



# **Uttlesford Local Plan Infrastructure Delivery Plan (IDP)**

**ANNEX: SCHEDULES**

**Garden Communities and Settlements**

**DECEMBER 2018**

# North Uttlesford Garden Community

| NORTH UTTLESFORD |  |  |   |  |   |
|------------------|--|--|---|--|---|
|                  | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by  | Estimated Cost and likely<br>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<br>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<br>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                   | Contribution from developer – delivery by developer or    | £500,000   | Contribution receipt from first occupation  |

## NORTH UTTLESFORD

|                                | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by  | Estimated Cost and likely<br>funding source        | Planned Year of Delivery  |
|--------------------------------|--|---|---|--|---|
|                                |  | and safety  | ECC.  |  |   |
| <b>Highways</b>                | <b>C</b>   | Junctions in Saffron Walden   | Unknown at this time  | Unknown at this time                               | <b>Unknown at this time</b>   |
| <b>Highways</b>                | <b>C</b>   | Local level highway infrastructure enhancements will also be required.  | Contribution or works by developer                                      | Unknown at this time                               | <b>Contribution decided following further site information.</b>   |
| <b>Sustainable travel</b>      | <b>I</b>   | Sustainable travel promotion and package  | Delivery by developer – Essex County Council Travel planning team (tbc) | £450,000 (For this plan period.)                   | <b>From first occupation to build out of the site plus 5 years following completion of the final dwelling</b> |
| <b>Sustainable travel- Bus</b> | <b>I</b>   | 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 | <b>Early to encourage use from first occupation</b>   |
| <b>Sustainable travel- Bus</b> | <b>I</b>   | Extend Park and Ride services at Granta Park towards walking / cycling  | Developer, ECC / Cambs CC / HE  | Unknown at this time                               | <b>Unknown at this time</b>   |

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|--|--|--|--|---|--|
|  |  | distance of Great<br>Chesterford   |  |   |  |
| <b>Sustainable<br/>travel- Bus</b>           | <b>I</b>   | Passenger Transport<br>Infrastructure and<br>subsidised bus services to<br>and from<br>– local transportation<br>interchanges, key<br>community and economic<br>centres. Increase<br>frequency of service<br>during peak periods to<br>every 20 minutes, with<br>other times of day<br>receiving a minimum<br>hourly service | Developer  | £4.6 million                                | <b>First occupation to<br/>occupation of final<br/>dwelling plus 5 years</b> |
| <b>Sustainable<br/>travel-<br/>bus/cycle</b> | <b>I</b>   | Sustainable bus/cycle link<br>from site to Granta Park   | Delivery by<br>developer / Essex<br>County Council<br>(possible CPO) | £10m  | <b>0-5 years</b>   |
| <b>Sustainable<br/>travel- cycle</b>         | <b>I</b>   | Cycling – contribution for<br>improvements between<br>the site and Great<br>Chesterford, Saffron<br>Walden, Whittlesford<br>Parkway and Cambridge.   | Delivery by<br>developer   | £4.2m                                       | <b>Contribution receipt<br/>from first occupation</b>                        |

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|   | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by                   | Estimated Cost and likely<br>funding source | Planned Year of Delivery |
|---|--|--|--------------------------------|---|--------------------------|
| <b>Sustainable travel- cycle</b>            | <b>I</b>   | 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                |
| <b>Sustainable travel- cycle</b>            | <b>I</b>   | 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                |
| <b>Sustainable travel walking / cycling</b> | <b>I</b>   | 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     |

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|                           | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by            | Estimated Cost and likely<br>funding source   | Planned Year of Delivery |
|---------------------------|--|---|-------------------------|---|--------------------------|
| <b>UTILITIES</b>          |  |   |                         |   |                          |
| <b>Electricity</b>        | <b>C</b>   | New primary substation  | Developer and UKPN      | £3-4m   | Unknown at this time     |
| <b>Electricity</b>        | <b>C</b>   | Two 33kV cables for the circuits to the substation  | Unknown at this time    | £300,000-600,000 per kilometre  | Unknown at this time     |
| <b>Wifi and Broadband</b> | <b>I</b>   | 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     |
| <b>Gas</b>                | <b>C</b>   | 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     |
| <b>Water</b>              | <b>C</b>   | 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- | 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            |

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|--|--|--|--|---|--------------------------|
|  |  | 2025 and upgrades will be required.  |  |   |                          |
| <b>Waste</b>   | <b>N</b>   | 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     |
| <b>EDUCATION</b>   |  |  |  |   |                          |
| <b>Early Years &amp; Child Care<br/>(during the plan period)</b> | <b>N</b>   | 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     |

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|  | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by                                  | Estimated Cost and likely<br>funding source | Planned Year of Delivery |
|--|--|---|---|---|--------------------------|
| <b>Primary School Provision</b>                        | <b>N</b>   | 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                     |
| <b>Primary School Provision (beyond plan period)</b>   | <b>N</b>   | Two primary schools on 2.1ha sites  | ECC and potential partnership with an Academy | £6.5m each                                  | 2033+                    |
| <b>Secondary School Provision</b>                      | <b>N</b>   | 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                     |
| <b>Secondary School Provision (beyond plan period)</b> | <b>N</b>   | 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 | ECC and potential partnership with an Academy | £3m   | 2033+                    |

## HEALTH AND SOCIAL CARE

|                   |          |  |                      |   |  |
|-------------------|----------|--|----------------------|---|--|
| <b>GP surgery</b> | <b>C</b> | 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 | Once a patient orientated critical mass has been achieved. |
|-------------------|----------|--|----------------------|---|--|



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|  | Significance level<br>(Critical/Necessary/<br>Important) | Description                      | Delivered by | Estimated Cost and likely<br>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                          |  |                                  |              |   |                          |
| <b>Allotments<br/>(during plan<br/>period)</b> | <b>I</b>   | Need for 1.41ha of<br>allotments | Developer    | £141,000  | Unknown at this time     |
| <b>Allotments<br/>(post plan<br/>period)</b>   | <b>I</b>   | Need for 2.26ha of<br>allotments | Developer    | £226,000  | Unknown at this time     |
| <b>Allotments<br/>(total)</b>                  | <b>I</b>   | Need for 3.67ha of<br>allotments | Developer    | £367,000  | Unknown at this time     |

