment

- 2.1.1 Standard Charges and site specific obligations will be assessed either on submission of an application for outline planning permission or on submission for approval of reserved matters/detailed planning consent as appropriate.
- 2.1.2 Development contributions will be paid in accordance with a payment schedule agreed between the council and the applicant on a site by site basis. This will be structured on the earliest possible payment of contributions to ensure strategic infrastructure and site specific requirements are delivered in a timely fashion and in step with the development programme.

2.2 Viability

- 2.2.1 The council recognises the fact that the viability of many developments will be a key issue particularly at the current time when the market is trying to recover from deep recession. Nonetheless, the current climate of constraint suggests that the availability of gap or forward funding will also be limited and so it is important to ensure that maximum contributions are collected from all developments where justified.
- 2.2.2 It is possible that, in relation to a particular development and at a particular moment in time, the requirements set out in this SPD, render the development at the margins of viability.
- 2.2.3 The Standard Charges identified in this document represent the maximum sum required from Residential Development to provide the currently identified infrastructure, calculated on a **per dwelling** basis. The council recognises that the identified infrastructure is required to support development irrespective of the nature of a particular application or the economic circumstances prevailing at the particular time. It also recognises that imposing the **Maximum Standard Charge** and/or contributions negotiated on a site by site basis could stifle development and the council wishes to do everything that it can to avoid this situation in the context of development projects which support the development programme for North Somerset as set out in the LDF.
- 2.2.4 However, the proposals set out in this document represent the identified requirements generated by development and that will remain the case irrespective of the specific economic circumstances of a particular development or the general economic conditions prevailing at the time.

- 2.2.5 **Applicants should be aware that, although the council will endeavour to be flexible where proven necessary, planning permission will only be granted where all issues are adequately addressed - including sufficient development contributions to mitigate the impact of the proposed development. A valid reason for refusal of planning permission can be the fact that the proposal cannot contribute adequately to the identified strategic infrastructure and site specific requirements that development generates.**
- 2.2.6 In the event that an applicant considers that the aggregate of the Maximum Standard Charges and the site specific requirements renders their development unviable and undeliverable they should identify this situation as early in the process as possible.
- 2.2.7 The council will examine the applicant's claim and expect the applicant to provide all necessary information on an "open book" basis. This detailed examination may involve the use of specialist cost and development consultants.
- 2.2.8 The council recognises that viability is not one dimensional and that in times of market downturn there can be competing demands from planning obligations, affordable housing and sustainability criteria.
- 2.2.9 Where an applicant proposes a payment below the Maximum Standard Charge and any site specific requirements (and in the case of Non Residential development a payment below that required by the Council on a site by site basis) the council will provide details of the information required to substantiate any such proposal. The costs of providing that information and the council's costs in assessing the proposal will be borne by the applicant. Such information is likely to include:
- Calculation of the Gross Development Value of the proposal on a per unit and aggregate basis together with comparable evidence to support eventual sale/letting values. To include all capital and revenue streams;
 - Development costs detailed on an elemental basis including; base build, hard and soft landscaping, any abnormal development costs etc;
 - Detailed land budget identifying all gross and net land areas;
 - Fees - professional fees, marketing fees, legal fees etc;
 - Finance costs and details of funding sources;

- Developer return;
- Third party land costs/title issues;
- Development Programme – build and sales periods;
- Assumptions on affordable housing provision in terms of percentage provision, tenure, mix and value;
- Assumptions on sustainability criteria, cost of compliance and variant approaches;
- Existing Use Value;
- Land cost.

2.2.10 The council will review the proposal and supporting information provided by the applicant and will seek to agree a **Total Viable Charge** which will be linked to a Market Recovery Mechanism as set out below. Such charge, once agreed, will be encapsulated in a Section 106 agreement.

2.2.11 Such information should be presented by way of a residual land value appraisal or cash flow model supplemented with additional information as necessary. The applicant should present this information by way of proprietary appraisal software as far as possible in a form that allows the council and/or its consultants to interrogate the appraisals and carry out sensitivity testing independently. The applicant should be prepared to provide the council suitable software if necessary. The applicant should allow for explanation of any bespoke software to the council as part of this process.

2.2.12 In the event that the council and the applicant are not able to agree on the level of a Total Viable Charge for the proposed development, an independent assessor will be jointly appointed by the council and the applicant (the cost of which will be borne by the applicant) to undertake an appraisal of the scheme viability and the ability of it to achieve the planning objectives and/or planning obligations that were in dispute. The parties will agree the approach to be taken which could include mediation as favoured by Circular 05/2005.

2.2.13 **Applicants must be aware that an agreement to, or determination of, a Total Viable Charge will not necessarily lead to the grant of planning permission (assuming the application is otherwise acceptable) if that Total Viable Charge is inadequate to mitigate the impact of the development.**

2.3 Market Recovery Mechanisms

- 2.3.1 In a specific case, where evidence has been produced and verified that indicates that a development will cease to be viable, the first measure the council will adopt will be a flexible approach to the timing of payments.
- 2.3.2 In the event that the first measure in paragraph 2.3.1 is not adequate to return a scheme to viability the Council will consider whether a reduced contribution is acceptable in planning terms – in the form of a Total Viable Charge.
- 2.3.3 The ability of a scheme to contribute towards the Total Viable Charge is typically assessed at the point a planning permission is granted - despite the fact that some developments may be of such a scale that they will be built out over a number of years and span market cycles.
- 2.3.4 In the event that a Total Viable Charge is acceptable in planning terms and if market conditions improve in the future, it is not unreasonable for developments to contribute further as and when the scheme specific viability allows it.
- 2.3.5 Where the council agrees to a reduced contribution, the applicant will be required to enter into a Market Recovery Mechanism. The Council will also require all developments subject to a Total Viable Charge to commence within a defined period shortly after the grant of planning permission.
- 2.3.6 There are a variety of Market Recovery Mechanisms in operation across the country of differing degrees of complexity and effectiveness, the council have sought to adopt a simple scheme with consequently low compliance costs for both parties.
- 2.3.7 The Market Recovery Mechanism will operate as follows:-
- 1) The council and the Developer will agree a Gross Development Value Threshold (GDVT) based upon the assessments carried out in order to agree the Total Viable Charge. This GDVT will be expressed as an average sales value per square metre of Net Sales Area for residential development (or such other unit as the council may agree at its discretion).
 - 2) The Developer will be obliged to account to the council for all sales on a quarterly basis or earlier as appropriate by providing the council with an analysis of sales/lettings during the period on the agreed unit basis evidenced by certified copies of all Sale Transfers. In the event that any units are let rather than sold, the parties will agree the Market Value of such unit(s) for the purposes of establishing an appropriate GDVT using evidence of other unit sales within the scheme or

comparable schemes where possible. In the event that the parties are unable to agree the Market Value this will be determined independently.

- 3) In the event that there is a surplus over GDVT expressed as an average sales value per square metre during the period the Developer will be liable to pay the council a Balancing Payment up to the amount of the Maximum Standard Charge per dwelling applicable at the time of the planning permission plus indexation but limited to no more than 50% of any surplus over GDVT.
- 4) Such calculations will be undertaken on a quarterly basis using a rolling average sales value per square metre. Payments due will take account of previous balancing payments. Where the average falls below the GDVT the council will not be liable for any rebate. A worked example of the Market Recovery Mechanism is available as a Supporting Document.

2.3.8 Charges falling due under the Market Recovery Mechanism will be paid on a quarterly basis within 15 days of agreement of the Balancing Payment.

2.4 Works in Kind and Provision of Land

2.4.1 In those cases within this SPD where strategic infrastructure has been identified and costed, and a 'standard charge' approach applied, it is quite possible that elements of that strategic infrastructure could be provided on a development site as part of that development programme.

Works in Kind

2.4.2 Where it becomes evident that on site provision is the appropriate and pragmatic way forward, and can be achieved without prejudice to other contributors, then it is proposed that such works be agreed in lieu of the equivalent financial contribution.

2.4.3 In assessing the potential to accept works in kind in lieu of payment the council will have regard both to the value of the works and their relative investment priority against other infrastructure requirements within a given service.

2.4.4 The works in question will need to be costed and that cost verified by an independent third party paid for by the applicant. When an agreed cost has been established this will be compared to the financial contribution which would normally have been payable and the residual amount, if any, calculated.

2.4.5 The Section 106 agreement will set out the terms and conditions in respect of such an arrangement

2.4.6 Accepting works in kind in lieu of payment presents complications in terms of valuation and equity. However, it does have the potential of making a very positive contribution, not least in bringing some infrastructure forward more quickly than might otherwise be the case where delivery of infrastructure depends upon the assembly of funds from different sources over time.

Provision of Land

2.4.7 The schedule of Standard Charges have also been calculated on the assumption that any land required for the identified infrastructure will be secured at nil cost within the relevant site specific Section 106 Agreement.

2.4.8 This reflects the approach adopted by most other local authorities and underlines the premise that each development proposal is expected to make the maximum contribution it can within the constraints of viability. It is also consistent with the previous council approach of site specific negotiations.

2.5 Exceptions and thresholds

Exceptions

2.5.1 There are very few exceptions;

- *Employment uses* – All uses within Use Class B1, B2 and B8 of the Town & Country Planning Use Classes Order 1987 (as amended) will be liable for site specific contributions, but will not contribute to the identified strategic infrastructure at this stage. Where a development comes forward that is mixed use including residential and delivers additional employment opportunities, contributions will not be sought towards Economic Development on an agreed proportionate basis.
- *Affordable Housing* – Clearly affordable housing generates just as much need for infrastructure investment as market housing, sometimes more. However, it is recognised that the provision of affordable housing is a national and local imperative. To assist achieving those goals, small scale self contained 100% affordable housing schemes, not part of a wider planning unit, will be exempt from paying Standard Charges but will still be required to meet any site specific requirements. This exemption will not extend to affordable housing elements of wider schemes submitted in isolation. In the case of larger 100% affordable housing proposals, or where affordable housing is included as part of a mixed tenure development proposal, the development contributions will

be assessed in the light of the overall scheme but there will be no specific exemption for affordable housing.

- This SPD does not apply to householder developments or developments which are 'permitted development' within the terms of the Town and Country Planning General Permitted Development Order 1995 (as amended).

Thresholds

2.5.2 All developments will be expected to meet any site specific requirements irrespective of their size and nature.

2.5.3 In addition:-

- Residential developments from one net new dwelling upwards will be expected to contribute towards strategic infrastructure by way of the Standard Charge regime set out in this SPD;
- Non Residential developments totalling 100 square metres and over measured on a Gross Internal Area basis will be expected to contribute towards strategic infrastructure requirements set out within the relevant Appendices.

2.6 Performance bonds

2.6.1 Planning agreements often involve the making of financial contributions, the provision of land, buildings or services and physical works.

2.6.2 There are risks to the community implicit in this process and, in order to minimise that risk, it is essential that insurance is in place in case of default.

2.6.3 A Practice Guide published by the Department for Communities and Local Government (DCLG) in August 2006 includes reference to the monitoring the implementation of planning obligations and deals specifically with performance bonds. The guidance states that bonds can be an effective tool to transfer risk and a mechanism for ensuring that in the event agreed obligations are not delivered (e.g. financial default) the local authority may be compensated.

2.6.4 The council has a standard bond document which is attached to completed section 106 agreements when such bonds are required. There are two versions of the draft bond in order to deal with physical works or financial contributions.

- 2.6.5 It is a normal requirement that a bond is in place prior to commencement of works and a copy must be supplied to the council.
- 2.6.6 The council will treat each Section 106 and bonding requirement on a site by site and planning obligation basis with consideration given to issues, including:
- Triggers;
 - Structure of payment;
 - Residual site value;
 - Risk of both non-delivering of the obligation and to the public purse;
 - The value of the obligation and its importance;
 - Development's viability.

2.7 Affordable Housing

- 2.7.1 The Regulations in respect of CIL provide that an amended Section 106 agreement regime will continue to procure affordable housing through negotiated planning obligations.
- 2.7.2 Therefore a separate Supplementary Planning Document for affordable housing will be prepared and this will also update the Supplementary Planning Guidance in respect of the provision of affordable housing which was adopted by the council in 2008.
- 2.7.3 The Affordable Housing Supplementary Planning Document will advise applicants in detail how the Council will apply the appropriate affordable housing policy within the Core Strategy. This document will also inform applicants about nil public subsidy arrangements and the council's preferred method for affordable housing delivery.
- 2.7.4 The production of the above SPD will follow the Core Strategy.

2.8 Energy

- 2.8.1 Reducing the amount of energy used and developing sustainable sources of alternative energy are at the top of the priorities for the future and the planning process has a key role to play.
- 2.8.2 Energy does not however appear as a topic in this document for two reasons:
1. it is anticipated that, in respect of developments of all sizes, that development will resolve its energy issues on site, and;

2. in respect of large scale developments such as the Weston-super-Mare Urban Villages, it is anticipated that a strategic solution will be pursued and that energy supply companies will be involved.

2.8.3 A Renewable Energy Supplementary Planning Document will be prepared to provide further detail once higher level policy is in place as part of the Core Strategy Development Plan Document.

2.9 Monitoring and Review of the SPD

Monitoring

2.9.1 The nature of the SPD and its inherent relationship to market conditions, development viability and changing infrastructure requirements over time requires that mechanisms should be put in place to monitor the implementation of the SPD and allow any necessary review to take place.

2.9.2 This review will address both issues of implementation (e.g. the assessment of viability and the application of the Market Recovery Mechanism) as well a review of the scope and scale of strategic infrastructure requirements.

2.9.3 The council will also monitor the development of CIL or alternative tariff policies and assess the appropriate opportunity to migrate to any new regime.

Review of the Standard Charge

2.9.4 The costings behind the Standard Charges have a baseline date of June 2010 unless stated otherwise in the individual Appendices. In addition, the development programme for North Somerset as set out in the draft Core Strategy and emerging Weston Urban Villages SPD, is both substantial and has a long time span up to 2026 and beyond.

2.9.5 It is essential that review arrangements are put in place to ensure that the relevant Standard Charges keep pace with changing circumstances and costs. Review arrangements may be addressed in an appropriate combination of Indexation, changes to base cost or changes to circumstances as set out below.

Indexation

2.9.6 Financial contributions required as obligations within section 106 agreements will often not be payable for a considerable period of time. For example a development scheme to which a section 106 agreement relates may not commence until two or three years after the agreement has been completed and the payment of the contribution may be triggered by that commencement. In respect of larger schemes contributions may be payable

in phases so the final payment can take place many years after the initial calculation.

- 2.9.7 It is important that the level of the Maximum Standard Charge and/or the site specific requirements are maintained over time and it is normal practice to index sums included within Section 106 agreements. This means that in the first instance one of the technical indices that is available will be applied. If a technical index is not available then the index applied will be the higher of either the Retail Price Index or the Bank of England base rate.
- 2.9.8 When the time comes to pay the contribution the index will be applied to the Maximum Standard Charge (or the Total Viable Charge as appropriate) and/or the site specific requirements. It is that re-assessed figure which will become due. The details of the indexed calculation will be made available to the developer at the time an invoice is issued.

Changes to the base infrastructure costs

- 2.9.9 In those cases within this document where strategic infrastructure has been identified and costed it is quite possible that either infrastructure requirements may change or, whilst the infrastructure requirement may remain the same, the base cost of that infrastructure will change. It is therefore essential that measures are in place to enable a review of future development contributions to account for any changes in the base infrastructure requirements and/or costs.
- 2.9.10 Where a planning permission has been granted and a Section 106 agreement has been entered into such agreement may well include an infrastructure cost review mechanism. In those circumstances, the increase arising from a review under paragraph 2.9.9 will be capped at 15% of the agreed payment under the Section 106 agreement calculated on an individual service basis.
- 2.9.11 It should be noted that, to accommodate infrastructure changes, Section 106 agreements will contain an obligation providing that a particular contribution can be reallocated to another item of infrastructure if that infrastructure supersedes that deemed appropriate at the time of completion of the agreement.

2.10 Fees

- 2.10.1 The procurement of, and compliance with, Section 106 agreements, whether they are bilateral or unilateral, incurs public costs in respect of both the legal process and the ongoing monitoring of the obligations.

2.10.2 Fees are therefore chargeable in **five** respects:-

Legal Fees

2.10.3 The council's legal costs will be charged and will become payable upon completion of the agreement. The amount will inevitably vary depending on the nature and complexity of the agreement. The council will publish an indicative schedule of rates on an annual basis.

2.10.4 For the avoidance of doubt legal fees are also chargeable in respect of unilateral undertakings since these must be subject to legal scrutiny to ensure their acceptability.

Monitoring and supervision fees

2.10.5 It is essential that once an agreement is complete, and particularly when development commences, the requirements of the agreement are monitored to ensure that the obligations are fulfilled at the right time in the interests of the community.

2.10.6 This process incurs public costs which must be recouped. Thus where an agreement contains requirements to pay financial contributions towards services a monitoring fee will be calculated on the basis of 5% of the value of those contributions. This fee will be taken into account in any viability assessment.

2.10.7 Where an agreement does not contain any requirements for financial contributions the fee will be 15% of the planning application fee originally paid when the planning application was submitted. In the case of a re-submission which is not subject to a fee then the calculation will be based upon the fee paid in respect of the original planning application.

Works in Kind Assessment Fee

2.10.8 Where development contributions are provided by way of works in kind the costs of assessing the value of such works will be borne by the applicant. This assessment will either be carried out in-house or the council will appoint a specialist consultant to agree the value of the works in kind.

