

# **Uttlesford District Council Infrastructure Delivery Plan**

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**Annex: Schedules  
Garden Communities and Settlements**

**June 2018**

## North Uttlesford Garden Community

North Uttlesford					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
<b>Transport</b>					
Highways	C	M11 J9 – north-facing slips (to relieve A1301/A505 and A505/M11 J10)	Contribution from developer – delivery Highways England /	Substantial funding required. Likely to be funded through national HE RIS	Unknown at this time
Highways	C	Improvements to M11 Junction 10 at roundabout with A505	Contribution from developer	£5-9m	Unknown at this time A505 Detailed Study will examine a range of options including major improvements to A505.
Highways	C	Improvements to capacity at the roundabout with A505 Newmarket Road/ A1301	Developer, Cambs CC	£1.5-2m cost will be met with contributions from developer and from Cambs CC	Unknown at this time A505 Detailed Study will examine a range of options including major improvements to A505.
Highways	C	A11/ A1301/B184 Walden Road (Capacity)	Deliver by developer/ ECC/ Cambs CC/ Highways England	Unknown at this time	Unknown at this time
Highways	I	Great Chesterford – contributions for traffic management and safety	Contribution from developer – delivery by developer or ECC.	£500,000	Contribution receipt from first occupation
Highways	C	Junctions in Saffron Walden	Unknown at this time	Unknown at this time	Unknown at this time
Highways	C	Local level highway infrastructure enhancements will also be required.	Contribution or works by developer	Unknown at this time	Contribution decided following further site information.
Sustainable travel	I	Sustainable travel promotion and package	Delivery by developer – Essex County Council Travel planning team (tbc)	£450,000 (For this plan period.)	From first occupation to build out of the site plus 5 years following completion of the final dwelling

North Uttlesford					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Sustainable travel- Bus	I	1,000 homes generate the need for one bus. It is not likely that one per hour would be commercially viable, but it can be tied in to existing routes. Therefore, this development could generate the need for 5 buses	Bus company	Unknown at this time but to be funded through S106	Early to encourage use from first occupation
Sustainable travel- Bus	I	Extend Park and Ride services at Granta Park towards walking / cycling distance of Great Chesterford	Developer, ECC / Cambs CC / HE	Unknown at this time	Unknown at this time
Sustainable travel- Bus	I	Passenger Transport Infrastructure and subsidised bus services to and from – local transportation interchanges, key community and economic centres. Increase frequency of service during peak periods to every 20 minutes, with other times of day receiving a minimum hourly service	Developer	£4.6 million	First occupation to occupation of final dwelling plus 5 years

North Uttlesford					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Sustainable travel- bus/cycle	I	Sustainable bus/cycle link from site to Granta Park	Delivery by developer / Essex County Council (possible CPO)	£10m	0-5 years
Sustainable travel- cycle	I	Cycling – contribution for improvements between the site and Great Chesterford, Saffron Walden, Whittlesford Parkway and Cambridge.	Delivery by developer	£4.2m	Contribution receipt from first occupation

North Uttlesford					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Sustainable travel- cycle	I	Improve B184 Walden Road and B1383 Newmarket Road to include an off-road bi-directional cycleway	Developer, ECC / Cambs CC / HE	£2.75m	1-3 years
Sustainable travel- cycle	I	Introduction of high quality cycle links between the site and Wellcome Genome Campus, Chesterford Research Campus making use of existing rights of way and local access roads. Introduce cycling links along the A1307 to Grant Park and wider cycling infrastructure along the Cambridge to Haverhill corridor.	Developer, ECC / Cambs CC / HE	£750,000	1-3 years
Sustainable travel- walking/cycling	I	Walking and cycling routes from the garden community to the railway station and existing village, as well as to the network of wider routes	Unknown at this time	Unknown at this time	Unknown at this time
Utilities					
Electricity	C	New primary substation	Developer and UKPN	£3-4m	Unknown at this time
Electricity	C	Two 33kV cables for the circuits to the substation	Unknown at this time	£300,000-600,000 per kilometre	Unknown at this time

North Uttlesford					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Wifi and Broadband	I	Fibre based internet access. Housing developments over 30 homes will be provided with Fibre to the Premises free of charge by the large network operators	Large network operators	£0	Unknown at this time
Gas	C	Capacity is likely to be sufficient but developers may be required to pay for a connection charge	Unknown at this time	Unknown at this time but funded by developers and National Grid	Unknown at this time
Water	C	It has been suggested through the Water Cycle Study that, assuming foul flows are directed to Great Chesterford Water Recycling Centre, there would be insufficient headroom and biological capacity during 2020-2025 and upgrades will be required.	AWS	Costs will be determined when schemes are progressed and assessed in more detail. Upgrades to WRCs are usually funded by the water company.	AWS to review

North Uttlesford					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Waste	N	The Essex Waste Plan notes that there is a need to provide additional waste facilities to reflect changes in local population and demand. This includes enhanced provision of recycling facilities for household waste, as well as new facilities for recycling, treatment and disposal of other waste streams. This will need to be reviewed.	Unknown at this time	Unknown at this time	Unknown at this time
Education					
Early Years & Child Care (during the plan period)	N	New nursery provision will be required plus 106 developer funds. If new school need is identified new nursery provision could be built at the same time. There is a need for 173 childcare places.	ECC with potential partnership with a private provider	£1.1m per stand-alone 56 place nursery.	Unknown at this time

North Uttlesford					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Primary School Provision	N	New primary school on 2.9ha D1 use allocation within Garden Settlement	ECC and potential partnership with an Academy	£9.8m with potential funding from S106	2025
Primary School Provision (beyond plan period)	N	Two primary schools on 2.1ha sites	ECC and potential partnership with an Academy	£6.5m each	2033+
Secondary School Provision	N	New secondary school on 9ha D1 use allocation within Garden Settlement	ECC and potential partnership with an Academy	£25.2m with potential funding from S106	2027
Secondary School Provision (beyond plan period)	N	The secondary school opened during the plan period will be sufficient for 5,000 homes in terms of land but an expansion should be allowed for	ECC and potential partnership with an Academy	£3m	2033+
Health and Social Care					
GP surgery	C	Roughly 1 GP per 2,500 residents. This results in the need for 5 FTE additional GPs.	Unknown at this time	It is not possible to accurately determine the build cost or size of new health hubs at this stage. Funding for expansion of existing GP surgeries would firstly come through the Improvement Grant. This is funding that practices can apply for through NHS England for capital improvements to their practices. The	Once a patient orientated critical mass has been achieved.