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|   | Significance level<br>(Critical/Necessary/<br>Important) | Description                     | Delivered by  | Estimated Cost and likely<br>funding source | Planned Year of Delivery  |
|---|--|---------------------------------|---|---|---|
| <b>Community centres (during plan period)</b> | 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 |
| <b>Community centres (post plan period)</b>   | 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 |
| <b>Community centres (total)</b>              | 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 |
| <b>Play Space (during plan period)</b>        | I  | Need for 0.94ha of open space   | Provision of children's play facilities would mostly be on-site as part of developments | Unknown at this time                        | Unknown at this time  |

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|  | Significance level<br>(Critical/Necessary/<br>Important) | Description                           | Delivered by  | Estimated Cost and likely<br>funding source                                | Planned Year of Delivery |
|--|--|---------------------------------------|---|--|--------------------------|
|  |  |                                       | coming forward  |  |                          |
| <b>Play Space<br/>(post plan<br/>period)</b>                     | <b>I</b>   | Need for 1.51ha of open<br>space      | Provision of<br>children's play<br>facilities would<br>mostly be on-site<br>as<br>part of<br>developments<br>coming forward | Unknown at this time   | Unknown at this time     |
| <b>Play Space<br/>(total)</b>                                    | <b>I</b>   | Need for 2.45ha of open<br>space      | Provision of<br>children's play<br>facilities would<br>mostly be on-site<br>as part of<br>developments<br>coming forward    | Unknown at this time   | Unknown at this time     |
| <b>Outdoor pitch<br/>facilities<br/>(during plan<br/>period)</b> | <b>I</b>   | Need for 5.65ha outdoor<br>pitches    | Developer and<br>potentially Sport<br>England   | Cost vary between £20,000<br>and £105,000 per pitch,<br>depending on type. | Unknown at this time     |
| <b>Outdoor pitch<br/>facilities (post<br/>plan period)</b>       | <b>I</b>   | Need for 9.04ha of outdoor<br>pitches | Developer and<br>potentially Sport<br>England   | Cost vary between £20,000<br>and £105,000 per pitch,<br>depending on type. | Unknown at this time     |

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|   | Significance level<br>(Critical/Necessary/<br>Important) | Description                        | Delivered by   | Estimated Cost and likely<br>funding source                          | Planned Year of Delivery |
|---|--|------------------------------------|--|--|--------------------------|
| <b>Outdoor pitch facilities (total)</b> | 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     |
| <b>MUGA (during plan period)</b>        | 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     |
| <b>MUGA (post plan period)</b>          | 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     |
| <b>MUGA (total)</b>                     | 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     |

## NORTH UTTLESFORD

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description                         | Delivered by                | Estimated Cost and likely<br>funding source | Planned Year of Delivery |
|---|--|-------------------------------------|-----------------------------|---|--------------------------|
| <b>Indoor sports halls (during plan period)</b>   | I  | Need for 0.42 indoor sports halls   | UDC or developer if private | £278,429                                    | Unknown at this time     |
| <b>Indoor sports halls (post plan period)</b>     | I  | Need for 0.66 indoor sports halls   | UDC or developer if private | £444,763                                    | Unknown at this time     |
| <b>Indoor sports halls (total)</b>                | I  | Need for 1.08 indoor sports halls   | UDC or developer if private | £723,191                                    | Unknown at this time     |
| <b>Indoor Swimming Pools (during plan period)</b> | I  | Need for 0.27 indoor swimming pools | Developer                   | Unknown at this time                        | Unknown at this time     |
| <b>Indoor Swimming Pools (post plan period)</b>   | I  | Need for 0.43 indoor swimming pools | Developer                   | Unknown at this time                        | Unknown at this time     |
| <b>Indoor Swimming Pools (total)</b>              | I  | Need for 0.69 indoor swimming pools | Developer                   | Unknown at this time                        | Unknown at this time     |
| <b>Natural and semi-natural green spaces</b>      | I  | Need for 33.5ha                     | Developer                   | Unknown at this time                        | Unknown at this time     |

## NORTH UTTLESFORD

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description      | Delivered by | Estimated Cost and likely<br>funding source | Planned Year of Delivery |
|---|--|------------------|--------------|---|--------------------------|
| <b>(during plan period)</b>                                     |  |                  |              |   |                          |
| <b>Natural and semi-natural green spaces (post plan period)</b> | I  | Need for 52.3ha  | Developer    | Unknown at this time                        | Unknown at this time     |
| <b>Natural and semi-natural green spaces (total)</b>            | I  | Need for 85.8ha  | Developer    | Unknown at this time                        | Unknown at this time     |
| <b>Amenity Green Space (during plan period)</b>                 | I  | Need for 4.8ha   | Developer    | Unknown at this time                        | Unknown at this time     |
| <b>Amenity Green Space (post plan period)</b>                   | I  | Need for 7.47ha  | Developer    | Unknown at this time                        | Unknown at this time     |
| <b>Amenity Green Space (total)</b>                              | I  | Need for 12.25ha | Developer    | Unknown at this time                        | Unknown at this time     |