Viability Assessment Fee

2.10.9 Where applicants claim that the imposition of the Maximum Standard Charge makes the delivery of development unviable, a full viability assessment will be undertaken on an open book basis as described in paragraph 2.2 above. This assessment will either be carried out in-house or the Council will appoint a specialist consultant to agree the extent of the contribution towards the Maximum Standard Charge.

2.10.10 The reasonable fees of such an assessment will be met by the applicant on demand.

2.10.11 In the event that the council and the applicant are unable to agree an appropriate Total Viable Charge, the parties may agree to jointly appoint an independent assessor. These costs will be met by the applicant.

Travel Plan fee

2.10.12 Please refer to the draft Travel Plan Supplementary Planning Document for details of the Travel Plan supervision fee that will be levied.

Part three – Summary of residential development contributions

3.1 Summary

3.1.1 In summary;

- The council has considered the strategic infrastructure requirements likely to arise out of the proposed development programme now anticipated to 2026;
- The estimated costs of these requirements have been apportioned such that where the service requirement can be attributed solely to Residential development, 100% of the costs have been included in the Standard Charge assessment. Where services are attributed to both Residential and Non-Residential development, 85% of the cost is expected to be met by Residential development across the district;
- Where possible, the costs allocated to Residential development have been expressed as a Maximum Standard Charge per dwelling. These charges are set out in Part Four of this SPD and summarised in the Table below;
- It is not possible to predict the extent and nature of all planning obligations at this stage (e.g. site specific aspects). For this reason, the Appendices are clear that contributions in addition to those expressed as a Maximum Standard Charge may be payable in certain circumstances. Applicants should have regard to the full text of this SPD (and associated SPDs) not just the Summary Table;
- In addition, each proposed development will generate its own, site specific impacts that cannot be calculated within a document of this nature. For this reason, applicants should bear in mind that site specific requirements will be payable in addition to the figures discussed above;
- Non Residential development will contribute to the best of their ability towards the service requirements listed in paragraph 1.2.10 and any site specific requirements that arise. Negotiations will be carried out between the Council and the applicant on a case by case basis;
- In the event that the cumulative total of these charges renders a particular development unviable, the council will consider phasing payments and, in some circumstances, will agree a Total Viable Charge that maximises the quantum of contribution whilst maintaining viability.

Acceptance of a Total Viable Charge will trigger a Market Recovery Mechanism ;

- At this stage, certain employment uses and small scale 100% affordable housing schemes will not be required to make development contributions.

3.1.2 A summary of the Maximum Standard Charges is set out in the Table at the end of this Part 3.

3.2 Other Matters

Design and supervision fees

3.2.1 Unless otherwise stated within the Appendices for individual services, design and supervision fees have been included in the capital figures.

Other funding sources

3.2.2 Unless otherwise stated within those individual Appendices, no other funding sources are known to be potentially available at the date of this document, and the Comprehensive Spending Review (2010) outcomes are a significant related factor. In the event that other funding becomes available then this will be taken into account in the calculation of the contribution required at the appropriate time and the Standard Charges altered accordingly. Where it is stated that other funding may be available but this funding is reduced or ceases to be available the Standard Charges will be altered accordingly.

Co - Location of facilities

3.3.3 This document has identified the individual services requirements arising from the anticipated development programme. In setting out these requirements it is not possible at this stage to be certain about the potential for co-location of complementary facilities that might arise. This SPD can only identify costs associated individually with each service.

3.3.4 In practice, it is anticipated that there will be examples of co-location as specific projects are progressed. For example, community hall facilities linked with a school. Benefits of this are:

- More beneficial for communities using the facilities as they can access services in one place enhancing social cohesion;
- Beneficial for sustainable development (particularly reducing carbon emissions from car use to access different locations and saving resources in building construction) reasons supported by the above scenario;

- Beneficial for other planning reasons including more viable centres of activity;
- Potentially beneficial to the ongoing running of council services, and viability of services; and
- Potentially reduce the total cost of community infrastructure thereby supporting viability and helping to ensure development on the ground is of a high a quality as possible including green infrastructure, and design quality etc.

3.3.5 Therefore in strategic locations such as Weston-super-Mare, masterplanning should ensure the most efficient infrastructure delivery whilst at the same time ensuring that new development is equipped with the necessary supporting infrastructure to create high quality, sustainable places.

SUMMARY TABLE – RESIDENTIAL MAXIMUM STANDARD CHARGE PER DWELLING BY SERVICE

SERVICES	OUTSIDE WESTON		WESTON URBAN AREA			
	Maximum Standard Charge	Additional Contribution	Area excl Urban Villages		Urban Villages	
			Maximum Standard Charge	Additional Contribution	Maximum Standard Charge	Additional Contribution
Transport	£2,219	plus Local Transport Initiatives	£14,977	plus Local Transport Initiatives	£14,977	plus Local Transport Initiatives
Local Healthcare Provision	£0	plus case by case improvements to existing provision	£522		£522	
Flood Management	£0	plus case by case flood mitigation improvements	£952		£952	
Green Infrastructure etc.	£255	plus site specific on and off site contributions incl PROW	£255	plus site specific on and off site contributions incl PROW	£255	plus site specific on and off site contributions incl PROW
Education	£0	plus case by case enhancements to existing provision	£4,036	plus case by case contributions to primary school infrastructure	£10,959	
Sports & Leisure Built Facilities and Playing Pitches	£4,161		£6,035		£6,702	

Library and Information Services	£244	plus potential revenue contributions where appropriate	£244	plus potential revenue contributions where appropriate	£784	
Economic Development	£647²		£647²		£647²	
Waste Management	£50		£50		£50	
Public Realm	£250	Plus potential contributions on a site by site basis	£1,681	Plus site specific contributions	£1,681	Plus site specific contributions
Adult Social Services	£4,403		£4,403		£4,403	
Emergency Services	£0	plus potential case by case enhancements to existing provision	£407		£468	
Total Aggregate Maximum Standard Charge	£12,229 per dwelling	plus additional contributions as above	£34,209 per dwelling	plus additional contributions as above	£42,400 per dwelling	plus additional contributions as above

The table above shows the range of Standard Charges that have been calculated across the various services, and also includes instances where site specific contributions will be sought. The Standard Charges therefore represent the maximum payment towards the identified Strategic Infrastructure for that service.

² Residential elements of a larger development that deliver additional employment opportunities will not be subject to the charge for Economic Development.

Part four - Appendices

The service chapters have been set out within the following Appendices adopting, as far as possible, a standard format.

An **Introduction** sets out the background to the service area and in part provides a justification and rationale for seeking contributions.

The **Policy** section identifies the legislative, regulatory and policy framework to the service area.

The **Capacity** section sets out where there is known existing capacity within the service infrastructure or whether there is no or inadequate capacity.

Service requirements sets out the form of infrastructure provision relevant to each service area.

Contributions sets out the rationale and levels of contributions required.

The **Summary of Standard Charges** sets out the Maximum Standard Charge to the service area applicable to Residential development split into the relevant geographic areas. Site specific contributions may be required in addition to the Standard Charges identified.

APPENDIX ONE

Transport

1.1 Introduction

1.1.1 All developments must address their impact on the wider *Strategic Transport Infrastructure* by means of a financial contribution to a Strategic Transport Infrastructure Fund (STIF). The strategic transport infrastructure is defined in *Table 1*.

1.1.2 All developments must also fully address their impact on the *Local Transport Infrastructure* and within the site itself in accordance with Circular 05/2005. The Local Transport Infrastructure is the transport network excluding that defined in Table 1; it includes local highways, cycleways and all Public Rights of Way.

1.2 Policy

1.2.1 Local transport authorities outside of London are required to produce a Local Transport Plan (LTP) under the Transport Act 2000 as amended by the Local Transport Act 2008. LTPs are currently produced every five years in accordance with statutory guidance issued by the Secretary of State under provisions of the aforementioned Transport Acts.

1.2.2 The first and second round of LTPs cover 2001 - 2006 and 2006 – 2011. The third LTP will come into existence in April 2011. Since 2006, North Somerset Council has joined with its neighbouring authorities of Bath and North East Somerset, Bristol City and South Gloucestershire to produce a Joint LTP (JLTP), which is co-ordinated by the West of England Partnership Office (WEPO).

1.2.3 The JLTP is published on the WEPO website:-

<http://www.westofengland.org/transport/jltp>

1.2.4 A summary of the current LTP aims and objectives is shown below.

JLTP AIMS AND OBJECTIVES	
Aims	Objectives
To tackle congestion	<ul style="list-style-type: none">• promote use of alternatives to the private car• encourage more sustainable patterns of travel behaviour• manage the demand for travel by the private car
To improve road safety for all road users	<ul style="list-style-type: none">• ensure significant reductions in the number of the most serious road casualties• achieve improvements in road safety for the most vulnerable sections of the community

To improve air quality	<ul style="list-style-type: none"> • improve air quality in the Air Quality Management Areas (AQMAs) • ensure air quality in all other areas remains better than the national standards
To improve accessibility	<ul style="list-style-type: none"> • improve accessibility for all residents to educational services • improve accessibility for all residents to health services • improve accessibility for all residents to employment
To improve the quality of life	<ul style="list-style-type: none"> • ensure quality of life is improved through the other shared priority objectives, contributing towards the enhancement of public spaces and of community safety, neighbourhood renewal and regeneration, healthier communities, tackling noise and protecting landscape and biodiversity

1.3 Capacity

1.3.1 Chapter 3 of the JLTP identified the problems and issues facing the sub-region, which are summarised below.

- Congestion – journey time unreliability
- Accessibility – gaps in transport network
- Safety – target to reduce killed and seriously injured casualty figures not on track
- Air Quality - over 100,000 people living in Air Quality Management Areas
- Regional and Sub-Regional issues – infrastructure deficit
- Asset Management – maintaining transport infrastructure

1.3.2 The overarching conclusion was that there is a transport ‘infrastructure deficit’ and that there was not surplus capacity in the sub-regions strategic transport networks.

1.4 Service Requirements

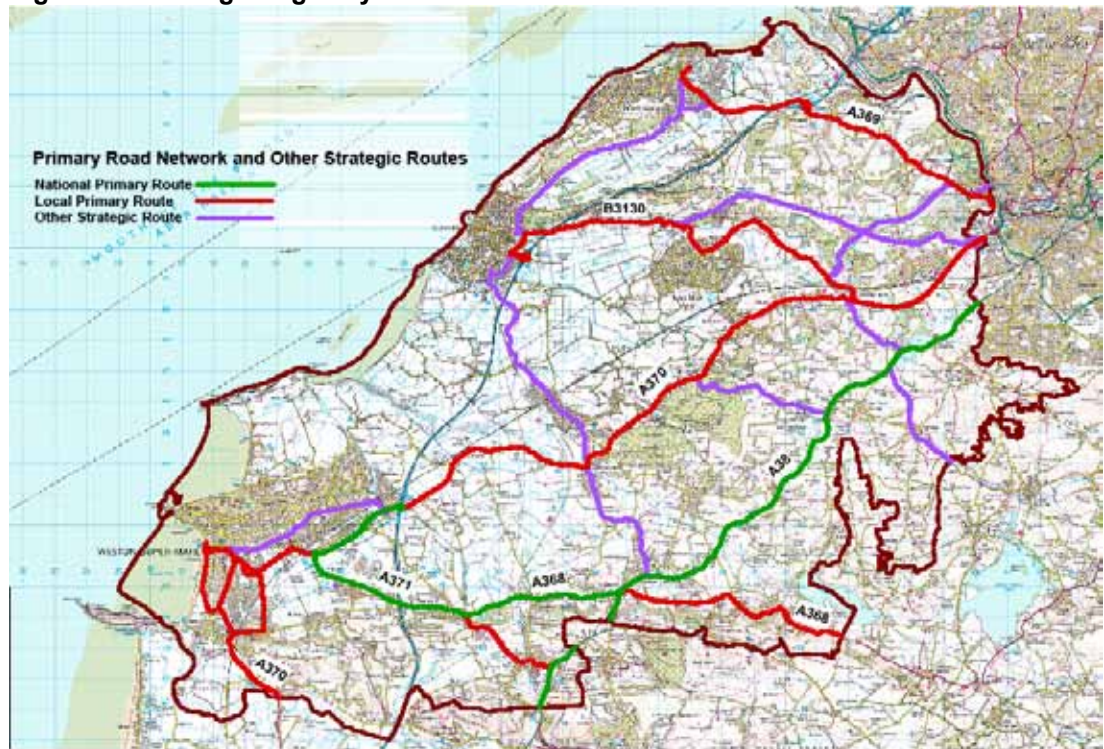
Strategic transport infrastructure

1.4.1 Contributions will be sought towards strategic transport infrastructure as set out below.

Table 1 - Strategic Transport Infrastructure

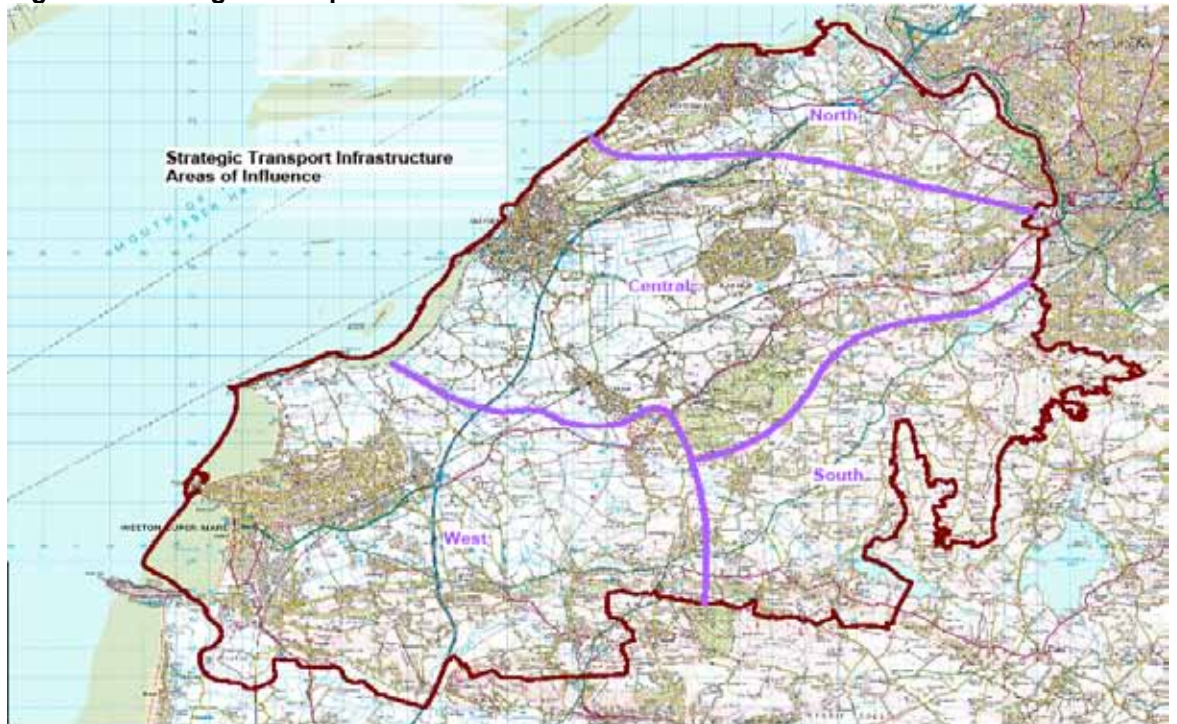
Mode	Including but not exclusively
Highways	<ul style="list-style-type: none"> • Motorways • Strategic Highway Network defined in Figure 1
Railways	All services and infrastructure on: <ul style="list-style-type: none"> • Great Western Mainline • Weston Loop • All stations • Portishead Line
Rapid Transit (RT)	<ul style="list-style-type: none"> • All proposed Rapid Transit routes and associated infrastructure
Buses	<ul style="list-style-type: none"> • All bus services, infrastructure and interchanges
Cycle	<ul style="list-style-type: none"> • The National Cycle Network and its connecting feeder routes • Routes to schools, employment, commercial and leisure facilities

Figure 1 – Strategic Highway Network



1.4.2 The above modal Strategic Transport Infrastructure categories are further sub-divided into Areas of Influence (Aols) shown in *Figure 2*.

Figure 2 - Strategic Transport Infrastructure Areas of Influence



1.5 Contributions

Strategic transport infrastructure contributions

Methodology

- 1.5.1 All developments will make a contribution to the STIF calculated for the Aol in which the development is located.
- 1.5.2 In the event that a link that forms part of the Strategic Transport Infrastructure passes through a site, the development will be expected to safeguard the requisite land from development and to gift ownership of the land for adoption by the Council as Strategic Transport Infrastructure.
- 1.5.3 The detailed calculation for the STIF are available to view as supporting documents, but summarised funding requirements are shown in the tables below which illustrate the requirements with and without Major Scheme funding.

Impact of major scheme funding

- 1.5.4 At the time of publication it has not possible to finalise the development contributions for the Strategic Transport Infrastructure requirements within the West Area of Influence. This is because the impact of government spending cuts on transport major scheme bids³ has yet to be announced. In light of this the infrastructure requirements are presented in two scenarios; one where the Major Scheme bids are successful and one where the Major Scheme bids are unsuccessful. Because of this uncertainty the Standard

³ Weston Package Phase 1 Low Cost Option; Airfield Bridge Link; Junction 21 Bypass

Charge for the West Area of Influence has assumed the worse case scenario (unsuccessful Major Scheme bid).

