

Additional Statement 1

Prepared for the examination of the
Cranbrook DPD

Response to the Inspector's Additional Questions

Viability AQ1 – AQ12

Date – 30 September 2020

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Viability

Full question and response	Question No. and Summary
<p>1.1 To what extent is the revised viability assessment policy compliant in respect of the National Planning Policy Framework (The Framework) and Planning Policy Guidance (PPG)?</p> <p>1.2 No Council comments</p>	<p>AQ1 – Compliance with the NPPF</p>
<p>1.3 The viability results are set out at table 4.1 of the updated viability study entitled Cranbrook expansion viability results [Doc ref PSD21A] indicate a gross development value. To what extent are these figures now accepted as a robust assessment of costs?</p> <p>1.4 No Council comments</p>	<p>AQ2 – Extent to which identified GDV is accepted as a robust assessment</p>
<p>1.5 What proportion of the overall development costs do the section 106 contributions represent? [Council]</p> <p>1.6 PSD 21a¹ and PSD21b² recognise the total development costs (excluding sales costs; finance and land costs; developer return costs and build costs for custom and self build) as £817,210,000.</p>	<p>AQ3 – Section 106 contributions as proportion of development costs</p>

¹ <https://eastdevon.gov.uk/media/3720808/psd21a-cranbrook-updated-viability-report-july-2020.pdf>

² <https://eastdevon.gov.uk/media/3720809/psd21b-cranbrook-updated-viability-appendices.pdf>

- 1.7 Within the same evidence documents the identified section 106 costs amount to £71,670,000 which is equivalent to 8.8% of the development costs, or £17,187 per dwelling. However it is recognised that within the [IDP](#)³ and therefore within any future Section 106 agreement, a wider range of infrastructure is described. All costs associated with the additional items have been costed within the viability work but some have been attributed to the category of s278 works while others have been considered under the landscaping section.
- 1.8 For completeness it is possible to consider the full range of costs which are set out within the IDP and which amount to £125,345,000. Using this total, the s106 costs could be described as 15.3% of the development costs or £30,058 per dwelling.
- 1.9 While this approach includes a number of costs that in some form the development proposal is likely to incur anyway, by considering them as a s106 cost allows them to be more precisely described and captured for the equalisation approach. In any event such infrastructure is necessary to make the expansion proposals as a whole acceptable and therefore such obligations continue to be appropriate having regard to the statutory tests.
- 1.10 The Council is aware that a costs comparison between the Section 106 burden in phase 1 and that for phase 2 (the expansion areas) has previously been prepared by one of the participants at the examination. The headline from this piece of work indicated that costs have increased from ca £10k per dwelling to ca £30k per dwelling between the two phases. However the first figure doesn't capture all of the obligations that were necessary for Phase 1, nor as already set out is the second

³ <https://eastdevon.gov.uk/media/3720813/psd24-infrastructure-delivery-plan-july-2020.pdf>

figure a true reflection of the S106 costs in their purest form. A response to this is more fully set out in appendix 1 to this statement but can be explained in the following paragraphs.

1.11 A review of the Section 106 agreement for Cranbrook phase 1 reveals many obligations with some of them having specific values attached. In addition 4 “big ticket” items for which there is no ascribed value, have been helpfully costed by David Lock Associates in their previous hearing statement ([matter 15 statement](#)⁴ – appendix 2). Once the costs have been identified it is possible to apply index linking to each item from their various base dates to allow all costings to be brought up to a 1Q2020 date. This exercise demonstrates that there would have been an equivalent financial outlay of in excess of £58million pounds for Cranbrook Phase 1, or £16,700 per dwelling based on 3487 dwellings.

1.12 However this still doesn't tell the full story for Cranbrook Phase 1 as additional infrastructure as well as further S106 obligations were required on top of those which have been have been costed above.

These comprise:

- Delivery of 28.675% affordable housing (almost 15% more than is the case proposed within the current DPD)
- Connection fees to District Heating
- Design and build to code for sustainable homes level 3
- Delivery of 7.3ha of sports pitches
- Delivery of a full spec Artificial grass pitch
- Pavilion with changing room
- 25ha Country Park
- Country park resource centre

⁴ <https://eastdevon.gov.uk/media/3693356/matter-15-written-statement-david-lock-associates-for-edncp.pdf>

- 2.26ha of Nature Reserve
- S278 highway works including the provision of 4 roundabouts.

1.13 Finally, and in recognising that for Cranbrook Phase 1 there was a formally established consortium, there are hidden land costs to much of the infrastructure identified. This is an important component of any equalisation consideration, because not only would a developer pay for a particular item of infrastructure but they are also often losing, otherwise developable land. This places an inherent additional cost on any s106 burden but which was not captured for Cranbrook Phase 1 where it was all internalised between the developers within the consortium. For Cranbrook Phase 2 where there is no consortium, the Council is acting in the capacity of broker and to do fairly it must recognise land take where this is applicable.

1.14 Challenges exist in trying to compare costs for Cranbrook Phase 1 where these were, in the majority of cases set in 2005, with up to date costs that have been identified for the expansion area. However from the above commentary and the additional information set out in appendix 1 a broad comparison can be made. This can be summarised as follows:

Number of houses	Affordable housing %	“Traditional” Section 106 costs	Per dwelling cost	Additional 106 costs
4170	15	£71,670,000	£17,187	£53,675,000 Including such costs as: S278 work
3487	28.675	£58,320,963*	£16,725	Uncosted but additional infrastructure including: Country park S278 works Sports pitches and AGP District Heating connection Land take costs
* Note the cost noted for the “Traditional S106” component has been index linked to allow, as far as a possible, a direct comparison with 1Q2020 costs				

1.15 Based on this assessment it is possible to recognise that the S106 burdens between Phase 1 and the expansion is not as disproportionate as has previously been set out. Once index linking is applied, additional uncosted items are recognised, and the additional ca 15% Affordable housing is accounted for, the disparity is considered to be limited.