# West of Braintree Garden Community

| WEST OF BRAINTREE         |  |   |  |  |                                |
|---------------------------|--|---|--|--|--------------------------------|
|                           | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by   | Estimated Cost and likely<br>funding<br>source   | Planned Year<br>of<br>Delivery |
| <b>TRANSPORT</b>          |  |   |  |  |                                |
| <b>Highways</b>           | <b>C</b>   | 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           |
| <b>Highways</b>           | <b>C</b>   | Chelmsford NE Bypass  | Unknown at this time   | £5.25m- £7.7m.   | Unknown at this time           |
| <b>Highways</b>           | <b>C</b>   | Improvements at B1256/A120 Dunmow   | Developer/ECC /HE  | £2m-10m  | 0-5 years                      |
| <b>Sustainable Travel</b> | <b>I</b>   | Active Modes & Public Realm<br>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 | £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<br>(Critical/Necessary/<br>Important) | Description   | Delivered by   | Estimated Cost and likely<br>funding<br>source   | Planned Year<br>of<br>Delivery |
|--|--|---|--|--|--------------------------------|
|  |  |   | from Tarmac<br>Quarry  |  |                                |
| <b>Sustainable<br/>travel- Rayne<br/>Road Shared<br/>Use Cycleway-<br/>cycling</b> | 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        |
| <b>Sustainable<br/>Travel -<br/>Queenborough</b>                                   | I  | Queenborough Lane provides access from Rayne to Skyline 120 and Great Notley. It is potentially used as a 'rat-run' given it allows   | ECC to deliver GC to fund / LSTF?  | >£250,000 (note this cost is included in overarching 'Active Modes and Public              | Local Plan Period              |



## WEST OF BRAINTREE

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by | Estimated Cost and likely<br>funding<br>source | Planned Year<br>of<br>Delivery |
|--|--|---|--------------|--|--------------------------------|
| <p><b>Lane<br/>Quietway-<br/>Cycling</b></p> |  | <p>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).</p> |              | <p>Realm' costings)</p>                        |                                |

## WEST OF BRAINTREE

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by   | Estimated Cost and likely<br>funding<br>source   | Planned Year<br>of<br>Delivery |
|---|--|--|--|--|--------------------------------|
| <b>Sustainable<br/>Travel-<br/>Shalford Road<br/>/ Pods Lane<br/>Quietway-<br/>Cycling</b>                                      | 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              |
| <b>Sustainable<br/>Travel-<br/>Conversion of<br/>footpaths to<br/>bridleways /<br/>cycleways-<br/>Cycling/horse-<br/>riding</b> | 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 | 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<br>(Critical/Necessary/<br>Important) | Description   | Delivered by   | Estimated Cost and likely<br>funding<br>source   | Planned Year<br>of<br>Delivery |
|---|--|---|--|--|--------------------------------|
|   |  | related traffic on Rayne Road and the B1256.  |  |  |                                |
| <b>Sustainable<br/>Travel- Garden<br/>Community to<br/>Felsted Link-<br/>cycling/<br/>walking</b> | 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<br>Period           |
| <b>Sustainable<br/>Travel- Flich<br/>Way – cycling /<br/>walking</b>                              | I  | The Flich 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   | 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<br>(Critical/Necessary/<br>Important) | Description   | Delivered by           | Estimated Cost and likely<br>funding<br>source | Planned Year<br>of<br>Delivery   |
|--------------------------------|--|---|------------------------|--|--|
|                                |  | 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 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. |                        |  |  |
| <b>Sustainable Travel- Bus</b> | <b>I</b>   | 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. |

## WEST OF BRAINTREE

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by            | Estimated Cost and likely<br>funding<br>source  | Planned Year<br>of<br>Delivery |
|---|--|---|-------------------------|---|--------------------------------|
| <b>Sustainable travel- Mass Rapid Transit</b> | I  | Rapid Transit (excluding Mass Rapid Transit / Crossing 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           |
| <b>Sustainable travel- Mass Rapid Transit</b> | I  | Crossing 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           |
| <b>Sustainable Travel</b>                     | 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           |
| <b>UTILITIES</b>                              |  |   |                         |   |                                |
| <b>Electricity</b>                            | C  | New primary substation  | Developer and UKPN      | £3-4m   | Unknown at this time           |
| <b>Electricity</b>                            | C  | Two 33kV cables for the circuits to the substation  | Unknown at this time    | £300,000-600,000 per kilometre  | Unknown at this time           |
| <b>Wifi and Broadband</b>                     | 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           |

## WEST OF BRAINTREE

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by   | Estimated Cost and likely<br>funding<br>source                  | Planned Year<br>of<br>Delivery |
|--|--|--|--|---|--------------------------------|
| <b>Water</b>   | <b>C</b>   | 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                 |
| <b>Waste</b>   | <b>N</b>   | 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           |
| <b>Gas</b>   | <b>N</b>   | 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           |
| <b>EDUCATION</b>   |  |  |  |   |                                |
| <b>Early Years &amp; Child Care (during the plan period)</b> | <b>N</b>   | 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           |

## WEST OF BRAINTREE

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by                                  | Estimated Cost and likely<br>funding<br>source | Planned Year<br>of<br>Delivery |
|---|--|---|---|--|--------------------------------|
| <b>Primary School Provision (during and beyond plan period)</b>   | <b>N</b>   | Six primary school on 2.1ha D1 use allocation within Garden Settlement. | ECC and potential partnership with an Academy | £6.5m each with potential funding from S106    | 2028+                          |
|   |  | One primary school on a 2.9ha site                                      |   | £9.8m  |                                |
| <b>Secondary School Provision (during and beyond plan period)</b> | <b>N</b>   | Two secondary schools, each on 9ha sites.                               | ECC and potential partnership with an Academy | £56.2 with potential funding from S106         | 2027+                          |

## HEALTH AND SOCIAL CARE

|                   |          |   |   |  |   |
|-------------------|----------|---|---|--|---|
| <b>GP surgery</b> | <b>C</b> | 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 practices can apply for through NHS England for capital improvements to their practices. The | once a patient-orientated critical mass has been achieved |
|-------------------|----------|---|---|--|---|

## WEST OF BRAINTREE

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description | Delivered by | Estimated Cost and likely<br>funding<br>source  | Planned Year<br>of<br>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

|  |   |                               |           |          |                         |
|--|---|-------------------------------|-----------|----------|-------------------------|
| <b>Allotments<br/>(during plan<br/>period)</b> | I | Need for 2.55ha of allotments | Developer | £255,000 | Unknown at<br>this time |
| <b>Allotments<br/>(post plan<br/>period)</b>   | I | Need for 4.8ha of allotments  | Developer | £480,000 | Unknown at<br>this time |
| <b>Allotments<br/>(total)</b>                  | I | Need for 7.35ha of allotments | Developer | £735,000 | Unknown at<br>this time |



