

## AECOM Benchmark Social Infrastructure Standards

Education		Standard	Assumption Reference
Early Year Facilities	early year demand per 2 bed+ Flat	0.045	Essex County Council - Developers' Guide to Infrastructure Contributions 2016
	early year demand per 2 bed+ House	0.09	
	places per nursery	56	
	Sq.m per 56 place nursery	337	
Primary Schools	Pupil Demand per 2 bed+ Flat	0.15	Essex County Council - Developers' Guide to Infrastructure Contributions 2016
	Pupil Demand per 2 bed+ House	0.3	
	Primary School Pupils in 1 Form Entry	210	
Secondary Schools	Pupil Demand per 2 bed+ Flat	0.1	Essex County Council - Developers' Guide to Infrastructure Contributions 2016
	Pupil Demand per 2 bed+ House	0.2	
	Secondary School Pupils in 1 Form Entry	150	
Health & Social Care		Standard	Assumption Reference
Primary Health Care	People per GP	1,800	NHS
	Sq.m per GP	165	NHS
Dental Practices	People per Dentist	1,760	Existing ratio of Dentists to population across England 2015 (General Dental Council Data)
	Sq.m per Dentist	50	AECOM Standard from previous projects
Acute Hospitals	People per Bed	510	Existing ratio of Hospital Beds to population across England 2015 (based on NHS England Data)
	Sq.m per Acute Bed	160	NHS Healthy Urban Development Model
Library Space; based on branch	sq.m per 1,000 person	30	Arts Council (Previously Museums, Libraries and Archives Council (MLA))
Indoor Sports Facility (4 court hall)	facility per 1,000 person	0.072	Colchester SPG Provision of Open Space, Sport and Recreational Facilities 2006 (0.072 facilities per 1,000 persons)
Swimming Pool (4 lanes)	facility per 1,000 person	0.048	Colchester SPG Provision of Open Space, Sport and Recreational Facilities 2006 (0.048 facilities per 1,000 person)
Open Space		Standard	Assumption Reference
Natural Green Space	ha per 1,000 person	2.000	Recommend adoption of Braintree and Tendring standard - Colchester was Sha
Outdoor Sports	ha per 1,000 person	1.530	Average of Braintree, Colchester and Tendring LPA
Parks and Gardens	ha per 1,000 person	1.320	
Amenity Green Space	ha per 1,000 people	0.883	
Allotments	ha per 1,000 people	0.227	
Childrens Playspace (Informal)	ha per 1,000 people	0.208	
Childrens Playspace (formal)	ha per 1,000 people	0.142	
Green Corridor	ha per 1,000 person	0.750	

Housing Assumptions - Tenure

Market Owned	65%
Affordable	35%
Intermediate Affordable Housing	65%
Social Rented Affordable Housing	35%

Housing Assumptions - Mix

	Flats (no. of bedrooms)				Houses (no. of bedrooms)			
	1	2	3	4+	1	2	3	4+
Market Housing	7%	6%	5%	2%	28%	24%	20%	8%
Intermediate Affordable Housing	7%	6%	6%	1%	29%	23%	24%	4%
Social Rented Affordable Housing	7%	8%	4%	2%	28%	32%	14%	6%

Average Household Size by Unit Type in Area of Study - Average using the total housing figures

Market Housing		Intermediate Affordable Housing		Social Rented Affordable Housing	
Flat - 1 bed	1.27	Flat - 1 bed	1.27	Flat - 1 bed	1.18
Flat - 2 bed	1.59	Flat - 2 bed	1.59	Flat - 2 bed	2.18
Flat - 3 bed	2.03	Flat - 3 bed	2.03	Flat - 3 bed	2.79
Flat - 4 bed	2.83	Flat - 4 bed	2.83	Flat - 4 bed	2.39
House - 1 bed	1.49	House - 1 bed	1.49	House - 1 bed	1.32
House - 2 bed	1.75	House - 2 bed	1.75	House - 2 bed	2.04
House - 3 bed	2.39	House - 3 bed	2.39	House - 3 bed	3.14
House - 4 bed +	2.97	House - 4 bed +	2.97	House - 4 bed +	4.24

Age Profiles by Unit Type in Area of Study - Average using the total housing figures