1.16 **To what extent does the new viability information provide sufficient confidence that development, of the level set out in the Cranbrook Plan, is deliverable?**

1.17 No Council comment.

AQ4 – Extent to which development as set out is deliverable

<p>1.18 Please explain any areas of fundamental concern with the approach to viability set out in the Councils paper of July 2020 and point to the evidence you rely on to support those concerns?</p> <p>1.19 No Council comments</p>	<p>AQ5 – Areas of fundamental concern to viability approach</p>
<p>1.20 Are the requirements and costs in the revised Infrastructure Delivery Plan (IDP) justified taking into account the evidence available? If not, why not?</p> <p>1.21 All costs that are set out within the IDP reflect the expectation that Cranbrook should be a sustainable town which is, as far as possible, self-supporting with a strong cohesive and healthy community. The components recognised are derived from a range of sources including previous community consultation, discussion with site promoters and developers, and good planning principles.</p> <p>1.22 When the revised IDP and viability study were prepared they used the best available cost estimates which were updated and based to a 1Q2020 value.</p> <p>1.23 This included the cost of undergrounding the power lines which, at 1Q2020 and based on work prepared by Western Power, was recognised as a cost of £5.1m. For viability purposes this is included within the site abnormalities (in total comprising £24.54m) and was part of the IDP. Since that time the most recent estimates suggests that this cost may have increased to £6.1m. Although this increased cost is not</p>	<p>AQ6 – Justification of IDP requirements</p>

in the viability work, it is within the net residual value of £26.8m and therefore doesn't prejudice the viability of the plan.

- 1.23 This revised costs is considered a more robust estimate for the work and evidence for this is set out below and in appendix 2 of this statement.
- 1.24 As will be noted from this evidence, three costs have been produced –
1. for undergrounding the line across the Cobdens area,
 2. for undergrounding the line across the Cobdens area and Grange areas as a single undertaking; and
 3. for undergrounding the line across the Grange.
- 1.25 It will be noted that the northern most terminal in Cobdens area has also been brought further south and east. The result is that the line through the stream corridor (flood plain) would not be undergrounded as the Council had previously aspired. This change will require a modification to the policies plan. Whilst the undergrounding through the stream corridor is helpful in place making and aesthetics, it does not release any additional developable land and is not therefore cost effective.
- 1.26 Secondly it will be noted that the combined cost of separately undertaking the Cobdens area and Grange area undergrounding is more expensive than doing the exercise in one go. The Council are seeking ways in which to help facilitate the exercise as a single undertaking although the onus must be for adjacent developers to work together. In any event the Council have considered the plan and the expansion of Cranbrook as a single entity and continue to do so on this issue. It is therefore appropriate that we equalise only on the basis of the combined costs. If developers are unable to work together then the additional costs that result should be borne by them rather than the expansion as a whole.

- 1.27 Thirdly it will be noted that there is a caveat within the letter from BTS which recognises that costs for the Grange area could be cheaper if the new terminal tower was located closer to the existing tower north of their proposed terminal location. Such a scenario would more closely match that of the Cranbrook plan which shows a terminal tower adjacent to the southern edge of the northern block of Percy Wakley Woods. With the line length being reduced by 170m this would result in a possible cost saving of £600,000.
- 1.28 The above is calculated from the cost breakdown set out in appendix 2 where the cost of laying and installing 132KV line is £1768 per m. With 2 lines being installed and each line length being reduced by around 170m this allows for a reduction of £600,000.
- 1.29 Fourthly is the issue of compensation. This is challenging as it is ultimately derived from a negotiation considering various factors including the length of line to be undergrounded, the constraints that are found on land under the line, the value of that land and other infrastructure/planning obligation costs.
- 1.30 Previously the Council have indicated that a value of compensation ca £1.8m might be achievable. Having revisited this issue in light of the work that has more recently been undertaken, it is considered best to express the compensation figure as a range although for the purposes of equalisation it is proposed that the mid point within this range should be used.
- 1.31 The range identified is between £0.71m and the £1.8m previously set out. In this instance the main differences arise from the variables associated with line length (affecting developable land) and the value of

that land. Whether you use a simple benchmark land value borne out of a residual model or higher value associated with serviced land will undoubtedly form an important component of future negotiations. For the purpose of equalisation however and recognising the range outlined, it is proposed that in the next iteration of the IDP, a compensation value of £1.25m is used. This would mean that the total sum to be equalised would be £6.1m (derived from the headline of £8.04m less £0.6m line length reduction less £1.25m compensation).

- 1.32 The undergrounding of the lines remains an important issue for the Council and was more fully described in our [matter 6 statement](#)⁵ Q89-Q92. Essentially the value to place making; the connection between the communities that are created; the legibility of the environments and the enhancements to the character of the area are placed highly within the context of the Cranbrook DPD and its plan objectives. In this regard and despite the increasing costs, the Council remains committed to the undergrounding of the lines.

