

Schedule of Main Infrastructure Costs and Who Should Pay

Type of Infrastructure	Estimated costs	Who pays/how
Relief road		
Southern road links (HIF scheme) – including land purchase, design and build of road and bridge	£14.7m	£12m funded by HIF. £2.7m gap (including land/property purchase) to be funded by developers.
Relief road through the main expansion area	£16.3m	Developers
Off-site elements of relief road (ie element of the road not within the main housing expansion area) and Part 1 claims	£33m	Developers – s106/278
Other infrastructure		
Wades Park pedestrian underpass	£2.7m	Developers – s106. £1m funding already secured from Leo Labs development
Open space /sports provision, green infrastructure	£3.4m	Developers – s106
Primary schools	£14.3m	Developers- s106
Secondary school expansion	£11.2m	CIL
Third party land acquisition	£4.3m	Developers – s106. One land acquisition undertaken by WDC – costs to be recovered from developers
New bus service	£1.1m	S106
Town centre traffic management	£5m	S106
Town centre public realm improvements	£3-5m depending on the scope of the work	CIL
Sewage treatment works improvements	Tbc	Thames Water