Age Group	Market Owned								Social Rented Affordable Housing								Private Rented							
	Flats (no. of bedrooms)				Houses (no. of bedrooms)				Flats (no. of bedrooms)				Houses (no. of bedrooms)				Flats (no. of bedrooms)				Houses (no. of bedrooms)			
	1	2	3	4+	1	2	3	4+	1	2	3	4+	1	2	3	4+	1	2	3	4+				
0-3	1.2%	3.4%	4.5%	3.4%	1.4%	2.8%	4.0%	3.5%	1.2%	3.4%	4.5%	3.4%	1.4%	2.8%	4.0%	3.5%	2.6%	15.0%	6.6%	5.3%	0.8%	7.9%	5.5%	5.2%
4-10	0.4%	2.0%	3.9%	7.4%	1.1%	2.5%	7.1%	9.5%	0.4%	2.0%	3.9%	7.4%	1.1%	2.5%	7.1%	9.5%	1.2%	10.0%	13.9%	1.2%	1.3%	8.7%	14.0%	15.1%
11-15	0.2%	1.3%	3.2%	6.1%	1.4%	1.6%	5.4%	8.6%	0.2%	1.3%	3.2%	6.1%	1.4%	1.6%	5.4%	8.6%	0.3%	3.9%	9.3%	2.9%	0.8%	4.9%	12.2%	16.3%
16-17	0.1%	0.6%	1.7%	3.0%	0.4%	0.7%	2.2%	3.7%	0.1%	0.6%	1.7%	3.0%	0.4%	0.7%	2.2%	3.7%	0.7%	2.1%	5.8%	1.2%	0.6%	1.8%	5.1%	7.2%
18-19	0.5%	0.6%	1.8%	1.7%	0.6%	0.6%	2.0%	2.9%	0.5%	0.6%	1.8%	1.7%	0.6%	0.6%	2.0%	2.9%	2.1%	2.8%	5.8%	19.4%	0.4%	2.1%	4.4%	6.2%
20-24	3.8%	5.2%	5.2%	10.1%	2.8%	2.3%	3.9%	5.1%	3.8%	5.2%	5.2%	10.1%	2.8%	2.3%	3.9%	5.1%	7.0%	12.4%	8.7%	30.6%	2.3%	6.1%	6.0%	8.1%
25-29	9.5%	12.0%	7.9%	5.7%	5.1%	4.9%	3.9%	2.8%	9.5%	12.0%	7.9%	5.7%	5.1%	4.9%	3.9%	2.8%	5.2%	10.4%	4.1%	7.6%	1.1%	6.1%	4.8%	3.3%
30-34	8.6%	9.1%	6.4%	6.7%	4.4%	5.2%	5.2%	3.2%	8.6%	9.1%	6.4%	6.7%	4.4%	5.2%	5.2%	3.2%	4.7%	6.6%	4.8%	5.9%	1.3%	4.8%	5.5%	4.6%
35-39	6.6%	5.3%	5.4%	6.7%	5.0%	4.9%	6.6%	6.0%	6.6%	5.3%	5.4%	6.7%	5.0%	4.9%	6.6%	6.0%	5.2%	4.9%	6.2%	5.9%	1.4%	4.8%	6.5%	6.6%
40-44	4.8%	4.8%	7.5%	8.8%	5.3%	5.1%	7.7%	8.9%	4.8%	4.8%	7.5%	8.8%	5.3%	5.1%	7.7%	8.9%	5.7%	5.3%	8.3%	1.2%	3.2%	5.4%	8.3%	7.7%
45-49	5.1%	5.1%	6.1%	7.4%	7.1%	5.4%	7.8%	9.7%	5.1%	5.1%	6.1%	7.4%	7.1%	5.4%	7.8%	9.7%	6.2%	4.9%	7.5%	5.3%	3.1%	5.4%	7.0%	6.3%
50-54	5.2%	5.3%	5.8%	8.4%	6.9%	5.8%	7.2%	8.3%	5.2%	5.3%	5.8%	8.4%	6.9%	5.8%	7.2%	8.3%	6.0%	4.0%	3.9%	2.9%	3.8%	4.7%	5.1%	4.2%
55-59	5.2%	5.2%	6.5%	5.1%	7.4%	6.9%	7.0%	7.4%	5.2%	5.2%	6.5%	5.1%	7.4%	6.9%	7.0%	7.4%	6.8%	3.5%	4.3%	1.8%	6.6%	4.5%	3.8%	2.6%
60-64	8.1%	7.4%	8.6%	5.4%	10.2%	10.5%	8.7%	7.5%	8.1%	7.4%	8.6%	5.4%	10.2%	10.5%	8.7%	7.5%	8.9%	3.3%	2.9%	3.5%	12.2%	6.2%	3.7%	2.4%
65-69	7.0%	7.6%	7.9%	6.7%	9.0%	10.2%	6.9%	5.2%	7.0%	7.6%	7.9%	6.7%	9.0%	10.2%	6.9%	5.2%	7.2%	2.4%	3.5%	1.8%	10.7%	6.1%	2.4%	1.7%
70-74	6.3%	6.9%	5.1%	4.0%	9.4%	9.4%	5.4%	3.2%	6.3%	6.9%	5.1%	4.0%	9.4%	9.4%	5.4%	3.2%	6.6%	2.3%	1.2%	0.6%	13.0%	6.3%	2.0%	0.9%
75+	27.4%	17.8%	12.6%	3.4%	22.5%	21.2%	8.9%	4.5%	27.4%	17.8%	12.6%	3.4%	22.5%	21.2%	8.9%	4.5%	23.8%	5.2%	3.1%	2.9%	36.9%	14.2%	3.6%	1.6%

