INFRASTRUCTURE COST ASSUMPTIONS FOR NORTH ESSEX LOCAL PLANS (SECTION 1) VIABILITY ASSESSMENT (APRIL 2017)

West of Braintree Garden Community

Physical Costs Site Preparation & Cost Comment Eased upon generic cost per residential unit Eased upon generic cost per residential unit for scheme wide enabling activity, but excluded primary road layout costs. Eased upon generic cost per residential unit for scheme wide enabling activity, but excluded primary road layout costs. Education Educatio	SCHEME WIDE ENABLING WORKS			
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On Site Cost Comment	On Site	Cost	Comment	
Country Park £5.0 m AECOM Concept Feasibility Study had assumed a £10m cost across options. Reduced to account for EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept	Country Park	£5.0 m	AECOM Concept Feasibility study had assumed a £10m cost across options. Reduced to account for	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
open space provision covered in part through the public realm dimension of site preparation & Options & Evaluation June 2016.			open space provision covered in part through the public realm dimension of site preparation &	Options & Evaluation June 2016.
enabling costs. Modelled as a £5m contribution towards enhanced facilities/parking. Pages 68 & 72.			enabling costs. Modelled as a £5m contribution towards enhanced facilities/parking.	Pages 68 & 72.
A3 - A4 Shalford Rd / Pods Lane £0.3 m As per Jacobs M&A Study. A3 costed at <£250k & A4 costed at <£250k. Assumed overall cost for EB/014 North Essex Garden Communities Movement Access Study May 2017	A3 - A4 Shalford Rd / Pods Lane	£0.3 m	As per Jacobs M&A Study. A3 costed at <£250k & A4 costed at <£250k. Assumed overall cost for	EB/014 North Essex Garden Communities Movement Access Study May 2017
Quietway viability purposes £250k. Pages 101 & 102				· ·
PT5 Rapid Transit & Flagship Cycle £5.0 m As per Jacobs M&A Study. Costed at £4.5m to £5.5m, assuming route within garden community EB/014 North Essex Garden Communities Movement Access Study May 2017		£5.0 m		ŭ .
	Route		development envelope. Midpoint of £5m assumed for viability appraisals.	Page 111

