

CORE LIBRARY DOCUMENT L 32

Relevant to Question 1 and 6

SCENARIO OVERVIEW CHART AND PLANS BRANTHAM

The attached chart gives a brief overview of Scenarios tested and the approximate areas of land and potential employment space that could be enabled by each scenario. The relevant Infrastructure costings to each Scenario are also identified.

It identifies using the HCA Employment Calculator potential job creation all of which are in excess of the targeted minimum of 500 full time jobs.

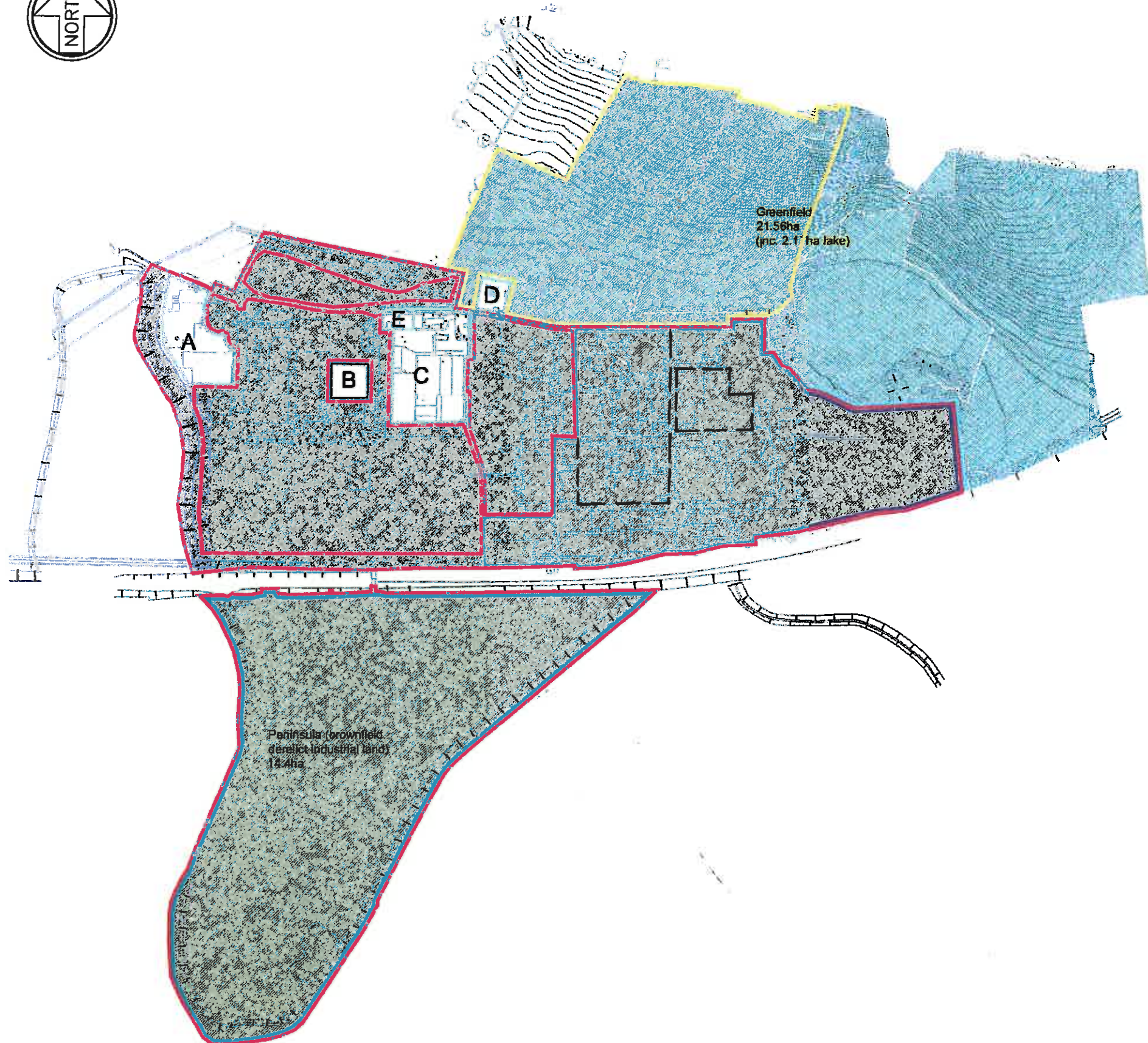
The chart cross relates to the plans identifying the approximate areas and uses, these plans are not to scale and are for identification only.