North Uttlesford					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
				contribution would be 66% of what is requested and the practices are then required to bridge the financial gap. This could in some cases be difficult for practices to achieve. All funding routes will be explored including S106 monies	
Social Infrastructure					
Allotments (during plan period)	I	Need for 1.41ha of allotments	Developer	£141,000	Unknown at this time
Allotments (post plan period)	I	Need for 2.26ha of allotments	Developer	£226,000	Unknown at this time
Allotments (total)	I	Need for 3.67ha of allotments	Developer	£367,000	Unknown at this time
Community centres (during plan period)	I	Need for 3.14 community centres	Developer and potentially Sport England	£ 4,716,250	Should be provided by the time that a reasonable proportion of the population of a new strategic development has been established
Community centres (post plan period)	I	Need for 5.02 community centres	Developer and potentially Sport England	£ 7,533,750	Should be provided by the time that a reasonable proportion of the population of a new strategic development has been established

North Uttlesford					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Community centres (total)	I	Need for 8.17 community centres	Developer and potentially Sport England	£12,250,000	Should be provided by the time that a reasonable proportion of the population of a new strategic development has been established
Play Space (during plan period)	I	Need for 0.94ha of open space	Provision of children's play facilities would mostly be on-site as part of developments coming forward	Unknown at this time	Unknown at this time
Play Space (post plan period)	I	Need for 1.51ha of open space	Provision of children's play facilities would mostly be on-site as part of developments coming forward	Unknown at this time	Unknown at this time
Play Space (total)	I	Need for 2.45ha of open space	Provision of children's play facilities would mostly be on-site as part of developments coming forward	Unknown at this time	Unknown at this time
Outdoor pitch facilities (during plan period)	I	Need for 5.65ha outdoor pitches	Developer and potentially Sport England	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time

North Uttlesford					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Outdoor pitch facilities (post plan period)	I	Need for 9.04ha of outdoor pitches	Developer and potentially Sport England	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time
Outdoor pitch facilities (total)	I	Need for 14.7ha of outdoor pitches	Developer and potentially Sport England	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time
MUGA (during plan period)	I	Need for 1.41 MUGA	Provision of children's play facilities would mostly be on-site as part of developments coming forward	£40,000 per MUGA (£56,400 total)	Unknown at this time
MUGA (post plan period)	I	Need for 2.26 MUGA	Provision of children's play facilities would mostly be on-site as part of developments coming forward	£40,000 per MUGA (£90,4000 total)	Unknown at this time
MUGA (total)	I	Need for 3.68 MUGA	Provision of children's play facilities would mostly be on-site as part of developments coming forward	£40,000 per MUGA (£147,200)	Unknown at this time
Indoor sports halls (during plan period)	I	Need for 0.42 indoor sports halls	UDC or developer if private	£278,429	Unknown at this time
Indoor sports halls (post plan period)	I	Need for 0.66 indoor sports halls	UDC or developer if private	£444,763	Unknown at this time
Indoor sports halls (total)	I	Need for 1.08 indoor sports halls	UDC or developer if private	£723,191	Unknown at this time

North Uttlesford					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Indoor Swimming Pools (during plan period)	I	Need for 0.27 indoor swimming pools	Developer	Unknown at this time	Unknown at this time
Indoor Swimming Pools (post plan period)	I	Need for 0.43 indoor swimming pools	Developer	Unknown at this time	Unknown at this time
Indoor Swimming Pools (total)	I	Need for 0.69 indoor swimming pools	Developer	Unknown at this time	Unknown at this time
Natural and semi-natural green spaces (during plan period)	I	Need for 33.5ha	Developer	Unknown at this time	Unknown at this time
Natural and semi-natural green spaces (post plan period)	I	Need for 52.3ha	Developer	Unknown at this time	Unknown at this time
Natural and semi-natural green spaces (total)	I	Need for 85.8ha	Developer	Unknown at this time	Unknown at this time
Amenity Green Space (during plan period)	I	Need for 4.8ha	Developer	Unknown at this time	Unknown at this time
Amenity Green Space (post plan period)	I	Need for 7.47ha	Developer	Unknown at this time	Unknown at this time
Amenity Green Space (total)	I	Need for 12.25ha	Developer	Unknown at this time	Unknown at this time

## West of Braintree Garden Community

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
<b>Transport</b>					
Highways	C	Road Improvements, as set out in North Essex Garden Communities Movement and Access Study- May 2017	Unknown at this time	£5.95m- £9.275 (pro rata for delivery in UDC taken from North Essex Garden Communities Movement and Access Study- May 2017). This cost is based on the entire build out	Unknown at this time
Highways	C	Chelmsford NE Bypass	Unknown at this time	£5.25m- £7.7m.	Unknown at this time
Highways	C	Improvements at B1256/A120 Dunmow	Developer/ECC/HE	£2m-10m	0-5 years
Sustainable Travel	I	Active Modes & Public Realm This item is the overarching item for the following specific cycle schemes and presented on a pro-rata basis for the Uttlesford element. The figures below are the overall full costs for the individual pieces of infrastructure, which would be shared with the Braintree part of the development, for the whole build out not just this plan period	Delivery and funding spread between Essex County Council, Garden Community, Local Sustainable Transport Fund, S106 funds from Tarmac Quarry	£1.925m-£3.15m (pro rata for delivery in UDC taken from North Essex Garden Communities Movement and Access Study- May 2017). This cost is based on the entire build out.	Unknown at this time