PT7 - Transit Hub	£6.0 m	As per Jacobs M&A Study. Costed at range of £5m to £7m. Midpoint of £6m assumed for viability appraisals.	EB/014 North Essex Garden Communities Movement Access Study May 2017. Page 113
Travel plan measures (@	£13.0 m	As per AECOM Concept Feasibility. Sum of travel plan measures (smarter choices, car	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
£1500/unit)	113.0 111	clubs, charging points, etc) & bus service subsidies & other public transport improvements.	Options & Evaluation June 2016.
		Equivalent to £1000-1500 per residential unit, top end of range selected to cover enhanced measures.	Itemised costs for travel plan measures & bus service subsidies (pages 69 & 73).
Employment support (@ £1,000/unit)	£8.5 m	Modelled at £1,000 per unit, to provide a budget for as yet unspecified site specific employment/economic development initiatives.	EB/009 Garden Communities NEGC Employment and Demographic Studies April 2017 refers to the need for a proactive approach to attract economic activity. No directly related evidence base on cost, so working assumption for modelling purposes.
Off Site	Cost	Comment	
Utilities - Electricity sub stations, gas supply & telecoms	£13.0 m	Figure based upon AECOM Concept Feasibility off site utilities cost assessments by option. Figures adjusted to relate to proposed housing numbers.	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept Options & Evaluation June 2016. Itemised costs for off site utilities (pages 69 & 73).
Utilities - potable & waste water	£9.0 m	Figure based upon AECOM Concept Feasibility off site utilities cost assessments by option. Figures adjusted to relate to proposed housing numbers.	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept Options & Evaluation June 2016. Itemised costs for off site utilities (pages 69 & 73).
Active Modes A1, A2, A3, A4 & A5 (cycleway improvements)	£6.7 m	As per Jacobs M&A Study. Measure A1 is costed at £300k-£600k, A2 is costed at £1.5m, A3 is costed at <£250k, A4 is costed at <£250k, A5 is costed at £3m to £6m. Range is assumed to be £5m-£8.4m. Midpoint of £6.7m assumed for viability purposes.	EB/014 North Essex Garden Communities Movement Access Study May 2017. Pages 99, 100, 101, 102, 103.
PT4 - A131/A130 Bus Lane	£8.0 m	As per Jacobs M&A Study. PT4 is costed between £6.5m to £9.5m. Midpoint of £8m assumed for viability purposes.	EB/014 North Essex Garden Communities Movement Access Study May 2017. Page 110
PT6 Rapid Transit & Flagship Cycle route NW Braintree	£6.0 m	As per Jacobs M&A Study. PT4 is costed between £4.5m to £7.5m. Midpoint of £6m assumed for viability purposes.	EB/014 North Essex Garden Communities Movement Access Study May 2017. Page 112
R2 & R3 A120/B1256	£15.0 m	As per Jacobs M&A Study. R2 (B1256 Blake End Rd Junction improvements) costed between £2m -	EB/014 North Essex Garden Communities Movement Access Study May 2017.
Improvements (Interim & Final)		£2.5m, R3a (A120/B1256 East junction improvements interim scheme) costed at £2m - £3m, R3b (A120/B1256 East Junction improvements final scheme) costed between £8m - £12m. Overall range £12m to £17.5m. Midpoint of £15m assumed for viability purposes.	Pages 115, 116, 117
R1 - A120/B1256 New Western Junction	£7.0 m	As per Jacobs M&A Study. R1 (A120/B1256 new western junction) is costed between £5m to £9m. Midpoint of £7m assumed for viability purposes.	EB/014 North Essex Garden Communities Movement Access Study May 2017. Page 114
Contribution to Rapid Transit	£13.0 m	AECOM Concept Feasibility had assumed £1,500 per unit. Figure maintained given anticipated need	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
system (@ £1500 per unit)		to connect into a wider network.	Options & Evaluation June 2016. Itemised costs for contribution to sub regional rapid transit (pages 69. 73).
Management & Long Term Govern	Cost	Comment	
Open space endowments	£30.0 m	Endowment sums calculated via separate analysis to consider capitalised maintenance costs of open spaces to be transferred to a local stewardship body. Figure will be influenced by nature of stewardship model/approach, breakdown of open space typologies and timing of transfer to stewardship body. Viability appraisals allow for a capital sum according to scale of development proposed.	No directly related evidence base source. Working assumption for modelling purposes.

Total all infrastructure costs	£439 m
Equivalent per residential unit	£51,605

INFRASTRUCTURE COST ASSUMPTIONS FOR NORTH ESSEX LOCAL PLANS (SECTION 1) VIABILITY ASSESSMENT (APRIL 2016)