## SIF Population Outputs

Population from Scheme	
Total Units	16,861
Total Population	32,321

Population Age Profile	
0-3	1,210
4-10	1,625
11-15	1,273
16-17	549
18-19	544
20 - 24	1,635
25 - 29	1,988
30 - 34	2,058
35 - 39	1,986
40 - 44	2,257
45 - 49	2,431
50 - 54	2,151
55 - 59	2,076
60 - 64	2,451
65 - 69	2,130
70 - 74	1,720
75 +	4,237
<b>Total Population</b>	<b>32,321</b>

## Social Infrastructure Requirements

Healthcare Facilities	SI Output	M2 Built Area	Cost / m2	Total	Notes
General Practitioners	18				
Primary Care Centre Floorspace (sq.m)	2,963	2,963	£2,200	£6,518,109	
Dental Surgeons	18				
Dental Surgery Floorspace (sq.m)	918	918	£1,700	£1,560,967	
Acute Healthcare Beds	63				
Acute Healthcare Floorspace (sq.m)	10,140	10,140	£2,700	£27,377,959	
<b>Total Healthcare</b>				<b>£35,457,035</b>	
<b>Total Healthcare / Unit</b>				<b>£2,103</b>	

Leisure and Community Facilities	SI Output	M2 Built Area	Cost / m2	Total	Notes
Swimming Pool Facility (4 lane)	1.56	319	£2,100	£669,883	Parlington : 35m2 for 1,850 units therefore say 125m2
Sports Centres (4 court Hall)	2.33	620	£1,400	£867,658	Parlington : 68m2 for 1,850 units therefore say 243m2
Library Space (sq.m)	970	970	£1,400	£1,357,490	
<b>Total Community &amp; Leisure</b>				<b>£2,895,031</b>	
<b>Total Community &amp; Leisure / Unit</b>				<b>£172</b>	
<b>Total Community &amp; Leisure + Health / Unit</b>				<b>£2,275</b>	<b>Say 2,250</b>

Green Infrastructure	SI Output	M2 Built Area	Cost / m2	Total	Notes
Outdoor Sports (ha.)	49.45	494,514	£35	£17,308,004	
Children's play (ha.)	11.31	113,100	£50	£5,655,000	
Semi Natural Open Space (ha.)	64.64	646,424	£10	£6,464,240	
Parks and Gardens (ha.)	42.66	426,640	£25	£10,665,997	
Amenity Green Space (ha.)	28.55	285,504	£13	£3,568,799	
Allotments (ha.)	7.33	73,261	£30	£2,197,842	
<b>Total Open Space</b>				<b>£45,859,882</b>	
<b>Total Open Space / Unit</b>				<b>£2,720</b>	<b>Say 2,750</b>

