

Section 2 Statement of Co-Location

Opportunities for Co-Location

There are a number of proposed development components that have emerged initially through the master plan for the site and have been refined and enhanced through consultation post submission of the planning application. Collectively these are of benefit to the new community and to the communities already living in the area. There is provision for these to be delivered as individual projects on their own sites but there are synergies that mean that co-location could create a range of community facilities that are together greater than the sum of the parts and with consequential benefits in terms of reduced construction cost and on-going maintenance and management costs.

In broad terms there are three main opportunities for co-location of facilities:

1. **Community Meeting Space, Education, Library, Indoor Sports, Police Community Support**
2. **Local Centre Shops, Residential, Employment, Health and Welfare**
3. **Public Open Space and Outdoor Sports**

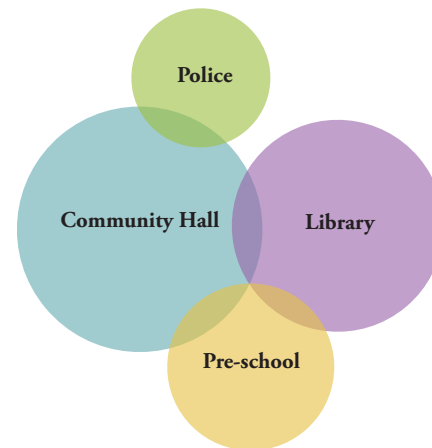
The proposed local centre will provide commercial and community facilities and services to residents and employees across the whole site. The local centre is located at a point that is most accessible to most people within the overall living and working community. It is on a main circulation route and bus route and sits between the residential and employment communities as the focus for both. It is capable of delivery early in the development programme as demand allows. At the macro-scale the local centre will co-locate both commercial and community provision and will be close to the main provision of public open space and outdoor sports. This will offer sustainability advantages by minimising the number of separate trips needed by users on a daily basis.

Examples of Co-Location

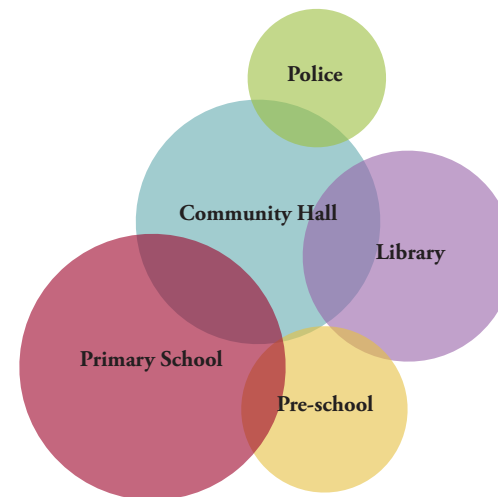
1. There is an obvious synergy between the Community Hall with the Community Police Office and the Library. All would be in public ownership and management and all would need to be available during the day, in the evening and at weekends though with different intensities of use.



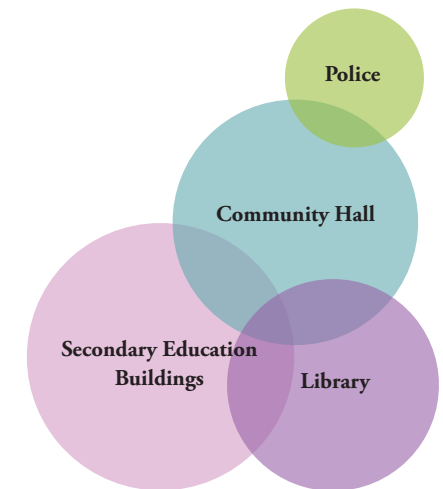
2. This combination of activities could also include pre-school provision run by a public or commercial operation, though this would limit the availability of community meeting space during week days.



3. There may be a synergy between community meeting facilities and the Primary school though this would limit community use to evenings and weekends. However the pupils may have direct access to a wider range of facilities. Issues of furnishings and internal arrangements may compromise full community use, as will the management and security regime for the school.



4. There may be synergy between the community meeting facilities and the Secondary education buildings where the scale and quality of facilities may be more appropriate for extended community use. The library could be a shared facility enhanced by a much larger potential catchment population while there may be an incentive to produce better indoor sports provision which the school alone (as an annexe) may not justify. Where indoor sports facilities may be provided appropriate changing facilities would also need to be accommodated.