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Sustainable travel- Rayne Road Shared Use Cycleway- cycling	I	<p>Provision of a shared use footway/ cycleway- 3m wide where possible, to meet the current ECC minimum standard) through widening of footway to take verge. Sections include</p> <ul style="list-style-type: none"> <li>• River Brain to Rain Village to connect with Link to Flitch Way (Scheme A1) and quietway routes to improved all weather bridleways accessed via Shalford Road</li> <li>• Rayne Village and Garden Community at the Blake End junction - note active Quarry frontage which would require careful design at this junction, or its provision post quarry exhaustion. This is approximately 4km in length It is likely that this would be best provided on the northern side of the road given that a continuous footpath is already in existence for the length of the route. On road cycling would likely be required in Rayne village itself</li> </ul>	Consider use of any S106 funds from Tarmac quarry in addition to ECC and developer contributions	£1.5m (note this cost is included in overarching 'Active Modes and Public Realm' costings)	First phase of delivery

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Sustainable Travel - Queenborough Lane Quietway- Cycling	I	Queenborough Lane provides access from Rayne to Skyline 120 and Great Notley. It is potentially used as a 'rat-run' given it allows motorists to avoid the A120/A131 junction, and the demand for this movement may increase with development at the West of Braintree Garden Community. The proposal is to restrict access to the road at one end of its length to cycles and local residents (to be defined but suggested as those currently resident in Queenborough Lane or the south of Rayne village). This would be managed and monitored via an access control point with ANPR technology as used in Cambridge (see All Sites P13). Vehicles not registered would be subject to a fine via a TRO. Access for deliveries would be via the other end of Queenborough Lane. This would help this road to perform a 'quietway' function for active modes from West of Braintree to Great Notley Country Park and Skyline 120 from the Flitch Way, Shalford Road (Scheme A4) and Rayne Road Scheme A2).	ECC to deliver GC to fund / LSTF?	>£250,000 (note this cost is included in overarching 'Active Modes and Public Realm' costings)	Local Plan Period

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Sustainable Travel- Shalford Road / Pods Lane Quietway- Cycling	I	This scheme involves designating this road as a 'quietway' function for cycling / horse riding from West of Braintree to Rayne with links to schemes A2 and A3 as well as the Flitch Way. The 'quietway concept' is described in the Essex Cycling Strategy – November 2016. This will include as appropriate the use of: • on-carriageway 'patch' symbols, • high quality quietway branded signage • 20mph speed limits Care would be applied in the protected Pods Lane This supports a range of journeys to leisure, education, retail and employment destinations in the Braintree area.	ECC to deliver GC to fund / LSTF?	>£250,000 (note this cost is included in overarching 'Active Modes and Public Realm' costings)	Local Plan Period
Sustainable Travel- Conversion of footpaths to bridleways / cycleways- Cycling/horse -riding	I	Conversion of various Public Rights of Way to bridleways and cycleway status to allow improved access to the countryside for active modes and those with mobility impairment from the Garden Community. These would be a mixture of off road and all-weather materials. We have assumed there to be approximately 6km of cycleway / bridleway for conversion A connection from Pods Lane to Park's Farm and The Street to the north of the Quarry site would be a priority route to provide an attractive leisure route for residents of the Garden Community, and would help to provide a safe, traffic free route away from quarry related traffic on Rayne Road and the B1256.	GC to fund and deliver Consider use of Quarry S106 funds	£3M - £6M (note this cost is included in overarching 'Active Modes and Public Realm' costings)	Local Plan Period



West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Sustainable Travel- Garden Community to Felsted Link- cycling/ walking	I	An adequate surfaced bridge already exists over the A120 to provide access to Straits Farm as a PROW from the B1256 in the vicinity of the Garden Community. This route then continues as a bridleway to the B1417 for a further 800m. It is therefore theoretically possible to already use the route as a cycle route, although invariably limited to daytime outside of winter. South of where the bridleway joins the B1417 it is possible in parts to provide a footpath / cycleway but this would not be continuous without land take. Instead it is suggested that a quietway cycle route is signed to Felsted via Porters Hall Road and Stebbing Road that takes people away from the B1417 and new junctions for the A120 and B1256. This would require minimal expenditure.	ECC to deliver	Minimal (note this cost is included in overarching 'Active Modes and Public Realm' costings)	Local Plan Period
Sustainable Travel- Flitch Way – cycling / walking	I	The Flitch Way provides a well used leisure trail from Braintree station towards the west. Apart from a short section in the Braintree urban area (to Pods Brook Road bridge) the surface is not an all weather material and hence unsuitable for anything other than mountain bikes in winter. The route is also not lit which prevents its use as a commuting trail except in summer. It is recognised that there is strong local interest in retaining the rural value of the route with potential nature reserve designation pending and so two options are suggested for discussion depending on that outcome. (i) All weather surfacing from Pods Brook Bridge to River Brain Footpath only and upgrade of River Brain Footpath	Consider use of any S106 funds from Tarmac Quarry site as well as developer contribution	£300,000- £600,000 (note this cost is included in overarching 'Active Modes and Public Realm' costings)	Initial phases

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
		to Springfields (for Rayne Road – scheme A2) - 600m widening and surfacing connection. (ii) Provision of low level or user activated sensitive lighting along this section. The Flitch Way west of this point would remain as it is currently.			
Sustainable Travel- Bus	I	New bus services should also be provided, linking the site east-west as well as south to Chelmsford. This item is the overarching item for the following specific bus schemes with the more detailed measures listed separately below, some of which are costed. The figures below are the overall full costs for the individual pieces of infrastructure, which would be shared with the Braintree part of the development, for the whole build out not just this plan period	Developer/ Bus Company	Unknown at this time	Unknown at this time but should be early to encourage use from first occupation.
Sustainable travel- Mass Rapid Transit	I	Rapid Transit (excluding Mass Rapid Transit / Cressing Loop)	Unknown at this time	£7.175m- £10.325m (pro rata for delivery in UDC taken from North Essex Garden Communities Movement and Access Study- May 2017) Based on entire build out	Unknown at this time
Sustainable travel- Mass Rapid Transit	I	Cressing Loop and Freeport Transit Hub	Unknown at this time	Cost to be developed as scheme developed. Based on entire build out	Unknown at this time