1.33 **Would the cumulative level of contributions to be borne by the expansion areas threaten/compromise the delivery of any of the expansion areas? If so, how would they compromise them?**

1.34 No Council comments.

AQ7 – Deliverability of the expansion areas having regard to cumulative contributions

⁵ <https://eastdevon.gov.uk/media/3693116/matter-6-written-statement-east-devon-district-council.pdf>

- 1.35 **Please explain why the calculations for the self-build units appear not to include contributions under Section 106? [Council]?**
- 1.36 The s106 costs for the expansion of Cranbrook are listed in Table 3.9 of the [Cranbrook Updated Viability Report](#)⁶ (PSD21A). These costs relate to the custom and self-build (CSB) dwellings as well as the general market and affordable dwellings, and are included in the main HCA DAT model for the overall development, as summarised in Appendix 3 of the [Updated Viability Appendices](#)⁷(PSD21B).
- 1.37 The calculations for CSB dwellings in Appendix 4 of the Updated Viability Appendices (PSD21B) are used to estimate the residual value for this type of development, which then feeds into the main assessment calculations as the value of the serviced CSB plots. The approach to estimating CSB plot values has been developed in consultation with CSB industry specialists, with the government-supported Right to Build Task Force and the National Custom and Self-build Association (NaCSBA) contributing to the method and testing assumptions.
- 1.38 The calculations used to estimate the residual value of the CSB dwellings include the s106/other requirements that directly affect build cost for these dwellings i.e. district heat connection and higher carbon standards. The other s106 items listed in the revised [infrastructure plan](#)⁸ (PSD24 July 2020) are expressed as total amounts rather than costs per dwelling and so these other costs are within the assessment for the overall development.

**AQ8 –
Apparent lack
of Section
106
contributions
in respect of
Self build
Units**

⁶ <https://eastdevon.gov.uk/media/3720808/psd21a-cranbrook-updated-viability-report-july-2020.pdf>

⁷ <https://eastdevon.gov.uk/media/3720809/psd21b-cranbrook-updated-viability-appendices.pdf>

⁸ <https://eastdevon.gov.uk/media/3720813/psd24-infrastructure-delivery-plan-july-2020.pdf>

1.39	Table 2 in PSD24 illustrates this split, with the total education, community, open space, sports, mixed use site provision and ‘other’ handled as identifiable costs in the main viability assessment. The carbon/energy requirements in PSD24 are linked to CSB and general dwellings and are therefore found in both the main and CSB calculations.	
1.40	Is the sensitivity testing undertaken effective? If not, why not?	AQ9 – Effectiveness of sensitivity testing
1.41	No Council comments	
1.42	The Council sets out its position on equalisation at paragraphs 12.1 to 12.5 of their response to my earlier questions. Representors have previously argued that equalisation should not apply to all IDP entries. On what basis, legal or otherwise, should equalisation not apply to the abnormal costs listed?	AQ10 – Application of equalisation to abnormal costs
1.43	No Council comments	
1.44	If items were to be removed from the equalisation equation what are they and what impact would that have on the viability of different expansion areas?	AQ11 – Consequence s of removing items from equalisation
1.45	No Council comments	

1.46	AQ12. If it is considered that the revised level of per plot contribution to Section 106 costs is unreasonable; At what level of contribution per plot would development in the Cranbrook Expansion areas be viable? What evidence supports your response?	AQ12 – Reasonable per plot contributions
1.47	No Council Comments	

Appendices

Appendix 1 – Section 106 comparison table

Appendix 2 – Updated costing information for Overhead Lines

Appendix 1 – Section 106 comparison table for Cranbrook Phase 1

	Contributions set out within the S106	Index listed within existing S106	Base Year	Base index	Index as of 1Q2020	Equivalent Expected contribution
Infrastructure		RPI unless otherwise noted				
Access and Parking works	£2,000,000		4Q2014	256.9	292.4	£2,276,372
Admin contribution	£1,000		2Q2005	188.1	292.4	£1,554
Bus detection	£62,000	RCI*	4Q2010		1.35	£83,700
Bus service contribution	£1,700,000	RCI*	4Q2010		1.35	£2,295,000
car club contribution	£10,000		2Q2005	188.1	292.4	£15,545
Children's centre	£432,000	BCIS	2Q2005	228	332	£629,053
CDW	£140,000		2Q2005	188.1	292.4	£217,629
CPO	£175,000		2Q2005	188.1	292.4	£272,036
Crannaford crossing	£200,000		2Q2005	188.1	292.4	£310,898
Crannaford crossing	£100,000		2Q2005	188.1	292.4	£155,449
Exe Estuary and Pebblebed Heaths	£289,000		4Q2014	256.9	292.4	£328,936
Energy Strategy	£15,000		2Q2005	188.1	292.4	£23,317
Further Mitigation contribution (£889.95 Ph 4 dwellings etc - 1137)	£1,011,873	assumed RPI	4Q2018	285	292	£1,036,726
Footpath creation contribution	£30,000	RCI	2Q2005		1.71	£51,300
Jct 29 and 30	£2,000,000	RCI	4Q2006		1.44	£2,880,000
Mitigation contribution (highways)	£150,000		2Q2005	188.1	292.4	£233,174
Mobile Library Contribution	£10,000		2Q2005	188.1	292.4	£15,545
Monitoring contribution	£58,000		2Q2005	188.1	292.4	£90,161
NC Officer	£258,000		2Q2005	188.1	292.4	£401,059
Offsite highway landscaping works	£5,000		2Q2005	188.1	292.4	£7,772
Off site minor highway works	£140,000	RCI	2Q2005		1.71	£239,400
Offsite design works	£10,000		2Q2005	188.1	292.4	£15,545
Old Rockbeare bridge and Footway	£192,000	RPI	4Q2016	266	292	£210,767
Platform works	£1,000,000		4Q2014	256.9	292.4	£1,138,186
LEAP x 7	£245,000	BCIS	4Q2010	220	332	£369,727
NEAP x2	£300,000	BCIS	4Q2010	220	332	£452,727
Skateboard park	£200,000	BCIS	4Q2010	220	332	£301,818
Public Art contribution	£60,000		2Q2005	188.1	292.4	£93,270
Public convenience maintenance	£200,000	BCIS	4Q2010	220	332	£301,818
Public transport interchange	£40,000	RCI	2Q2005		1.71	£68,400
Ramp metering (up to)	£150,000	RCI	4Q2010		1.35	£202,500
Recycling contribution	£210,000	BCIS	2Q2005	228	332	£305,789
Travel plan	£108,000		4Q2014	256.9	292.4	£122,924
Secondary school design	£450,000		2Q2005	188.1	292.4	£699,522