Early Year (0-4)	SI Output	M2 Built Area	Cost / m2	Total	Notes
early year demand per 2 bed+ Flat	0.045				
early year demand per 2 bed+ House	0.090				
places per nursery	56.00				
Sq.m per 56 place nursery	337.00				
2+ Bed Flats	2,184.26				
2+ Bed houses	8,737.03				
Child Yield	98.29				
Child Yield	786.33				
Total Child Yield	884.62				
<b>Nursery Facilities</b>	15.8				
<b>Nursery sq.m</b>	5,324				
<b>Nursery</b>		5,324	£1,250	£6,654,431	

Primary (4-11)	SI Output	M2 Built Area	Cost / m2	Total	Notes
Pupil Demand per 2 bed+ Flat	0.15				
Pupil Demand per 2 bed+ House	0.30				
Primary Pupils in 1 Form Entry	210.00				
2+ Bed Flats	2,184.26				
2+ Bed houses	8,737.03				
Child Yield	327.64				
Child Yield	2,621.11				
Total Child Yield	2,948.75				
<b>Primary FE</b>	14.0				
<b>Primary</b>		16,500.00	£2,700	£44,550,000	14FE ie 4 x 3FE Primary schools each 3,500m2 and 1 x 2FE Primary School 2,500m2
<b>Playing Fields / School</b>		5.00	£750,000	£3,750,000	

Secondary (11-16)	SI Output	M2 Built Area	Cost / m2	Total	Notes
Pupil Demand per 2 bed+ Flat	0.10				
Pupil Demand per 2 bed+ House	0.20				
Secondary Pupils in 1 Form Entry	150.00				
2+ Bed Flats	2,184.26				
2+ Bed houses	8,737.03				
Child Yield	218.43				
Child Yield	1,747.41				
Total Child Yield	1,965.83				
<b>Secondary FE</b>	13.1				
<b>Secondary</b>		22,000.00	£3,000	£66,000,000	13.1FE ; Say 13FE. Gilston Park was 10,000m2 for 6FE therefore say 22,000m2
<b>Playing Fields / School</b>		1.00	£1,500,000	£1,500,000	

<b>Total Education</b>				<b>£122,454,431</b>	
<b>Total Education / Unit</b>				<b>£7,263</b>	<b>Say 7,500</b>

## SIF Population Outputs

<b>Population from Scheme</b>	
<b>Total Units</b>	17,182
<b>Total Population</b>	32,937

<b>Population Age Profile</b>	
0-3	1,233
4-10	1,656
11-15	1,297
16-17	559
18-19	554
20-24	1,666
25-29	2,026
30-34	2,097
35-39	2,023
40-44	2,300
45-49	2,478
50-54	2,192
55-59	2,116
60-64	2,498
65-69	2,170
70-74	1,752
75+	4,318
<b>Total Population</b>	32,937

## Social Infrastructure Requirements

Healthcare Facilities	SI Output	M2 Built Area	Cost / m2	Total	Notes
General Practitioners	18				
Primary Care Centre Floorspace (sq.m)	3,019	3,019	£2,200	£6,642,201	
Dental Surgeons	19				
Dental Surgery Floorspace (sq.m)	936	936	£1,700	£1,590,685	
Acute Healthcare Beds	65				
Acute Healthcare Floorspace (sq.m)	10,333	10,333	£2,700	£27,899,181	
<b>Total Healthcare</b>				£36,132,067	
<b>Total Healthcare / Unit</b>				£2,103	

Leisure and Community Facilities	SI Output	M2 Built Area	Cost / m2	Total	Notes
Swimming Pool Facility (4 lane)	1.59	325	£2,100	£682,636	Parlington ; 35m2 for 1,850 units therefore say 325m2
Sports Centres (4 court Hall)	2.37	632	£1,400	£884,176	Parlington ; 68m2 for 1,850 units therefore say 632m2
Library Space (sq.m)	988	988	£1,400	£1,383,334	
<b>Total Community &amp; Leisure</b>				£2,950,147	
<b>Total Community &amp; Leisure / Unit</b>				£172	