St Francis Group

BRANTHAM COMPARABLE OVERVIEW	SCENARIO EMPLOYMENT ONLY BROWNFIELD	SCENARIO 270 DW BROWNFIELD ONLY	SCENARIO 320 DW GREENFIELD ONLY	SCENARIO 465 DW GREENFIELD PARTIAL BROWNFIELD	SCENARIO 590 DW GREEN AND BROWN	REV f	
DESCRIPTION	Plan 1	Plan 2	Plan 3	Plan 3a	Plan 4		
LAND AREA OVERALL							
SERVICED EMP LAND AREA							
B1	5.9	5.9	5.9	5.9	5.9		
B2/B8	45	24.7	45	33.07	24.7		
C3/C2		18.5	23.6	33.1	42		
POTENTIAL SQ METERAGE							
B1 Net Int Area	7207	7207	7207	7207	7207		
B2/B8 Gross Int area	50,871	19,786	50,871	33,346	19,786		
RESIDENTIAL UNITS		270	320	465	570		
POTENTIAL JOB YIELD							
B1 1@12M2 fte	600	600	600	600	600		
B2/B8 1@51m2fte	997	387	997	653	387		
Totals	1597	987	1597	1253	987		
*See note at bottom of chart for basis of calculation							
ABNORMAL COSTS							
ON SITE ROAD INFRASTRUCTURE	928000	300,000	928000	320,000			
278 OFF SITE HIGHWAYS INFRASTRUCTURE	385,000	385,000	385,000	385,000	385,000		
FOUL AND STORM DRAINAGE	336,000	336,000	636,000	636,000	636,000		
CONTAMINATION AND REMEDIATION	1120000	1600000	1120000	1,600,000	1600000		
STABILISATION		500,000		500,000	500,000		
DEMOLITION AND ASBESTOS	2,838,336	2,838,336	2,838,336	2,838,336	2,838,336		
UTILITY /AND DIVERSIONS	1,332,000	2,050,000	1,332,500	2,050,000	2,050,000		
SECOND ACCESS		978,000	978,000	978,000	978,000		
PENINSULAR	380,000	380,000	380,000	380,000	380,000		
FLOOD RISK AND ACCESS		3,612,160	601,000	3,612,000	3,612,000		
CUMULATIVE ABCOSTS	7,319,336	12,979,496	9198836	13,299,336	12979336		
SECTION 106 ALLOWANCE PER PLOT CURRENT ANTICIPATED REQUIREMENT							
EDUCATION PRESCHOOL £425.00		Y	Y	Y	Y		
EDUCATION PRIMARY £3045.00		Y	Y	Y	Y		
MEDICAL £343.00		Y	Y	Y	Y		
LIBRARIES £216.00		Y	Y	Y	Y		
TRAVEL PLAN PRO RATA £2250.00		Y	Y	Y	Y		
PER PLOT							
£6,280.00		£1,695,600.00	£2,009,600.00	£2,920,200.00	£3,579,600.00		
SURPLUS/DEFICIT AT POLICY COMPLIANT @ 35%		-12,713,455	-5,799,685	-6,525,394	-3,260,140		
POTENTIAL ADDITIONAL SECONDARY /NURSERY REQUIREMENT DEPENDENT ON FINAL MIX PRO RATA £3362 PER PLOT		907,740	1,075,840	1,563,330	1,983,580		
TOTAL SURPLUS/DEFICIT AT POLICY COMPLIANT @ 35%		-13,621,195	-6,875,525	-8,088,724	-5,563,180		
* Employment Density for B2/B8 on overage of categories B-D has been taken HCA 2010 employment density Calculator							
B1 (General Office) 12sqm							
B1 (Light Industry) 47sq m							
B2 (General Industry) 35sqm							
B8 (General Warehousing and Distribution) 70sqm							