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Sustainable Travel	I	Travel Plan Measures (@£1,500 per home) – 10,000 homes, includes bus subsidy	Unknown at this time	£15m total (£5.25m in UDC) Based on entire build out	Unknown at this time
Utilities					
Electricity	C	New primary substation	Developer and UKPN	£3-4m	Unknown at this time
Electricity	C	Two 33kV cables for the circuits to the substation	Unknown at this time	£300,000-600,000 per kilometre	Unknown at this time
Wifi and Broadband	I	Fibre based internet access. Housing developments over 30 homes will be provided with Fibre to the Premises free of charge by the large network operators	Large network operators	£0	Unknown at this time
Water	C	It is suggested through the Water Cycle Study that the existing WRCs can only accommodate the initial residential growth proposed in WoB, and other growth would exceed the headroom. Preference is to upgrade existing works rather than provide a new WRC on site.	AWS	Further investment to be reviewed by AWS	Review by 2024
Waste	N	The Essex Waste Plan notes that there is a need to provide additional waste facilities to reflect changes in local population and demand. This includes enhanced provision of recycling facilities for household waste, as well as new facilities for recycling, treatment and disposal of other waste streams. This will need to be reviewed	Unknown at this time	Unknown at this time	Unknown at this time
Gas	N	Capacity is likely to be sufficient but developers may be required to pay for a connection charge	Unknown at this time	Unknown at this time but funded by developers and National Grid	Unknown at this time

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
<b>Education</b>					
Early Years & Child Care (during the plan period)	N	New nursery provision will be required plus 106 developer funds. If new school need is identified new nursery provision could be built at the same time. There is a need for 87.3 childcare places.	ECC with potential partnership with a private provider	£1.1m per stand-alone 56 place nursery.	Unknown at this time
Primary School Provision (during and beyond plan period)	N	Six primary school on 2.1ha D1 use allocation within Garden Settlement.  One primary school on a 2.9ha site	ECC and potential partnership with an Academy	£6.5m each with potential funding from S106  £9.8m	2028+
Secondary School Provision (during and beyond plan period)	N	Two secondary schools, each on 9ha sites.	ECC and potential partnership with an Academy	£56.2 with potential funding from S106	2027+
<b>Health and Social Care</b>					
GP surgery	C	Roughly 1 GP per 2,500 residents. This results in the need for 10 FTE additional GPs.	ECC and potential partnership with an Academy	It is not possible to accurately determine the build cost or size of new health hubs at this stage. Funding for expansion of existing GP surgeries would firstly come through the Improvement Grant. This is funding that	once a patient-orientated critical mass has been achieved

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
				practices can apply for through NHS England for capital improvements to their practices. The contribution would be 66% of what is requested and the practices are then required to bridge the financial gap. This could in some cases be difficult for practices to achieve. All funding routes will be explored including S106 monies	
Social Infrastructure					
Allotments (during plan period)	I	Need for 2.55ha of allotments	Developer	£255,000	Unknown at this time
Allotments (post plan period)	I	Need for 4.8ha of allotments	Developer	£480,000	Unknown at this time
Allotments (total)	I	Need for 7.35ha of allotments	Developer	£735,000	Unknown at this time

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Community centres (during plan period)	I	Need for 5.67 community centres	Developer and potentially Sport England	£8,505,000	Should be provided by the time that a reasonable proportion of the population of a new strategic development has been established
Community centres (post plan period)	I	Need for 10.67 community centres	Developer and potentially Sport England	£16,005,000	Should be provided by the time that a reasonable proportion of the population of a new strategic development has been established
Community centres (total)	I	Need for 16.33 community centres	Developer and potentially Sport England	£24,500,000	Should be provided by the time that a reasonable proportion of the population of a new strategic development has been established

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Play Space (during plan period)	I	Need for 0.48ha of open space	Provision of children's play facilities would mostly be on-site as part of developments coming forward.	Unknown at this time	Unknown at this time
Play Space (post plan period)	I	Need for 4.42ha of open space	Provision of children's play facilities would mostly be on-site as part of developments coming forward.	Unknown at this time	Unknown at this time
Play Space (total)	I	Need for 4.90ha of open space	Provision of children's play facilities would mostly be on-site as part of developments coming forward	Unknown at this time	Unknown at this time
Outdoor pitch facilities (during plan period)	I	Need for 10.2ha outdoor pitches	Developer and potentially Sport England	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time
Outdoor pitch facilities (post plan period)	I	Need for 19.2ha outdoor pitches	Developer and potentially Sport England	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Outdoor pitch facilities (total)	I	Need for 29.4ha outdoor pitches	Developer and potentially Sport England	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time
MUGA (during plan period)	I	Need for 0.71 of MUGA	Provision of children's play facilities would mostly be on-site as part of developments coming forward	£40,000 per MUGA (£28,400)	Unknown at this time
MUGA (post plan period)	I	Need for 6.64 of MUGA	Provision of children's play facilities would mostly be on-site as part of developments coming forward	£40,000 per MUGA (£265,600)	Unknown at this time
MUGA (total)	I	Need for 7.35 of MUGA	Provision of children's play facilities would mostly be on-site as part of developments coming forward	£40,000 per MUGA (£294,000)	Unknown at this time
Indoor sports halls (during plan period)	I	Need for 0.75 indoor sports halls	UDC or developer if private	£ 502,500	Unknown at this time
Indoor sports halls (post plan period)	I	Need for 1.41 indoor sports halls	UDC or developer if private	£ 944,700	Unknown at this time
Indoor sports halls (total)	I	Need for 2.16 indoor sports halls	UDC or developer if private	£1,447,200	Unknown at this time