<b>Total Community &amp; Leisure + Health / Unit</b>				£2,275	Say 2,250
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Green Infrastructure	SI Output	M2 Built Area	Cost / m2	Total	Notes
Outdoor Sports (ha.)	50.39	503,929	£35	£17,637,514	
Children's play (ha.)	11.53	115,300	£50	£5,765,000	
Semi Natural Open Space (ha.)	65.87	658,731	£10	£6,587,307	
Parks and Gardens (ha.)	43.48	434,762	£25	£10,869,056	
Amenity Green Space (ha.)	29.09	290,939	£13	£3,636,742	
Allotments (ha.)	7.47	74,656	£30	£2,239,684	
<b>Total Open Space</b>				£46,735,303	
<b>Total Open Space / Unit</b>				£2,720	Say 2,750

Early Year (0-4)	SI Output	M2 Built Area	Cost / m2	Total	Notes
early year demand per 2 bed+ Flat	0.045				
early year demand per 2 bed+ House	0.090				
places per nursery	56.00				
Sq.m per 56 place nursery	337.00				
2+ Bed Flats	2,225.84				
2+ Bed houses	8,903.37				
Child Yield	100.16				
Child Yield	801.30				
Total Child Yield	901.47				
<b>Nursery Facilities</b>	16.1				
<b>Nursery sq.m</b>	5,425				
<b>Nursery</b>		5,425	£1,250	£6,781,118	

Primary (4-11)	SI Output	M2 Built Area	Cost / m2	Total	Notes
Pupil Demand per 2 bed+ Flat	0.15				
Pupil Demand per 2 bed+ House	0.30				
Primary Pupils in 1 Form Entry	210.00				
2+ Bed Flats	2,225.84				
2+ Bed houses	8,903.37				
Child Yield	333.88				
Child Yield	2,671.01				
Total Child Yield	3,004.89				
<b>Primary FE</b>	14.3				
<b>Primary</b>		17,500	£2,700	£47,250,000	14.3 FE ; Say 15FE ie 5 x 3FE Primary schools each 3,500m2
<b>Playing Fields / School</b>		5	£750,000	£3,750,000	

Secondary (11-16)	SI Output	M2 Built Area	Cost / m2	Total	Notes
Pupil Demand per 2 bed+ Flat	0.10				
Pupil Demand per 2 bed+ House	0.20				
Secondary Pupils in 1 Form Entry	150.00				
2+ Bed Flats	2,225.84				
2+ Bed houses	8,903.37				
Child Yield	222.58				
Child Yield	1,780.67				
Total Child Yield	2,003.26				
<b>Secondary FE</b>	13.4				
<b>Secondary</b>		23,500	£3,000	£70,500,000	13.4FE ; Say 14FE. Gilston Park was 10,000m2 for 6FE therefore say 23,500m2
<b>Playing Fields / School</b>		2	£1,500,000	£3,000,000	

<b>Total Education</b>				£131,281,118	
<b>Total Education / Unit</b>				£7,641	Say 7,500

## SIF Population Outputs

<b>Population from Scheme</b>	
Total Units	13,105
Total Population	25,121

<b>Population Age Profile</b>	
0-3	941
4-10	1,263
11-15	990
16-17	427
18-19	422
20 - 24	1,270
25 - 29	1,545
30 - 34	1,600
35 - 39	1,543
40 - 44	1,754
45 - 49	1,890
50 - 54	1,672
55 - 59	1,614
60 - 64	1,905
65 - 69	1,655
70 - 74	1,336
75 +	3,293
Total Population	25,121

## Social Infrastructure Requirements

Healthcare Facilities	SI Output	M2 Built Area	Cost / m2	Total	Notes
General Practitioners	14				
Primary Care Centre Floorspace (sq.m)	2,303	2,303	£2,200	£5,066,118	
Dental Surgeons	14				
Dental Surgery Floorspace (sq.m)	714	714	£1,700	£1,213,242	
Acute Healthcare Beds	49				
Acute Healthcare Floorspace (sq.m)	7,881	7,881	£2,700	£21,279,174	
<b>Total Healthcare</b>				£27,558,534	
<b>Total Healthcare / Unit</b>				£2,103	