Signage	£40,000		2Q2005	188.1	292.4	£62,180
SUDS contribution	£78,000		2Q2005	188.1	292.4	£121,250
Per annum temp childrens centre	£52,920		2Q2005	188.1	292.4	£82,264
Temp youth facilities contribution	£42,000		2Q2005	188.1	292.4	£65,289
Tithe barn link contribution	£1,750,000	BCIS	4Q2006	232	332	£2,504,310
Town Council reorganisation contribution	£5,000		2Q2005	188.1	292.4	£7,772
Town Council contribution	£50,000		2Q2005	188.1	292.4	£77,725
Waste disposal	£45,000		4Q2014	256.9	292.4	£51,218
Youth worker contribution	£13,200		2Q2005	188.1	292.4	£20,519
1 NEAP	£48,000	BCIS	4Q2014	259	332	£61,529
Trim Trail	£30,000	BCIS	4Q2014	259	332	£38,456
Youth Play	£103,199	BCIS	4Q2014	259	332	£132,286
MPB* (opened Nov 2013)	£1,904,000	assumed BCIS IL	4Q2012	224	332	£2,822,000
Secondary school * (opened Sept 2015)	£14,675,000	BCIS IL	4Q2014	259	332	£18,811,197
Clyst Honiton Bypass*	£8,143,000	assumed BCIS IL	1Q2012	215	332	£12,574,307
Primary school* (opened Sept 2012)	£3,386,000	BCIS IL	4Q2011	223	332	£5,041,040

£42,317,192

£58,320,963

RCI

Road Construction Tender Price Index (available until 3Q2014 - then transfers to Output Price Index - infrastructure)

BCIS AITP

BCIS All in tender price

RPI ALL items (excluding mortgages)

RPI all items

plus additional uncosted infrastructure:

- ~ 28.678% affordable housing
- ~ Connection fee to District Heat
- ~ Code for sustainable homes level 3
- ~ 7.3ha of sports pitches
- ~ Artificial grass pitch
- ~ Pavilion with changing room building
- ~ Country Park
- ~ Country park resource centre
- ~ 2.26ha Nature Reserve
- ~ 278 highway work including 4 roundabouts

Series:				
BCIS All-in TPI			RPI ALL items (excluding mortgages)	Road Construction Tender Price Index with location weighting (BIS)
Series number: 101			quarterly	Construction output price indices (New Infrastructure) (ONS)
Base: 1985 mean = 100			1987 = 100	
Last updated: 14-Aug-2020				
Downloaded: 21-Sep-2020			44095	
11:06			Index	Applied Index
	Index	Equivalent sample		Index (2015=100)
2005 Q1	221	67	186	137
2005 Q2	228	66	188	141
2005 Q3	221	65	189	147
2005 Q4	226	63	190	149
2006 Q1	228	76	190	150
2006 Q2	231	85	193	161
2006 Q3	228	75	195	164
2006 Q4	232	61	196	163
2007 Q1	239	73	197	170
2007 Q2	241	66	200	165
2007 Q3	248	69	200	160
2007 Q4	251	65	203	159
2008 Q1	249	66	204	158
2008 Q2	247	68	209	158
2008 Q3	246	54	211	158
2008 Q4	240	50	210	169
2009 Q1	223	64	209	151
2009 Q2	216	53	212	160
2009 Q3	216	62	214	165
2009 Q4	212	64	216	166
2010 Q1	209	63	219	181
2010 Q2	218	45	223	183
2010 Q3	219	42	224	181
2010 Q4	220	49	226	-
2011 Q1	219	45	230	166
2011 Q2	223	33	234	169
2011 Q3	220	33	236	175
2011 Q4	223	38	238	181
2012 Q1	215	42	239	170
2012 Q2	230	30	242	176
2012 Q3	223	33	242	172
2012 Q4	224	36	245	185
2013 Q1	234	36	247	197
2013 Q2	236	31	249	198

2013 Q3	232	32	250	206
2013 Q4	239	37	252	210
2014 Q1	247	37	253	213
2014 Q2	259	39	256	211
2014 Q3	257	32	256	
2014 Q4	259	31	257	
2015 Q1	266	134	256	
2015 Q2	272	125	258	
2015 Q3	271	125	259	
2015 Q4	270	120	260	101
2016 Q1	275	121	260	101
2016 Q2	282	122	262	102
2016 Q3	281	125	264	100
2016 Q4	291	123	266	101
2017 Q1	301	122	268	101
2017 Q2	307	117	272	101
2017 Q3	306	112	275	102
2017 Q4	317	105	277	103
2018 Q1	326	97	278	103
2018 Q2	326	94	281	105
2018 Q3	327	89	284	106
2018 Q4	331	82	285	107
2019 Q1	331	69	285	108
2019 Q2	333	63	290	110
2019 Q3	333	57	291	112
2019 Q4	331	51	292	110
2020 Q1	332		292	110
2020 Q2	332		294	111
	Aug-2020	332		

Appendix 2 – Updated costing information for Overhead Lines

27 August 2020

Our Ref: LS / CSE0886

Your Ref:



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James Brown
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Heathpark Industrial Estate
Honiton
EX14 1EJ

Dear James

Cranbrook Overhead Line Formal Diversion Costs

Please find diversion costings from WPD as requested by BTS on behalf of Persimmon Homes.