## WEST OF BRAINTREE

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description                      | Delivered by                            | Estimated Cost and likely<br>funding<br>source | Planned Year<br>of<br>Delivery  |
|---|--|----------------------------------|---|--|---|
| <b>Community centres (during plan period)</b> | 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 |
| <b>Community centres (post plan period)</b>   | 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 |
| <b>Community centres (total)</b>              | 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  |

## WEST OF BRAINTREE

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description                   | Delivered by   | Estimated Cost and likely<br>funding<br>source | Planned Year<br>of<br>Delivery  |
|--|--|-------------------------------|--|--|---|
|  |  |                               |  |  | the population<br>of a new<br>strategic<br>development<br>has been<br>established |
| <b>Play Space<br/>(during plan<br/>period)</b> | <b>I</b>   | Need for 0.48ha of open space | Provision of<br>children's play<br>facilities would<br>mostly be on-<br>site as part of<br>developments<br>coming forward. | Unknown at this time                           | Unknown at<br>this time   |
| <b>Play Space<br/>(post plan<br/>period)</b>   | <b>I</b>   | Need for 4.42ha of open space | Provision of<br>children's play<br>facilities would<br>mostly be on-<br>site as part of<br>developments<br>coming forward. | Unknown at this time                           | Unknown at<br>this time   |

## WEST OF BRAINTREE

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description                     | Delivered by   | Estimated Cost and likely<br>funding<br>source                       | Planned Year<br>of<br>Delivery |
|--|--|---------------------------------|--|--|--------------------------------|
| <b>Play Space<br/>(total)</b>                            | 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           |
| <b>Outdoor pitch facilities<br/>(during plan period)</b> | 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           |
| <b>Outdoor pitch facilities (post plan period)</b>       | 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           |
| <b>Outdoor pitch facilities (total)</b>                  | 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           |

## WEST OF BRAINTREE

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description                       | Delivered by  | Estimated Cost and likely<br>funding<br>source | Planned Year<br>of<br>Delivery |
|---|--|-----------------------------------|---|--|--------------------------------|
| <b>MUGA (during<br/>plan period)</b>                    | I  | Need for 0.71 of MUGA             | Provision of<br>children's play<br>facilities would<br>mostly be on-<br>site as part of<br>developments<br>coming forward | £40,000 per MUGA<br>(£28,400)                  | Unknown at<br>this time        |
| <b>MUGA (post<br/>plan period)</b>                      | I  | Need for 6.64 of MUGA             | Provision of<br>children's play<br>facilities would<br>mostly be on-<br>site as part of<br>developments<br>coming forward | £40,000 per MUGA<br>(£265,600)                 | Unknown at<br>this time        |
| <b>MUGA (total)</b>                                     | I  | Need for 7.35 of MUGA             | Provision of<br>children's play<br>facilities would<br>mostly be on-<br>site as part of<br>developments<br>coming forward | £40,000 per MUGA<br>(£294,000)                 | Unknown at<br>this time        |
| <b>Indoor sports<br/>halls (during<br/>plan period)</b> | I  | Need for 0.75 indoor sports halls | UDC or<br>developer if<br>private   | £ 502,500                                      | Unknown at<br>this time        |

## WEST OF BRAINTREE

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description                         | Delivered by                | Estimated Cost and likely<br>funding<br>source | Planned Year<br>of<br>Delivery |
|---|--|-------------------------------------|-----------------------------|--|--------------------------------|
| <b>Indoor sports halls (post plan period)</b>                     | I  | Need for 1.41 indoor sports halls   | UDC or developer if private | £ 944,700                                      | Unknown at this time           |
| <b>Indoor sports halls (total)</b>                                | I  | Need for 2.16 indoor sports halls   | UDC or developer if private | £1,447,200                                     | Unknown at this time           |
| <b>Indoor Swimming Pools (during plan period)</b>                 | I  | Need for 0.14 indoor swimming pools | Developer                   | Unknown at this time                           | Unknown at this time           |
| <b>Indoor Swimming Pools (post plan period)</b>                   | I  | Need for 1.25 indoor swimming pools | Developer                   | Unknown at this time                           | Unknown at this time           |
| <b>Indoor Swimming Pools (total)</b>                              | I  | Need for 1.39 indoor swimming pools | Developer                   | Unknown at this time                           | Unknown at this time           |
| <b>Natural and semi-natural green spaces (during plan period)</b> | I  | Need for 59.6ha                     | Developer                   | Unknown at this time                           | Unknown at this time           |

## WEST OF BRAINTREE

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description      | Delivered by | Estimated Cost and likely<br>funding<br>source | Planned Year<br>of<br>Delivery |
|---|--|------------------|--------------|--|--------------------------------|
| <b>Natural and semi-natural green spaces (post plan period)</b> | I  | Need for 111.9ha | Developer    | Unknown at this time                           | Unknown at this time           |
| <b>Natural and semi-natural green spaces (total)</b>            | I  | Need for 171.5ha | Developer    | Unknown at this time                           | Unknown at this time           |
| <b>Amenity Green Space (during plan period)</b>                 | I  | Need for 8.5ha   | Developer    | Unknown at this time                           | Unknown at this time           |
| <b>Amenity Green Space (post plan period)</b>                   | I  | Need for 15.99ha | Developer    | Unknown at this time                           | Unknown at this time           |
| <b>Amenity Green Space (total)</b>                              | I  | Need for 24.5ha  | Developer    | Unknown at this time                           | Unknown at this time           |