West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Indoor Swimming Pools (during plan period)	I	Need for 0.14 indoor swimming pools	Developer	Unknown at this time	Unknown at this time
Indoor Swimming Pools (post plan period)	I	Need for 1.25 indoor swimming pools	Developer	Unknown at this time	Unknown at this time
Indoor Swimming Pools (total)	I	Need for 1.39 indoor swimming pools	Developer	Unknown at this time	Unknown at this time
Natural and semi- natural green spaces (during plan period)	I	Need for 59.6ha	Developer	Unknown at this time	Unknown at this time
Natural and semi- natural green spaces (post plan period)	I	Need for 111.9ha	Developer	Unknown at this time	Unknown at this time
Natural and semi- natural green spaces (total)	I	Need for 171.5ha	Developer	Unknown at this time	Unknown at this time

West of Braintree					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Amenity Green Space (during plan period)	I	Need for 8.5ha	Developer	Unknown at this time	Unknown at this time
Amenity Green Space (post plan period)	I	Need for 15.99ha	Developer	Unknown at this time	Unknown at this time
Amenity Green Space (total)	I	Need for 24.5ha	Developer	Unknown at this time	Unknown at this time

## Easton Park Garden Community

Easton Park					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
<b>Transport</b>					
Highways	C	M11 J8 major capacity improvement	Possible contribution from developer – delivery HE	ECC has obtained funding	Towards end of plan period. Possible contribution to be decided following further site information.
Highways	C	Local level highway infrastructure enhancements will also be required.	Contribution/delivery from developer – and/or delivery ECC.	Will come forward with each stage of development	Contribution decided following further site information.
Highways	C	A120 Braintree junctions – A120/B1018 Galleys Corner; A120/B1256 Marks Farm Roundabout	Contribution from developer – delivery and approval from HE	Substantial funding	Contribution decided following further site information.
Sustainable Travel	I	Sustainable travel promotion and package and monitoring	Delivery by developer or ECC Travel planning team or bespoke teams set up for Garden Villages	£450,000. For this plan period	From first occupation to build out of the site plus 5 years following completion of the final dwelling
Sustainable travel- Bus	I	On site Passenger Transport Infrastructure and subsidised bus services to and from – local transportation interchanges, to serve Chelmsford and on-demand services to serve rural hinterland (eg Arriva Click); contributions towards off site infrastructure (bus stops etc)	Delivery by developer	Services- £4.1m  Off site infrastructure improvement- £200,000	First occupation to occupation of final dwelling plus 5 years

Easton Park					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Sustainable travel- Rapid Transit	N	Mass Rapid transit direct connection to Stansted Airport as a major transport interchange, also to Great Dunmow.	To be provided on an infrastructure first principle	£10m- does not include running services	1-5 years
Sustainable travel- bus/cycling/walking	I	Bus/cycle/walk link to Great Dunmow bypass (with the potential to be all vehicle should the single site access be insufficient)	By developer	£10 million	From first occupation; need for use by all vehicles to be monitored
Sustainable travel- bus/cycling/walking	I	Walking, cycling and bus links to Stansted Airport would need to be provided as part of the package of transport measures.	Developer	Could be included in Mass Rapid Transit corridor	Initial phases
Sustainable Travel- cycling/walking	I	Direct pedestrian and cycle linkage to town centre and local routes and villages	Developer	£1m	Provision of mitigation measures at early occupation but dependent on phasing and precise location of built
Sustainable Travel- cycling/walking	I	Flich Way – contribution for improvements between the site, Great Dunmow and Braintree	Contribution from developer – Delivery by ECC	£100,000	Contribution receipt from first occupation
Utilities					
Electricity	C	New primary substation	Unknown at this time	£3-4m	Unknown at this time
Electricity	C	Two 33kV cables for the circuits to the substation	Unknown at this time	£300,000-600,000 per kilometre	Unknown at this time

Easton Park					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Wifi and Broadband	I	Fibre based internet access. Housing developments over 30 homes will be provided with Fibre to the Premises free of charge by the large network operators	Large network operators	£0	Unknown at this time
Water	C	As a new WRC to serve the site is unlikely to be acceptable, options have been derived where flows are split between three WRCs but a decision is still to be made.	Thames Water	Cost Unknown at this time but would be funded by Thames Water	There would be insufficient WRC headroom by 2025.
Waste	N	The Essex Waste Plan notes that there is a need to provide additional waste facilities to reflect changes in local population and demand. This includes enhanced provision of recycling facilities for household waste, as well as new facilities for recycling, treatment and disposal of other waste streams. This will need to be reviewed	Unknown at this time	Unknown at this time	Unknown at this time

Easton Park					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Gas	C	Capacity is likely to be sufficient, but developers may be required to pay for a connection charge	Unknown at this time	Unknown at this time but funded by developers and National Grid	Unknown at this time
Education					
Early Years & Child Care (during the plan period)	N	New nursery provision will be required plus 106 developer funds. If new school need is identified new nursery provision could be built at the same time. There is a need for 173.25 childcare places.	ECC with potential partnership with a private provider	£1.1m per stand-alone 56 place nursery.	Unknown at this time
Primary School Provision	N	New primary school on 2.9ha D1 use allocation within Garden Settlement.	ECC and potential partnership with an Academy	£9.8m with funding potentially from S106	2025
Primary School Provision (beyond plan period)	N	Six primary schools on 2.1ha sites	ECC and potential partnership with an Academy	£6.5m each	2033+

Easton Park					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Secondary School Provision	N	New secondary school on 9ha D1 use allocation within Garden Settlement	ECC and potential partnership with an Academy	£25.2m with potential funding from S106	2025
Secondary School Provision (beyond plan period)	N	One secondary school on a 9ha site	ECC and potential partnership with an Academy	£31m	2033+
Health and Social Care					
GP surgery	C	Roughly 1 GP per 2,500 residents. This results in the need for 10 FTE additional GPs.	Unknown at this time	It is not possible to accurately determine the build cost or size of new health hubs at this stage. Funding for expansion of existing GP surgeries would firstly come through the Improvement Grant. This is funding that practices can apply for through NHS England for capital improvements to their practices. The contribution would be 66% of what is requested and the	Once a patient- orientated critical mass has been achieved