	Option 1 (T1 – T2)	Option 2 (T1-T3)	Option 3 (T2-T3 after T1-T2)
WPD Formal Quotes	£5,072,198.19	£8,036,990.19	£5,133,587.49

Figure 1: WP Formal Costs

WPD Reference	Route	Description	Date issued	Cost (£million)	New Cable Length (metres)
Formal: 3672187	Option 1	Persimmon Land (From angle tower to London Road) T1 – T2.	03/07/20	£5.072	1,580
Formal: 3672187	Option 2	Persimmon and Grange Land (Angle tower to Rewe Ln) T1 – T2.	03/07/20	£8.036	3,200
Formal: 3672187	Option 3	Grange Land Only after Option 1 (London Road to Rewe Ln) T2 – T3 after T1 – T2.	03/07/20	£5.133 *	1,620

Figure 2: Breakdown of WPD formal quotes

* The diversion on the Grange Land could be cheaper if a terminal tower were situated closer to the existing tower, north of T3, as this would reduce the length of the route.

The routes of all three options are shown below:



BTS is the trading name of BTSurveyors Ltd.
Registered address: Hagley Mews, Hall Lane, Hagley, Worcestershire, DY9 9LG.
Company number: 9668930. www.bts.gb.com

LS/CSE0886

2

27-Aug-20

Option 1

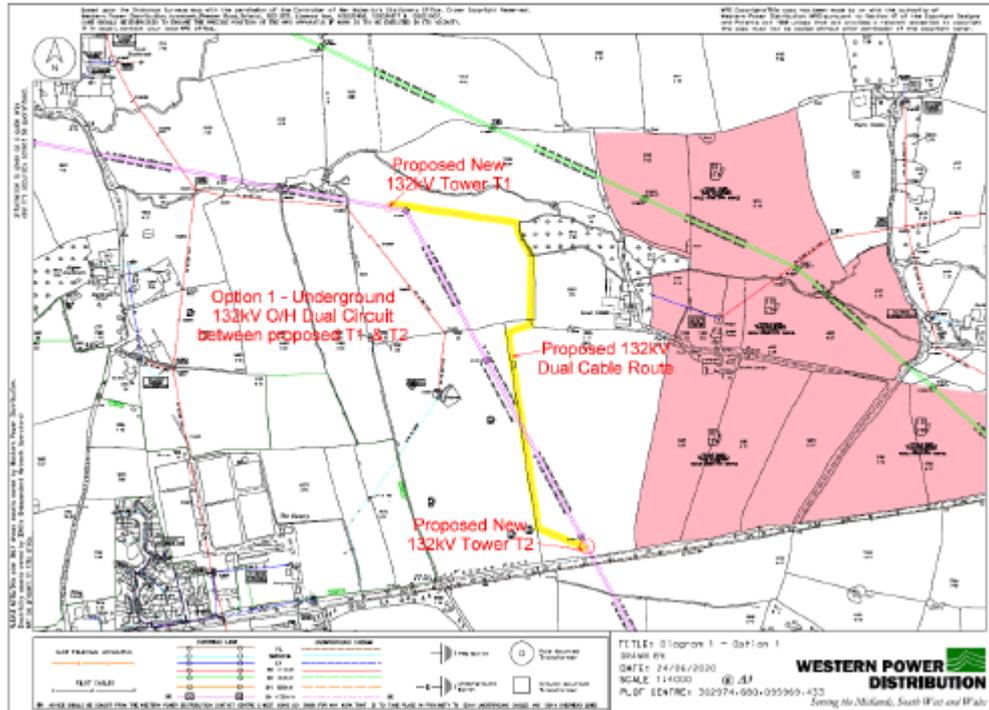


Figure 3 Option 1 Route

Option 2

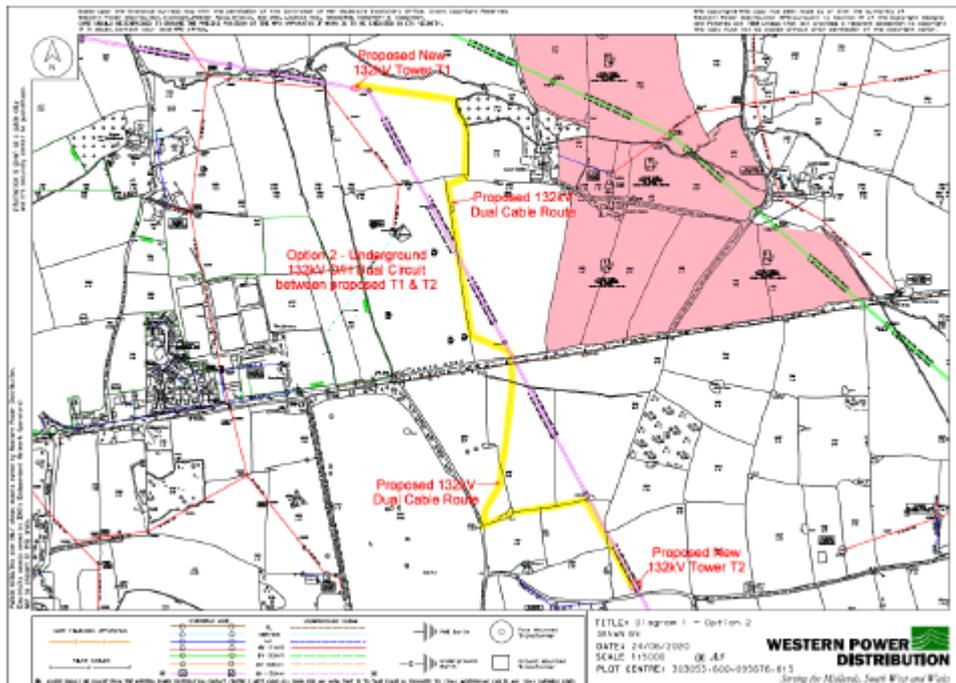


Figure 4: Option 2 Route

LS/CSE0886

3

27-Aug-20

Option 3

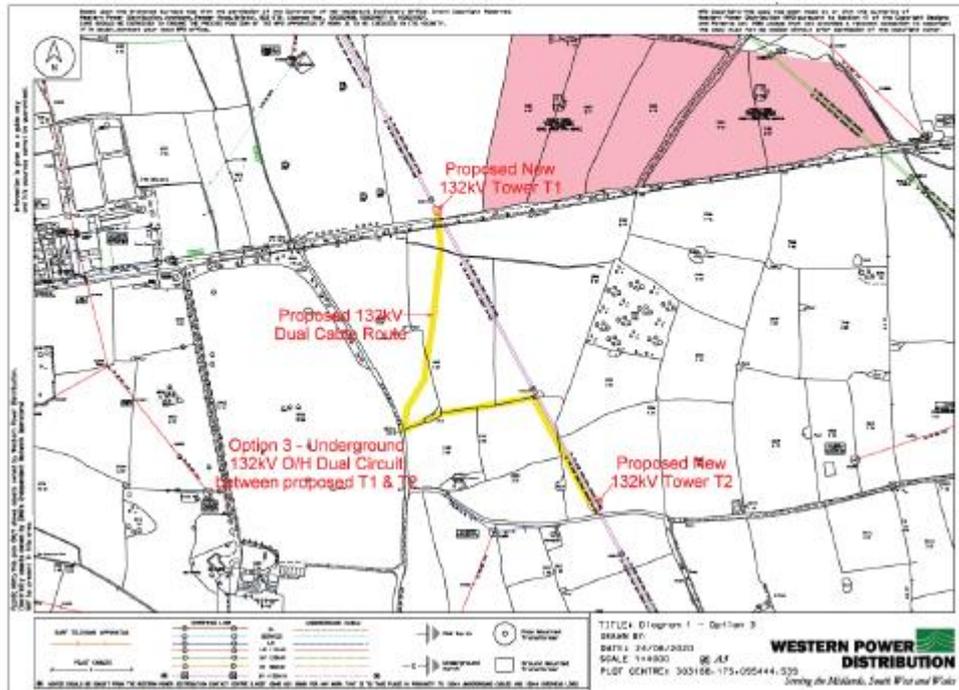
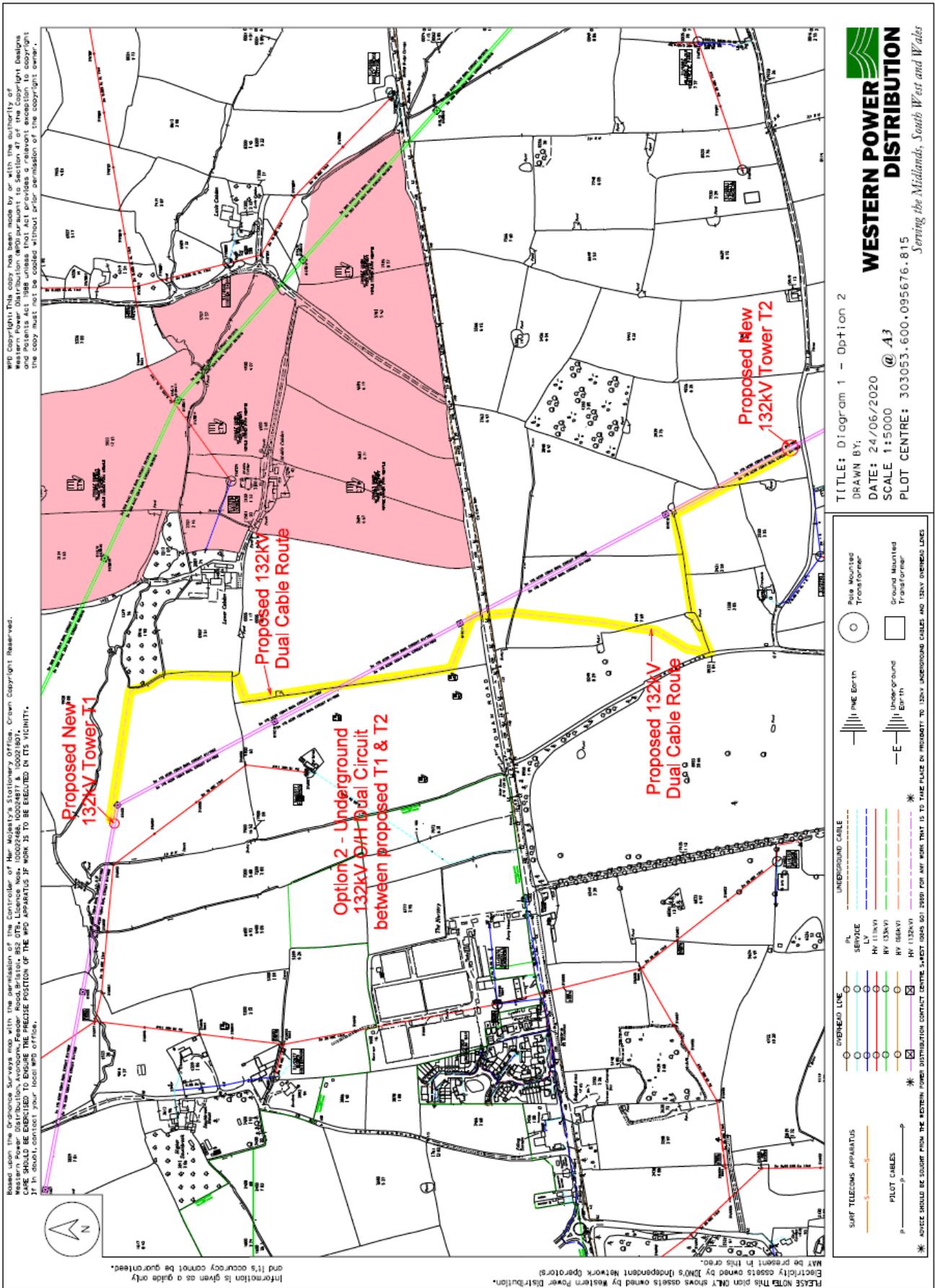