# Easton Park Garden Community

| EASTON PARK               |  |  |   |  |  |
|---------------------------|--|--|---|--|--|
|                           | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by  | Estimated Cost and<br>likely funding source      | Planned Year of Delivery   |
| <b>TRANSPORT</b>          |  |  |   |  |  |
| <b>Highways</b>           | <b>C</b>   | 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.    |
| <b>Highways</b>           | <b>C</b>   | 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.   |
| <b>Highways</b>           | <b>C</b>   | 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.   |
| <b>Sustainable Travel</b> | <b>I</b>   | 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 |

## EASTON PARK

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by  | Estimated Cost and<br>likely funding source                          | Planned Year of Delivery  |
|--|--|---|---|--|---|
| <b>Sustainable travel-<br/>Bus</b>                 | <b>I</b>   | 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<br><br>Off site infrastructure improvement- £200,000 | First occupation to occupation of final dwelling plus 5 years       |
| <b>Sustainable travel-<br/>Rapid Transit</b>       | <b>N</b>   | 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   |
| <b>Sustainable travel-<br/>bus/cycling/walking</b> | <b>I</b>   | 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 |



## EASTON PARK

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by                                  | Estimated Cost and<br>likely funding source      | Planned Year of Delivery  |
|--|--|--|---|--|---|
| <b>Sustainable travel-<br/>bus/cycling/walking</b> | <b>I</b>   | 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  |
| <b>Sustainable Travel-<br/>cycling/walking</b>     | <b>I</b>   | 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 |
| <b>Sustainable Travel-<br/>cycling/walking</b>     | <b>I</b>   | 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  |
| <b>UTILITIES</b>                                   |  |  |   |  |   |
| <b>Electricity</b>                                 | <b>C</b>   | New primary substation   | Unknown at this time                          | £3-4m  | Unknown at this time  |
| <b>Electricity</b>                                 | <b>C</b>   | Two 33kV cables for the circuits to the substation   | Unknown at this time                          | £300,000-600,000 per kilometre                   | Unknown at this time  |
| <b>Wifi and Broadband</b>                          | <b>I</b>   | Fibre based internet access. Housing developments over 30 homes will be provided   | Large network operators                       | £0   | Unknown at this time  |

## EASTON PARK

|              | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by         | Estimated Cost and<br>likely funding source                   | Planned Year of Delivery                          |
|--------------|--|---|----------------------|---|---|
|              |  | with Fibre to the Premises free of charge by the large network operators  |                      |   |   |
| <b>Water</b> | <b>C</b>   | 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. |
| <b>Waste</b> | <b>N</b>   | 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<br>(Critical/Necessary/<br>Important) | Description   | Delivered by   | Estimated Cost and<br>likely funding source                     | Planned Year of Delivery |
|--|--|---|--|---|--------------------------|
| <b>Gas</b>   | <b>C</b>   | 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     |
| <b>EDUCATION</b>   |  |   |  |   |                          |
| <b>Early Years &amp; Child Care (during the plan period)</b> | <b>N</b>   | 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     |
| <b>Primary School Provision</b>                              | <b>N</b>   | 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                     |
| <b>Primary School Provision (beyond plan period)</b>         | <b>N</b>   | Six primary schools on 2.1ha sites  | ECC and potential partnership with an Academy          | £6.5m each  | 2033+                    |
| <b>Secondary School Provision</b>                            | <b>N</b>   | 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                     |

## EASTON PARK

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description                        | Delivered by                                  | Estimated Cost and<br>likely funding source | Planned Year of Delivery |
|--|--|------------------------------------|---|---|--------------------------|
| <b>Secondary School Provision (beyond plan period)</b> | <b>N</b>   | One secondary school on a 9ha site | ECC and potential partnership with an Academy | £31m  | 2033+                    |

## HEALTH AND SOCIAL CARE

|                   |          |   |                      |   |  |
|-------------------|----------|---|----------------------|---|--|
| <b>GP surgery</b> | <b>C</b> | 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 practices are then required to bridge the financial gap. This could in some cases be difficult for practices to | Once a patient- orientated critical mass has been achieved |
|-------------------|----------|---|----------------------|---|--|

## EASTON PARK

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description                      | Delivered by                            | Estimated Cost and<br>likely funding source                        | Planned Year of Delivery  |
|---|--|----------------------------------|---|--|---|
|   |  |                                  |   | achieve. All funding routes will be explored including S106 monies |   |
| SOCIAL INFRASTRUCTURE                         |  |                                  |   |  |   |
| <b>Allotments (during plan period)</b>        | I  | Need for 1.41ha of allotments    | Developer                               | £141,000   | Unknown at this time  |
| <b>Allotments (post plan period)</b>          | I  | Need for 5.924a of allotments    | Developer                               | £594,000   | Unknown at this time  |
| <b>Allotments (total)</b>                     | I  | Need for 7.35 ha of allotments   | Developer                               | £735,000   | Unknown at this time  |
| <b>Community centres (during plan period)</b> | 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 |
| <b>Community centres (post plan period)</b>   | 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 |

## EASTON PARK

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description                      | Delivered by   | Estimated Cost and<br>likely funding source                          | Planned Year of Delivery  |
|--|--|----------------------------------|--|--|---|
| <b>Community centres<br/>(total)</b>                 | 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 |
| <b>Play Space (during plan period)</b>               | 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  |
| <b>Play Space (post plan period)</b>                 | 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  |
| <b>Play Space (total)</b>                            | 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  |
| <b>Outdoor pitch facilities (during plan period)</b> | 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  |

## EASTON PARK

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description                     | Delivered by   | Estimated Cost and<br>likely funding source                          | Planned Year of Delivery |
|--|--|---------------------------------|--|--|--------------------------|
| <b>Outdoor pitch facilities (post plan period)</b> | 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     |
| <b>Outdoor pitch facilities (total)</b>            | 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     |
| <b>MUGA (during plan period)</b>                   | 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     |
| <b>MUGA (post plan period)</b>                     | 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     |
| <b>MUGA (total)</b>                                | 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     |
| <b>Indoor sports halls</b>                         | I  | Need for 0.42 indoor            | UDC or developer if  | £278,429   | Unknown at this time     |