Easton Park					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
				practices are then required to bridge the financial gap. This could in some cases be difficult for practices to achieve. All funding routes will be explored including S106 monies	
Social Infrastructure					
Allotments (during plan period)	I	Need for 1.41ha of allotments	Developer	£141,000	Unknown at this time
Allotments (post plan period)	I	Need for 5.924a of allotments	Developer	£594,000	Unknown at this time
Allotments (total)	I	Need for 7.35 ha of allotments	Developer	£735,000	Unknown at this time
Community centres (during plan period)	I	Need for 3.14 community centres	Developer and potentially Sport England	£ 4,716,250	Should be provided by the time that a reasonable proportion of the population of a new strategic development has been established
Community centres (post plan period)	I	Need for 13.19 community centres	Developer and potentially Sport England	£ 19,783,750	Should be provided by the time that a reasonable proportion of the population of a new strategic development has been established
Community centres (total)	I	Need for 16.33 community centres	Developer and potentially Sport England	£ 24,500,000	Should be provided by the time that a reasonable proportion of the



Easton Park					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
					population of a new strategic development has been established
Play Space (during plan period)	I	Need for 0.94ha of open space	Provision of children's play facilities would mostly be on- site as part of developments coming forward	Unknown at this time	Unknown at this time
Play Space (post plan period)	I	Need for 3.96ha of open space	Provision of children's play facilities would mostly be on- site as part of developments coming forward	Unknown at this time	Unknown at this time
Play Space (total)	I	Need for 4.9ha of open space	Provision of children's play facilities would mostly be on- site as part of developments coming forward	Unknown at this time	Unknown at this time
Outdoor pitch facilities (during plan period)	I	Need for 5.65ha outdoor pitches	Developer and potentially Sport England	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time
Outdoor pitch facilities (post plan period)	I	Need for 23.7ha outdoor pitches	Developer and potentially Sport England	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time

Easton Park					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Outdoor pitch facilities (total)	I	Need for 29.4ha outdoor pitches	Developer and potentially Sport England	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time
MUGA (during plan period)	I	Need for 1.41 of MUGA	Provision of children's play facilities would mostly be on-site as part of developments coming forward	£40,000 per MUGA (£56,400 total)	Unknown at this time
MUGA (post plan period)	I	Need for 5.94 of MUGA	Provision of children's play facilities would mostly be on-site as part of developments coming forward	£40,000 per MUGA (£237,600 total)	Unknown at this time
MUGA (total)	I	Need for 7.35 of MUGA	Provision of children's play facilities would mostly be on-site as part of developments coming forward	£40,000 per MUGA (£294,000 total)	Unknown at this time
Indoor sports halls (during plan period)	I	Need for 0.42 indoor sports halls	UDC or developer if private	£278,429	Unknown at this time
Indoor sports halls (post plan period)	I	Need for 1.74 indoor sports halls	UDC or developer if private	£1,167,954	Unknown at this time

Easton Park					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Indoor sports halls (total)	I	Need for 2.16 indoor sports halls	UDC or developer if private	£1,446,383	Unknown at this time
Indoor Swimming Pools (during plan period)	I	Need for 0.27 indoor swimming pools	Developer	Unknown at this time	Unknown at this time
Indoor Swimming Pools (post plan period)	I	Need for 1.12 indoor swimming pools	Developer	Unknown at this time	Unknown at this time
Indoor Swimming Pools (total)	I	Need for 1.39 indoor swimming pools	Developer	Unknown at this time	Unknown at this time
Natural and semi- natural green spaces (during plan period)	I	Need for 33ha	Developer	Unknown at this time	Unknown at this time
Natural and semi- natural green spaces (post plan period)	I	Need for 138.5ha	Developer	Unknown at this time	Unknown at this time
Natural and semi- natural green spaces (total)	I	Need for 171.5ha	Developer	Unknown at this time	Unknown at this time
Amenity Green Space (during plan period)	I	Need for 4.7ha	Developer	Unknown at this time	Unknown at this time
Amenity Green Space (post plan period)	I	Need for 19.78ha	Developer	Unknown at this time	Unknown at this time

Easton Park					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Amenity Green Space (total)	I	Need for 24.5ha	Developer	Unknown at this time	Unknown at this time

## Existing settlements

Individual Settlements					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Saffron Walden					
Highways	C	Seven of the eleven main junctions will exceed capacity in the plan period, and two will near capacity. Mitigation measures will be required to the Peaslands Road corridor	Developer and ECC	Unknown at this time	Unknown at this time
Highways	N	Newport Road / Borough Lane priority junction improvements.	Developer and ECC	Unknown at this time	Unknown at this time
Highways	N	Debden Road, London Road to Borough Lane junction improvements.	Developer and ECC	Unknown at this time	Unknown at this time
Highways	N	Thaxted Road / Peaslands Road junction improvements.	Developer and ECC	Unknown at this time	Unknown at this time
Highways	N	Waiting restrictions on Peaslands Road.	Developer and ECC	Unknown at this time	Unknown at this time
Gas	C	Capacity is likely to be sufficient, but developers may be required to pay for a connection charge	Unknown at this time	Unknown at this time but funded by developers and National Grid	Unknown at this time
Electricity	C	Connection to a substation.	Unknown at this time	2015 costs were £1,000 per dwelling, plus the cost of the 11kV network extension or diversion.	Unknown at this time