Figure 5: Option 3 Route

Yours sincerely

Louise Sutton
BTS – Director



Customer Connection Offer Breakdown



Page 1 of 2

Scheme Title: Cranbrook 132kV Diversion Option 1 rev1

Enquiry Ref: 3672187

Scheme: 1419457

Version: 2

Date of Estimate: 24/06/2020

Designer: Calvin Chin Wei Teck

Summary

Fees	£0.00
Non-contestable connection works	£5,072,198.19
Contestable connection works	£0.00

Sub Total £5,072,198.19

Total Connection Charge excluding VAT £5,072,198.19

Fees	Fees Cost
	£0.00
Fees Sub-Total	£0.00

Description of Works	Quantity	Non-Contestable Charges	Contestable Charges
Cable Laying Contract 132 KV			
132KV Cable purchase and install	1580	£2,793,637.50	£0.00
132kV cable pressure test	2	£93,357.00	£0.00
Access Road	300	£116,696.25	£0.00
Assessment, ground survey and design for new cable route	1	£164,386.75	£0.00
Works Sub-Total		£3,168,077.50	£0.00
Cable Supply 132 KV			
132kV Cable termination	4	£130,564.01	£0.00
Works Sub-Total		£130,564.01	£0.00
O/H Mains-Additions 132 KV			
132kV Conductor and fittings removal	1320	£18,671.40	£0.00
Lay down area for Tower Construction	2	£99,015.00	£0.00
Works Sub-Total		£117,686.40	£0.00
P + M 132 KV			
CDM Welfare	1	£45,264.00	£0.00
Environmental Mitigation	1	£70,725.00	£0.00
Security	1	£63,143.28	£0.00
Works Sub-Total		£179,132.28	£0.00
Tower Construction 132 KV			
132kV Terminal Tower (with piled foundations)	2	£990,150.00	£0.00
Dismantling costs	3	£21,217.50	£0.00
New tower surveys and design	1	£70,725.00	£0.00
Road closure and diversion	1	£49,507.50	£0.00
Temporary towers during construction	2	£282,900.00	£0.00
Tower Scaffolding	2	£62,238.00	£0.00
Works Sub-Total		£1,476,738.00	£0.00
Works Total		£5,072,198.19	£0.00

Customer Connection Offer Breakdown



Page 2 of 2

Scheme Title: Cranbrook 132kV Diversion Option 1 rev1

Enquiry Ref: 3672187

Scheme: 1419457

Version: 2

Date of Estimate: 24/06/2020

Designer: Calvin Chin Wei Teck

Notes:

Our charges include labour and materials as appropriate

VAT is not included in any costs in the Customer Connection Offer Breakdown

"LV", "HV", or "EHV" described within the Fees section above denotes the highest voltage of assets installed or worked upon including any associated reinforcement or diversionary works

Glossary

Extra High Voltage	In relation to this breakdown this is typically equipment operating at nominally 25,000V, 33,000V, 66,000V, and 132,000V
High Voltage (HV)	any voltage exceeding LV. In relation to this breakdown this is typically equipment operating at nominally 6,600V and 11,000V
Low Voltage (LV)	a voltage up to 1000V phase to phase, or 600V phase to earth. In relation to this breakdown and supply voltage this is nominally 400/230V
Contestable	is work that may be carried out by WPD or by an accredited independent connections provider
Non-Contestable	is work that may only be carried out by WPD
Land Rights	is the Non-contestable element of any legal permissions to install and maintain plant or equipment. Where agreed, certain works may be carried out by an ICP.
Travel Time	is the cost associated with travelling to and from site

Customer Connection Offer Breakdown

Scheme Title: Cranbrook 132kV Diversion Option 2 rev1

Enquiry Ref: 3672187

Scheme: 1419457

Version: 1

Date of Estimate: 24/06/2020

Designer: Calvin Chin Wei Teck

Summary	
Fees	£0.00
Non-contestable connection works	£8,036,990.19
Contestable connection works	£0.00
Sub Total	£8,036,990.19
Total Connection Charge excluding VAT	£8,036,990.19