PLAN 1



Key:

- Existing employment land
- Land not in St Francis ownership
- Proposed development of 8.18ha for employment use (B1c, B2 & B8 INC 10% @FF= 32722msq approx GEA floor space proposed). Area excludes flood defense, main access road and footpath, structural landscaping zone.
- Proposed development of 2.4ha for B1 employment use (9320msq approx GEA floor space proposed)
- Proposed development of 10ha for B2/B8 employment use (24652msq approx GEA of floor space proposed)
- Proposed nature area 14.4ha
- Greenfield land (In St Francis ownership 21.56ha)
- Brownfield land (In St Francis ownership 37.8ha)
- A Employment use
- B Employment use
- C Employment use
- D Residential use
- E Sub Station

Note:

All areas shown are approximate and subject to scheme development and the definition of existing and proposed plot areas.

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Revisions:

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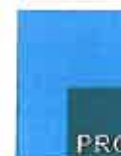
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Client:
ST FRANCIS GROUP

Project:
BRANTHAM INDUSTRIAL AREA SUFFOLK

Drawing Title:
OPTION 3.

Scale @ A3: 1:5000	Project Co-Ordinator: JR	Date: JAN 13
Job No: 8831	Stage: FE	Drawing No: 012
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Approval <input type="checkbox"/>	Tender <input type="checkbox"/>	





- Note:**

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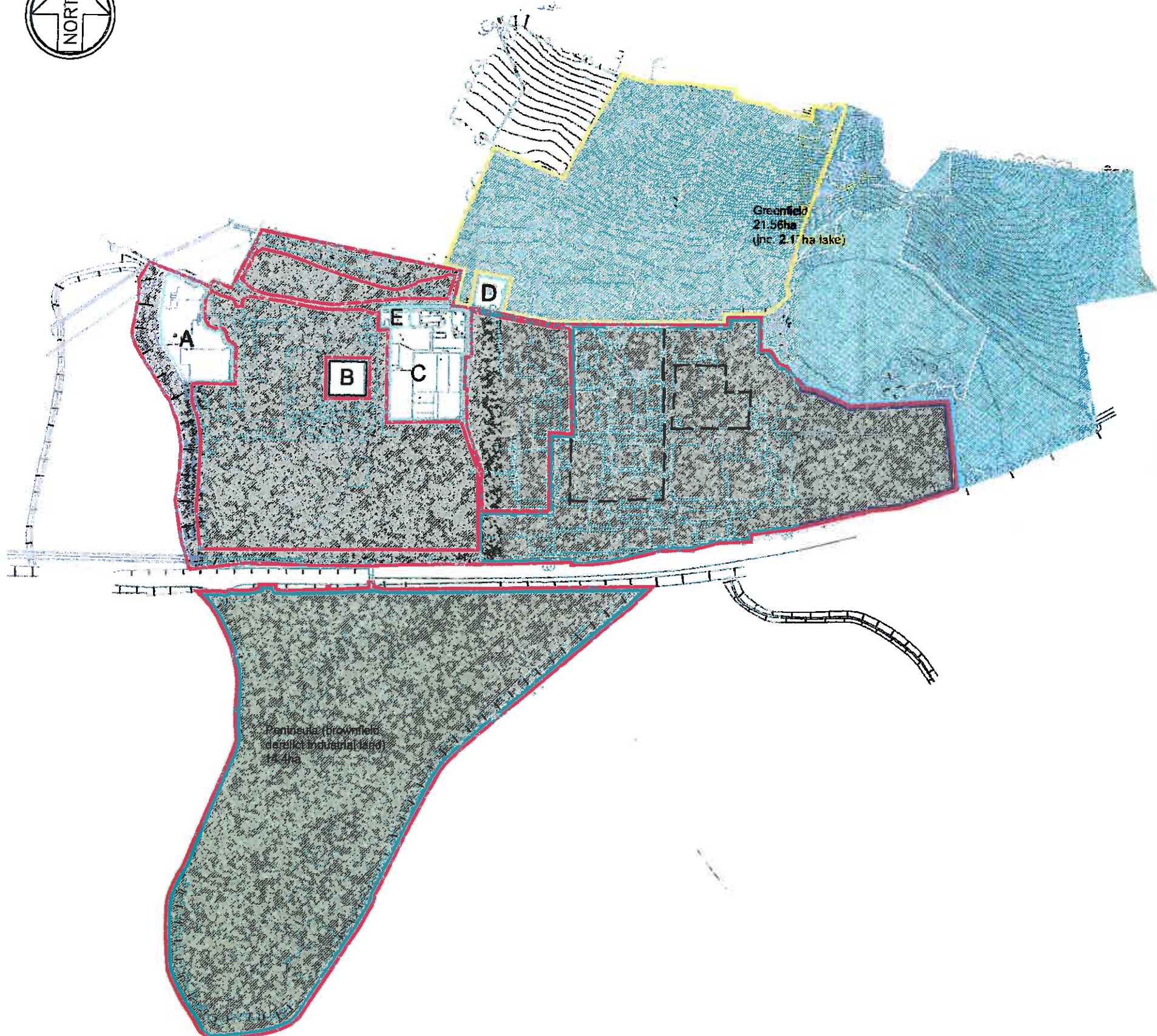
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Information ☐

