

## Infrastructure update – 28/10/21

### Principal Street Junction

Whilst the majority of the principal street is being built (currently under construction by Hanson) by the Council the 'missing' stretch of road and junction to connect the principal street to Shaftesbury road will be constructed by the successful bidder.

Indicative design of the junction (to be agreed with the County council) is provided by I-Transport ref: *ITB13010-GA-007 REV B*. It is on this basis that the outline planning permission was issued.

Hanson provided an estimate for the construction of £350k (January 2021). They are reviewing their estimate and an update will be provided if available.

### Loop road

The purchaser will be required to construct the section of the loop road (together with any utilities) within their ownership to the boundaries of the adjacent land. The final specification is to be agreed with the county council and is likely to be broadly as set out in I-Transport note: *Secondary Loop Road – Design Specification 15/09/21*.

### Utilities

Both foul sewer and potable water main will be constructed within the principal street. See drawing: *Principal Street – Proposed Utilities Road Crossing Ducts C1* for full utilities plan. The purchaser will be able to connect to these most likely from the loop road junction. A detailed masterplan for the purchased phase is needed with floor levels to produce the final foul drainage design with appropriate falls etc. If the junction location does not work alternative connection points to the principal street can be agreed.

The indicative costs associated for installing utilities is provided in the utilities table within the data room. In addition there will be c£250k of diversion costs associated with phase 1 which will be borne by the purchaser.

### Surface Water Drainage

The purchaser will be required to design an appropriate strategy that is broadly in-line with the overall site wide surface water drainage strategy. The purchaser will be required to construct attenuation basins A and B to the following minimum size:

Basin A – 2,489m<sup>3</sup>

Basin B – 4,338m<sup>3</sup>

An update drawing has been produced by AWP Exeter: *0456-DR-1001-B*. As the basins are outside of the purchased land appropriate legal agreements/licenses will be provided to the purchaser.

### **Archaeology**

Intrusive investigations have been undertaken by AC Archaeology on behalf of Welbeck across the entire site as shown in the archaeological report. Small hot spot areas have been identified across the site that will need further investigation and a Written Statement of Investigation is being prepared that will identify what, if anything, will need to be done by the Purchser.

### **Public Open Space (POS)**

Discussions are ongoing with the Land Trust about ownership, management and likely costs of the POS.