Leisure and Community Facilities	SI Output	M2 Built Area	Cost / m2	Total	Notes
Swimming Pool Facility (4 lane)	1.22	248	£2,100	£520,658	Parlington ; 35m2 for 1,850 units therefore say 248m2
Sports Centres (4 court Hall)	1.81	482	£1,400	£674,376	Parlington ; 68m2 for 1,850 units therefore say 482m2
Library Space (sq.m)	754	754	£1,400	£1,055,092	
<b>Total Community &amp; Leisure</b>				£2,250,127	
<b>Total Community &amp; Leisure / Unit</b>				£172	

<b>Total Community &amp; Leisure + Health / Unit</b>				£2,275	Say 2,250
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Green Infrastructure	SI Output	M2 Built Area	Cost / m2	Total	Notes
Outdoor Sports (ha.)	38.44	384,355	£35	£13,452,428	
Children's play (ha.)	8.79	87,900	£50	£4,395,000	
Semi Natural Open Space (ha.)	50.24	502,425	£10	£5,024,249	
Parks and Gardens (ha.)	33.16	331,600	£25	£8,290,012	
Amenity Green Space (ha.)	22.19	221,904	£13	£2,773,804	
Allotments (ha.)	5.69	56,941	£30	£1,708,245	
<b>Total Open Space</b>				£35,643,738	
<b>Total Open Space / Unit</b>				£2,720	Say 2,750

Early Year (0-4)	SI Output	M2 Built Area	Cost / m2	Total	Notes
early year demand per 2 bed+ Flat	0.045				
early year demand per 2 bed+ House	0.090				
places per nursery	56.00				
Sq.m per 56 place nursery	337.00				
2+ Bed Flats	1,697.69				
2+ Bed houses	6,790.75				
Child Yield	76.40				
Child Yield	611.17				
Total Child Yield	687.56				
<b>Nursery Facilities</b>	12.3				
<b>Nursery sq.m</b>	4,138				
<b>Nursery</b>		4,138	£1,250	£5,172,072	

Primary (4-11)	SI Output	M2 Built Area	Cost / m2	Total	Notes
Pupil Demand per 2 bed+ Flat	0.15				
Pupil Demand per 2 bed+ House	0.30				
Primary Pupils in 1 Form Entry	210.00				
2+ Bed Flats	1,697.69				
2+ Bed houses	6,790.75				
Child Yield	254.65				
Child Yield	2,037.22				
Total Child Yield	2,291.88				
<b>Primary FE</b>	10.9				
<b>Primary</b>		13,000	£2,700	£35,100,000	10.9 FE ; Say 11FE ie 3 x 3FE Primary schools each 3,500m2 and 1 x 2FE Primary School 2,500m2
<b>Playing Fields / School</b>		4	£750,000	£3,000,000	

Secondary (11-16)	SI Output	M2 Built Area	Cost / m2	Total	Notes
Pupil Demand per 2 bed+ Flat	0.10				
Pupil Demand per 2 bed+ House	0.20				
Secondary Pupils in 1 Form Entry	150.00				
2+ Bed Flats	1,697.69				
2+ Bed houses	6,790.75				
Child Yield	169.77				
Child Yield	1,358.15				
Total Child Yield	1,527.92				
<b>Secondary FE</b>	10.2				
<b>Secondary</b>		18,500	£3,000	£55,500,000	10.2FE ; Say 11FE. Gilston Park was 10,000m2 for 6FE therefore say 18,500m2
<b>Playing Fields / School</b>		2	£1,500,000	£3,000,000	

<b>Total Education</b>				£101,772,072	
<b>Total Education / Unit</b>				£7,766	Say 7,500

## SIF Population Outputs

<b>Population from Scheme</b>	
<b>Total Units</b>	27,841
<b>Total Population</b>	53,369

<b>Population Age Profile</b>	
0-3	1,998
4-10	2,683
11-15	2,102
16-17	906
18-19	897
20 - 24	2,699
25 - 29	3,283
30 - 34	3,398
35 - 39	3,279
40 - 44	3,727
45 - 49	4,015
50 - 54	3,552
55 - 59	3,428
60 - 64	4,047
65 - 69	3,517
70 - 74	2,839
75 +	6,997
<b>Total Population</b>	53,369