- 1.5.5 This is the Council's initial position and the costs of strategic transport infrastructure may fall after the impacts of the Core Strategy **have been modelled and when more information about future government funding for major transport schemes becomes clearer.**

Summary of funding requirements for Strategic Transport Infrastructure

Table 2: Summary of Strategic Transport Infrastructure Requirements without Major Scheme funding

Net £ 2008/2009						
Area of Influence	Mode					
	Highway	Rail	Rapid Transport	Bus	Cycle & Pedestrian	Total
West	134,005,337	8,689,000	-	6,815,400	3,305,000	152,814,736
South	-	-	-	159,000	10,000	169,000
Central	-	-	-	338,000	720,000	1,058,000
North	-	750,000	-	51,000	120,000	921,000
Total	134,005,337	9,439,000	-	7,363,400	4,115,000	154,926,736

This scenario assumes zero funding from Major Schemes

Table 3: Summary of Strategic Transport Infrastructure Requirements with Major Scheme funding

Net £ 2008/2009						
Area of Influence	Mode					
	Highway	Rail	Rapid Transport	Bus	Cycle & Pedestrian	Total
West	67,696,587	3,447,000	-	4,488,400	3,305,000	78,936,987
South	-	-	-	159,000	10,000	169,000
Central	-	-	-	338,000	720,000	1,058,000
North	-	750,000	-	51,000	120,000	921,000
Total	67,696,587	4,179,000	-	5,036,400	4,115,000	81,084,987

This scenario assumes that MSBC bids have been successful.

Transport Calculation-Strategic Transport Infrastructure			
Charge Area		See below	
Development types contributing		Residential and Non Residential	
Residential development			
Area of Influence	Units in Aol	STI without MSF (adjusted to 85% for West Aol)	Maximum Standard Charge per dwelling
West	8,673	£129,892,526	£14,977
East	968	£2,148,000	£2,219
North			
South			
Non Residential Development			
Assessed on a case by case basis			
Note: It should be noted that the Maximum Standard Charge with Major Scheme Funding (based on Table 3 above) could reduce by almost 50%.			

Local Transport Infrastructure contributions

- 1.5.6 The impacts of developments on the Local Transport Infrastructure and the appropriate mitigation works and/or funding contributions will be considered and defined on a site by site basis. A Travel Plan may also be required, the

criteria for which is defined in the Draft Travel Plans Supplementary Planning Document (January 2010).

1.6 Summary of Residential Maximum Standard Charges

1.6.1 Based on the above tables and allowing for contributions from non residential development in the West AoI, the following Maximum Standard Charges apply relating to the provision of Strategic Transport Infrastructure.

TRANSPORT MAXIMUM STANDARD CHARGE MATRIX	
	Capital Contribution £/dwelling
Charge Area	
Outside Weston EAST, NORTH SOUTH	2,219
Weston urban area (excl urban villages) WEST	14,977
Weston urban villages WEST	14,977
NOTE : These Standard Charges cover Strategic Infrastructure only. Local Transport Initiatives contributions are payable in addition calculated on a case by case basis.	

1.7 Example Calculation

1.7.1 Development of 250 houses in Weston-super-Mare accessed off an existing road which is not defined as Strategic Highway Network. On the existing road there is a half-hourly bus service with an adjacent bus stop (flag pole only), which is defined as Strategic Transport Infrastructure. The National Cycle Network is adjacent to the site. No Strategic Transport Infrastructure passes through the site.

1.7.2 *Site specific requirements:*

- on-site highway, cycle and pedestrian networks;
- new access junction(s) and associated works;
- any works to Local Transport Infrastructure that are deemed necessary to facilitate the development;
- upgrade to adjacent bus stop (raised and drop kerbs, information display, shelter with RTI capability). These works will be credited against the STIF contribution;

- The site shall be linked to the National Cycle Network, subject to deliverability not being beholden on a third party other than the Council or the Highway Authority; and
- travel plan.

STIF contribution:

- Aol applicable is *West*:
- Total Maximum Standard Charge in west area is £14,977 per residential unit
- Less direct contribution to the adjacent bus stop – say £22,000
- $250 \text{ units} \times £14,977 - £22,000 = £5,500,000$

Supporting documents

Strategic transport infrastructure requirements if Major Scheme Bids not funded
Strategic transport infrastructure requirements if Major Scheme Bids successful

APPENDIX TWO

Local Healthcare Provision

2.1 Introduction

- 2.1.1 NHS North Somerset is responsible for the provision of local healthcare services in the district including the provision community facilities delivering intermediate care and primary healthcare premises used by GP's, District Nurses, Health Visitors and other similar healthcare providers. NHS North Somerset also funds acute and mental healthcare of North Somerset residents that is provided by other NHS trusts.
- 2.1.2 Contributions will be sought where, as a result of increased demands generated by a development existing premises are inadequate to cope with that increased demand, need to be enlarged to provide additional facilities or new premises have to be provided.
- 2.1.3 It is anticipated that capital contributions will take the form of provision of land, buildings or funding or improvements to existing nearby facilities.

2.2 Policy

- 2.2.1 The justification for seeking contributions in respect of healthcare is set out in Circular 05/2005 (paragraph B15) and the adopted North Somerset Replacement Local Plan policies GDP/5 Developer Contributions to Infrastructure and Other Planning Requirements, CF/1 Provision of Cultural and Community Facilities (Development Contributions) and this Supplementary Planning Document.

2.3 Capacity

- 2.3.1 There are currently 25 GP practices in North Somerset that operate from 31 premises. Based on a ratio of 1600 patients per GP new development may result in under provision of services in a locality. Currently there is some spare capacity in some rural areas and in Weston-super-Mare practices are generally at capacity.

2.4 On and Off Site Provision

- 2.4.1 It is anticipated that the exact requirements for larger scale developments will be determined on an individual basis in consultation with NHS North Somerset. In these cases, and complex situations where several developments are proposed in a locality, NHS North Somerset may choose to model the impacts of development using the NHS London Health Urban Development Unit (HUDU) Model. In the case of the proposed Weston-super-Mare urban villages development this analysis leads to the conclusion set out below.
- 2.4.2 Smaller scale developments are likely to produce an incremental effect on existing services and the need for full provision may be replaced with a requirement for financial contributions. Individual developments may not

produce sufficient funding for complete projects and pooling of contributions will enable improvements of services in the locality to be achieved.

2.5 Contribution- capital requirements

- 2.5.1 Capital requirements from development have been considered and the level of contribution for different types of dwelling is tabulated below. Figures are at December 2009 prices and will be indexed to current rates at the time of developments.
- 2.5.2 Larger and more complex developments may require individual modelling and it is recognised that developers may deliver works in kind to a suitable specification, land or proposals for shared use of community facilities which would be considered in conjunction with other users.
- 2.5.3 Capital contributions for NHS North Somerset healthcare facilities are related to the provision of primary healthcare premises for general practices and accommodation for community service staff including district nurses and health visitors. Depending on the location and existing local provision this may take the form of extension of existing premises or provision of new premises. Examples of such facilities are additional consulting or treatment rooms with associated support, waiting and circulation spaces, or bases for staff working in the community. Capital contributions will only be sought from developments which directly prompt the need for new capital works – predominantly the proposed new urban villages and development in the Weston urban area.
- 2.5.4 Guidance on such premises is currently outlined in Health Building Note HBN11-01 Facilities for Primary and Community Care Services and in Health and social care buildings: planning and design guidance.
- 2.5.5 The main source of funding for primary care premises development is from NHS North Somerset revenue account with either practice rent reimbursement or rental payments direct to developers. Should capital investment be made then this is reflected in depreciation and capital charges.
- 2.5.6 Historically capital grants have, from time to time, been available to deal with specific improvements e.g. improved GP training facilities or equitable access to healthcare. However these have addressed existing shortfalls rather than premises in new developments and it is considered unlikely that any such funding will be available in the foreseeable future.
- Weston-super-Mare**
- 2.5.7 In the case of the Weston-super-Mare Urban Villages it has been concluded that additional healthcare premises will be necessary to serve this new population. There is very little capacity in the current infrastructure in Weston-super-Mare and therefore the provision of additional facilities should be planned in the early stages of new housing development.

- 2.5.8 The numbers planned in a fairly concentrated area will put demands on the healthcare infrastructure to the extent that new facilities will be required to provide primary and community care services to the increased population.
- 2.5.9 The premises will be required to accommodate primary and community care including GP's, practice nurses, district nurses, health visitors, other health professionals e.g. physiotherapists and associated management and administrative staff.
- 2.5.10 Based upon 5,200 dwellings within the urban villages and 3,473 dwellings for the rest of Weston-super-Mare an increased population of around 20,657 is expected and this will require additional premises to serve that increased population.
- 2.5.11 It is considered that additional space equivalent to two health centres will be required in two locations in order to best serve the new population.
- 2.5.12 **3,000m²** of healthcare premises are envisaged based on the guidance of Health Building Note 11-01, Revised Schedules of Accommodation and Facilities for Primary and Community Care Services and in Health and Social Care Buildings: Planning and Design Guidance.

Additional Capital Information for Weston-super-Mare urban area

- 2.5.13 In order to establish what the likely costs of healthcare centre provision in the Weston-super-Mare urban area we have estimated the accommodation requirements based on current guidance. Comparative schemes in the area that are either recently completed or being tendered have been reviewed to establish benchmark costs.

Scheme	Cost	Patient numbers	Cost per person
A	£1,340,000	7,000	£191
B	£1,620,000	6,125	£264
C	£1,830,000	7,000	£261
D	£1,415,000	7,000	£202
E	£ 2,330,000	10,500	£222
Average cost per person			£227

- 2.5.14 These costs are inclusive of all development costs excluding VAT. They make no allowance for site specific abnormal development costs.

Weston-super-Mare Calculation based on cost per patient	
Charge Area	Weston-super-Mare urban area
Development types contributing	Residential only
Residential Development	

Capital Charge	
Cost per patient is £227	
Average household size is 2.3	
Therefore Maximum Standard Charge is £256 x 2.3 = £522 per dwelling	
The Total Maximum Standard Charge is £522 per dwelling	

Outside Weston-super-Mare

2.5.17 Outside Weston-super-Mare 968 new homes are predicted equating to about 2,226 residents. This does not justify new premises although a capital contribution to improve existing premises will be sought where local facilities have no spare capacity.

2.6 Summary of Residential Maximum Standard Charges

2.6.1 The following Maximum Standard Charges apply:

LOCAL HEALTH STANDARD CHARGE MATRIX	
	Capital Contribution £/dwelling
Charge Area	
Outside Weston ¹	-
Weston urban area (excl urban villages)	522
Weston urban villages	522
NOTE :	
¹ A contribution may be required towards the capital cost of improvement to existing premises where local facilities have no spare capacity	

APPENDIX THREE

Flood Management

3.1 Introduction

- 3.1.1 Development in North Somerset will follow a sequential approach to flood risk management, giving priority to development of sites with the lowest risk of flooding. Sites at a greater risk of flooding will only be considered where essential for regeneration.
- 3.1.2 Development in areas at risk of flooding will be expected to follow the flood risk management hierarchy – Assess, Avoid, Substitute, Control, Mitigate, through design and layout or incorporating sensitively designed mitigation measures. Such measures may incorporate on-site flood defence works and / or a contribution towards, or a commitment to undertake such off-site measures as may be necessary to minimise the vulnerability of the development to flooding.

3.2 Policy

- 3.2.1 The need to take account of flood risk and management in planning and delivering development is set out in Planning Policy Statement 25 and the justification for seeking contributions is in the Draft North Somerset Core Strategy, in particular Policies CS3 and CS34.

3.3 Service Requirements

- 3.3.1 Where there is a known flood risk all developments will be expected to provide adequate and agreed mitigation measures. Mitigation will be in the form of on or off site works and/or contributions, however in the case of the proposed development within the Weston-super-Mare urban area a strategic approach is required.
- 3.3.2 Development within the Weston urban area will be expected to contribute towards the provision of the preferred option strategic flood risk management infrastructure to the Uphill Great Rhyne system and River Banwell.

3.4 Contributions

- 3.4.1 The table below identifies the financial contributions required from Weston urban area based upon the preferred solution set out in the Weston-super-Mare Flood Management Study Phase II March 2007 prepared by Royal Haskoning. The preferred solution has been accepted by the Environment Agency and the Internal Drainage Board.

Strategic Flood Solution costings		
Weston-super-Mare urban area	Capital cost	Revenue cost
Uphill Great Rhyne catchment	£7,840,000	£70,000/annum
River Banwell Catchment	£1,440,000	£4,000/annum
Total	£9,280,000	£74,000/annum
Revenue cost = £74,000 per annum capitalised		
	£1,183,823	
Total Cost	£10,463,823	
Less existing fund	£750,000	
Net Total Cost	£9,713,823	

- 3.4.2 It is possible that some of this funding requirement will be made available through the West of England Delivery and Infrastructure Investment Plan. In the event that this proves to be the case then the Charges required will be adjusted accordingly.

Flood Management Calculation	
Charge Area	Weston-super-Mare urban area
Development types contributing	Residential and Non Residential
Residential Development	
£9,713,823 x 85% residential factor = £8,256,750	
£8,256,750 / 8,673 dwellings in urban area = £952 per dwelling	
Non Residential Development	
Assessed on a case by case basis	

3.5 Summary of Residential Maximum Standard Charges

3.5.1 The following Maximum Standard Charges will apply.

FLOOD MANAGEMENT MAXIMUM STANDARD CHARGE MATRIX	
	Capital Contribution £/dwelling
Charge Area	
Outside Weston ¹	0
Weston urban area (excl urban villages)	952
Weston urban villages	952
NOTE : ¹ A contribution may be required towards the capital cost of flood mitigation improvements	

APPENDIX FOUR

Green Infrastructure

4.1 Introduction

4.1.1 Green Infrastructure in North Somerset is defined as: ‘The network of parks, open spaces, waterways, trees, countryside, green corridors and the coastal strip within and between the towns and villages across the whole of North Somerset.’⁴

4.1.2 The functions of green infrastructure include:-

- Enhancing biodiversity;
- Landscape and cultural heritage;
- Recreation and play;
- Education and health;
- Functional ecosystems, including flood management;
- Climate change adaptation and mitigation;
- Sustainable transport;
- Food and fuel production; and,
- Supporting a sustainable economy.

4.1.3 All these functions relate to wider social, economic and environmental objectives and benefits.⁵

4.1.4 Effective green infrastructure management will offer high quality environments by safeguarding, protecting and enhancing:-

- 1) Landscape character and local distinctiveness;
- 2) Historic environment including archaeology;
- 3) Biodiversity and earth science, diversity protection and conservation;
- 4) Water resources, drainage and flooding;
- 5) Air quality and pollution;

⁴ North Somerset Council Green Infrastructure Strategy.

⁵ Policy objectives and benefits are detailed in the North Somerset Council Green Infrastructure Strategic Guidance

- 6) Agricultural land, soil quality and minerals; and
- 7) Areas for recreation and leisure.

4.1.5 Effective green infrastructure management will also:-

- Offer high quality opportunities for residents of North Somerset for healthy and active lifestyles;
- Offer easy access to open space for all;
- Ensure design will embrace and showcase current issues of sustainability through design and management;
- be provided and enhanced with funding secured to improve the number of functions (multi-functionality) and the connections (connectivity) between and within green spaces across the district;
- Enhance economic benefits in terms of tourism, jobs, regeneration, etc;
- Ensure interconnected multi-functional green spaces both within the development and connecting to the surrounding areas; and
- Allow the flexibility to adapt and mitigate for the effects of climate change.

4.1.6 The following are important aspects The Council consider in relation to green infrastructure provision;

- Physical quantity and quality;
- Type of green space provision (typology);
- Distance from dwelling.⁶

4.2 Policy

4.2.1 North Somerset has a responsibility to support the concept of Green Infrastructure as embodied in the Government's Planning Policy Statements (PPS) 1 & 12. Planning Policy Guidance 17 (PPG 17) advocates for space standards to be set locally.

4.2.2 North Somerset Council has established a PPG17 compliant list of typologies which are representative of green infrastructure in North Somerset and are relevant to this document, these are listed below. The data relating to each typology was further enhanced by a Council

⁶ North Somerset Green Infrastructure Strategic Guidance

commissioned survey in April 2007, by Exodus Market Research, to establish North Somerset's residents' views of open spaces within the district.

Typology	Distinctiveness
Formal Parks and Public Gardens	<ul style="list-style-type: none"> ▪ Accessible ▪ High quality opportunities for recreation in a formal setting ▪ Quality horticultural practices dominate ▪ Visitors drawn from within and outside the area
Community Parks	<ul style="list-style-type: none"> ▪ Accessible ▪ Informal green spaces offering opportunities for recreation and biodiversity ▪ Used by local people from, and beyond, the immediate neighbourhood
Neighbourhood Open Space	<ul style="list-style-type: none"> ▪ Accessible ▪ Informal green spaces offering opportunities for recreation and biodiversity ▪ Used by residents of the local neighbourhood
Woodland	<ul style="list-style-type: none"> ▪ Areas dominated by trees ▪ Providing space for recreational activities ▪ Contributing to landscape quality ▪ Acting as an area for wildlife conservation
Conservation site	<ul style="list-style-type: none"> ▪ Areas and habitats where wildlife conservation, biodiversity, environmental education and awareness are important
Green Corridor	<ul style="list-style-type: none"> ▪ Linear strips of land ▪ Connect open spaces allowing for the movement of people and wildlife
Allotments	<ul style="list-style-type: none"> ▪ Land available to the public, for rent, to be used for personal food cultivation.
Equipped Children's Play	<ul style="list-style-type: none"> ▪ <i>These are covered in North Somerset Council's Sport and Leisure Built Facilities and Playing Pitch Strategies.</i>
Sports Pitches and other sports facilities	

4.2.3 Requirements for equipped play spaces are covered in the Sport and Leisure Built Facilities chapter and will be included within the Neighbourhood Open Space land requirement.

