

Core Strategy Topic Paper 2

Indicative Core Strategy infrastructure costs

Topic Paper 1 - Indicative Core Strategy infrastructure costs

- 1.1 The Core Strategy identifies the strategic infrastructure, in broad terms, required to ensure that development in the District is viable and sustainable. These infrastructure requirements have been identified in conjunction with service providers.
- 1.2 The following has been prepared in order to demonstrate that the strategic infrastructure requirements set out in the Core Strategy are economically viable.
- 1.3 The Core Strategy is a strategic document and, as such, it is not possible to ascertain exact infrastructure costs at this stage. The costs stated here are merely indicative. Detailed costs will be determined at a later stage in the Local Development Framework process, including at project level. The costs stated within this document may vary from the costs ultimately used to calculate standard charges and planning obligations.
- 1.4 These indicative figures have been prepared in conjunction with service providers at Essex County Council. There are a multitude of factors which could cause the costs quoted here to differ from the final costs for specific projects. For example, although the strategic location of development has been stated, the exact sites have not as yet been determined and as such, costs may vary dependent on the topography, constraints, presence of utilities and surroundings. It is therefore unfeasible to state precise figures at this stage. The indicative figures highlight that the scale of the infrastructure requirements stated within the Core Strategy is viable and deliverable.
- 1.5 The Council will produce further Development Plan Documents which will ascertain detailed infrastructure costs, and will produce a standard charge document

Table 1 – Approximate Core Strategy infrastructure costs

Infrastructure	Approximate Cost*	Funding arrangements
Early years and childcare facility, Hockley	£1.25m	Essex County Council, standard charges
Expansion of existing early years and childcare provision, Rayleigh	£750k	Essex County Council, standard charges
Early years and childcare facility in conjunction with new primary school, Rochford	£500k	Essex County Council, standard charges
Early years and childcare facility, Canewdon	£1.25m	Essex County Council, standard charges
Expansion of early years and childcare facilities, Great Wakering	£500k	Essex County Council, standard charges

Expansion of early years and childcare facilities, Hullbridge	£500k	Essex County Council, standard charges
Additional single-form entry primary school, Rayleigh	£5m	Essex County Council, standard charges
Additional single-form entry primary school, Rochford	£5m	Essex County Council, standard charges
Expansion of primary school, Great Wakering	£750k	Essex County Council, standard charges
Expansion of secondary schools, Rayleigh	£5.5m	Essex County Council, standard charges
Increase capacity and improve access to King Edmund School, Rochford	£7.5m	Essex County Council, standard charges
Rayleigh Leisure Centre enhancements	£50k – 75k	Rochford District Council, standard charges
Leisure Facility, Great Wakering	£2m – 3m	Rochford District Council, standard charges
Highway improvements to serve residential development North of London Road, Rayleigh	£1.2m - 4m	Essex County Council, standard charges
Highway improvements to serve residential development in West Rochford	£1.25m – 4m	Essex County Council, standard charges
Highway improvements to serve residential development in West Hockley	£100k -400k	Essex County Council, standard charges
Highway improvements to serve residential development in South Hawkwell	£375k -1m	Essex County Council, standard charges
Highway improvements to serve residential development in East Ashingdon	£200k -1m	Essex County Council, standard charges
Highway improvements to serve residential development in South West Hullbridge / Watery Lane / Rawreth Lane improvements	£500k-2m	Essex County Council, standard charges
Highway improvements to serve residential development in South Canewdon	£100k -300k	Essex County Council, standard charges
Highway improvements to serve residential development in South East Ashingdon	£500k -2m	Essex County Council, standard charges
Highway improvements to serve residential development at Rawreth Industrial Estate	£250k – 2m	Essex County Council, standard charges
Highway improvements to serve residential development at Stambridge Mills	£100k -1m	Essex County Council, standard charges
Highway improvements to serve residential development at Star	£250k -1m	Essex County Council, standard charges

Lane Industrial Estate, Great Wakering		
Highway improvements to serve Hockley centre regeneration including Spa Road/Main Road roundabout, Hockley improvements	£250k -2m	Essex County Council, standard charges
Ashingdon Road: improve traffic flows and reduce congestion	£250k – £2m	Essex County Council, standard charges
Rectory Road/Ashingdon Road: roundabout improvements	£250k – £2m	Essex County Council, standard charges
Rayleigh Weir junction improvements	TBC	Essex County Council, standard charges
Enhancements to the B1013 to improve traffic flows and reduce congestion	£250k -2.5m	Essex County Council, Highways Agency, standard charges
Improved surface access to London Southend Airport	TBC	Essex County Council, Southend Borough Council, standard charges
Cycle network	£500k -2m	Essex County Council, standard charges
Healthcare improvements (Primary Care Centre)	£14m	South East Essex Primary Care Trust, standard charges

*Actual costs may vary