## EASTON PARK

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description                            | Delivered by                   | Estimated Cost and<br>likely funding source | Planned Year of Delivery |
|--|--|--|--------------------------------|---|--------------------------|
| <b>(during plan period)</b>  |  | sports halls                           | private                        |   |                          |
| <b>Indoor sports halls<br/>(post plan period)</b>                          | I  | Need for 1.74 indoor<br>sports halls   | UDC or developer if<br>private | £1,167,954                                  | Unknown at this time     |
| <b>Indoor sports halls<br/>(total)</b>                                     | I  | Need for 2.16 indoor<br>sports halls   | UDC or developer if<br>private | £1,446,383                                  | Unknown at this time     |
| <b>Indoor Swimming<br/>Pools (during plan<br/>period)</b>                  | I  | Need for 0.27 indoor<br>swimming pools | Developer                      | Unknown at this time                        | Unknown at this time     |
| <b>Indoor Swimming<br/>Pools (post plan<br/>period)</b>                    | I  | Need for 1.12 indoor<br>swimming pools | Developer                      | Unknown at this time                        | Unknown at this time     |
| <b>Indoor Swimming<br/>Pools (total)</b>                                   | I  | Need for 1.39 indoor<br>swimming pools | Developer                      | Unknown at this time                        | Unknown at this time     |
| <b>Natural and semi-<br/>natural green spaces<br/>(during plan period)</b> | I  | Need for 33ha                          | Developer                      | Unknown at this time                        | Unknown at this time     |
| <b>Natural and semi-<br/>natural green spaces<br/>(post plan period)</b>   | I  | Need for 138.5ha                       | Developer                      | Unknown at this time                        | Unknown at this time     |
| <b>Natural and semi-<br/>natural green spaces</b>                          | I  | Need for 171.5ha                       | Developer                      | Unknown at this time                        | Unknown at this time     |



## EASTON PARK

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description      | Delivered by | Estimated Cost and<br>likely funding source | Planned Year of Delivery |
|---|--|------------------|--------------|---|--------------------------|
| <b>(total)</b>  |  |                  |              |   |                          |
| <b>Amenity Green<br/>Space (during plan<br/>period)</b> | <b>I</b>   | Need for 4.7ha   | Developer    | Unknown at this time                        | Unknown at this time     |
| <b>Amenity Green<br/>Space (post plan<br/>period)</b>   | <b>I</b>   | Need for 19.78ha | Developer    | Unknown at this time                        | Unknown at this time     |
| <b>Amenity Green<br/>Space (total)</b>                  | <b>I</b>   | Need for 24.5ha  | Developer    | Unknown at this time                        | Unknown at this time     |

# Existing settlements

| INDIVIDUAL SETTLEMENTS |  |   |                      |   |                                |
|------------------------|--|---|----------------------|---|--------------------------------|
|                        | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by         | Estimated Cost and<br>likely funding<br>source                  | Planned<br>Year of<br>Delivery |
| <b>SAFFRON WALDEN</b>  |  |   |                      |   |                                |
| <b>Highways</b>        | <b>C</b>   | 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           |
| <b>Highways</b>        | <b>N</b>   | Newport Road / Borough Lane priority junction improvements.   | Developer and ECC    | Unknown at this time  | Unknown at this time           |
| <b>Highways</b>        | <b>N</b>   | Debden Road, London Road to Borough Lane junction improvements.   | Developer and ECC    | Unknown at this time  | Unknown at this time           |
| <b>Highways</b>        | <b>N</b>   | Thaxted Road / Peaslands Road junction improvements.  | Developer and ECC    | Unknown at this time  | Unknown at this time           |
| <b>Highways</b>        | <b>N</b>   | Waiting restrictions on Peaslands Road.   | Developer and ECC    | Unknown at this time  | Unknown at this time           |
| <b>Gas</b>             | <b>C</b>   | 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           |

## INDIVIDUAL SETTLEMENTS

|                              | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by   | Estimated Cost and<br>likely funding<br>source   | Planned<br>Year of<br>Delivery |
|------------------------------|--|--|--|--|--------------------------------|
| <b>Electricity</b>           | <b>C</b>   | 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           |
| <b>Broadband / WI-FI</b>     | <b>I</b>   | 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                 |
| <b>Water</b>                 | <b>C</b>   | 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           |
| <b>Waste</b>                 | <b>N</b>   | 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           |
| <b>Early years Education</b> | <b>N</b>   | 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           |
| <b>Primary Education</b>     | <b>N</b>   | New Primary School on Radwinter Road / Shire Hill location.  | ECC with potential partnership with a private provider | £6.5m funding from S106  | 2020                           |

## INDIVIDUAL SETTLEMENTS

|                                 | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by                            | Estimated Cost and<br>likely funding<br>source                       | Planned<br>Year of<br>Delivery |
|---------------------------------|--|---|---|--|--------------------------------|
| <b>Health and Wellbeing</b>     | <b>C</b>   | Great Dunmow has the largest challenge in terms of population growth and future health care provision. The community hospital site utilisation is an option | Unknown at this time                    | Unknown at this time   | Unknown at this time           |
| <b>Emergency Services</b>       | <b>N</b>   | 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           |
| <b>Allotment</b>                | <b>I</b>   | Allotment provision of 0.19ha will be required  | Developer                               | £18,856 funded by developer contributions                            | Unknown at this time           |
| <b>Community Centre</b>         | <b>I</b>   | No requirement for a full community centre, but a contribution to an existing may be required.  | Developer                               | £170,336   | Unknown at this time           |
| <b>Play Space</b>               | <b>I</b>   | Requirement for 0.15ha of play space  | Developer and potentially Sport England | Unknown at this time   | Unknown at this time           |
| <b>Outdoor pitch facilities</b> | <b>I</b>   | 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           |
| <b>MUGA</b>                     | <b>I</b>   | Requirement for 0.23 MUGA   | Developer and potentially Sport England | £40,000 per MUGA (£9,200 in total)                                   | Unknown at this time           |