Fees	Fees Cost
Fees Sub-Total	£0.00

Description of Works	Quantity	Non-Contestable Charges	Contestable Charges
Cable Laying Contract 132 KV			
132KV Cable purchase and install	3200	£5,658,000.00	£0.00
132kV cable pressure test	2	£93,357.00	£0.00
Access Road	500	£194,493.75	£0.00
Assessment, ground survey and design for new cable route	1	£164,386.75	£0.00
Works Sub-Total		£6,110,237.50	£0.00
Cable Supply 132 KV			
132kV Cable termination	4	£130,564.01	£0.00
Works Sub-Total		£130,564.01	£0.00
O/H Mains-Additions 132 KV			
132kV Conductor and fittings removal	2420	£34,230.90	£0.00
Lay down area for Tower Construction	2	£99,015.00	£0.00
Works Sub-Total		£133,245.90	£0.00
P + M 132 KV			
CDM Welfare	1	£45,264.00	£0.00
Environmental Mitigation	1	£70,725.00	£0.00
Security	1	£63,143.28	£0.00
Works Sub-Total		£179,132.28	£0.00
Tower Construction 132 KV			
132kV Terminal Tower (with piled foundations)	2	£990,150.00	£0.00
Dismantling costs	4	£28,290.00	£0.00
New tower surveys and design	1	£70,725.00	£0.00
Road closure and diversion	1	£49,507.50	£0.00
Temporary towers during construction	2	£282,900.00	£0.00
Tower Scaffolding	2	£62,238.00	£0.00
Works Sub-Total		£1,483,810.50	£0.00
Works Total		£8,036,990.19	£0.00

Customer Connection Offer Breakdown



Page 2 of 2

Scheme Title: Cranbrook 132kV Diversion Option 2 rev1

Enquiry Ref: 3672187

Scheme: 1419457

Version: 1

Date of Estimate: 24/06/2020

Designer: Calvin Chin Wei Teck

Notes:

Our charges include labour and materials as appropriate

VAT is not included in any costs in the Customer Connection Offer Breakdown

"LV", "HV", or "EHV" described within the Fees section above denotes the highest voltage of assets installed or worked upon including any associated reinforcement or diversionary works

Glossary

Extra High Voltage	In relation to this breakdown this is typically equipment operating at nominally 25,000V, 33,000V, 66,000V, and 132,000V
High Voltage (HV)	any voltage exceeding LV. In relation to this breakdown this is typically equipment operating at nominally 6,600V and 11,000V
Low Voltage (LV)	a voltage up to 1000V phase to phase, or 600V phase to earth. In relation to this breakdown and supply voltage this is nominally 400/230V
Contestable	is work that may be carried out by WPD or by an accredited independent connections provider
Non-Contestable	is work that may only be carried out by WPD
Land Rights	is the Non-contestable element of any legal permissions to install and maintain plant or equipment. Where agreed, certain works may be carried out by an ICP.
Travel Time	is the cost associated with travelling to and from site

Customer Connection Offer Breakdown



Page 1 of 2

Scheme Title: Cranbrook 132kV Diversion Option 3 rev1

Enquiry Ref: 3672187

Scheme: 1419459

Version: 1

Date of Estimate: 24/06/2020

Designer: Calvin Chin Wei Teck

Summary	
Fees	£0.00
Non-contestable connection works	£5,133,587.49
Contestable connection works	£0.00
Sub Total	£5,133,587.49
Total Connection Charge excluding VAT	£5,133,587.49

Fees	Fees Cost
	£0.00
Fees Sub-Total	£0.00

Description of Works	Quantity	Non-Contestable Charges	Contestable Charges
Cable Laying Contract 132 KV			
132KV Cable purchase and install	1620	£2,864,362.50	£0.00
132kV cable pressure test	2	£93,357.00	£0.00
Access Road	300	£116,696.25	£0.00
Assessment, ground survey and design for new cable route	1	£164,386.75	£0.00
	Works Sub-Total	£3,238,802.50	£0.00
Cable Supply 132 KV			
132kV Cable termination	4	£130,564.01	£0.00
	Works Sub-Total	£130,564.01	£0.00
O/H Mains-Additions 132 KV			
132kV Conductor and fittings removal	1160	£16,408.20	£0.00
Lay down area for Tower Construction	2	£99,015.00	£0.00
	Works Sub-Total	£115,423.20	£0.00
P + M 132 KV			
CDM Welfare	1	£45,264.00	£0.00
Environmental Mitigation	1	£70,725.00	£0.00
Security	1	£63,143.28	£0.00
	Works Sub-Total	£179,132.28	£0.00
Tower Construction 132 KV			
132kV Terminal Tower (with piled foundations)	2	£990,150.00	£0.00
Dismantling costs	2	£14,145.00	£0.00
New tower surveys and design	1	£70,725.00	£0.00
Road closure and diversion	1	£49,507.50	£0.00
Temporary towers during construction	2	£282,900.00	£0.00
Tower Scaffolding	2	£62,238.00	£0.00
	Works Sub-Total	£1,469,665.50	£0.00
	Works Total	£5,133,587.49	£0.00

Customer Connection Offer Breakdown



Scheme Title: Cranbrook 132kV Diversion Option 3 rev1

Enquiry Ref:3672187 Scheme: 1419459 Version: 1 Date of Estimate: 24/06/2020 Designer:Calvin Chin Wei Teck

Notes:
Our charges include labour and materials as appropriate
VAT is not included in any costs in the Customer Connection Offer Breakdown
"LV", "HV", or "EHV" described within the Fees section above denotes the highest voltage of assets installed or worked upon including any associated reinforcement or diversionary works

Glossary	
Extra High Voltage	In relation to this breakdown this is typically equipment operating at nominally 25,000V, 33,000V, 66,000V, and 132,000V
High Voltage (HV)	any voltage exceeding LV. In relation to this breakdown this is typically equipment operating at nominally 6,600V and 11,000V
Low Voltage (LV)	a voltage up to 1000V phase to phase, or 600V phase to earth. In relation to this breakdown and supply voltage this is nominally 400/230V
Contestable	is work that may be carried out by WPD or by an accredited independent connections provider
Non-Contestable	is work that may only be carried out by WPD
Land Rights	is the Non-contestable element of any legal permissions to install and maintain plant or equipment. Where agreed, certain works may be carried out by an ICP.
Travel Time	is the cost associated with travelling to and from site