4.2.4 Sports pitches would be considered for inclusion into the Neighbourhood Open Space provided that the spaces are not fenced off and are available

for general recreation, not for a specific use for example a cricket pitch. The consideration will only be made if there are no 'sports provision hubs' within the development and the inclusion would support the principles of the Green Infrastructure Strategy.

4.3 Capacity

4.3.1 In preparation of North Somerset Council's Green Infrastructure Strategy all existing green infrastructure was mapped⁷ identifying levels of supply of each typology and the nature of supply of all open space in each community. Requirements will be based on the sufficiency of each typology identified in each community.

4.3.2 Contributions will be sought on a site by site basis where there are identified areas of deficiency of a particular typology within an identified proximity (see Area Profiles within Green Infrastructure Strategy⁵). Where there is a sufficient supply of a particular typology a contribution towards the improvement of the quality of the existing typology will be required. In assessing whether improvements to existing typologies are required, the quantity, access and quality of the green infrastructure will be considered together. Thus if there is existing provision within the required distance but it is not accessible, because of a barrier such as a busy road then new provision may be required.

4.3.3 The Council is prepared to consider substitution of open space type (typology) if a strong case can be made and evidenced that an alternative typology would enhance the green infrastructure in a quantifiable way meeting the North Somerset Council Green Infrastructure Strategy aims and objectives. The methodology and all evidence behind any such assessment will need to be provided before a departure from the standards can be agreed.

4.4 On site and off site specific requirements [see Table 1]

4.4.1 Contributions will predominantly be secured on a site by site basis taking into account an assessment of the proximity, quality and quantity of surrounding green infrastructure assessed by reference to the Green Infrastructure Strategy and the Area Profiles. These site specific contributions will be based on Tables 1 and 2 and contributions will be required to all typologies where there is insufficient quality or quantity. Obligations could include a combination of both contributions and/or sufficient on-site provision.

4.4.2 Contributions will either be:

- for new provision or;
- to enhance existing provision.

⁷ For details of all maps and background to the contributions required please see North Somerset Council Green Infrastructure Strategy

4.4.3 This will be based on an assessment at the time of application by reference to the relevant Area Profile.

4.4.4 Contributions may be pooled to invest in each typology.

10 dwellings or more

4.4.5 On site provision will be required for developments of 10 dwellings or more where the development is not accessible to existing green infrastructure that is of sufficient quality, quantity and proximity. The maximum extent of on-site provision will be identified in accordance with Table 1 and in the event that the development cannot accommodate the area requirements for each typology an off site contribution will be sought calculated in accordance with Table 2. On site provision will be provided by the developer on the site of the development.

9 dwellings or less

4.4.6 There are no on site requirements for developments comprising 9 or less dwellings. An off site contribution will be required where the development is not accessible to existing green infrastructure that is of sufficient quality, quantity and proximity, calculated in accordance with Table 2. Off site provision is typically funded by the developer at a site other than the development site.

4.4.7 Off site contributions will be acceptable, instead of, or in addition to on site provision when the procurement and laying out of new open space land away from the development site will better serve the needs of the development.

4.5 Service requirements

4.5.1 **Table 1** below sets out the green infrastructure standards required per typology for all new development whether by way of on site provision or off site contribution. In the absence of a detailed population forecast for new development Table 1 has been calculated on the assumption that 1 bed space yields 1 person.

Table 1: Space requirements and distance thresholds⁸

Type of Space	Maximum distance (m) straight line from any property	M ² required per dwelling including Affordable housing ⁹					
		1 bed	2 bed	3 bed	4 bed	5 bed	Bedsits
Neighbourhood open space	480	6.0	12.0	18.0	24.0	30.0	6.0
Community parks ¹⁰	600	6.0	12.0	18.0	24.0	30.0	6.0
Green corridors	Will be based on analysis at design stage						
Allotments ¹⁰	1000	2.5	5.0	7.5	10.0	12.5	2.5
Woodland ¹⁰		10.0	20.0	30.0	40.0	50.0	10.0
Green corridors ¹⁰	Will be based on analysis at design stage						
Formal parks and public gardens (urban) ¹⁰		2.5	5.0	7.5	10.0	12.5	2.5
Formal parks and public gardens (rural) ¹⁰		1.0	2.0	3.0	4.0	5.0	1.0
Conservation sites (urban) ¹⁰		7.5	15.0	22.5	30.0	37.5	7.5
Conservation sites (rural) ¹⁰		12.0	24.0	36.0	48.0	60.0	12.0

4.5.2 Sustainable drainage systems (SUDS) are not recognised as public open space and will not be included in the calculation of green infrastructure for North Somerset. Some typologies do not have maximum distance criteria. In these cases area profiles will be used to guide provision.

4.5.3 In the event that off site contributions are made in accordance with the principles set out above, the amount of contribution is calculated by reference to Table 2 below.

On site provision details

⁸ The mapping and requirements for provision will be reviewed every three years.

⁹ Calculated from quantity per bed space standards as specified in the North Somerset Council Green Infrastructure Strategic Guidance

¹⁰ An off site contribution may be acceptable for some sites

4.5.4 Where green infrastructure is provided on site the following principles will be applied.

Design and accessibility

4.5.5 Design of on site provision should complement the surrounding green infrastructure (by typology). Accordingly there may be scope to negotiate the provision of alternative typologies and potentially create multifunctional spaces. For example woodland could substitute for a neighbourhood open space requirement.

4.5.6 Green corridors are important features of the green infrastructure functioning as vital links for access and biodiversity within the development and to green infrastructure external to the development. The location and extent of these can only be determined by a careful analysis of the green infrastructure at the design stage. Green corridors will therefore be led by design and the requirements of specific sites rather than through the setting of standards. Green corridors are required for every development to allow reasonable access to neighbouring sites and through the development to any amenities. The area of the green corridors will not be included in any calculation of green infrastructure unless they function as an alternative typology. The corridors will be substantial enough to allow movement for people and/or to enhance biodiversity.¹¹

4.5.7 One of the most important considerations for green infrastructure is accessibility. There should be safe accessible routes with no intervening barriers, including but not limited to main roads, railway lines and rivers. Accessibility will be evaluated prior to the agreement of any off site provision.

Supervision

4.5.8 Where on site provision is made supervision fees are required to cover the costs incurred by the Council's Natural Environment Team in the inspection of landscaping and laying out of the green infrastructure. The Supervision fee costs are identified below.

¹¹ Further guidance can be found in the North Somerset Council Green Infrastructure Strategy

Estimated costs of Open Space Works	Supervision fee
up to and including £20,000.00	at the rate of £27 per hour subject to a maximum Supervision Fee of 3.5% of Estimated Cost and subject to a minimum supervision fee of £200.00
£20,001.00 - £25,000.00	at the rate of £27 per hour subject to a maximum Supervision Fee of 3.0% of Estimated Cost
Over £25,001.00	at the rate of £27 per hour subject to a maximum Supervision Fee of 2.5% of Estimated Cost

Maintenance

4.5.9 A commuted sum will be required for future maintenance for on site provision and is specified in Table 2 based on a 15 year factor.

4.6 Contributions

4.6.1 Contributions towards on and off site provision will be negotiated on a site by site basis and sought in accordance with the principles set out above and Table 2 below.

Table 2: Financial contribution required per dwelling						
Type of Space	Contributions per dwelling including affordable housing £ ¹²					
	1 bed	2 bed	3 bed	4 bed	5 bed	Bedsits

¹² Calculated from quantity per bed space standards as specified in the North Somerset Council Green Infrastructure Strategic Guidance

Neighbourhood open space						
New	475.38	950.76	1426.14	1901.52	2376.90	475.38
Upgra	325.68	651.36	977.04	1302.72	1628.40	325.68
Comm	204.36	408.72	613.08	817.44	1021.80	204.36
Community parks						
New	475.38	950.76	1426.14	1901.52	2376.90	475.38
Upgra	325.68	651.36	977.04	1302.72	1628.40	325.68
Comm	204.36	408.72	613.08	817.44	1021.80	204.36
Formal parks and public gardens (urban)						
New	198.07	396.15	594.22	792.30	930.37	198.07
Upgra	135.70	271.40	407.10	542.80	678.50	135.70
Comm	85.15	170.30	255.45	340.60	425.75	85.15
Formal parks and public gardens (rural)						
New	79.23	158.46	237.69	316.92	396.15	79.23
Upgra	54.28	108.56	162.84	217.12	271.40	54.28
Comm	34.06	68.12	102.18	136.24	170.30	34.06
Conservation site (urban)						
New	127.80	255.60	383.40	511.20	639.00	127.80
Upgra	117.00	234.00	351.00	468.00	585.00	117.00
Comm	27.68	55.35	83.03	110.70	138.38	27.68
Conservation site (rural)						
New	204.48	408.96	613.44	817.92	1022.40	204.48
Upgra	187.20	374.40	561.60	748.80	936.00	187.20
Comm	44.28	88.56	132.84	177.12	401.40	44.28
Woodland						
New	83.70	167.40	251.10	334.80	418.50	83.70
Upgra	76.60	153.20	229.80	306.40	383	76.60
Comm	66.20	132.40	198.60	264.80	331	66.20
Allotm	250.00	500.00	750.00	1000.00	1250.00	250.00

4.6.2 The figures¹³ in **the table above** are the amounts of money that will have to be provided per dwelling for investment in new or existing green infrastructure.

¹³ The cost model has been developed from actual costs of projects within the South West.

- 4.6.3 The calculations are based on January 2007 figures from actual projects completed within the South West.¹⁴ The calculations include costings for all works required on site.
- 4.6.4 These costs do not include a sum for the purchase of land. In exceptional circumstances where an off-site contribution is accepted in lieu of on-site provision, the obligation will also include a notional land acquisition payment.
- 4.6.5 In addition developments will make contributions in the form of a Maximum Standard Charge to identified Strategic Green Infrastructure.

Strategic Green Infrastructure

- 4.6.6 These are spaces that although a local amenity are also a district or sub regional resource.
- 4.6.7 Examples of strategic spaces across the district include:
- Weston Woods
 - Uphill Hill
 - Green Beach
 - Beach Lawns
 - Millennium Park
 - Strawberry Line
 - Cadbury Hill
 - Abbots Pool
 - Watchhouse Hill
 - Grove Park
 - Salthouse Fields
 - Lake Grounds
 - Poets Walk
- 4.6.8 Each development will be required to contribute to the maintenance and upkeep of strategic spaces within each community. This contribution will be **£255 per dwelling**. This is equivalent to the commuted sum rate for the formal parks and gardens applicable to a 3 bed house average.

¹⁴ Figures taken from work underpinning the North Somerset Council Green Infrastructure Guidance Document

4.7 Summary of Residential Maximum Standard Charges

4.7.1 The following Maximum Standard Charges will apply.

GREEN INFRASTRUCTURE MAXIMUM STANDARD CHARGE MATRIX	
Charging Type – Residential Only ¹	Capital Contribution £/dwelling
Charge Area	
Outside Weston ²	255
Weston urban area (excl urban villages) ²	255
Weston urban villages ²	255
NOTE : ¹ Residential care home and age restricted developments will be dealt with on a case by case basis by the Council and provision will be determined by both the residents' need for green infrastructure (which may include accessible paths and extended gardens) and the needs of their visitors – for example open space for play for young visitors ² This Maximum Standard Charge is payable in addition to the site specific on and off site contributions. Site specific contributions may also be payable towards the provision of dog bin facilities.	

Public Rights of Way

4.12 Introduction

4.12.1 The Public Rights of Way (PROW) network is made up of:

- Footpaths
- Bridleways
- Restricted Byways
- Byways Open to All Traffic

4.12.2 The PROW network contributes to:-

- The infrastructure for sustainable transport
- The health and well being of residents and visitors
- The local economy, particularly tourism
- Engagement and identification with the local area
- Links between urban and rural areas

4.13 Policy

- 4.13.1 The amenity provided by the PROW network supports two of North Somerset Council's corporate aims: "enhancing health and well being" and "protecting and improving the environment".
- 4.13.2 The policies in the draft North Somerset Council Core Strategy support the extension and enhancement of the Public Rights of Way network. Policy CS9 Policy CS10 Policy CS26 and Policy CS26.
- 4.13.3 The statutory North Somerset Council Rights of Way Improvement Plan (RoWIP) 2007-2017 describes how North Somerset Council will discharge its statutory duties to the network and also includes aspirations for the improvement of the network to fulfil the needs of residents and visitors.
- 4.13.4 Paragraph 32 of Planning Policy Guidance 17 also provides guidance related to Public Rights of Way.

4.14 Capacity

- 4.14.1 The RoWIP describes the aspirations of the residents of North Somerset to improve the network. There is no surplus capacity in terms of the length of the network, the status of the routes, surface condition or the provision of infrastructure (gates, bridges, signs etc). There is no surplus capacity on the network as a whole.

4.15 Service Requirements

On site provision

- 4.15.1 The effect of a particular development on Public Rights of Way within development site boundaries (typically the creation, diversion or extinguishment of a public right of way and the associated works) is usually dealt with by planning condition, Section 38 Agreement under the Highways Act 1980, Public Path Order, Section 106 Agreement of the Town & Country Planning Act 1990 or other similar mechanism. These mechanisms may on occasion also improve the connections to land outside the development.
- 4.15.2 It is anticipated that the developer would meet the cost of the identified on site provision.

Off site provision

- 4.15.3 New residential development can create extra demand leading to a material increase in traffic on the local public rights of way network outside of the development site boundary. It is anticipated that where the local path network is unable to meet this extra demand then a contribution towards infrastructure improvements and enhancement will be sought from the development.
- 4.15.4 Examples of areas where provision may be needed will include:-

- Actions within the North Somerset Rights of Way Improvement Plan;

- Strategic paths identified by a Parish Council;
- Path creations where no current links exist; and
- Links to green infrastructure and through green spaces.

4.15.5 Example infrastructure types will include:-

- Replacement of stiles with disability discrimination compliant gates;
- Wider bridges; and
- Improvements to the path surface required due to increase in traffic.

4.16 Contributions

4.16.1 Capital contributions for the creation of new infrastructure and improvements to existing infrastructure will be required from all residential development. Commuted revenue support for maintenance liabilities will also be required. Contributions will be sought on a case by case towards both capital and revenue costs and, as such, there is no Maximum Standard Charge applicable to this Service.

4.16.2 For example, in addition to revenue support, a contribution will be sought from Parklands towards strategic access improvements set out in the Weston Urban Villages SPD which includes the creation and surfacing of 1,530 linear metres of multi-user paths. This is currently estimated at £80,000.

Supervision

4.16.3 Supervision fees are required to cover the costs incurred by the Access Team in inspecting the laying out of the PROW infrastructure. The Supervision fee costs are identified below.

Estimated costs of Public Rights of Way and Multi User Routes	Supervision fee
up to and including £20,000.00	at the rate of £27 per hour subject to a maximum Supervision Fee of 3.5% of Estimated Cost and subject to a minimum supervision fee of £200.00
£20,001.00 - £25,000.00	at the rate of £27 per hour subject to a maximum Supervision Fee of 3.0% of Estimated Cost
Over £25,001.00	at the rate of £27 per hour subject to a maximum Supervision Fee of 2.5% of Estimated Cost

APPENDIX FIVE

Education

5.1 Introduction and Policy

5.1.1 North Somerset Council, as a Local Authority, has a duty to ensure that sufficient additional school places and education infrastructure are provided to meet the needs generated as a result of residential developments.

5.1.2 Where there is a requirement for a new school (notwithstanding a review of existing local infrastructure) developments will be expected to pay the full cost of construction, including design fees and charges, and provide the site free of charge. This is because the Department for Education (DfE) multiplier is based only on the average new build costs and extension costs, and not the full cost of procuring new whole schools.

5.1.3 The accommodation requirements will be calculated by reference to the maximum Department for Education (DfE) guidelines as outlined in Building Bulletins 98 (primary schools) and 99 (secondary schools). The specification will also need to meet the needs of the Government's Extended School and Services agenda, comply with current Council design, build and space requirements, meet best practice for the type of school and Government advice on design and environmental issues.

5.1.4 North Somerset Council's School Organisation Plan states that:

“all new schools for the primary age in North Somerset (school or building) will be all through primary schools. Unless set in a rural location (where a 105 place could be considered), all new schools will normally enable at least one form of entry (30 places per year group and 210 places overall) or two forms of entry (60 places per year group and 420 places overall) in the interests of providing the best quality of education for children.”

5.1.5 At 2010 prices, the approximate cost of a 210 place primary school was in the region of £6 million and the cost of a 420 place primary school was in the region of £8 million. The new secondary school in Nailsea (a 1,380 place school) was delivered at a cost of approximately £32 million.

Charging and payment

5.1.6 As the Council is responsible for providing the additional education infrastructure at a rate which matches the increase in demand from proposed housing development, the Standard Charges in relation to education will not normally be payable in accordance with the timescales set out in section 2.1.2 but will be on payment terms to be agreed on a site by site basis, taking into account any works in kind provision.