## INDIVIDUAL SETTLEMENTS

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by                          | Estimated Cost and<br>likely funding<br>source   | Planned<br>Year of<br>Delivery |
|--|--|--|---------------------------------------|--|--------------------------------|
| <b>Natural/ semi-natural green space</b> | I  | Requirement for 0.31ha of amenity space  | Developer                             | Unknown at this time   | Unknown at this time           |
| <b>Natural/ semi-natural green space</b> | I  | Requirement for 5.3ha of open space  | Developer                             | Unknown at this time   | Unknown at this time           |
| <b>GREAT DUNMOW</b>                      |  |  |                                       |  |                                |
| <b>Highways</b>                          | 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           |
| <b>Electricity</b>                       | 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           |
| <b>Gas</b>                               | 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           |
| <b>Broadband/ Wifi</b>                   | I  | New development over 30 homes will have FTTP free of charge<br>Smaller in-fill type developments are likely to be built within existing footprints, so are | Virgin Media, Openreach and Gigaclear | Minimal Unknown at this time costings Virgin Media, Openreach and Gigaclear                    | Pre-occupation                 |

## INDIVIDUAL SETTLEMENTS

|                              | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by   | Estimated Cost and<br>likely funding<br>source                       | Planned<br>Year of<br>Delivery |
|------------------------------|--|--|--|--|--------------------------------|
|                              |  | unlikely to require additional infrastructure deployment.  |  |  |                                |
| <b>Water</b>                 | <b>C</b>   | Unknown at this time   | Unknown at this time                                   | Unknown at this time   | Unknown at this time           |
| <b>Waste</b>                 | <b>N</b>   | 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           |
| <b>Early Years Education</b> | <b>N</b>   | 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           |
| <b>Primary Education</b>     | <b>N</b>   | 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        |
|                              | <b>N</b>   | 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                           |
|                              | <b>N</b>   | Expansion of Smith's Farm or Woodside Way school   | ECC with potential partnership with a private provider | £2.8m funding from S106  | 2029                           |

## INDIVIDUAL SETTLEMENTS

|                                    | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by         | Estimated Cost and<br>likely funding<br>source                       | Planned<br>Year of<br>Delivery |
|------------------------------------|--|--|----------------------|--|--------------------------------|
| <b>Health and Wellbeing</b>        | <b>C</b>   | 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           |
| <b>Emergency Services</b>          | <b>N</b>   | 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           |
| <b>Allotment</b>                   | <b>I</b>   | Allotment provision of 0.47ha will be required   | Developer            | £46,614 funded by developer contributions                            | Unknown at this time           |
| <b>Community Centre</b>            | <b>I</b>   | No requirement for a full community centre, but a contribution to an existing may be required. | Unknown at this time | £757,050   | Unknown at this time           |
| <b>Play Space</b>                  | <b>I</b>   | 0.37ha   | Developer            | Unknown at this time   | Unknown at this time           |
| <b>MUGA</b>                        | <b>I</b>   | 0.56   | Developer            | £40,000 per MUGA (£22,400 total)                                     | Unknown at this time           |
| <b>Outdoor pitch facilities</b>    | <b>I</b>   | Requirement for 1.66 sports pitches (2.25ha)   | Developer            | Cost vary between £20,000 and £105,000 per pitch, depending on type. | Unknown at this time           |
| <b>Natural/ semi-natural green</b> | <b>I</b>   | Requirement for 0.77ha of amenity space  | Developer            | Unknown at this time   | Unknown at this time           |

## INDIVIDUAL SETTLEMENTS

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description                           | Delivered by | Estimated Cost and<br>likely funding<br>source | Planned<br>Year of<br>Delivery |
|--|--|---------------------------------------|--------------|--|--------------------------------|
| <b>space</b>                             |  |                                       |              |  |                                |
| <b>Natural/ semi-natural green space</b> | 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

| KEY VILLAGES: ELSENHAM, NEWPORT, GREAT CHESTERFORD, HATFIELD HEATH, STANSTEAD MOUNTFITCHET, TAKELEY, THAXTED |  |  |                      |   |                             |
|--|--|--|----------------------|---|-----------------------------|
|  | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by         | Estimated Cost and<br>likely funding<br>source  | Planned Year of<br>Delivery |
| <b>Transport</b>   | <b>C</b>   | Unknown at this time   | Unknown at this time | Unknown at this time  | Unknown at this time        |
| <b>Electricity</b>   | <b>C</b>   | Connection to a substation.  | Unknown at this time | 2015 costs were<br>£1,000 per dwelling,<br>plus the cost of the<br>11kV network<br>extension or<br>diversion. | Unknown at this time        |
| <b>Water</b>   | <b>C</b>   | 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<br>(Critical/Necessary/<br>Important) | Description  | Delivered by         | Estimated Cost and<br>likely funding<br>source | Planned Year of<br>Delivery |
|--------------|--|--|----------------------|--|-----------------------------|
| <b>Water</b> | <b>C</b>   | 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           |
| <b>Water</b> | <b>C</b>   | 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        |
| <b>Water</b> | <b>C</b>   | 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        |
| <b>Water</b> | <b>C</b>   | Great Easton, Great Dunmow and Newport will all require enhancements to treatment  | Unknown at this time | Unknown at this time                           | By 2033                     |

**KEY VILLAGES: ELSENHAM, NEWPORT, GREAT CHESTERFORD, HATFIELD HEATH, STANSTEAD MOUNTFITCHET, TAKELEY, THAXTED**

|                              | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by   | Estimated Cost and<br>likely funding<br>source                                 | Planned Year of<br>Delivery |
|------------------------------|--|---|--|--|-----------------------------|
|                              |  | capacity due to existing constraints  |  |  |                             |
| <b>Waste</b>                 | <b>N</b>   | The allocation at Elsenham comprises an undeveloped site wither 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              |
| <b>Broadband/ WI-FI</b>      | <b>I</b>   | New development over 30 homes will have FTTP free of charge<br>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<br>Virgin Media, Openreach and Gigaclear | Pre-occupation              |
| <b>Early Years Education</b> | <b>N</b>   | 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        |

