

THE CRANBROOK PLAN

Examination
Matter 14: Infrastructure Delivery

January 2020

JBB8750
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Matter 14 – Infrastructure Delivery

Issue 20: Are the Infrastructure delivery provisions justified and effective in the light of previous delivery?

This Matter Statement is provided on behalf of Persimmon Homes South West (PHSW) who has a controlling land interest at the Cobdens Expansion Area.

1.1 Q163. Delivery of facilities to date have been slower than anticipated – what certainty is there around the delivery of further infrastructure and how will this influence future phasing? How realistic is it that all infrastructure would be delivered via contributions from new housing?

1.1.1 PHSW are committed to the timely delivery of infrastructure on land within their control. The detailed phasing of category 1 and 2 infrastructure and new homes at Cobdens will be agreed with EDDC as part of the planning application process and subject to legal agreements when appropriate.

1.1.2 The Council should undertake further work on the Category 3 infrastructure to identify costs to enable them to secure s106 contributions with developers relying on pay back clauses after say 10 years if the contributions are not spent. This is subject to viability issues which we understand others are raising.

1.2 Q164. What is the overall per home cost given the headline figures set out below? How would these costs affect the deliverability of any or all of the expansion areas? What proportion of these individual costs are reliant on sources other than residential developments and how will they be secured to ensure timely delivery?

- Primary school 420 place – £7.2m
- Primary school 630 place - £10.8m
- Senior School expansion 4.3m
- SEN school - £1m contribution from Devon CC
- OH wires undergrounding - £3m to 5m
- Highway Infrastructure – costs are unclear – please clarify?
- HRA mitigation – 78 acres SANG – how is this to be funded?
- Clyst Valle Regional Park – funding gap stated as £6.5 m

- **Flooding – no infrastructure in contained in the schedule – how will this be funded and by what method will it be secured?**
- **Heath Medical Practice – proportionate costs of the £16.3 million**
- **Extra Care housing 55 flats £10.3 million – how are these costs attributed.**
- **Blue Light emergency services facility – funded from developer contributions – to what extent?**
- **LEAPS/NEAPs – how will these facilities be funded?**
- **Bus service £1.7 million cost – £780,000 gap how will these be funded.**
- **Traffic impact on M5 capacity – what costs are envisaged?**

1.2.1 PHSW has set out in its Matter 6 Statement the revised costings for the overhead cables across the Cobdens site, which are based on more up-to-date evidence than indicated above.

1.3 AQ20. Are any Main Modifications proposed in relation to Issue 20?

1.3.1 See Matter 9 AQ12.