5.2 Capacity

- 5.2.1 The Local Authority must ensure that sufficient school places are provided to meet the needs directly generated by new housing.
- 5.2.2 A decision as to whether or not there is sufficient capacity will usually be made with reference to the Net Capacity Figures as reported to the DfE in the Annual Surplus Places Return, and to pupil number forecasts. Empty places at a school do not necessarily equate to there being excess capacity at that school, as it is generally accepted that schools should not operate at 100% capacity.
- 5.2.3 The Audit Commission wrote, in their 2002 report *Trading Places – A Review of Progress on the Supply and Allocation of School Places* that “It is unrealistic and probably undesirable to aim for a perfect match of pupils and places at each school. Some margin of capacity is necessary to allow parents choice...Not all unfilled places are surplus” and North Somerset Council’s School Organisation Plan states that we aim to have surplus places in the region of 5 to 7% of the total places available.
- 5.2.4 Having regard to the above, The Council calculates its development contributions on the basis of operating 5% surplus places to allow for parental choice.
- 5.2.5 Further guidance from the Audit Commission sought for the purposes of this report stated:
- “We have not recommended a single 'ideal' level of surplus capacity, since this is likely to vary from authority to authority, according to their circumstances. It is useful for an authority to have its own target figure, which needs to provide some flexibility for unexpected influxes of children and expressions of parental preference. But the target figure depends on local circumstances.”*
- 5.2.6 As such the Council will seek education contributions in all cases where the designated area schools i.e. Primary Schools within a 2 miles measured safe walking distance route, and Secondary Schools within a 3 mile safe walking distance route of the proposed development have either less than 5% surplus places, or 6 or fewer actual surplus places or are projected to reach the above percentages/numbers within 4 years.

5.3 Service Requirements

5.3.1 Development contributions may be required for:-

- Early Years facilities (0-4);
- Primary School Facilities (4-11);
- Secondary School facilities (11-16);
- 16-18 where applicable;
- Special Education facilities (SEN); and
- ICT Facilities.

- 5.3.2 Development Contributions towards any home-to-school transport costs (where the distance between home and the nearest school, when measured by the nearest available walking route, is more than two miles for primary school pupils and three miles for secondary school pupils) may also be required. This requirement may be variable and require different solutions for different circumstances. The need for contributions towards transport will be reviewed on a case by case basis and may be sought in addition to a financial contribution towards building infrastructure.
- 5.3.3 The six secondary schools outside Weston-super-Mare have traditionally each provided post 16 education on their own campus and may require contributions as a result of any increased development.
- 5.3.4 The provision of and responsibility for Post-16 education within Weston-super-Mare was transferred to the Further Education Funding Council in 1999. The Treasury announced on 17 July 2007 that funding for school sixth forms, sixth form colleges and the contribution of FE colleges to the 14 – 19 phase will transfer from the Learning Skills Council (LSC) to local authorities' ring fenced education budgets. Accordingly funding from development contributions for post-16 education in Weston-super-Mare has been levied from April 2009 where appropriate.
- 5.3.5 In line with the Childcare Act 2006 the Council has a duty to secure prescribed early years provision free of charge for every 3 and 4 year old requiring a place. By March 2007, 95% of all 3 and 4 years olds accessed an early years place for a minimum of 12.5 hours per week. This increased to 15 hours per week in 2010. In April, 2009 a Pilot for 2 year old funded places (only for the 50 most disadvantaged children) started and will run until March 2011.
- 5.3.6 North Somerset has a target to develop 15 Children's Centres across the Local Authority by 2011. These Centres will offer community based services, directed at children aged 0-5. This is being achieved in different ways and in some instances in partnership with the Primary Care Trust, Weston Area Health Trust, the private and voluntary sector and schools.
- 5.3.7 Contributions for existing Children's Centres will not be required unless expansion is required as a direct result of a local development. For Children's Centres yet to be built, the Local Authority will seek a contribution for their development.
- 5.3.8 In January 2008 1.3% of the Local Authority's primary pupils and 2.8% of its secondary pupils had Special Educational Needs (SEN). These children are educated, wherever possible, in the location that best meets their specific needs and as such, the distance and surplus places criteria do not apply and a contribution will be sought for every new dwelling.

5.4 Contributions

Outside urban villages

- 5.4.1 For all proposed residential developments outside the urban villages contributions will be sought on a case by case basis by reference to the impact that development has on existing facilities and in accordance with the example set out in Table 1 below. Developments within the Weston-super-Mare urban area excluding the urban villages will contribute on a case by case basis to include a Maximum Standard Charge of **£4,036 per dwelling** for secondary school provision as set out in the following section.
- 5.4.2 The table set out in Appendix Thirteen shows a worked example of how the site by site contribution will be calculated. This example assumes that there are no surplus places in any primary schools within 2 miles of the development and in secondary schools (with a sixth form) within 3 miles of the development. The secondary school contributions in Table 1 will be replaced by the Maximum Standard Charge of £4,036 per dwelling for developments within the Weston-super-Mare urban area excluding the urban villages.
- 5.4.3 The pupil yield figures per eligible property are aligned to those calculated by North Somerset Council.
- 5.4.4 The pupil yield for every 100 eligible properties is 28 pupils for the primary sector and 14 pupils for the secondary sector. This calculation is also applied to new school requirements for the urban villages as referred to below.
- 5.4.5 The elements in the formulae shown in Table 1 are subject to annual review in line with DfE guidance. The Cost Multiplier is the assessment made by the DfE of the cost of a school place. The regional factor is an adjustment for local (authority wide) costs of provision¹⁵.
- ### Urban Villages
- 5.4.6 The proposed urban villages at Weston-super-Mare require new school infrastructure. It is a requirement that the developments collectively provide fully serviced sites at nil cost and meet the full construction costs of the new schools. The cost of secondary school provision will be spread across the whole Weston-super-Mare urban area.
- 5.4.7 A strategic approach to the provision of education infrastructure within the urban villages is being pursued.
- 5.4.8 The calculations below are based upon the maximum need anticipated and may be subject to change. The following principles apply based on standard pupil yield ratios.

Primary provision

15

<http://www.teachernet.gov.uk/management/resourcesfinanceandbuilding/schoolbuildings/schooldesign/costinformation/>

To ensure sufficient school places up to the equivalent of 4 x 420 place Primary Schools (which could possibly be a mixture of 210 and 420 place schools).

Secondary provision

Sufficient school places for the likely secondary pupil yield could be provided either through the establishment of new facilities and/or a reorganisation of current provision.

Education Calculation	
Charge Area	See below
Development types contributing	Residential only
Primary (costs applicable to urban villages only) Number required – the equivalent of 4 x 420 place schools Capital costs - £9,000,000 x 4 = £36,000,000 Dwelling number – 5,200 Maximum Standard Charge per dwelling = £6,923	
Secondary (costs shared across the Weston urban area) Number required – one Capital cost = £35,000,000 Dwelling number – 8,673 Maximum Standard Charge per dwelling = £4,036	

5.6 Summary of Residential Maximum Standard Charges

5.6.1 The following Maximum Standard Charges will apply.

EDUCATION MAXIMUM STANDARD CHARGE MATRIX	
	Capital Contribution £/dwelling
Charge Area	
Outside Weston ¹	See Note 1 below
Weston urban area (excl urban villages) ²	See Note 2 below
Weston urban villages	10,959
NOTE : ¹ Outside of the urban villages contributions will be sought on a case by case basis to support the enhancement of existing provision calculated in accordance with the principles of Table 1	

² For the Weston urban area (excluding urban villages) contributions will be sought on a case by case basis to include a Maximum Standard Charge of **£4,036 per** dwelling for secondary school provision together with a negotiated contribution towards primary provision

APPENDIX SIX

Sport and Leisure Built Facilities and Playing Pitches

6.1 Introduction

6.1.1 Sport and Leisure facilities are vital to help people to live healthy and active lives. They also help to develop strong inclusive communities. North Somerset Council recognises the importance of access to good quality local Sport and Leisure facilities to enhance the health and wellbeing of its residents and visitors.

6.2 Policy

6.2.1 Core Strategy draft policy CS27 Sport, Recreation and Community Facilities sets out an emerging policy context for this service area. A Supplementary Planning Document is anticipated to be prepared to provide further detail on requirements once higher level policy is in place as part of the Core Strategy Development Plan Document.

6.2.2 Strategies have been produced for the provision of Sport and Leisure built facilities, playing pitches and children's play, in order to help the Council meet the needs generating by proposed new housing development that is proposed in North Somerset until 2026.

6.2.3 The strategies set out the contributions that will be required to maintain an adequate level of Sports and Leisure provision in North Somerset and have informed the development of this document.

6.2.4 The strategies focus on the following facilities:

- Sports halls
- Squash courts
- Multi-use Games Areas
- Golf courses
- Athletics tracks
- Children's play areas
- Grass football pitches
- Synthetic hockey pitches
- Indoor swimming pools
- Bowling greens (in and outdoor)
- Health and fitness facilities
- Tennis courts (indoor and outdoor)
- Village and community halls
- Skate parks
- Grass rugby pitches
- Cricket pitches

6.3 Capacity

6.3.1 The strategies contain a synopsis of the quality and quantity of the existing facilities in the district. The Council considers that there is currently no surplus capacity to accommodate new development.

6.4 Service Requirements

6.4.1 For the purpose of calculating contributions to meet the emerging need, North Somerset has been divided into two areas:-

- Weston-super-Mare urban area - further divided into Weston-super-Mare urban area (excluding the urban villages) and the Weston urban villages; and
- Outside of Weston-super-Mare.

Weston urban area

- 6.4.2 The scale of development in the Weston-super-Mare urban area is such that both new provision and enhancement of existing facilities will be required. Developments outside of Weston-super-Mare are likely to require expansion or improvement of existing facilities, with a limited amount of new provision.
- 6.4.3 Where possible facilities will be required to be provided on site, within developments, however where this is not possible or not deemed appropriate by the Council, off-site contributions will be required to meet the needs of the emerging population in a suitable location, close to the development.
- 6.4.4 The provision of Sport and Leisure built facilities and playing pitches, need to be considered as a whole across the Weston urban area. Table 1 considers the sport and leisure needs that will be generated by the development in the Weston urban villages and the Weston urban area, excluding the urban villages, respectively.

TABLE 1: SPORTS AND LEISURE FACILITIES

Facility requirements	Weston Urban Villages	Weston urban area (excluding urban villages)
25m x 6 lane swimming pool with learner pool	0.6	0.4
6 court sports hall	1	0.4
50 station fitness gym	1	0.9
Demountable/separate squash courts	2	1
Indoor tennis courts	0.9	0.6
Outdoor tennis courts	8.2	5.4
Indoor bowling rinks	0.9	0.6
Outdoor bowling greens	1.1	0.7
Multi Use Games Areas	3	1.9
Children's play areas – minimum 600m ²	5.3	3.4
Skate park	0.7	0.5
Athletics track (Synthetic) ¹⁶	1	0
Community/village halls	9.9	6.4

¹⁶ (to replace lost facility on RAF Locking site - to be replaced at Hutton Moor Leisure Centre)

Adult grass football pitches	2.3	2.1
Junior grass football pitches	4.1	2.6
Mini soccer grass pitches	2.7	1.8
Adult rugby grass pitches	1.9	1.9
Full size artificial turf pitch ¹⁷	1	0
Cricket pitches ¹⁸	2.7	1.8

6.4.5 Whilst the Table sets out individual requirements for the two development areas, it is anticipated that both internal and external Sports and Leisure facilities will be provided on a number of consolidated Sports and Leisure sites.

6.4.6 Table 2 summarises the current total cost of provision based on the requirements identified in Table 1, estimates of current capital costs and an assessment of the likely revenue costs associated with operating these facilities.

TABLE 2: TOTAL COST OF INFRASTRUCTURE WESTON URBAN AREA				
	Weston urban villages £		Weston urban area (excl. urban villages) £	
	Capital	Commuted	Capital	Commuted
Built Facilities	15,450,110	11,912,659	8,667,723	7,725,838
Playing Pitches	6,380,551	1,104,594	3,801,151	764,165
Total facilities cost	£34,847,914		£20,958,877	
Cost per dwelling	£6,702		£6,035	

Outside of Weston-super-Mare

6.4.7 Developments outside of the Weston-super-Mare area will be required to contribute towards the cost of Sport and Leisure facilities, and the contributions will be assessed on a site by site basis by reference to the calculation in Table 3.

6.4.8 These contributions are based on the estimated need to provide improvements and/or extensions to existing, larger facilities and new smaller

¹⁷ This surface reduced the need for one adult grass football and rugby by one pitch each at the urban villages.

¹⁸ Pitches of all types within this Table require accompanying changing facilities.

facilities such as play equipment and MUGAs. Table 3 sets out the relevant contributions.

TABLE 3 : PER DWELLING COSTS OUTSIDE OF WESTON				
Built Facilities		Playing Pitches		Total
Capital (£)	Revenue (£)	Capital (£)	Revenue (£)	
1,452	1,694	834	181	4,161

6.5 Summary of Residential Maximum Standard Charges

6.5.1 The following Maximum Standard Charges will apply.

SPORT AND LEISURE MAXIMUM STANDARD CHARGE MATRIX	
Charging Type – Residential Only ¹	Capital Contribution £/dwelling
Charge Area	
Outside Weston	4,161
Weston urban area (excl urban villages)	6,035
Weston urban villages	6,702
NOTE :	
¹ Multiple Occupancy properties and holiday accommodation will contribute on the basis of individual negotiations. Care/rest/nursing homes will not contribute.	

APPENDIX SEVEN

Library and information services

7.1 Introduction

7.1.1 Libraries play an important role supporting education and lifelong learning. The information they supply promotes a wider understanding of the past, offers individuals the opportunity to acquire new skills and knowledge and gives everyone the opportunity to enjoy a rich and varied cultural life playing an important role in meeting the aspirations of local communities and our society at large.

7.1.2 North Somerset Library and Information Service provide the statutory service for all residents in the area. This includes the following services:-

- Promotion of reading and literacy through the loan of books;
- Developing interest in a range of media through the loan of audio visual stock (DVDs, CDs);
- Council Connect access points for information on local authority services;
- Community information points;
- Provision of free access to the internet;
- Provision of meeting places for local groups and a base for the delivery of learning and advice;
- Provision of neutral environments where local people can meet and bring people together thereby strengthening community cohesion; and
- Provision of exhibition areas for use by community groups.

7.2 Policy

7.2.1 The Public Libraries & Museums Act (1964) requires local Councils to provide a local library service which is comprehensive and efficient and that is available to all who wish to use it – both residents and those who visit or work within the district.

7.2.2 In support of the statutory requirement, the government also established guideline national Public Library Standards, which set a nationally recognised level of service. The standards include:

- 88% of the population should live within 1 mile of a static library;
- 100% of the population should live within 2 miles of a static library;

- The provision of a minimum 6 electronic workstations per 10,000 population; and
- The provision of a minimum 216 items of stock added per year per 1,000 population.

7.2.3 These standards have been moderated within North Somerset, and a revised access standard has been adopted (EXE 38 September 2009) of at least 90% of households being within 2 miles of a static library and that other key communities are served by a mobile library service of at least 30 minutes at least every three weeks.

7.2.4 The policy of the Authority, as approved by the Council Executive (EXE 38 September 2009) is to seek to co-locate library premises with other community facilities wherever feasible. This will vary between localities but will always require the library to be located in key central areas of communities to ensure visibility and high levels of footfall.

7.3 Capacity

7.3.1 The service within North Somerset is currently provided from 13 static libraries, one library access point and one mobile library. Any residential development, which increases the number of potential library users to whom the authority has an obligation to lend or provide related library services, will impose an additional financial burden upon the service.

7.4 Service Requirements

7.4.1 Modern public libraries are no longer only places of function – storing or lending. They are places of information, of free and shared exploration and learning, using all forms of media. These roles are reflected in the need for a wider range and new configurations of resources, activity areas and learning facilities within modern library buildings.

7.4.2 The Museums, Libraries and Archives Council (MLA), in the publication *Public Libraries, Archives and New Development* states that, modern and attractive public library facilities should have the following characteristics:

- Be located in highly accessible locations, such as town and neighbourhood centres;
- Be located in close proximity to, or jointly with, other community facilities, retail centres and services such as, health or education;
- Be integrated with the design of an overall development, in mixed use schemes, providing an active frontage to public areas, and clearly defined and attractive entrances, accessible to all users including those with a disability; and
- Be of a suitable size and standard for intended users.

7.4.3 Libraries therefore need to be flexible to meet diverse needs and adaptable over time to enable new ways of learning. They must also be fully accessible. Thus modern libraries must be inclusive and holistic in how they provide services.

7.4.4 Libraries are also increasingly provided as part of multi-use community buildings, thereby benefiting from and encouraging customers to undertake dual purpose trips. There are now many examples of such multi-use practice throughout the United Kingdom. These include:

- The Campus in North Somerset brings together two schools, a community learning centre, library, meeting rooms and sports hall to serve the Locking Castle housing development;
- The Platt Bridge Community Library in Wigan includes a primary school, a Sure Start children's centre with wrap around nursery care, family support centre, community health centre and a housing office;
- In South Gloucestershire the library at Bradley Stoke is situated within the Leisure Centre and the Council, through the Active Project, has developed a single membership offer for leisure and library members.

7.4.5 This model of joint provision is an approach the Council would support.

7.5 Contributions

7.5.1 Development contributions will be sought for service improvements that are appropriate to the scale and nature of the development. These improvements will range from the enhancement of stock and related fixtures and fittings and ICT facilities (including RFID) to the extension of existing buildings or provision of new library facilities as appropriate. All contributions will supplement existing service provision and ensure that the Council maintains progress towards meeting the guideline national standards.

