

Infrastructure Delivery - breakdown by area		Costs Schedule Ref.	general cost	Bluehayes		Treasbeare		Cobdens		Grange		Notes	Total
				notes	cost	notes	cost	notes	cost	notes	cost		
Housing numbers				960		915		1495		800		4170	
Category 1													
Std Infrastructure - required from all areas (on/off site) (omitted from equalisation exercise)													
1	Formal open space	51	Important	1,764,000	Applicable to all expansion area development							proportionally split by housing delivered	
	Formal play	41	Important	1,560,000									proportionally split by housing delivered
	Allotments	40	Important	740,000									proportionally split by housing delivered
	Amenity open space	50	Important	510,000									proportionally split by housing delivered
	Natural/semi natural open space	52	Important	1,390,000									proportionally split by housing delivered
	SANGS capital cost	58	Critical	4,130,000									proportionally split by housing delivered
	SANGS maintenance	59	Critical	2,500,000									proportionally split by housing delivered
	Off site hab mitigation	60	Critical	2,050,000									proportionally split by housing delivered
	Carbon reduction above B Regs	64	Critical	6,352,000									proportionally split by housing delivered
	District Heating	1	Critical	20,000,000									proportionally split by housing delivered
	EV charging	62	Desirable	0									proportionally split by housing delivered
Travel planning	21	Important	285,000								proportionally split by housing delivered		
			Total	41,281,000									
A	Per dwelling cost (Row A)				9,503,540		9,058,061		14,799,783		7,919,616		41,281,000

Category 2		Costs Schedule Ref.	general cost	Bluehayes		Treasbeare		Cobdens		Grange		land take (ha)	Notes	Total
				notes	cost	notes	cost	notes	cost	notes	cost			
Allocation specific														
													blended land value per ha	£200,000
2	primary school 1 (420 place)	23	Critical				8,153,024							
							400,000				2.00			
	primary school 2 (630 Place)	24	Critical					12,202,271						
								850,000				4.25		
	sports pitches	43	Important				1,295,000						All except 1xjsp	
								2,180,000				10.90		
	sports pitches	44	Important					75,000					1x jsp	
								100,000				0.50		
	AGP (on site)	45	Important				0						AGP (funded from Ph 1)	
								0				*	land take incorporated above)	
	Pavilion and changing rooms	46	Important				670,000						*	land take incorporated above)
								0				*	land take incorporated above)	
	Tennis courts (4 no.)	48	Desirable				375,000						*	land take incorporated above)
								0				*	land take incorporated above)	
	Engine testing	63	Critical				1,200,000							off site works
								0				n/a		
	SEND	26	Important						1,023,703					
									0			n/a		incorporated into item 24
	Undergrounding pylons	2	Critical						2,232,573				n/a	
								0			745,427			
Undergrounding pylons	3	Critical									0	n/a		
											1,100,000			
Community bldg.	57	Important				80,000	80,000	80,000	80,000	80,000	0.40		area identified for each expansion area	
						0	0	0	0	0				
Upgrading of London Road	10	Important				250,000	450,000	250,000	250,000	250,000		n/a		
						0	0	0	0	0		n/a		
Upgrading of London Road		Important				250,000	450,000	250,000	250,000	250,000		n/a		
						0	0	0	0	0		n/a		
New junctions on B3174		Critical				1,340,000	120,000	450,000	450,000	1,385,000		0	n/a	
						0	0	0	0	0		n/a		
Bridge between Treasbeare	5	Critical					1,705,000							
							60,000					0.30		
Bridge between Treasbeare	6	Critical				1,705,000								