Colchester Braintree Borders Garden Community

SCHEME WIDE ENABLING WORKS			
Physical Costs: Site Preparation & I	Cost	Comment	Source / Reference
- Based upon generic cost per residential unit	£473.2 m	Modelled at £20,000 per unit. Based on experience of large scale schemes elsewhere (circa £17,000 per unit) uplifted to provide contingency for a high quality public realm and sense of place. AECOM Concept Feasibility Study had assumed £16,250 per residential unit for scheme wide enabling activity, but excluded primary road layout costs.	EB/013/1/2 North Essex Local Plans Viability Assessment (Section 1) Main Report April 2017, Page 17. EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept Options & Evaluation June 2016, Pages 48, 52, 56, 60
SCHEME WIDE COMMUNITY INFRA	STRUCTURE		
On Site: Core Social Infrastructure	Cost	Comment	Y/N
Education	£212.9 m	Modelled at £9,000 per residential unit. Based upon separate calculations prepared with input by ECC in accordance with approach as set out in the ECC Guide to Developer Contributions. Includes assumptions of: Early Years: 0.09 pupils per house and 0.045 pupils per flat, 56 place model costing £1.18m each/£21,071 per place (April 2016 prices); Primary: 0.3 pupils per house and 0.15 pupils per flat, 2 FE model costing £6.82m each/£14,995 per place (April 2016 prices); Secondary: 0.2 pupils per house and 0.1 pupils per flat, 8 FE model costing £29.83m each/£21,071 per place (April 2016 prices); Assumes 80% houses & 20% flats. Equivalent total of circa £10,000/unit, inclusive of fees (10%) and contingency (10%). Fees excluded from final assumption (as covered elsewhere in viability appraisal) = £9,000/unit	EB/049 ECC Developers guide to Infrastructure Contributions 2016, Pupil yield factors are set out at sections 5.1.3 & 5.2.2 Capital cost estimates are set out in Appendices G & I (values updated to April 2016 using PUBSEC indexation)
Community & Health	£53.2 m	Modelled at £2,250 per unit, as per AECOM Concept Feasibility and derived from AECOM's Social Infrastructure Model which evaluates social infrastructure needs based upon housing & population impacts.	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept Options & Evaluation June 2016. Assumed rate per unit set out with each option (pages 48, 52, 56, 60) and Social infrastructure analysis set out at page 150
Open Spaces, Leisure & Sports	£65.1 m	Modelled at £2,750 per unit, as per AECOM Concept Feasibility and derived from AECOM's Social Infrastructure Model which evaluates social infrastructure needs based upon housing & population impacts.	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept Options & Evaluation June 2016. Assumed rate per unit set out with each option (pages 48, 52, 56, 60) and Social infrastructure analysis set out at page 150
Environmental / sustainability / was	£11.8 m	Modelled at £500 per unit, to provide a budget for as yet unspecified site specific environmental/sustainability enhancements.	No directly related evidence base source. Working assumption for modelling purposes.
SCHEME WIDE OTHER ITEMISED IN	FRASTRUCTU		
On Site	Cost	Comment	
Country Park	£5.0 m	AECOM Concept Feasibility study had assumed a £10m cost across options. Reduced to account for open space provision covered in part through the public realm dimension of site preparation & enabling costs. Modelled as a £5m contribution towards enhanced facilities/parking.	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept Options & Evaluation June 2016. Pages 48, 52, 56, 60).
A3 - Active Modes link (Church Lane - Marks Tey station)	£0.4 m	As per Jacobs M&A Study. Cost range identified £250k-£500k.	EB/014 North Essex Garden Communities Movement Access Study May 2017 Page 123
PT1a - Rapid Transit Loop (Bus only Roads)	£42.5 m	As per Jacobs M&A Study. Scheme costs based on out-turns of comparable scheme. Viability appraisals based upon midpoint of identified range (£35m-50m as had been set out in emerging draft M&A Study - later revised in final version to £45m-£50m).	EB/014 North Essex Garden Communities Movement Access Study May 2017 Page 131
PT2 - Park & Ride	£4.2 m	As per Jacobs M&A Study. Costed at range of £3.5m to £5m with top of range accounting for optimism bias @ 44%. Midpoint selected for analysis.	EB/014 North Essex Garden Communities Movement Access Study May 2017. Page 134