Individual Settlements					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Broadband/ WI-FI	I	New development over 30 homes will have FTTP free of charge. Smaller in-fill type developments are likely to be built within existing footprints, so are unlikely to require additional infrastructure deployment.	Virgin Media, Openreach and Gigaclear	Minimal Unknown at this time costings Funded by Virgin Media, Openreach and Gigaclear	Pre-occupation
Water	C	The Water Cycle Study suggests that Saffron Walden WRC has capacity, but the continued review of this will be important.	Unknown at this time	Unknown at this time	Unknown at this time
Waste	N	The waste facility is operating at or near capacity so mitigation or an alternative will be required	Unknown at this time	Unknown at this time	Unknown at this time
Early years Education	N	Need 28 early years and childcare places	ECC with potential partnership with a private provider	£1.1m per stand-alone 56 place nursery.	Unknown at this time
Primary Education	N	New Primary School on Radwinter Road / Shire Hill location.	ECC with potential partnership with a private provider	£6.5m funding from S106	2020
Health and Wellbeing	C	Great Dunmow has the largest challenge in terms of population growth and future health care provision. The	Unknown at this time	Unknown at this time	Unknown at this time

Individual Settlements					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
		community hospital site utilisation is an option			
Emergency Services	N	Funding will be required to increase the police service to support proposed growth	Unknown at this time	Unknown at this time	Unknown at this time
Allotment	I	Allotment provision of 0.19ha will be required	Developer	£18,856 funded by developer contributions	Unknown at this time
Community Centre	I	No requirement for a full community centre, but a contribution to an existing may be required.	Developer	£170,336	Unknown at this time
Play Space	I	Requirement for 0.15ha of play space	Developer and potentially Sport England	Unknown at this time	Unknown at this time
Outdoor pitch facilities	I	Requirement for 0.91ha of pitches	Developer and potentially Sport England	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time
MUGA	I	Requirement for 0.23 MUGA	Developer and potentially Sport England	£40,000 per MUGA (£9,200 in total)	Unknown at this time
Natural/ semi- natural green space	I	Requirement for 0.31ha of amenity space	Developer	Unknown at this time	Unknown at this time
Natural/ semi- natural green space	I	Requirement for 5.3ha of open space	Developer	Unknown at this time	Unknown at this time

Individual Settlements					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Great Dunmow					
Highways	C	Road access is seen to be adequate and existing delays will be improved through the implementations of conditions from of permitted development	Unknown at this time	Unknown at this time	Unknown at this time
Electricity	C	Connection to a substation.	Unknown at this time	2015 costs were £1,000 per dwelling, plus the cost of the 11kV network extension or diversion.	Unknown at this time
Gas	C	Capacity is likely to be sufficient, but developers may be required to pay for a connection charge	Unknown at this time	Unknown at this time but funded by developers and National Grid	Unknown at this time
Broadband/ Wifi	I	New development over 30 homes will have FTTP free of charge Smaller in-fill type developments are likely to be built within existing footprints, so are unlikely to require additional infrastructure deployment.	Virgin Media, Openreach and Gigaclear	Minimal Unknown at this time costings Virgin Media, Openreach and Gigaclear	Pre-occupation
Water	C	Unknown at this time	Unknown at this time	Unknown at this time	Unknown at this time
Waste	N	The Water Cycle Study suggests that once the new WRC is opened in Summer 2018, capacity will improve. This will need to be reviewed.	Unknown at this time	Unknown at this time	Unknown at this time



Individual Settlements					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Early Years Education	N	Need 69 early years and childcare places. Could be 2x32 place nurseries. Could be accommodated in new primary schools.	ECC with potential partnership with a private provider	£1.1m per stand- alone 56 place nursery.	Unknown at this time
Primary Education	N	New 2fe Primary School on Smith's Farm site	ECC with potential partnership with a private provider	£6.5m S106 including partial funding from extant agreement for site.	2019 but likely to slip
	N	New Primary School on 2.1ha D1 use allocation at Woodside Way	ECC with potential partnership with a private provider	£6.5m S106 including partial funding from extant agreement for site.	2024
	N	Expansion of Smith's Farm or Woodside Way school	ECC with potential partnership with a private provider	£2.8m funding from S106	2029
Health and Wellbeing	C	Unknown at this time but will need to be reviewed through IDP updates	Unknown at this time	Unknown at this time	Unknown at this time
Emergency Services	N	Funding will be required to increase the police service to support proposed growth	Unknown at this time	Unknown at this time	Unknown at this time
Allotment	I	Allotment provision of 0.47ha will be required	Developer	£46,614 funded by developer contributions	Unknown at this time
Community Centre	I	No requirement for a full community centre, but a contribution to an existing may be required.	Unknown at this time	£421,706	Unknown at this time
Play Space	I	0.37ha	Developer	Unknown at this time	Unknown at this time
MUGA	I	0.56	Developer	£40,000 per MUGA (£22,400 total)	Unknown at this time
Outdoor pitch facilities	I	Requirement for 1.66 sports pitches (2.25ha)	Developer	Cost vary between	Unknown at this time

Individual Settlements					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
				£20,000 and £105,000 per pitch, depending on type.	
Natural/ semi- natural green space	I	Requirement for 0.77ha of amenity space	Developer	Unknown at this time	Unknown at this time
Natural/ semi- natural green space	I	Requirement for 13.12ha of open space	Developer	Unknown at this time	Unknown at this time

Key Villages- Elsenham, Newport, Great Chesterford, Hatfield Heath, Stanstead Mountfitchet, Takeley, Thaxted					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Transport	C	Unknown at this time	Unknown at this time	Unknown at this time	Unknown at this time
Electricity	C	Connection to a substation.	Unknown at this time	2015 costs were £1,000 per dwelling, plus the cost of the 11kV network extension or diversion.	Unknown at this time
Water	C	Takeley: Based on TWs latest model prediction and data, the existing works has sufficient headroom to deal with the current level of growth forecast within AMP6 (2015-2020) and AMP7 (2020-2025). A quality project is due to complete in early AMP7. However, upgrades are likely to be required within AMP7 to cope with the impacts of additional growth being considered in the new Local Plan.	Unknown at this time	Unknown at this time	Unknown at this time