PRO



PLAN 3



Key:

- Existing employment land
- Land not in St Francis ownership
- Proposed development of 9.56ha for residential use (317 dwellings approx proposed)
- Proposed development of 8.18ha for employment use (B1c, B2 & B8 INC 10% @FF= 32722msq approx GEA floor space proposed). Area excludes flood defense, main access road and footpath, structural landscaping zone.
- Proposed development of 2.4ha for B1 employment use (9320msq approx GEA floor space proposed)
- Proposed development of 10ha for B2/B8 employment use (24652msq approx GEA of floor space proposed)
- Proposed nature area 14.4ha
- Greenfield land (in St Francis ownership 21.56ha)
- Brownfield land (in St Francis ownership 37.8ha)
- A Employment use
- B Employment use
- C Employment use
- D Residential use
- E Sub Station

Note:

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Project:
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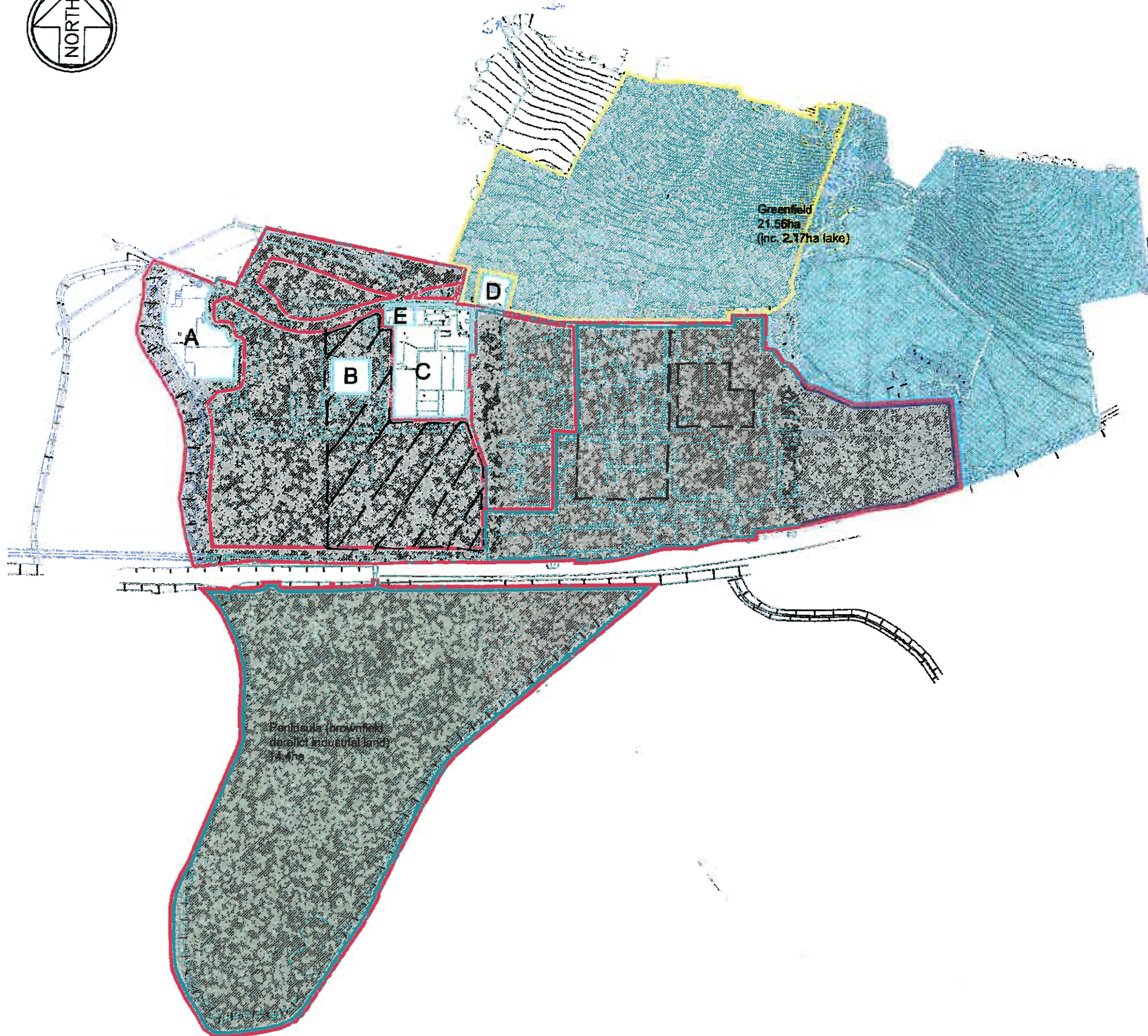
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8831	FE	012	A
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Approval <input type="checkbox"/>	Tender <input type="checkbox"/>		





PLAN 3a



Key:

- Existing employment land
- Land not in St Francis ownership
- Proposed development of 9.56ha for residential use (317 dwellings approx proposed)
- Proposed development of 3.90ha for residential use (145 dwellings approx proposed), area excludes flood defense, main access road and footpath, structural landscaping zone.
- Proposed development of 2.4ha for B1 employment use (9320msq approx GEA floor space proposed)
- Proposed development of 10ha for B2/B8 employment use (24652msq approx GEA of floor space proposed)
- Proposed nature area 14.4ha
- Greenfield land (in St Francis ownership 21.56ha)
- Brownfield land (in St Francis ownership 37.8ha)
- A Employment use
- B Employment use
- C Employment use
- D Residential use
- E Sub Station

Note:

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**APPROXIMATE SPLIT ONLY
B2 / B8 AT 3.39h**