A Community Focus

Land in and around the proposed local centre has been identified as the ideal location for the majority of the facilities and services that will support the new community. The location is highly accessible and capable of delivery in a phased manner from the beginning of the development of the new community. It sits at the nexus of the employment area and the residential area, thereby serving both communities and it is the location most accessible to the existing communities that surround the site.

There are two main types of components that will make up the local centre – community and commercial.

One of the most important facilities and services of social importance to the people that will live here, generally owned and managed by one or more public agencies. Collectively these are the ‘community focus’ and include three main components:

- A **Primary School** – a site of 2 ha with provision for a 420 place 2 form entry school and all its ancillary facilities and land;
- A site for **Secondary Education buildings** – a site of 2ha to accommodate buildings, parking and some communal open space; and
- A **Community Hall** and meeting place with capacity for community activities and a range of indoor sports – see further details on Community Hall provision on page 11.

There is also a number of secondary components that would benefit from co-location:

- A Community Police Office;
- A Community Library;
- Adult Education and Lifelong Learning; and
- Pre-school education facilities.

None of these parts of the proposed development are yet designed in detail but the potential exists for them to share building space to make optimum use of the community provision on site.

A Commercial Focus

Alongside the community facilities the local centre will provide for a range of commercial services and facilities to include shops, cafés, small businesses, health and welfare. Although these community facilities are yet to be determined in detail it is presumed that these facilities will occupy the ground floor (and possibly first floor) within buildings that will have residential uses above.

Local Centre Facilities

Indicative design proposals for the Local Centre have been developed in more detail the **Sample Block 3** – see the third chapter of this document. The potential for the Local Centre to accommodate a variety of land uses is shown in the Sample Block design material and also in the plan extract on this page (see right).

The plan to the right illustrates the potential for the Local Centre to establish a concentrated ‘High Street’ environment with a parade of public facilities including:

- The sample block plan illustrates the provision of one larger retail unit, of a scale suitable to accommodate a smaller sized **Food Store**;
- Adjacent to the large retail unit are four smaller units, suitable in size and proportion for use as either smaller **convenience retail shops, or offices, or cafés** etc.;
- Centrally located in the middle of the parade is the proposed **Community Hall**, a public facility sized to be large enough to accommodate a variety of public activities, ranging from public meetings, events, parties, potentially indoor sports etc.; and
- A building large enough to accommodate a **Community Health Centre** is indicatively proposed to the east of the Community Hall building. The Health Centre could potentially accommodate a variety of public health facilities, in the modern ‘Healthy Living Centre’ format. Health facilities in the Health Centre could include Doctors, Dentists, Pharmacists, Counselling services etc.

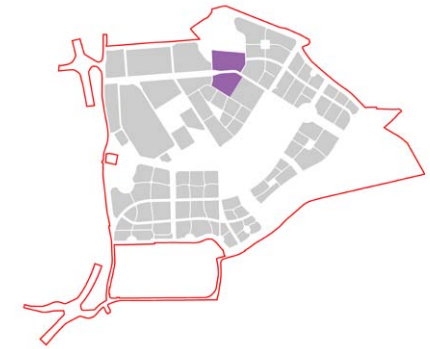
The indicative design for the above listed facilities is in the form in a High Street parade, with the front doors and 'shop windows' of the facilities all providing **active frontages** that address the main Boulevard.

Access to the Local Centre has been a key design consideration:

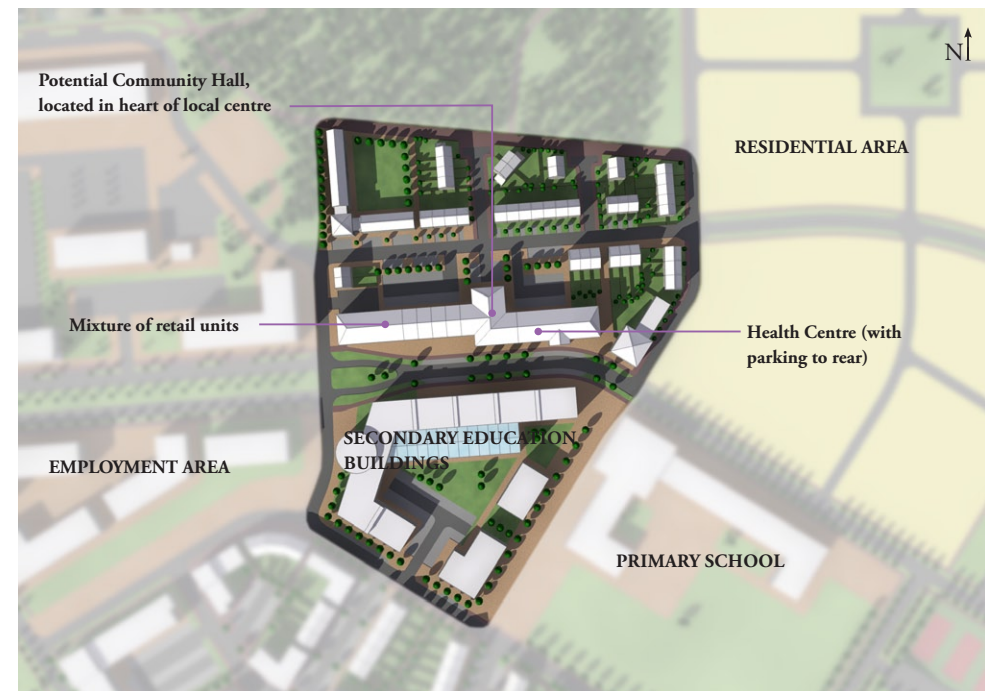
- At a neighbourhood scale the Local Centre has been centrally located in the middle of the proposed development, at the junction / transition between the employment area and the residential area.
- This central location ensures the Local Centre is equidistant from the employment and residential land uses, thus enabling best possible patronage of public facilities with both workers in the employment area, and residents from the new housing able to walk to their local shops and services in the Local Centre.
- Ensuring ease of access for residents and workers maximises the potential viability of new shops and services in the Local Centre.

A variety of **parking** options are provided in the Local Centre:

- The boulevard has sufficient width to accommodate rows of parallel parking on-street. These bays could be used for short-stay parking – for instance people wanting to just 'pop-in' to use the Local Centre facilities.
- The block to the north of the boulevard includes provision of public parking, located to the rear of the retail units and community hall.
- Separate parking dedicated to the Health Centre is also provided to the rear of the building, in the block on the north side of the main boulevard.



Indicative location of community and commercial facilities highlighted in local centre



Plan presenting birds eye view of Sample Block 3: Local Centre set within context surrounding proposed scheme

Community Hall

The Community Hall is an important public facility located in the heart of the proposed development scheme, positioned in the middle of the Local Centre.

Although the proposals are only at an Outline stage of development, as appropriate for an Outline Planning Application the following additional description and illustrations provide further thoughts on the potential form of the Community Hall:

- The Indicative Master Plan and proposals in Sample Block 3 (see section 3 of this document) illustrate the potential to accommodate a Community Hall in the centre of the Local Centre;
- The size of the proposed Community Hall is illustrated as approximately 400sqm Gross External Area (GEA).
- A Community Hall building of this size would be sufficient to accommodate a large indoor hall – approximately 200sqm;
- The indoor hall would be of sufficient size to accommodate an indoor sports space (for example an indoor badminton court);
- Such an indoor hall would also be of suitable size and proportions to accommodate a variety of public events ranging from meetings to social events;
- In addition to the large indoor hall space the Community Hall building could also accommodate ancillary facilities such as office space, toilets / changing facilities and utility / servicing space;
- Associated car parking is also provided in the parking allocation around the Local Centre. In addition to the on-street public parking spaces located to the front of the Community Hall, and the public parking in the courtyard to the back of the Local Centre parade of shop units the outline plans also illustrate the potential to provide a number of dedicated car parking spaces located immediately to the rear of the Community Hall;
- Service access could also be provided immediately to the rear of the Community;

All of the proposed designs for the Community Hall as listed and illustrated here are subject to further detailed design work but give an outline illustration of the potential for the valuable Community Facility.