PT3 - West Tey Railway Station	£50.0 m	Jacobs M&A Study assumed potential total cost of £145m-£158m comparable to Beaulieu Park	EB/014 North Essex Garden Communities Movement Access Study May 2017.
l 13 West 1e, Ranwa, station	25010 111	station costs. Viability appraisal assumes capped contribution from the scheme of £50m. Other	Page 135
		sources of funding may therefore be required subject to detailed design/feasibility (other sources of	~
		funding identified SELEP / Network Rail).	
PT4 - West Tey Transit Hub	£6.0 m	As per Jacobs M&A Study. Costed at range of £5m to £7m based upon outturn of ECC park & ride	EB/014 North Essex Garden Communities Movement Access Study May 2017.
· ·		facility costs. Viability appraisals assume mid point £6m	Page 136
Travel plan measures (@	£36.0 m		EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
£1500/unit)		clubs, charging points, etc) & bus service subsidies & other public transport improvements.	Options & Evaluation June 2016.
		Equivalent to £1,000-1,500 per residential unit, top end of range selected to cover enhanced	Itemised costs for travel plan measures & bus service subsidies (pages 49, 53, 57, 61).
		measures.	
Employment support (@	£18.0 m	Modelled at £750 per unit, to provide a budget for as yet unspecified site specific	EB/009 Garden Communities NEGC Employment and Demographic Studies April 2017
£750/unit)		employment/economic development initiatives.	refers to the need for a proactive approach to attract economic activity. No directly
			related evidence base on cost, so working assumption for modelling purposes.
Off Site	Cost	Comment	
Utilities - Electricity sub stations,	£30.0 m	Figure based upon AECOM Concept Feasibility off site utilities cost assessments by option. Figures	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
gas supply & telecoms		adjusted to relate to proposed housing numbers.	Options & Evaluation June 2016.
	642.0	F: 1 1 AFCOMA C. 15 1119 M. 19 1191	Itemised costs for off site utilities (pages 49, 53, 57, 61).
Utilities - potable & waste water	£12.0 m	Figure based upon AECOM Concept Feasibility off site utilities cost assessments by option. Figures	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
		adjusted to relate to proposed housing numbers.	Options & Evaluation June 2016.
A2 & A4 - Active Modes	C1 F ma	As per Jacobs M&A Study. Measure A2 is costed at <£1m and A4 at <£0.5m as broad budgetary	Itemised costs for off site utilities (pages 49, 53, 57, 61).
Connections to Rural Hinterland,	£1.5 m	,	EB/014 North Essex Garden Communities Movement Access Study May 2017.
· ·		allowances. Viability appraisals assume £1.5m in total.	Pages 122 & 124.
Cycle Links PR1 & PR 2- Marks Tey Station and	£9.0 m	As per Jacobs M&A Study. PR1 costed at £16-18m based upon package of measures including bridge	EP/014 North Essay Gardon Communities Mayament Assass Study May 2017
junction package & Stane St	13.0111	& junction works, PR2 costed at £1-2m. Viability appraisals assume part funding from the CBBGC,	Pages 126, 127, 128 & 129.
reduction		equivalent to 50% of scheme costs, £9m contribution. Other source of funding identified as	r ages 120, 127, 120 & 123.
reduction		Highways England.	
R2 - A12 Southern junction with	£41.5 m	As per Jacobs M&A Study. Costed within range of £15m - £68m, based upon outturn costs of ECC	EB/014 North Essex Garden Communities Movement Access Study May 2017.
Garden Community		schemes - A12 J28 (£15m) and M11 J7A (£68m which also includes link roads & new	Page 145
,		roundabouts/junctions). Viability appraisals assume midpoint of £41.5m. Cost will be heavily	
		influenced by wider improvement works to A12.	
Contribution to A120 (@ £1,500	£36.0 m	Assumed contribution from the CBBGC towards strategic improvement in the A120. Other sources of	No directly related evidence base source. Working assumption for modelling purposes.
per unit)		funding would be required to deliver the full A120 improvement scheme which serves a far broader	
		role in strategic movement.	
Contribution to Rapid Transit	£24.0 m	AECOM Concept Feasibility had assumed £1,500 per unit. Figures adjusted to acknowledge wider	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
system (@ £1000 per unit)		costs related to travel planning & on site related facilities including transit hub and rail station works.	Options & Evaluation June 2016.
			Itemised costs for contribution to sub regional rapid transit (pages 49, 53, 57, 61).
Management & Long Term Govern		Comment	
Open space endowments	£50.0 m	Endowment sums calculated via separate analysis to consider capitalised maintenance costs of open	No directly related evidence base source. Working assumption for modelling purposes.
		spaces to be transferred to a local stewardship body. Figure will be influenced by nature of	
		stewardship model/approach, breakdown of open space typologies and timing of transfer to	
		stewardship body. Viability appraisals allow for a capital sum according to scale of development	
		proposed.	