Key Villages- Elsenham, Newport, Great Chesterford, Hatfield Heath, Stanstead Mountfitchet, Takeley, Thaxted					
	Significance level (Critical/Necessary/Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Water	C	Stansted Mountfitchet: TW has expressed concern about the potential impact of the level of growth in the catchment area on the sewerage treatment work at Stansted Mountfitchet (which includes development at Elsenham). Although considered to have sufficient headroom at the moment, it is expected that upgrades will be required during early-mid AMP7	Unknown at this time	Unknown at this time	Delivered by 2023
Water	C	Bishops Stortford: Based on current data, the existing works has sufficient headroom to deal with the level of growth forecast within AMP6 and AMP7.	Unknown at this time	Unknown at this time	Unknown at this time
Water	C	Some network reinforcements will be required to cater for the proposed growth but no critical areas were identified	Unknown at this time	Unknown at this time	Unknown at this time
Water	C	Great Easton, Great Dunmow and Newport will all require enhancements to treatment capacity due to existing constraints	Unknown at this time	Unknown at this time	By 2033

Key Villages- Elsenham, Newport, Great Chesterford, Hatfield Heath, Stanstead Mountfitchet, Takeley, Thaxted					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Waste	N	The allocation at Elsenham comprises an undeveloped site with side of the existing haul road to Elsenham Quarry. The Waste Local Plan notes that a vehicle routing agreement is required to ensure use of the appropriate road network. The Waste Local Plan assumes this is available in the short term and would comprise a permanent facility.	Unknown at this time	Unknown at this time	Initial Phases
Broadband/ WI-FI	I	New development over 30 homes will have FTTP free of charge Smaller in-fill type developments are likely to be built within existing footprints, so are unlikely to require additional infrastructure deployment.	Virgin Media, Openreach and Gigaclear	Minimal Unknown at this time costings Virgin Media, Openreach and Gigaclear	Pre-occupation
Early Years Education	N	Need 23 early years and childcare places	ECC with potential partnership with a private provider	£1.1m per stand-alone 56 place nursery.	Unknown at this time
Health and Wellbeing	N	Unknown at this time but will need to be reviewed through IDP updates.	Unknown at this time	Unknown at this time	Unknown at this time
Emergency Services	N	Funding will be required to increase the police service to support proposed growth	Unknown at this time	Unknown at this time	Unknown at this time
Allotments	I	Allotment provision of 0.16ha will be required in total	Developer	£15,188 funded by developer contributions	Unknown at this time

Key Villages- Elsenham, Newport, Great Chesterford, Hatfield Heath, Stanstead Mountfitchet, Takeley, Thaxted					
	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Community Centre	I	No requirement for a full community centre, but a contribution to an existing may be required (0.2 of a community centre)	Developer	£144,979	Unknown at this time
Play Space	I	0.13ha	Developer	Unknown at this time	Unknown at this time
MUGA	I	0.16	Developer	£40,000 per MUGA (£6,400 total)	Unknown at this time
Sports pitches	I	No requirement for a full sports pitch, but a contribution to an existing may be required (0.78ha)	Developer	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time
Natural/ semi-natural green space	I	Requirement for 0.53ha of amenity space	Developer	Unknown at this time	Unknown at this time
	I	Requirement for 3.7ha of open space	Developer	Unknown at this time	Unknown at this time

	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
<b>Type A and B Villages</b>					
Transport	C	Unknown at this time	Unknown at this time	Unknown at this time	Unknown at this time
Gas	C	Unknown at this time	Unknown at this time	Unknown at this time	Unknown at this time
Electricity	C	Unknown at this time	Unknown at this time	Unknown at this time	Unknown at this time
Water	C	The Water Cycle Study suggests that at Great Easton and Newport that existing consent is marginally exceeded. This will need to be reviewed and there may be investment required. This will need to be reviewed.	Unknown at this time	Unknown at this time	2020-2030
Waste	N	Unknown at this time	Unknown at this time	Unknown at this time	Unknown at this time
Early Years Education	N	Need 14 early years and childcare places for the allocations across all villages.	Developer, ECC and education provider	£1.1m per stand-alone 56 place nursery.	Unknown at this time
Primary Education	N	Newport- Half form entry school expansion	ECC with potential partnership with a private provider	£1.75m funding from S106	2020
Primary Education	N	Stebbing- Additional Permanent accommodation	ECC with potential partnership with a private provider	£0.4m funding from S106	2019
Primary Education	N	Felsted- Additional Permanent accommodation	ECC with potential partnership with a private provider	£0.4m funding from S106	2020
Secondary Education	N	Stansted- 1fe expansion of Forest Hall	ECC with potential partnership with a private provider	£3m funding by S106	2021

	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Secondary Education	N	Newport- Joyce Frankland minor expansion	ECC with potential partnership with a private provider	£1.2m funding by S106	2021
Health and Wellbeing	N	Unknown at this time	Unknown at this time	Unknown at this time	Unknown at this time
Emergency Services	N	Funding will be required to increase the police service to support proposed growth	Unknown at this time	Unknown at this time	Unknown at this time
Allotments	I	Allotment provision of 0.1ha	Developer	£8,645	Unknown at this time
Community Centre	I	No requirement for a full community centre, but a contribution to an existing may be required.	Developer	£77,175	Unknown at this time
Play Space	I	0.07ha	Developer	Unknown at this time	Unknown at this time
MUGA	I	0.1	Developer	£40,000 per MUGA (£4,000 in total)	Unknown at this time
Sports pitches	I	No requirement for a full sports pitch, but a contribution to an existing may be required (0.41ha)	Developer	Cost vary between £20,000 and £105,000 per pitch, depending on type.	Unknown at this time



	Significance level (Critical/Necessary/ Important)	Description	Delivered by	Estimated Cost and likely funding source	Planned Year of Delivery
Natural/ semi- natural green space	I	Requirement for 0.14ha of amenity space	Developer	Unknown at this time	Unknown at this time
Natural/ semi- natural green space	I	Requirement for 2.4ha of open space	Developer	Unknown at this time	Unknown at this time