**DENSITY AT 40% x 33,900m²
SQM FLOORSPACE
13,560M²**

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Project:
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Drawing Title:
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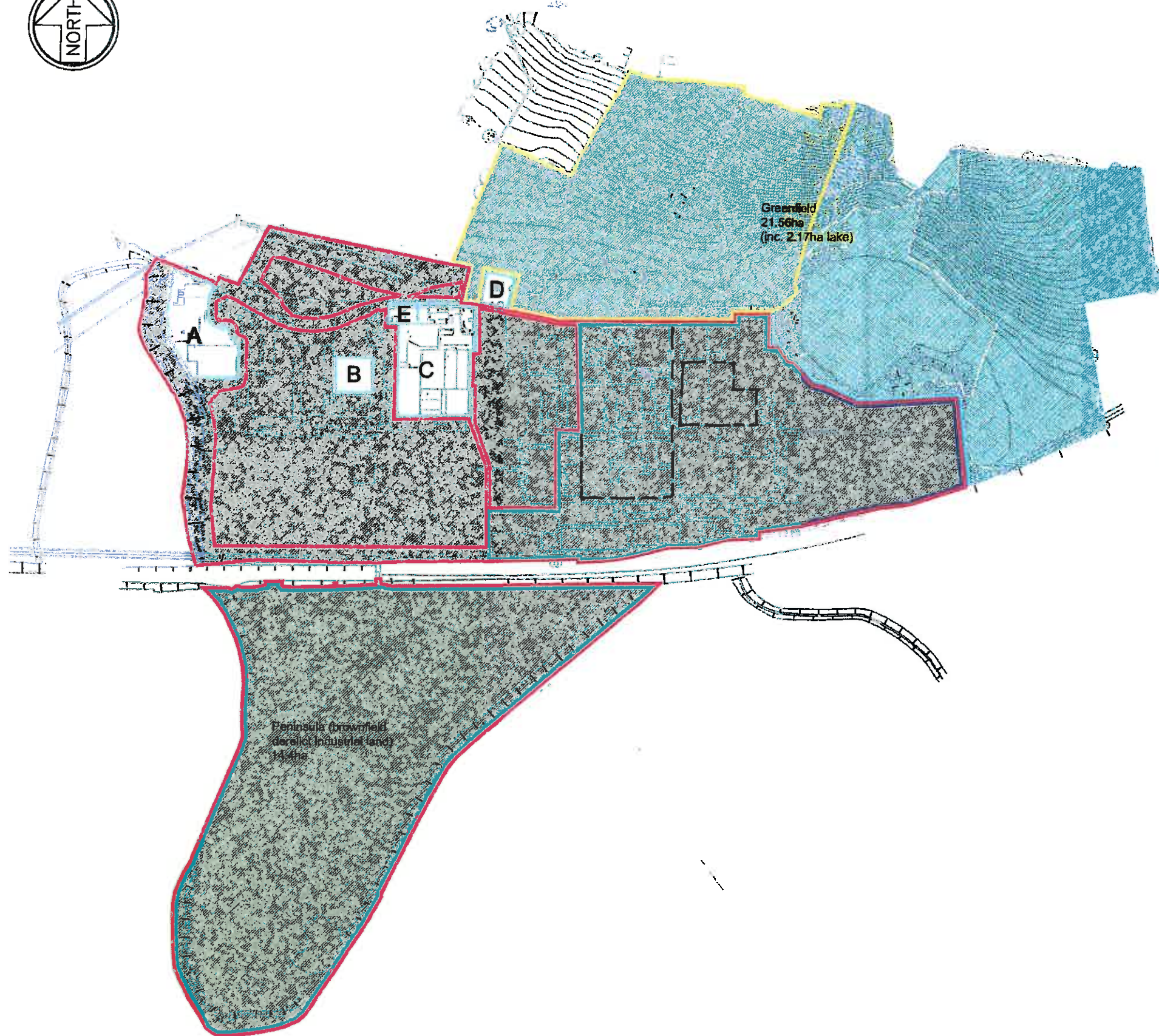
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Job No: 8831	Stage: FE	Drawing No: 013
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Approval <input type="checkbox"/>	Tender <input type="checkbox"/>	

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PLAN 4



Key:

- Existing employment land
- Land not in St Francis ownership
- Proposed development of 9.56ha for residential use (317 dwellings approx proposed)
- Proposed development of 7.53 ha for residential use (283 dwellings approx proposed), area excludes flood defense, main access road and footpath, structural landscaping zone.
- Proposed development of 2.4ha for B1 employment use (9320msq approx GEA floor space proposed)
- Proposed development of 10ha for B2/B8 employment use (24652msq approx GEA of floor space proposed)
- Proposed nature area 14.4ha
- Greenfield land (in St Francis ownership 21.56ha)
- Brownfield land (in St Francis ownership 37.8ha)
- A Employment use
- B Employment use
- C Employment use
- D Residential use
- E Sub Station

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Project:
BRANTHAM INDUSTRIAL AREA SUFFOLK

Drawing Title:
OPTION 4.

Scale @ A3: 1:5000	Project Co-Ordinator: JR	Date: JAN 13
Job No: 8831	Stage: FE	Drawing No: 013
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Approval <input type="checkbox"/>	Tender <input type="checkbox"/>	

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