7.5.2 The additional need generated by a development will be dependant upon the nature and size of that development.

7.5.3 It is currently envisaged that the Weston-super-Mare Urban Villages will require the provision of new library facilities, the cost of which will be met by a Standard Charge.

7.5.4 The Weston-super-Mare urban area (excluding the urban villages) and outside of Weston will be subject to site specific contributions towards enhancing existing facilities and/or provision of access points for these localities. This could for example include pooling of contributions towards the relocation of an existing facility.

Urban Villages

- 7.5.5 Development within the Urban Villages will be expected to meet all capital costs associated with providing suitable library facilities based upon a Standard Charge contribution.
- 7.5.6 The cost of providing new facilities is based upon a minimum library floor space standard of 30 sq metres per 1,000 population excluding ancillary accommodation (MLA guidelines) and a cost per square metre to provide it. These capital costs can be summarised as follows

Build Costs	
Cost Heading	Cost per Sq Metre
Total Costs per Sq Metre	£3,514

- 7.5.7 A development of 10,000 properties will require a library facility of at least 1,000 sq metres to include a full range of facilities and community meeting rooms. The cost of such a facility would be £3,514,000 (£351 per dwelling).
- 7.5.8 This is a scalable approach, so a development of 5,200 properties would require a library facility of at least 520 sq metres to include a full range of facilities and community meeting rooms. The cost of such a facility would be £1,825,200 (**£351 per dwelling**).
- 7.5.9 Developers will also be expected to offset the revenue costs. Guidance revenue costs are £220,000 per annum for a medium sized library (800 sq metres to 1,000 sq metres) and £125,000 per annum for a small to medium library (250 sq metres to 450 sq metres).
- 7.5.10 A facility of 520 sq m can reasonably be expected to attract revenue costs of £150,000 per annum. This can be equated to a capital requirement of £2,250,000 by applying a factor of 15 to the revenue. This equates to **£433 per dwelling**.

Other Locations

- 7.5.11 Smaller developments in the Weston urban area and outside Weston will attract development contributions to offset the pressure placed upon existing library facilities by additional residents. Such contributions may be used for additional stock, associated fixtures and fittings, ICT equipment and services and the cost of an extension (both physical and in terms of the service).
- 7.5.12 Whilst contributions will normally be directed to the library most closely associated with the community where the development is proposed, it should be noted that the Library Service operates as a district wide service, and that items such as stock are purchased for the district as a whole. Other related off site facilities and services may also benefit from

contributions, which will then be used to improve the service within the local community.

- 7.5.13 Whilst contributions will principally be sought for capital investment, the Service will also consider the need for revenue contributions - for example staff revenue funding to extend opening hours.
- 7.5.14 Contributions from individual small developments may also be “pooled” to enable more significant improvements at any one individual library to cope with increased demand.
- 7.5.15 Contributions for small developments will be sought according to the following formula:

Libraries Calculation – small developments	
Charge Area	All
Development types contributing	Residential only
Cost of 30 sq metres of library provision at £3,514 per sq metre (as above) = £105,420	
Cost per person is therefore £105,420 divided by 1,000 persons = £105.42 per person	
Average household size (2001 survey) is 2.31 persons equating to £244 per dwelling.	

- 7.5.16 Revenue contributions will be considered for all small developments, and will be particularly sought where a development places pressure upon a library that cannot reasonably be altered or extended to accommodate additional stock or associated services, yet by opening for longer hours the increased demand could be met. Contributions will normally be sought for the additional revenue staffing costs.

7.6 Summary of Residential Maximum Standard Charges

- 7.6.1 The following Maximum Standard Charges apply.

LIBRARY MAXIMUM STANDARD CHARGE MATRIX			
Charging Type – Residential Only ¹	Revenue Contribution £/dwelling	Capital Contribution £/dwelling	Total £/dwelling
Charge Area			
Outside Weston ²	see Note 2 below	244	244
Weston urban area (excl urban villages) ²	see Note 2 below	244	244
Weston urban villages	433	351	784
NOTE :			
¹ Contributions will be sought from developments of elderly persons homes // sheltered residential homes / retirement villages or similar based upon the number of residents at a rate of £105.42 per person less 25% to make recognition that the residents may be less mobile and/or unable to make full use of library services at their nearest branch but still require access to the service through the provision of deposit collections or household delivery service			
² In certain circumstances a revenue contribution may be sought in addition to or instead of the capital contribution			

7.7 Information Sources

CILIP Guidelines for Public Libraries:

http://www.cilip.org.uk/NR/rdonlyres/C7D62BE7-0512-4D20-87BD-3138C4E6AE11/0/What_makes_a_good_library_service_CILIP_guidelines.pdf

Public Library Standards

<http://www.culture.gov.uk/images/publications/PulbicLibraryServicesApril08.pdf>

MLA Public Libraries, Archives and New Development – A Standard Charge Approach

http://www.mla.gov.uk/what/support/guidance/~//media/Files/pdf/2008/standard_charge2008.ashx

World Class Places: The Government's Strategy for Improving Quality of Place

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1229344.pdf>

(This document stresses the importance of providing cultural, sporting and healthcare facilities in association with new housing [DCLG 2009; p 12].)

Public Libraries, Archives and New Development

http://www.mla.gov.uk/resources/assets/P/Public_Libraries_Archives_and_New_Development_A_standard_charge_approach_13345.pdf

APPENDIX EIGHT

Economic Development

8.1 Introduction

- 8.1.1 As part of the Bristol City region, North Somerset contributes to being the economic driver for South West England providing a wide range of opportunities for economic growth and development.
- 8.1.2 Weston-super-Mare is identified as a major development area within the South West which, together with Clevedon, Nailsea and Portishead, provides business with easy access to other parts of the country through road, rail, port and air connections. The 'unique selling point' for the area as a business location is the connectivity to the rest of the country and wider markets, supported by high quality of life.
- 8.1.3 North Somerset has a long established food and drinks sector, with large national brands such as Thatchers and Yeo Valley located in the area. The district also supports varied, smaller local food production, advanced engineering, Public sector and Tourism/ Leisure industries.
- 8.1.4 Whilst generally being a strong local economy, the recent lack of serviced employment land and modern premises in Weston-super-Mare has led to 40% 'out commuting' from the town - largely brought about by the imbalance of housing and employment provision. This 'out commuting' is also an increasing trend in Clevedon and, especially, Portishead. This has resulted in the Employment Led Regeneration approach (Core Strategy 2009).
- 8.1.5 The Council will pursue the employment led approach to support its planned growth. It requires significant investment - particularly in Weston - with the objective of rebalancing jobs and housing. Specific measures to deliver the strategy are being devised including linkages and phasing of employment and residential development.

8.2 Policy

- 8.2.1 The justification for requiring contributions in respect of economic development and employment is as set out in Circular 05/2005 (Annex B), PPS1 Delivering Sustainable Development and Policies E/5 and H1 in the North Somerset Local Plan and draft Core Strategy Policy CS20 *Supporting a Successful Economy*, in particular the Employment Investment Fund.
- 8.2.2 PPS1 stresses the need for planning to '*facilitate and promote sustainable and inclusive patterns of urban and rural development by contributing to sustainable economic development*'. It also requires planning authorities to ensure that social inclusion, economic development, environmental protection and the prudent use of resources are at the forefront of policy making and implementation.

8.2.3 The North Somerset Economic Development and Regeneration Strategy identifies a range of interventions required to encourage employment growth, training, skills and economic inclusion across the area. The Strategy was adopted by North Somerset Council Executive and the North Somerset Partnership Board in January 2007.

8.2.4 Other policies and strategies include:-

- *West of England Multi Area Agreement* – this was signed by the four West of England authorities and Government Ministers on 9th September 2009. The Agreement includes 5 priority outcomes.
 - Mitigate the impact of the current economic recession and act to support an early upturn;
 - Plan and manage the growth in homes and jobs in order to build mixed and sustainable communities;
 - Improve access and reduce traffic congestion to increase competitiveness and quality of life;
 - Attract and grow business investment to increase economic growth and competitiveness; and
 - Improve skills and reduce worklessness to increase competitiveness, growth and regeneration.
- *Local Area Agreements* - signed by North Somerset Partnership and the Government June 2007 and June 2008. Themes for the Local Area Agreements are:-
 - Children and Young People;
 - Economic Development and Enterprise;
 - Healthier Communities and Older People; and,
 - Safer and Stronger Communities.

There is specific emphasis in the [Economic Development and Enterprise](#) theme to:-

- Support people moving from benefits into work;
- Achieve Level 2 qualifications (5 GCSE's at A to C Grade);
- Increase the number of lone parents* and people on inactive benefits** helped by North Somerset Council into sustained employment of at least 16 hours per week for 13 consecutive weeks or more; and,

- Number of people resident in North Somerset and aged 19 or over who are following a level 2 qualification measured by the LSC through Individualised Learner Records.

8.3 Service Requirements

8.3.1 Service requirements are considered under three main headings.

Inward investment

8.3.2 While local businesses, agents and developers are generally positive about the opportunities for the area, feedback from focus groups held during 2009 identified a number of key issues relating to the identity and perception of North Somerset as a business location.

8.3.3 Major regeneration works are currently underway in Weston-super-Mare and more premises and land are becoming available for business development and growth across the district. To help improve the business perception of the area, and to improve promotion, a new inward investment website has been set up funded from development contributions and a new business brand 'innorthsomerset' is being developed to:

- improve the image and identity of the area;
- emphasise the quality of life and connectivity to other areas; and
- encourage greater investment than there has been in the past.

8.3.4 This is a long term project to promote the area to encourage markets that will compliment promotional activity undertaken by marketing agents and development companies on specific sites. It will provide information to help strengthen promotion of the area and to ultimately increase business take up. This information is often requested by businesses looking to expand and/or relocate and includes demographics, business support and more general information about the area.

Support Local Economy

8.3.5 New business premises and employment land available in Portishead, Clevedon and Weston-super-Mare provide opportunities for North Somerset to be the ideal location for business start ups as well as enabling existing businesses to grow along with new investment.

8.3.6 North Somerset is home to more than 10,000 businesses (source: MINT UK). It has some internationally and nationally well known brands and companies but also has one of the highest levels of small to medium enterprises in the country with hundreds of new businesses being set up annually.

8.3.7 Support is ongoing to encourage and help individuals with business start ups but further work is needed to increase the level of general business

support available over a longer period of time to support and encourage growth to provide small workspaces to help start ups and small business expansion. The lack of small workspaces across the district has been identified as a problem in the Small Workspace Strategy (2005) and through general business enquiries.

- 8.3.8 As well as business start up advice and help, further support for small businesses in the area includes the development of a Business Improvement District in Weston-super-Mare to improve the area and aid promotion. The intention is to set up a similar process in the three other towns across the area.
- 8.3.9 This would be supported by other projects including a Retail Support Scheme that will provide further advice and guidance to the local, small retailer as well as supporting visual improvements to enhance the area and improve the retail offer of the towns (in a similar way to the SRB6 programme in Weston-super-Mare).
- 8.3.10 An important element of supporting the development of a strong local economy, as well as helping to promote an area, is working from a strong evidence base to direct policies and activity. A local Economic Assessment will provide the evidence for a range of strategies to tackle issues and to show where best to target resources to improve the area. The first Economic Assessment is to be carried out during 2010 and will be maintained annually with a complete review every three years.

Investment in employment/ training

- 8.3.11 North Somerset has a highly skilled workforce. 86% of the resident working age population have NVQ Level 1 and above and 53% of the resident working age population have NVQ or above (NOMIS Dec 2009).
- 8.3.12 North Somerset has a high proportion of Managers, Professionals and technically qualified residents with 47.7% across the area in comparison to a regional average of 43.6% and a national average of 44.3% (Nomis March 2010).
- 8.3.13 Nonetheless 19.4% of the working age population is identified as being economically inactive and around 13.1% of those being long term unemployed against a national average of 17.8%. In some areas of Weston-super-Mare more than 31% of working age adults are long term unemployed (Nomis 2010) which coincides with high levels of deprivation as identified in the Indices of Multiple Deprivation 2007 (IMD2007).
- 8.3.14 The IMD2007 places two Wards of Weston-super-Mare in the top 5% most deprived in the country. One of these Wards is in receipt of Neighbourhood Management and both have received Single Regeneration Budget (SRB) funding in the past. The demise of the traditional seaside tourism industry and manufacturing industries resulted in the loss of thousands of jobs during the 1990s particularly due to the

closure of major employers such as Westlands and Clarkes. Since then there has been very little employment growth in the town.

- 8.3.15 The large scale development and business opportunities coming to Weston-super-Mare, Portishead and Clevedon in particular, provide opportunities for a range of jobs and work experience through construction and a variety of end users that will help reduce out commuting from the towns and provide work for the long term unemployed.
- 8.3.16 In order that local people can make the most of the development opportunities and to tackle the high levels of long term unemployment in the area, ongoing support is needed to ensure adults have ready access to work experience, careers and employment advice, re-skilling and training. Ready4Work is the local employment scheme that operates across the area with a particular emphasis on supporting the long term unemployed as needed. The scheme supports employers and individuals to find placements and jobs during construction and/or end-user employment opportunities across a variety of sectors.
- 8.3.17 Weston Works has recently opened to provide a one stop centre for all employment advice and guidance available for those looking for work. The centre is home to more than 11 agencies able to provide advice and support to individuals, as well as employers, including developers with recruitment and training options in the area.

8.4 Contributions

- 8.4.1 Contributions to the Employment Investment Fund (the concept for which is set out in draft Core Strategy 2009) will be sought to support further work to boost and support the local economy.
- 8.4.2 To support further work to boost local economic activity, contributions will be sought as part of an Employment Investment Fund that will include:

<i>Inward investment</i>		
Marketing, promotion and advertisements	Promotional material at prime sites inc, Bristol Airport, Temple Meads	£30,000
	General marketing, advertising and B2B events.	£25,000
Website development	Content development	£5,000
Business brand and promoting the area	Business Events	£3,000

	Brand development and promotion inc: events	£6,500
Business directory publication	Business Directory	£5,000
Total Inward Investment Per Annum¹		£74,500

Support Local Economy

Provision of small workspace	Grants to start up/managed workspace	£200,000
Collection and provision of information and data to support inward investment and Economic Assessment	Local Futures economic assessments	£5,500
	Business Survey	£2,500
	MiNT UK	£6,000
Business start ups	Start up advice and support programme	£20,000
Business Support	Retail Support Scheme - advice and improvements	£35,000
	Solutions for Business, general business support and advice	£20,000
	Business Improvement District (Feasibility) – Clevedon, Nailsea and Portishead (one off costs not per annum)	£95,000
Total Support Local Economy Per Annum		£289,000
Total Support Local Economy One Off Costs		£95,000

Investment in Employment/Training

Ready4 Work and other employment programmes as may develop across district	Training/skills/grant development 70 people per annum at £550 per individual	£38,500
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	Support programmes for people to be work ready 30 people per annum at £850 per individual	£25,500
Weston Works	Provision of information and advice to individuals with employment	£25,000
Total Investment in Employment/Training Per Annum		£89,000

¹Although a financial contribution may not be sought from B use employment applications, the Economic Development Team will seek joint working on promotional strategies and inward investment work across the district.

1. Investment in employment/ training

- Provision of advice, training and skills through:
 - Ready4 Work
 - Weston Works

8.4.4 To summarise the above table, the total revenue requirement is

▪ Inward Investment	£74,500
▪ Support Local Economy	£289,000
▪ Investment in Employment/Training	£89,000
	Total: £452,500

8.4.5 The total one off capital requirement is **£95,000**

8.4.6 The revenue requirement of £452,500 per annum can be equated to a capital requirement of £7,238,375 to which the £95,000 has been added to reach a total requirement of £7,333,375.

Economic Development Calculation	
Charge Area	All
Development types contributing	Residential and Non Residential
Residential Development	
£7,333,375 x 85% residential factor = £6,233,369	
£6,233,369 / 9,641 = £647 per dwelling	
Non Residential Development	

Assessed on a case by case basis

8.5 Summary of Residential Maximum Standard Charges

8.5.1 The following Maximum Standard Charges will apply.

ECONOMIC DEVELOPMENT MAXIMUM STANDARD CHARGE MATRIX	
	Capital Contribution £/dwelling
Charge Area	
Outside Weston ¹	647
Weston urban area (excl urban villages) ¹	647
Weston urban villages ¹	647
NOTE : ¹ Residential care home and age restricted developments will not be liable to the Maximum Standard Charge but will be expected to contribute to wider employment and training needs assessed on a site by site basis.	

8.6 Examples of how development contributions have and are being used

Elborough Village(Employment change of use to Housing)

Contribution to support:-

- Fund research into Labour and market needs;
- Promote and market land to attract new industrial and commercial investment;
- Towards technical development of employment land;
- Assist in the provision of small workspace; and,
- Encourage the establishment and expansion of small firms.

Resources used:-

- Employment Land Review Database – development of electronic database to collate information on all employment premises and land to aid Local Development Framework and Economic Development intelligence;

- innorthsomerset website – To improve the promotion and perception of the area as a place for business growth and expansion. www.innorthsomerset.co.uk. Website development, development of campaigns and promotions etc; and,
- MINT UK – to provide intelligence, data and business information to help business support and inward investment promotion.