## Social infrastructure Requirements

Healthcare Facilities	SI Output	M2 Built Area	Cost / m2	Total	Notes
General Practitioners	30				
Primary Care Centre Floorspace (sq.m)	4,892	4,892	£2,200	£10,762,747	
Dental Surgeons	30				
Dental Surgery Floorspace (sq.m)	1,516	1,516	£1,700	£2,577,480	
Acute Healthcare Beds	105				
Acute Healthcare Floorspace (sq.m)	16,743	16,743	£2,700	£45,206,676	
<b>Total Healthcare</b>				£58,546,902	
<b>Total Healthcare / Unit</b>				£2,103	

Leisure and Community Facilities	SI Output	M2 Built Area	Cost / m2	Total	Notes
Swimming Pool Facility (4 lane)	2.58	527	£2,100	£1,106,115	Parlington ; 35m2 for 1,850 units therefore say 527m2
Sports Centres (4 court Hall)	3.84	1,023	£1,400	£1,432,683	Parlington ; 68m2 for 1,850 units therefore say 1,023m2
Library Space (sq.m)	1,601	1,601	£1,400	£2,241,498	
<b>Total Community &amp; Leisure</b>				£4,780,296	
<b>Total Community &amp; Leisure / Unit</b>				£172	
<b>Total Community &amp; Leisure + Health / Unit</b>				£2,275	Say 2,250

Green Infrastructure	SI Output	M2 Built Area	Cost / m2	Total	Notes
Outdoor Sports (ha.)	81.65	816,546	£35	£28,579,095	
Children's play (ha.)	18.68	186,800	£50	£9,340,000	
Semi Natural Open Space (ha.)	106.74	1,067,380	£10	£10,673,798	
Parks and Gardens (ha.)	70.45	704,471	£25	£17,611,767	
Amenity Green Space (ha.)	47.14	471,426	£13	£5,892,826	
Allotments (ha.)	12.10	120,970	£30	£3,629,091	
<b>Total Open Space</b>				£75,726,579	
<b>Total Open Space / Unit</b>				£2,720	Say 2,750

Early Year (0-4)	SI Output	M2 Built Area	Cost / m2	Total	Notes
early year demand per 2 bed+ Flat	0.045				
early year demand per 2 bed+ House	0.090				
places per nursery	56.00				
Sq.m per 56 place nursery	337.00				
2+ Bed Flats	3,606.66				
2+ Bed houses	14,426.65				
Child Yield	162.30				
Child Yield	1,298.40				
Total Child Yield	1,460.70				
<b>Nursery Facilities</b>	26.1				
<b>Nursery sq.m</b>	8,790				
<b>Nursery</b>		8,790	£1,250	£10,987,842	

Primary (4-11)	SI Output	M2 Built Area	Cost / m2	Total	Notes
Pupil Demand per 2 bed+ Flat	0.15				
Pupil Demand per 2 bed+ House	0.30				
Primary Pupils in 1 Form Entry	210.00				
2+ Bed Flats	3,606.66				
2+ Bed houses	14,426.65				
Child Yield	541.00				
Child Yield	4,327.99				
Total Child Yield	4,868.99				
<b>Primary FE</b>	23.2				
<b>Primary</b>		28,000	£2,700	£75,600,000	23.2 FE ; Say 24FE ie 8 x 3FE Primary schools each 3,500m2
<b>Playing Fields / School</b>		8	£750,000	£6,000,000	

Secondary (11-16)	SI Output	M2 Built Area	Cost / m2	Total	Notes
Pupil Demand per 2 bed+ Flat	0.10				
Pupil Demand per 2 bed+ House	0.20				
Secondary Pupils in 1 Form Entry	150.00				
2+ Bed Flats	3,606.66				
2+ Bed houses	14,426.65				
Child Yield	360.67				
Child Yield	2,885.33				
Total Child Yield	3,246.00				
<b>Secondary FE</b>	21.6				
<b>Secondary</b>		36,700	£3,000	£110,100,000	21.6FE ; Say 22FE. Gilston Park was 10,000m2 for 6FE therefore say 36,700m2
<b>Playing Fields / School</b>		3	£1,500,000	£4,500,000	

<b>Total Education</b>				£207,187,842	
<b>Total Education / Unit</b>				£7,442	Say 7,500