Total all infrastructure costs	£1,182 m
Equivalent per residential unit	£49,972

INFRASTRUCTURE COST ASSUMPTIONS FOR NORTH ESSEX LOCAL PLANS (SECTION 1) VIABILITY ASSESSMENT (APRIL 2016)

Tendring Colchester Borders Garden Community

SCHEME WIDE ENABLING WORKS			
Physical Costs: Site Preparation & I	Cost	Comment	Source / Reference
- Based upon generic cost per	£159.4 m	Modelled at £20,000 per unit. Based on experience of large scale schemes elsewhere (circa £17,000	EB/013/1/2 North Essex Local Plans Viability Assessment (Section 1) Main Report April
residential unit		per unit) uplifted to provide contingency for a high quality public realm and sense of place. AECOM	2017, Page 17
		Concept Feasibility Study had assumed £16,250 per residential unit for scheme wide enabling	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
		activity, but excluded primary road layout costs.	Options & Evaluation June 2016, Pages 20, 24, 28
SCHEME WIDE COMMUNITY INFRA	STRUCTURE		
On Site: Core Social Infrastructure	Cost	Comment	Y/N
Education	£71.7 m	Modelled at £9,000 per residential unit. Based upon separate calculations prepared with input by ECC	EB/049 ECC Developers guide to Infrastructure Contributions 2016,
		in accordance with approach as set out in the ECC Guide to Developer Contributions. Includes	Pupil yield factors are set out at sections 5.1.3 & 5.2.2
		assumptions of:	Capital cost estimates are set out in Appendices G & I (values updated to April 2016
		Early Years: 0.09 pupils per house and 0.045 pupils per flat, 56 place model costing £1.18m	using PUBSEC indexation)
		each/£21,071 per place (April 2016 prices);	
		Primary: 0.3 pupils per house and 0.15 pupils per flat, 2 FE model costing £6.82m each/£14,995 per	
		place (April 2016 prices);	
		Secondary: 0.2 pupils per house and 0.1 pupils per flat, 8 FE model costing £29.83m each/£21,071	
		per place (April 2016 prices);	
		Assumes 80% houses & 20% flats. Equivalent total of circa £10,000/unit, inclusive of fees (10%) and	
		contingency (10%). Fees excluded from final assumption (as covered elsewhere in viability appraisal)	
		= £9,000/unit	
Community & Health	£17.9 m	Modelled at £2,250 per unit, as per AECOM Concept Feasibility and derived from AECOM's Social	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
		Infrastructure Model which evaluates social infrastructure needs based upon housing & population	Options & Evaluation June 2016.
		impacts.	Assumed rate per unit set out with each option (pages 20, 24, 28) and Social
			infrastructure analysis set out at page 150
Open Spaces, Leisure & Sports	£21.9 m	Modelled at £2,750 per unit, as per AECOM Concept Feasibility and derived from AECOM's Social	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
		Infrastructure Model which evaluates social infrastructure needs based upon housing & population	Options & Evaluation June 2016.
		impacts.	Assumed rate per unit set out with each option (pages 20, 24, 28) and Social
			infrastructure analysis set out at page 150
Environmental / sustainability / was	£4.0 m	Modelled at £500 per unit, to provide a budget for as yet unspecified site specific	No directly related evidence base source. Working assumption for modelling purposes.
		environmental/sustainability enhancements.	
SCHEME WIDE OTHER ITEMISED IN	FRASTRUCT	URE	
On Site	Cost	Comment	
Country Park	£5.0 m	AECOM Concept Feasibility study had assumed a £10m cost across options. Reduced to account for	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
		open space provision covered in part through the public realm dimension of site preparation &	Options & Evaluation June 2016.
		enabling costs. Modelled as a £5m contribution towards enhanced facilities/parking.	Pages 20, 24, 28).
Provision of on site Rapid Transit &	£30.0 m	As per Jacobs M&A Study. Scheme costs based on out-turns of comparable scheme, midpoint of	EB/014 North Essex Garden Communities Movement Access Study May 2017
facilities		identified range (£30m-50m), but includes range of itemised components not all of which may be	Page 158
		required. Viability appraisal assumes £30m contribution.	