Cranfield Development (employment change of use to retail)

Contribution to Ready4Work Programme

Resources Used to date:-

- Ready4work programme – has provided contributions to support people in Weston into employment through re-training and skills; and,
- Weston Works –has provided seedcorn funding to set up a one stop job shop in Weston. The centre hosts 12 employment and support providers enabling direct contact for individuals with help with finding work/ training and other support to go back into work.

APPENDIX NINE

Waste Management

9.1 Introduction

- 9.1.1 North Somerset Council is responsible for the collection and disposal of all household and municipal waste through its kerbside collection, recycling bring site and network of Household Waste Recycling Centres (HWRCs). The Council manages these contracts with private sector contractors for all of the above service aspects but retains ownership of the waste infrastructure (sites and buildings etc).
- 9.1.2 In 2008/09 the Council collected approximately 102,867 tonnes of household waste; which included 10,960 tonnes from kerbside recycling schemes, 2,204 tonnes from recycling 'bring sites', 12,686 tonnes of green waste from the kerbside scheme and 46,624 tonnes of residual waste from domestic collections. In 2008/09 North Somerset's three Household Waste Recycling Centres handled approximately 28,220 tonnes of household waste. The Council's annual recycling and composting performance in 2009/10 under National Indicator 192 was 37.2% against a target of 38%.
- 9.1.3 Through the waste service contracts the Council aims to minimise future additional costs arising from landfill tax and the Landfill Allowance Trading Scheme (LATS). These waste services are appropriate for the needs of the residents of North Somerset and able to meet or exceed recycling/composting targets as well as supporting the Council's wider regional obligations as a member of the West of England Waste and Planning Partnership.
- 9.1.4 North Somerset's waste services are informed by the Municipal Waste Management Strategies (MWMS). In North Somerset, the Strategy has four key aims, which are as follows:-
- Increase the proportion of municipal waste recycled and composted;
 - Minimise the quantity of municipal waste generated for collection;
 - Improve re-use rates for items and materials otherwise deemed municipal waste; and
 - Establish routes and/or facilities for waste treatments as alternatives to landfill.
- 9.1.5 To meet these aims and to minimise future additional costs arising from Landfill Tax and the Landfill Allowance Trading Scheme, the Council is redeveloping the waste treatment and disposal infrastructure within North Somerset in order to meet the needs set out in 9.1.2 above.

- 9.1.6 In addition to the above, the Household Waste Recycling Centre service is one of the key services that the Council provides and is a primary link with the public. Accordingly the Council attaches a great significance to the delivery of this service and the ability to meet or exceed public expectation regarding access/waste capacity, recycling/composting targets, to be affordable to the Council and support the outcomes of the West of England Waste and Planning Partnership.
- 9.1.7 When considering household waste generation overall, different types of properties produce waste with different characteristics at different times of the year. One obvious example is the production of green waste from properties with gardens during the spring and summer with far less produced during the winter. The type of property will also affect the waste produced. For example, the characteristics of waste produced from houses in multiple occupation (HMO) or from detached properties will vary in constituent characteristics; HMOs will generally produce more packaging waste and less garden waste than detached properties, coupled with the fact that occupants of detached properties tend to produce more waste.
- 9.1.8 With the above example in mind and considering central government policy, along with North Somerset's Municipal Waste Management Strategy, in 1996 the government introduced landfill tax to act as a fiscal incentive to local and regional waste producers to divert waste from landfill. The tax is collected on the tonnage of all material disposed of in landfill sites and collected by Landfill Operators on behalf of HM Revenue and Customs. The Landfill Communities Fund which is regulated by ENTRUST was set up to encourage and enable Landfill Operators to support a wide range of environmental projects by giving them a 90 per cent tax credit against their donations to Environmental Bodies.

9.2 Policy

- 9.2.1 Core Strategy Policy CS7 *Planning for Waste* sets out a strategic policy for waste.

9.3 Capacity

- 9.3.1 The existing waste management infrastructure is broadly adequate to meet existing needs, although Weston-super-Mare Transfer Station will need to be extended to ensure this remains the case. However, the Council will not achieve its medium to long-term targets in relation to the Landfill Allowance Trading scheme (LATs) if it does not redevelop the existing waste treatment and disposal facilities in the future. Furthermore, North Somerset will be subject to significant residential growth in the coming years, which will increase pressure on existing infrastructure and resources. Therefore new development will be expected to contribute towards the redevelopment of existing waste management infrastructure.

9.4 Exceptions

- 9.4.1 The waste industry defines three main categories of waste – these are municipal solid waste (MSW), commercial/industrial waste, and construction/demolition waste. MSW is the responsibility of North Somerset

Council to collect and manage. It includes all waste generated by households, as well as other waste managed by the Council, such as street cleansing waste and abandoned vehicles. Commercial and industrial waste and Construction and Demolition waste is not covered by this SPD.

9.4.2 Therefore the Maximum Standard Charge will only be levied on residential development as it is housing which produces MSW (or household waste) managed by public sector service providers.

9.5 Service Requirements

9.5.1 As a result of the proposed development programme within North Somerset, the requirement for infrastructure to manage the waste produced will increase, resulting in an increased financial burden on the Council. Therefore it is considered appropriate to levy a charge on new dwellings built to cover a proportion of the cost of the capital investment in the infrastructure required to manage the waste generated by its residents.

9.5.2 The costs of improving the waste disposal infrastructure including a new waste transfer station at Weston-super-Mare and the network of HWRCs in North Somerset, is currently estimated to be £4.9 million serving both new and existing properties alike. In the specific case of waste management, the Council considers that the most appropriate way to levy a Standard Charge on new residential development for contributions towards the cost of new infrastructure and its maintenance is to average that cost across the total numbers of dwellings within the authority area to include the proposed new dwellings.

9.6 Contributions

9.6.1 North Somerset comprises a mix of urban and rural localities with a current population of 204,700 in 89,048 households (as at 31 January 2009). A total of 9,641 additional dwellings will be delivered over the period up until 2026.

9.6.2 The total number of households is therefore 98,338 dwellings and the proposed new dwellings equates to 9.80% of this total. 9.80% of the current estimated cost of £4.9 million equates to £480,200.

9.5.3 The Maximum Standard Charge is therefore **£50 per dwelling**.

9.7 Summary of Residential Maximum Standard Charges

9.7.1 The following Maximum Standard Charges will apply.

WASTE MANAGEMENT MAXIMUM STANDARD CHARGE MATRIX	
	Capital Contribution £/dwelling
Charge Area	
Outside Weston	50
Weston urban area	50

(excl urban villages)	
Weston urban villages	50

APPENDIX 10

Public Realm

10.1 Introduction and Policy

10.1.1 *PPG 17: Planning for open space, sport and recreation* states that:

“planning obligations should be used as a means to remedy local deficiencies in the quantity or quality of open space, sports and recreational provision. Local authorities will be justified in seeking planning obligations where the quantity or quality of provision is inadequate or under threat, or where new development increases local needs.”

10.1.2 In addition to the green infrastructure and other requirements already identified in this SPD, PPG 17 encompasses “civic spaces, including civic and market squares and other hard surfaced areas designed for pedestrians”.

10.1.3 North Somerset has a wide range of civic spaces which will be subject to increased usage as a result of the development programme. Draft policy *CS27: Sport, Recreation and Community Facilities* states that:

“Where the local provision of sport, recreation, children’s play and other community facilities arising from new residential development is inadequate to meet projected needs and standards, additional provision in safe and accessible locations will be sought to meet any identified shortfall. This provision may be in the form of on-site provision or the enhancement/ improved access to existing facilities...”

“...On large scale developments facilities will be provided in step with population growth and will be designed as an integral part of the development.”

10.1.4 In line with draft policy CS12, these facilities should support the development of high quality places, in particular through high quality architecture and urban design and contributing to social, economic and environmental sustainability, improving the image of the areas in question.

10.2 Service Requirements

10.2.1 The following paragraphs identify some of the public realm interventions / investments that will be required in different areas of North Somerset.

Weston Urban Area

a) *The Weston Civic Pride Initiative (WCPI)*

10.2.2 In 2004, an Urban Design Framework for central Weston-super-Mare, ‘*Connecting Spaces, Places and People*’, set out a programme – the Weston Civic Pride Initiative (WCPI) – for extensive public realm investment

funded by £11 million from North Somerset Council and the South West Regional Development Agency (SWRDA).

10.2.3 The WCPI was established to:

- Provide a boost to local community pride and act as a catalyst for wider regeneration activity and to attract private investment;
- Contribute towards the renaissance of Weston-super-Mare and realise a step change in perceptions as promoted by the Weston Vision;
- Raise the overall quality of the streetscape and public open spaces and improve legibility in, around, and between, key buildings, leisure attractions and major new developments.

10.2.4 By the end of 2010, seven of the first phase projects will have been delivered: Big Lamp Corner, Grove Village, Orchard Meadows (phase 1), Knightstone Island, promenade enhancements, Pier Square, and pedestrian signage and information. The 2008 – 2009 annual monitoring report for the WCPI demonstrates the following improvements in Weston Town Centre and seafront during this period:-

- More than £60m of private sector investment – and more that has not been possible to measure;
- 51,000 sq metres of public space upgraded and 6 hectares of brownfield land remediated;
- A 35% rise in visitor numbers from 2004 – 2007, up to more than six million people spending nearly £300 million;
- More than 200 new housing units;
- 14% increase in pedestrian numbers;
- 14% decrease in the number of total crimes;
- A greatly improved position in the Indices of Multiple Deprivation for the Central and South Wards – from 1,820 to 1,284 and from 1,820 to 511 respectively – where the lower the score, the less deprived the area; and,
- As a result of the signage project, an improvement in visitor perceptions of maps, information boards and signs to an average score of 4.3 out of 5.

10.2.5 By the close of 2010, Phase 1 of the WCPI will be coming to an end and opportunities for future funding from partner agencies are likely to be substantially reduced. Consequently, the delivery of future projects is likely

to rely more greatly on developer contributions than in the past. The figures given below therefore reflect the full cost of the projects.

- 10.2.6 A number of projects will now be delivered through alternative mechanisms, for example, where public realm works will form part of a more comprehensive regeneration scheme and/or be funded through site-specific Section 106 contributions. This includes the Tropicana, Birnbeck Pier and Town Square. A similar developer-led approach would be taken for Dolphin Square (which was not originally included in the WCPI list).
- 10.2.7 The remaining projects are as follows. Costs incorporate provision of public art, where appropriate:

Project	Estimated Costs
Weston Gateway	£600,000
Station Road / Walliscote Road	£2,500,000
Regent Street	£300,000
Boulevard	£1,200,000
Station forecourt	£800,000
Alexandra Parade	£2,700,000
High Street	£1,300,000
Orchard Meadows Phase 2	£800,000
TOTAL	£10,200,000

- 10.2.8 The delivery plan for '*Connecting Spaces, Places and People*' prioritises projects against factors such as economic and environmental impacts and deliverability. This is reproduced below as a guide to begin prioritising potential future developments funded through development contributions. This list is out of date, having been produced as part of the 2004 Civic Pride documents. Feedback would be welcomed on the relative importance of these and other sites for the forthcoming period.

Rank	Project	Economic impact	Deliverability	Environmental impact	Fit with development	Community support	Delivery length	Match-funding	Community safety	Total
1	Weston Town Centre Gateway	2	2	2	2	3	3	3	3	20
2 =	Station Road and Walliscote Road	3	2	3	2	1	2	2	2	17
4	Regent Street	2	2	2	3	1	2	1	2	15
5	Boulevard	1	2	3	2	1	2	1	2	14
6	Station forecourt	1	2	1	1	2	2	2	1	12
7	Alexandra Parade	1	2	1	1	1	1	2	2	11
8	High Street	1	2	1	2	1	1	1	1	10
9	Orchard Meadows Phase 2	1	2	1	2	1	2	1	1	10

10.2.9 The cost estimates could change significantly subject to final agreed specification. Given the scale of the proposed investments, it is proposed that costs are met through contributions from new developments with an impact on Weston urban area both Residential and Non Residential.

b) Boulevard projects

10.2.10 Due to Weston-super-Mare's coastal location there are a number of main approaches leading to the town centre and seafront. This creates a boulevard effect of direct routes, rather than through-routes or ring roads that may be found in other towns. These routes create the first impressions of Weston-super-Mare and therefore any development along these approaches will be of an exceptional design to enhance their appearance. Contributions to public realm improvements, tree planting, public art and landscaping along these routes will be sought.

10.2.11 Costs for the public realm improvements, tree planting, public art and landscaping for key routes are estimated as follows:

Project	Estimated Costs
A371 Somerset Avenue	£800,000
A370 Somerset Avenue – J21 – Flowerdown Bridge	£1,800,000
Winterstoke Road – Broadway – Drove Road	£900,000
Flowerdown and Hildensham Bridge improvements	£200,000
Herluin Way	£700,000
Worle – West Wick to Locking Parklands link	£900,000
Cross Airfield Link	£1,100,000
TOTAL	£6,400,000

10.2.12 The contributions set out in the next section exclude the last two project items as this infrastructure will be implemented as part of the relevant development. Contributions towards the remainder will be sought from developments throughout Weston-super-Mare.

Weston Urban Villages

10.2.13 The Council propose strategic development to the south east of Weston-super-Mare. Initial capacity work for the Weston Urban Villages has estimated a potential range of 5,200 to 5,700 dwellings.

10.2.14 Much of the public realm requirement for this development is specified within the Green Infrastructure appendix of this SPD. For example, it is expected that a hierarchy of parks, gardens and recreation facilities will be provided across the urban extension, ranging from formal sports pitches to semi-natural green space to neighbourhood parks and play areas.

10.2.15 Masterplanning for the urban villages is still under development. The following are some of the provisions that are considered appropriate in addition to the green infrastructure requirements:-

- A civic square at the heart of each district centre, to incorporate the proposed public transport interchanges; and,
- Public art / sculptures and / or other landmark features to create / reflect local character.

10.2.16 Exact requirements will be confirmed through the forthcoming Weston Urban Villages SPD. Provision will generally be made through on site provision as part of the overall development. However there may be scope for financial contributions to be made by other developments within the area, where their residents are likely to share use of the facilities. These contributions will be negotiated on a site-by-site S106 basis.

10.2.17 In summary, the Civic Pride and Boulevard Projects will receive contributions from all development in the Weston Urban Area. Development

within the urban villages will also contribute to the identified strategic infrastructure within those villages.

Outside Weston - Clevedon, Portishead, Nailsea and surrounding villages

- 10.2.18 *Vis 3, Vis 4 and Vis 5* in the emerging Core Strategy – the visions for Clevedon, Nailsea and Portishead – place a high-priority on maintaining and enhancing the public realm – in particular in town centre and seafront areas.
- 10.2.19 Programmes and investments relating to green infrastructure elements (including promenades and seafront parks) are identified elsewhere in this document.
- 10.2.20 At present, no other programmes of public realm improvements for the local/district centres within these towns has been identified. It is hoped that in future such a programme may be drawn up and that development contributions may be used to support its delivery.
- 10.2.21 Major Residential and Non Residential developments with an impact on the public realm would be expected to make appropriate contributions towards improvements. These would be negotiated on a site by site basis.

Rural areas

- 10.2.22 It is not anticipated that rural areas would require significant investment in the public realm.

Public Art

- 10.2.23 As part of its responsibility for enhancing the environment, the Council will encourage applicants to consider the public appearance of buildings and the spaces around them and, where appropriate, the integration of works of art and craft or facilities for performing. This will be a particular consideration where there is public access to a site or it occupies a prominent position. Such art, which should reflect its context, may take many forms. For example, it could include pieces of sculpture, the use of relief brickwork, decorative railings, stained glass, metal work, murals, street furniture and performance venues.
- 10.2.24 On major sites where there may be a number of developers, it may be appropriate to negotiate payments to allow for one significant piece of work to be commissioned instead of minor ones. In either case, provision for the maintenance of public art should be made. The Council agreed guidance on the approach to encouraging public art in 1999.
- 10.2.25 Further details of our policy are detailed in Policy ECH/2 of North Somerset's Replacement Local Plan and will be rolled forward into the Local Development Framework through a Development Management DPD.

10.3 Contributions

10.3.1 Contributions towards the provision of public realm and public art will be sought in respect of:-

- The WCPI;
- Boulevard Projects;
- Site specific requirements ; and,
- Public Art.

Public Realm and Public Art – WCPI	
Charge Area	Weston Urban Area
Development types contributing	Residential and Non Residential
<p>Residential $\text{£}10,200,000 \times 85\% \text{ residential factor} = \text{£}8,670,000$</p> <p>$\text{£}8,728,749 / 8,673 \text{ dwellings} = \text{£}1,000 \text{ per dwelling}$</p> <p>Non Residential Assessed on a case by case basis</p>	

Public Realm and Public Art – Boulevard Projects	
Charge Area	Weston Urban Area
Development types contributing	Residential and Non Residential
<p>Residential $\text{£}4,400,000 \times 85\% \text{ residential factor} = \text{£}3,740,000$</p> <p>$\text{£}3,740,000 / 8,673 \text{ dwellings} = \text{£}431 \text{ per dwelling}$</p> <p>Non Residential Assessed on a case by case basis</p>	

10.3.2 In respect of public art outside of the WCPI and the Boulevard Projects, it is proposed to use the Portishead Quays art investment as a benchmark to achieve a comparable level of investment and quality in new development. This equated to £1 million of financial investment in relation to a development of 4,000 dwellings equating to **£250 per dwelling**.