**KEY VILLAGES: ELSENHAM, NEWPORT, GREAT CHESTERFORD, HATFIELD HEATH, STANSTEAD MOUNTFITCHET, TAKELEY, THAXTED**

|                             | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by         | Estimated Cost and<br>likely funding<br>source                       | Planned Year of<br>Delivery |
|-----------------------------|--|---|----------------------|--|-----------------------------|
| <b>Health and Wellbeing</b> | <b>N</b>   | 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        |
| <b>Emergency Services</b>   | <b>N</b>   | 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        |
| <b>Allotments</b>           | <b>I</b>   | Allotment provision of 0.16ha will be required in total   | Developer            | £15,188 funded by developer contributions                            | Unknown at this time        |
| <b>Community Centre</b>     | <b>I</b>   | No requirement for a full community centre, but a contributions to an existing facility may be required | Developer            | £644,350   | Unknown at this time        |
| <b>Play Space</b>           | <b>I</b>   | 0.13ha  | Developer            | Unknown at this time   | Unknown at this time        |
| <b>MUGA</b>                 | <b>I</b>   | 0.16  | Developer            | £40,000 per MUGA (£6,400 total)                                      | Unknown at this time        |
| <b>Sports pitches</b>       | <b>I</b>   | 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        |

**KEY VILLAGES: ELSENHAM, NEWPORT, GREAT CHESTERFORD, HATFIELD HEATH, STANSTEAD MOUNTFITCHET, TAKELEY, THAXTED**

|  | Significance level<br>(Critical/Necessary/<br>Important) | Description                             | Delivered by | Estimated Cost and<br>likely funding<br>source | Planned Year of<br>Delivery |
|--|--|---|--------------|--|-----------------------------|
| <b>Natural/ semi-natural green space</b> | 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        |

## Type A and B Villages

| TYPE A AND B VILLAGES            |  |  |  |  |                             |
|----------------------------------|--|--|--|--|-----------------------------|
|                                  | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by   | Estimated Cost and<br>likely funding<br>source | Planned Year of<br>Delivery |
| <b>Gas</b>                       | <b>C</b>   | Unknown at this time   | Unknown at this time                                   | Unknown at this time                           | Unknown at this time        |
| <b>Electricity</b>               | <b>C</b>   | Unknown at this time   | Unknown at this time                                   | Unknown at this time                           | Unknown at this time        |
| <b>Water</b>                     | <b>C</b>   | 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                   |
| <b>Waste</b>                     | <b>N</b>   | Unknown at this time   | Unknown at this time                                   | Unknown at this time                           | Unknown at this time        |
| <b>Early Years<br/>Education</b> | <b>N</b>   | 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        |
| <b>Primary Education</b>         | <b>N</b>   | Newport- Half form entry school expansion  | ECC with potential partnership with a private provider | £1.75m funding from S106                       | 2020                        |
| <b>Primary Education</b>         | <b>N</b>   | Stebbing- Additional Permanent accommodation   | ECC with potential partnership with a                  | £0.4m funding from S106                        | 2019                        |

## TYPE A AND B VILLAGES

|                             | Significance level<br>(Critical/Necessary/<br>Important) | Description  | Delivered by   | Estimated Cost and<br>likely funding<br>source | Planned Year of<br>Delivery |
|-----------------------------|--|--|--|--|-----------------------------|
|                             |  |  | private provider                                       |  |                             |
| <b>Primary Education</b>    | <b>N</b>   | Felsted- Additional Permanent accommodation  | ECC with potential partnership with a private provider | £0.4m funding from S106                        | 2020                        |
| <b>Secondary Education</b>  | <b>N</b>   | Stansted- 1fe expansion of Forest Hall   | ECC with potential partnership with a private provider | £3m funding by S106                            | 2021                        |
| <b>Secondary Education</b>  | <b>N</b>   | Newport- Joyce Frankland minor expansion   | ECC with potential partnership with a private provider | £1.2m funding by S106                          | 2021                        |
| <b>Health and Wellbeing</b> | <b>N</b>   | Unknown at this time   | Unknown at this time                                   | Unknown at this time                           | Unknown at this time        |
| <b>Emergency Services</b>   | <b>N</b>   | 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        |
| <b>Allotments</b>           | <b>I</b>   | Allotment provision of 0.1ha   | Developer  | £8,645   | Unknown at this time        |
| <b>Community Centre</b>     | <b>I</b>   | No requirement for a full community centre, but a contribution to an existing may be | Developer  | £343,000                                       | Unknown at this time        |

## TYPE A AND B VILLAGES

|   | Significance level<br>(Critical/Necessary/<br>Important) | Description   | Delivered by | Estimated Cost and<br>likely funding<br>source                                | Planned Year of<br>Delivery |
|---|--|---|--------------|---|-----------------------------|
|   |  | required.   |              |   |                             |
| <b>Play Space</b>                             | <b>I</b>   | 0.07ha  | Developer    | Unknown at this time  | Unknown at this time        |
| <b>MUGA</b>                                   | <b>I</b>   | 0.1   | Developer    | £40,000 per MUGA<br>(£4,000 in total)   | Unknown at this time        |
| <b>Sports pitches</b>                         | <b>I</b>   | No requirement for a full sports<br>pitch, but a contribution to an<br>existing may be required<br>(0.41ha) | Developer    | Cost vary between<br>£20,000 and<br>£105,000 per pitch,<br>depending on type. | Unknown at this time        |
| <b>Natural/ semi-<br/>natural green space</b> | <b>I</b>   | Requirement for 0.14ha of<br>amenity space  | Developer    | Unknown at this time  | Unknown at this time        |
| <b>Natural/ semi-<br/>natural green space</b> | <b>I</b>   | Requirement for 2.4ha of<br>open space  | Developer    | Unknown at this<br>time   | Unknown at this<br>time     |