PR1 A133 boulevard	£6.0 m	Based upon anticipated need for a package of improvements to the A133 corridor, partly identified in	EB/014 North Essex Garden Communities Movement Access Study May 2017.
improvements	20.0	the AECOM Concept Feasibility work. Jacobs M&A Study captures wider improvement works along	Page 172 (wider works to A133)
		A133 subject to funding via SELEP Growth Deal. Viability appraisals assume additional works of circa	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
		£6m to provide further tailored works in light of TCBGC.	Options & Evaluation June 2016.
			Pages 21, 25, 29
R1 A120 to A133 link road	£8.0 m	As per Jacobs M&A Study. Costed at range of £17m (2.4km 40mph dual carriageway corridor) to	EB/014 North Essex Garden Communities Movement Access Study May 2017.
11271220 1071230 111111 1000	20.0	£25m (alternative alignment with higher 44% optimism bias). Viability appraisal assumes circa 50%	Page 169
		funding contribution from TCBGC, as road will perform a wider strategic role not just related to the	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
		Garden Community.	Options & Evaluation June 2016.
			Pages 21, 25, 30
Travel plan measures (@	£12.0 m	As per AECOM Concept Feasibility. Sum of travel plan measures (smarter choices, car	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
£1500/unit)		clubs, charging points, etc) & bus service subsidies & other public transport improvements.	Options & Evaluation June 2016.
		Equivalent to £1000-1500 per residential unit, top end of range selected to cover enhanced	Itemised costs for travel plan measures & bus service subsidies (pages 21, 25, 30).
		measures.	
Off Site	Cost	Comment	
Utilities - Electricity sub stations,	£17.0 m	Figure based upon AECOM Concept Feasibility off site utilities cost assessments by option. Figures	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
gas supply & telecoms		adjusted to relate to proposed housing numbers.	Options & Evaluation June 2016.
			Itemised costs for off site utilities (pages 21, 25, 29).
Utilities - potable & waste water	£10.0 m	Figure based upon AECOM Concept Feasibility off site utilities cost assessments by option. Figures	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
		adjusted to relate to proposed housing numbers.	Options & Evaluation June 2016.
			Itemised costs for off site utilities (pages 21, 25, 29).
Active Modes (A1, A5, A6, A7, A8)	£6.1 m	As per Jacobs M&A Study. Measure A1 is costed at £2.5m, A5 at £750k-£1.5m, A6 at £800k, A7 at	EB/014 North Essex Garden Communities Movement Access Study May 2017.
		£2m to £3.5m, A8 at <£100k. Item A5 included in site wide enabling/preparation costs (therefore	Pages 150, 154, 155, 156, 157.
		excluded from this line item costing), leaving mid point of range at £6.1m.	
Contribution to Rapid Transit	£6.0 m	AECOM Concept Feasibility had assumed £1,500 per unit. Figures adjusted to acknowledge wider	EB/008(4/4) North Essex Garden Communities Concept Feasibility Study (Vol 3) Concept
system (@ £750 per unit)		costs related to travel planning & on site related facilities including on site provision of rapid transit	Options & Evaluation June 2016.
		route & associated facilities (£30m above).	Itemised costs for contribution to sub regional rapid transit (pages 21, 25, 29).
R2 - A133-B1027/B1028 Link	£1.0 m	As per Jacobs M&A Study. R2 costed at £5m - £6m, but commentary assumes only small contribution	EB/014 North Essex Garden Communities Movement Access Study May 2017.
		from TCBGC, assumed as £1m for viability purposes.	Page 170.
R23- A137 Bromley Road	£4.0 m	As per Jacobs M&A Study. Costed within range of £3m-£5m. Assumed mid point of range.	EB/014 North Essex Garden Communities Movement Access Study May 2017.
Improvements			Page 171
Management & Long Term Govern		Comment	
Open space endowments	£23.0 m	Endowment sums calculated via separate analysis to consider capitalised maintenance costs of open	No directly related evidence base source. Working assumption for modelling purposes.
		spaces to be transferred to a local stewardship body. Figure will be influenced by nature of	
		stewardship model/approach, breakdown of open space typologies and timing of transfer to	
		stewardship body. Viability appraisals allow for a capital sum according to scale of development	
		proposed.	

Total all infrastructure costs	£403 m
Equivalent per residential unit	£50,571