10.4 Summary of Residential Maximum Standard Charges

PUBLIC REALM MAXIMUM STANDARD CHARGE MATRIX

	Capital Contribution £/dwelling
Charge Area	
Outside Weston ¹	250
Weston urban area (excl urban villages)	1,681
Weston urban villages ²	1,681

NOTE :

¹ developments will be expected to contribute towards general public realm provision and improvements assessed on a site by site basis.

² in addition, development will also need to provide on site provision of public realm negotiated on a case by case basis

APPENDIX ELEVEN

Adult Social Services (including Adults, Mental Health and Learning Disabilities care and Supporting People Services)

11.1 Introduction and Policy

- 11.1.1 Adult Social Services are essential for the wellbeing and health of the district by providing care and support for the most vulnerable citizens based on assessment of need. Services may be provided in a persons own home or in specialist care or support facilities. Services are provided on a 'preventative basis' or where individuals are in a crisis or have enduring needs. The majority of families and individuals in the district will rely on such services at some point in their lives. Most would like services to be local in their community or to remain local in a suitable establishment so that support and friendship networks can be maintained.
- 11.1.2 The infrastructure for such services is provided through Council contracted and purchased services, which has in turn created a significant advantage to the wider employment market. Service providers range from Private Companies to Voluntary Sector Organisations and Registered Social Landlords.

11.2 Service Requirements

Older People

- 11.2.1 The Council is required, along with the Primary Care Trust to carry out an annual Joint Strategic Needs Analysis, which will dictate what and how needs will be met. The Council has above average demographic growth pressures particularly for people aged 65+ and, more significantly, aged 85+.
- 11.2.2 Demographic and demand pressures are also being experienced for adults with learning disabilities, physical or sensory impairment, or mental ill health. It is possible (based on per head of the adult population or by household) to estimate what needs that new communities will create and therefore what contribution should be made to mitigate additional costs that would otherwise fall to the Council.
- 11.2.3 Wherever possible homes should be 'lifetime' proofed to avoid the need to move so that people are able to remain in their own home or the Council is able to provide suitable affordable alternative home choice if not. This leaves Residential Care provision to be the choice of last resort, or personal choice, once all alternative options have been advised and considered.
- 11.2.4 To keep people in their own homes requires assessment of the home and the person's physical status and then implementation of appropriate

adaptation and improvement work with installation of equipment including telecare and alert systems. The Council provides these services but there is no funding available to meet these new needs. The services are Occupational Therapy, Care and Repair, Community Equipment and Disabled Facility works. If these services are not in place or are of insufficient capacity to cope with the needs, people may not be able to return home from hospital in a timely manner or may have to enter residential care unnecessarily for long periods.

- 11.2.5 If people cannot remain in their own homes a better option for them to remain independent is to rent or buy a home in an Extra Care Housing Scheme rather than a move into Residential Care. All their care, support and adapted housing needs can be met in an effective and economic way.
- 11.2.6 Compared to other councils, North Somerset has less of these establishments which are usually provided by Registered Social Landlords. Development contributions towards the capital costs of providing Extra Care Housing is appropriate. Currently, there are three establishments in the south of the district and one in the north. Based on the premise of sustainable communities, there is a need for two in the central area of Yatton, Nailsea and Clevedon. In addition, as the proposed development programme is delivered, further establishments may be required in appropriate locations.

Adults with Learning Difficulties, physical or sensory impairment and mental ill health

- 11.2.7 In addition to older people, Adult Social Services are required to meet the needs of adults with learning disabilities, physical or sensory impairment, or mental ill health. The cost of meeting care needs for these client groups are considerably greater than for older people.
- 11.2.8 As referred to above, there is a requirement to move away from putting people into residential care (or to take them out from existing establishments) into more bespoke housing arrangements based on their individual needs. Development contributions to the capital development of Extra Care can also meet this need.

11.3 Contributions

- 11.3.1 Any residential development, which increases the number of potential service users to whom the authority has an obligation to provide services, will impose an additional financial burden upon Adult Social Services.
- 11.3.2 Development contributions will be sought for the mitigation of both revenue and capital service improvements that are appropriate to the scale and nature of the development. All contributions will underpin existing service provision and ensure that the Council maintains progress towards meeting national standards.

Capital Costs

- 11.3.3 The additional need generated by a development will be dependant upon the nature and size of that development. Contributions will be sought on all residential developments based upon the average capital cost of an Extra Care unit at £10,000 per unit.

Adult Social Services Calculation – capital costs	
Charge Area	All
Development types contributing	Residential only
<p>The percentage of the population aged 85+ in North Somerset is 3.17%.</p> <p>The development programme envisages delivery of 9,290 units across the district to 2026.</p> <p>3.17% of 9,641 units is 306 units at a cost of £10,000 per unit. The total capital requirement is therefore £3,060,000 or £318 per dwelling.</p>	

Revenue Costs

- 11.3.4 Revenue contributions are based on the average cost of a care package to support an Extra Care placement. An average package of care equates to 10 hours of domiciliary care support per week. This equates to £8,580 per person per annum. An equivalent capital contribution has been calculated by applying a factor of 15 to the revenue costs resulting in £128,700 per person aged 85+.

- 11.3.5 The 306 units referred to above require a total revenue contribution of £39,382,200 equating to £4,085 per dwelling in the development programme.

11.4 Summary of Residential Maximum Standard Charges

- 11.4.1 The following Maximum Standard Charges will apply.

ADULT SOCIAL SERVICES: MAXIMUM STANDARD CHARGE MATRIX			
	Revenue Contribution £/dwelling	Capital Contribution £/dwelling	Total £/dwelling
Charge Area			
Outside Weston	4,085	318	4,403
Weston urban area (excl urban villages)	4,085	318	4,403

Weston urban villages	4,085	318	4,403
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11.5 Information Sources

- Office of National Statistics Subnational Population Projections 2008-2033;
- Projection of Older People's Population Information (POPPI);
- Projection of Adult Needs & Service Information (PANSI);
- NHS Information Centre; and,
- Joint Strategic Needs Analysis.

Department of Health:

- White Paper 'Our Care, Our Health, Our Say';
- White Paper 'Equity & Excellence : liberating the NHS';
- Ministerial Concordat - Putting People First : a shared vision and commitment to the transformation of adult social care;
- LAC (2010) 1 – Final year allocation of Social Care Reform Grant;
- Operating Framework for NHS in England 2010/11;
- National Dementia Strategy;
- National Performance Indicators for Local Authorities and Local; and, Authorities Partnerships.

CLG Circulars:

- Delivering lifetime homes, lifetime neighbourhoods : A national strategy for housing in ageing society (Jan 09).

APPENDIX TWELVE

Emergency Services

Police Service

12.1 Introduction and Policy

- 12.1.1 Planning Policy Statement 1 establishes the Government's overarching objectives of the planning system to deliver, safe, secure and sustainable communities. A key component of the sustainable community is that they should be "active, inclusive and safe" and should be typified by "low levels of crime, drugs and anti social behaviour, with visible, effective and community friendly policing".
- 12.1.2 Paragraph 27 (iii) of PPS1 states that Local Planning Authorities should promote communities which are "inclusive, healthy, safe and crime free".
- 12.1.3 The Planning and Compulsory Purchase Act 2004 requires all local authorities to have regard to the provision of their Sustainable Communities Strategy (SCS) in preparing their local development framework, the Core Strategy must be aligned with the SCS. A key priority in North Somerset Council's SCS is ensuring safer communities which is to be achieved by reducing and preventing violent crime, criminal activity, and reducing alcohol and drug mis-use. The Council's LDF must take account of the objectives of the SCS ensuring that planning policies make appropriate provision for maintaining and where possible enhancing the police service. To deliver against this effectively the police service must expand at a rate commensurate with the rate of development planned within the District over the plan period.
- 12.1.4 Further, the Council has a legal requirement under Section 17 of the Crime and Disorder Act 1998 to review how their current service provision impacts on reductions in crime and disorder. From a planning perspective, therefore any financial contributions secured are a means to achieve this reduction. Furthermore, PPS12 at paragraph 4.29 recognises the police service as a relevant delivery agency for social infrastructure.

12.2 Capacity

- 12.2.1 Avon and Somerset police receives no funding via existing sources for capital projects which are necessary to service new residential and commercial developments. Any expansion of the infrastructure base necessary to respond to long term planned growth either has to be delivered via rationalisation of existing services/estate holdings or through borrowing, which has to be repaid via existing revenue funding. There is no existing source of funding available to the police to support such capital projects. Therefore development contributions are a legitimate and appropriate means of responding to increased pressures on the police's resources.

12.3 Service requirements

- 12.3.1 The key requirement in connection with any development within the Weston-super-Mare urban area is the capability to provide appropriately located accommodation for police response teams.
- 12.3.2 Currently response teams are located in the centre of Weston-super-Mare. In order to ensure that response call out times (currently 15 minutes for incidents on the fringe of Weston and 20 minutes for incidents in rural locations) are adhered to, response teams are likely to migrate out of Weston town centre if the 'centre of gravity' begins to shift towards new development at the Weston Villages.
- 12.3.3 Hence there is a need for new police accommodation within the Weston-super-Mare urban area that is capable of expansion in the event of further development beyond the present planned growth.
- 12.3.4 The proposed residential led developments would be expected to generate a need for the following additional police facilities calculated using the ACPO toolkit.

Weston urban villages

- 12.3.5 The proposed 5200 – 5700 dwellings lead to a requirement for a new police station up to 500 sq metres to include response team facilities plus car parking. As a minimum, the new facility will have to accommodate a police beat team to serve the new development. In order to achieve a long-term sustainable solution, the site footprint allocated for police use should be sufficient to enable an expansion of police facilities if required.
- 12.3.6 This equates to an overall land requirement of 0.4ha and a capital contribution of £1,500,000.

Weston urban area (excluding urban villages)

- 12.3.7 The proposed 3,473 dwellings lead to a requirement for a new neighbourhood station of 250 sq metres plus car parking.
- 12.3.8 This equates to an overall land requirement of 0.2 ha and a capital contribution of £750,000.

12.4 Contributions

Police Calculation – urban villages	
Charge Area	Weston-super-Mare urban villages
Development types contributing	Residential and Non Residential
Residential Development £1,500,000 x 85% residential factor = £1,275,000 £1,275,000 / 5,200 = £245 per dwelling	
Non Residential Development Assessed on a case by case basis	

Police Calculation – Weston excluding urban villages	
Charge Area	Weston-super-Mare excl. urban villages
Development types contributing	Residential and Non Residential
Residential Development £750,000 x 85% residential factor = £637,500 £637,500 / 3,473 = £184 per dwelling	
Non Residential Development Assessed on a case by case basis	

12.5 Summary of Residential Maximum Standard Charges

12.5.1 The following Maximum Standard Charges will apply.

POLICE MAXIMUM STANDARD CHARGE MATRIX	
	Capital Contribution £/dwelling
Charge Area	
Outside Weston ¹	See Note below
Weston urban area (excl urban villages)	184
Weston urban villages	245
NOTE ¹ A contribution may be required towards the capital cost of enhancing existing Police facilities (staff and equipment) on a case by case basis using the ACPO Toolkit.	

Ambulance

12.6 Introduction and Policy

- 12.6.1 The Great Western Ambulance Service NHS Trust (GWAS) is preparing an Estate Strategy and 10 year Capital Investment Plan in response to operational requirements and in order to improve delivery of services.
- 12.6.2 The proposed scale of development is likely to lead to a need to increase the numbers of staff and vehicles which may result in the need to extend facilities or provide new replacement provision.
- 12.6.3 An Estate Strategy is being prepared which will incorporate the proposed level of anticipated growth in order to determine what additional resources are required by the service. The results of this work will be available by late 2010.
- 12.6.4 At that time the Supplementary Planning Document will be reviewed in respect of the Ambulance Service and Maximum Standard Charges calculated.

Avon Fire and Rescue Service

12.7 Introduction and Policy

- 12.7.1 Avon Fire and Rescue Service (AFRS) has statutory duties arising from the 2004 Fire Services Act to save life, protect property and the environment, render humanitarian assistance and conduct rescues in its geographical area of responsibility.
- 12.7.2 Each year AFRS review existing and new risks and identify best use of resources to efficiently and effectively discharge those duties. This is

achieved by creating and publishing corporate intent via the Integrated Risk Management Plan.(IRMP) on a year by year basis. This can be viewed by visiting www.avonfire.gov.uk

- 12.7.3 The proposed scale of development may have a detrimental effect on the provision of adequate fire cover by virtue of the fact that the life risk profile of the present areas will increase in proportion to the number of homes and premises built. This presents an unknown risk to the number of incidents that may require a response in addition to the present operational demand placed upon AFRS.

12.8 Capacity

- 12.8.1 AFRS has Retained Firefighter Fire Stations throughout the North Somerset area which provide cover in more rural areas. These stations help to provide a more in-depth provision of fire coverage however the response times that they adhere to when alerted to a fire call is different to that of a Wholetime Station - for instance Station 18 Weston-super-Mare.
- 12.8.2 As an engineered solution to the potential problems arising from the size of proposed development, and the effect it may have on the required response times, the AFRS preferred solution is the installation of domestic sprinkler installations to all of the dwellings. This is supported and promoted by the Chief Fire Officers Association as a standard to achieve and has been the subject of a significant amount of national attention.
- 12.8.3 By fitting domestic sprinklers within the initial stages of the build the developers will be providing significant protection to the families which occupy the homes that they create. A domestic sprinkler will inhibit fire growth and extend the time for people to be able to evacuate their homes. The benefit is that if appliances are delayed in response due to the increased travelling distances encountered, the fitting of domestic sprinklers by the developer will afford protection to occupants, in the initial stages of the growth of the fire, whilst AFRS makes its response to the property.
- 12.8.4 Fire deaths are preventable and it costs the taxpayer around £1.2 - £1.5 million for each human life. To that end the fitting of domestic sprinklers can only be seen as a cost effective solution.

12.9 Service Requirements

- 12.9.1 Notwithstanding the above, AFRS have considered the provision of new build fire station facilities to cope with the increased service pressures arising from the proposed developments. Two options have been considered:
- replacement of the existing Fire Station at Milton Road which is a 7 bay Station with land for training; and,
 - a new 3 bay Fire Station with land but retaining part of the current Milton Road station.

12.9.2 The following calculations are based on a build cost of £1750 per square metre

7 Bay Station Cost

12.9.3 The replacement facility required will need to comprise 3,000 square metres. The overall site footprint would need to be in the region of 0.8 hectare to allow for adequate access to and from the site and training space.

12.9.4 The current capital cost, excluding serviced land, is £5,250,000.

12.9.5 This cost includes the needs of the existing population. Taking this into account the proportion of the capital cost attributable to the planned development is £1,300,000.

3 Bay Station Cost

12.9.6 The replacement facility required will need to comprise 1,300 square metres. The overall site footprint would need to be in the region of 0.6 hectare to allow for adequate access to and from the site and training space.

12.9.7 A build cost in the region of £2,275,000 is anticipated.

12.9.8 For the purposes of devising a Maximum Standard Charge for AFRS, the Council has assumed the 3 bay station costs as this is all attributable to the proposed new developments.

12.10 Contribution

Fire and Rescue calculation	
Charge Area	Weston-super-Mare urban area
Development types contributing	Residential and Non Residential
Residential Development	
$\text{£2,275,000} \times 85\% \text{ residential factor} = \text{£1,933,750}$	
$\text{£1,933,750} / 8,673 = \text{£223 per dwelling}$	
Non Residential Development	
Assessed on a case by case basis	

12.11 Summary of Residential Maximum Standard Charges

12.11.1 The following Maximum Standard Charges will apply.

FIRE & RESCUE MAXIMUM STANDARD CHARGE MATRIX	
	Capital Contribution £/dwelling
Charge Area	
Outside Weston ¹	See Note below
Weston urban area (excl urban villages)	223
Weston urban villages	223
NOTE ¹ A contribution may be required towards the capital cost of enhancing existing Fire & Rescue facilities (staff and equipment) on a case by case.	

APPENDIX THIRTEEN

Education contributions table: calculation of site by site contributions (see paragraph 5.4.1)

Example based on 85 dwellings

	Yield Ratio	No. Dwellings	Impact	Round whole pupils per site (16)	Ful Contribution per pupil	Contribution inc. Location Factor	Total Contribution	IT Costs @ secondary pupil £900 primary pupil	Total Claim
Early Years (0-4)**	0.1	8	11.9	12.0	£ 1,663	£ 18,96	£ -	£ 18,963.3	
Primary (5-10)	0.2	16	23.8	24.0	£ 12,25	£ 196,15	£ 21,60	£ 324,593.0	
Secondary (11-16)	0.1	8	11.9	12.0	£ 18,46	£ 147,57	£ 10,80	£ 249,876.8	
Special	0.01	1	0.128	0.128	£ 98,46	£ 9,846	£ 0,230	£ 426,653.5	
Post 16	50.0	1	1.70	1.70	£ 20,03	£ 20,03	£ 1,800	£ 38,132.5	
	2	5			0	1	3	0	
							£ 609,65	£ 48,56	£ 658,219.2
							5	4	7
*based on DCSF Location Factor, North Somerset being								Transpor	
**based on 95% take up of provision								Tota	£ 658,219.2
Youth								l	7
provision of									
10 dwellings development									£ 2,000.0
£2000 contribution each dwelling >10 at £200 per dwelling									£ 10,000.0
									0
									£ 15,000.0
									0
								Tota	£ 17,000.0
								l	0
								Grand Total	£ 675,219.2
									7

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