

Maidstone Borough Council

Core Strategy 2011

Appendices

Regulation 25 Public Participation Consultation

2. Draft Infrastructure Delivery Plan

CORE STRATEGY APPENDIX 2

Outline infrastructure delivery plan

MAIDSTONE URBAN AREA

Scheme	Location within Maidstone urban area	Lead development agency	Urban area cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Physical					
Public realm					
Maidstone town centre improvements	Maidstone town centre	MBC	£10,000,000	2017-26	£2.25m capital funding
		Public realm sub-total:	£10,000,000		
KCC waste					
Additional (2nd) public Household Waste Recycling Centre to serve Maidstone Borough Council administrative area - to north/west of the urban area; exact location to be determined. (approx 0.8ha site area required)	Maidstone edge of urban area	KCC	£2,000,000	2012-16	Prudential borrowing. No funding required from planning contributions
		KCC waste sub-total:	£2,000,000		
Southern Water					
Engineering solution to increase the capacity of the sewer for 1000 dwellings in	South east of the urban area	Southern Water	Not known - part of study to be commissioned		Funded from water rates (OFWAT). No funding required from developer contributions.

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the SE of the urban area					
Investment at Aylesford Waste Water Treatment Works to provide capacity	Maidstone urban area	Southern Water	Southern Water is unable to release any details of the likely costs because they are commercially in confidence as tenders for construction of the works have yet to be sought.	2017-21	Funding from water rates (OFWAT). There is no funding for these works in the current investment period to 2015. Provided the Core Strategy is adopted by 2014 there is no reason why Ofwat would not approve investment in the period 2015-20 that is necessary to meet the demand from new development in these catchments. No funding required from planning contributions.
		Southern Water sub-total:	£0		

Scheme	Location within Maidstone urban area	Lead development agency	Urban area cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Transport					
Cycle Network Improvements	Maidstone urban	KCC	£1,000,000	2006-26	Local Transport Plan/Community Infrastructure Levy
A274 Sutton Road Park and Ride Site	Maidstone urban	MBC	£4,000,000	2017-21	Local Transport Plan/Community Infrastructure Levy
A229 (North) Park and Ride (500 spaces)	Maidstone urban	MBC	£5,000,000	2012-16	Local Transport Plan/Community Infrastructure Levy
Increase A20 P&R capacity by 400 spaces to 1,000 spaces	Maidstone urban	MBC	£2,000,000	2017-21	Local Transport Plan/Community Infrastructure Levy
A229 Barracks Roundabout Conversion to Traffic Signals (Dependent on Campus Quarter development)	Maidstone urban	KCC	£1,500,000	2021-26	Local Transport Plan/Community Infrastructure Levy
Pedestrian Bridge Earl Street to St Peters St. (dependent on redevelopment along St Peters Street)	Maidstone urban	MBC/KCC	£2,000,000	2022-2026	Local Transport Plan/Community Infrastructure Levy
Existing Park and Ride site upgrades	Maidstone urban	MBC	£200,000	2012-16	Local Transport Plan
Romney Place Bus Lane	Maidstone urban	KCC	£50,000	2012-16	Local Transport Plan/Community Infrastructure Levy
QBP Shepway Estate bus	Maidstone urban	KCC	£500,000	2006-11	Local Transport Plan

Scheme	Location within Maidstone urban area	Lead development agency	Urban area cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
route improvements					
Town Centre Bus Stop Improvements	Maidstone urban	KCC	£500,000	2012-26	Local Transport Plan/Community Infrastructure Levy
Pedestrian Mobility/Accessibility Network	Maidstone urban	KCC	£300,000	2006-26	Local Transport Plan/Community Infrastructure Levy
Improvements to high level bridge linking Maidstone East and Maidstone Barracks stations	Maidstone urban	KCC	£500,000	2012-16	Community Infrastructure Levy
Neighbourhood traffic management measures	Maidstone urban	KCC	£2,000,000	2006-2026	Local Transport Plan/Community Infrastructure Levy
M20 Junction 5 improvements, including traffic signals and modification to Coldharbour roundabout	Maidstone urban	HA	£10,000,000	2012-26	Community Infrastructure Levy (£375,000) committed
M20 Junction 6 improvements, including modifications to lane designations on the collector/distributor roads					

Scheme	Location within Maidstone urban area	Lead development agency	Urban area cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
M20 Junction 7 improvements, including traffic signals and modifications to Bearsted Road					
M20 Junction 8 improvements, including traffic signals					
		Transport sub-total:	£29,550,000		
Social and community					
Primary education					
New 1FE primary school on a minimum 2.05 ha / 2FE site	Maidstone west – new school site to be identified and allocated	KCC	£4,800,000	2022-26	Community Infrastructure Levy
Predicted 74 additional primary pupil places to be provided within the existing schools in the Maidstone east area. Subject to a satisfactory technical feasibility study.	Maidstone east	KCC	£629,000	2017-21	Community Infrastructure Levy
New 1FE primary school on a minimum 2.05 ha / 2FE site	Maidstone south – new school site to be identified and allocated	KCC	£4,800,000	2017-21	Community Infrastructure Levy

Scheme	Location within Maidstone urban area	Lead development agency	Urban area cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
		Primary education sub-total:	£10,229,000		
Secondary education					
Predicted 55 additional secondary pupil places to be provided within existing schools in the Maidstone urban area. Subject to a satisfactory technical feasibility study	Maidstone urban area	KCC	£649,000	post 2026	Community Infrastructure Levy
		Secondary education sub-total:	£649,000		
Higher and further education					
University for the Creative Arts	Maidstone urban area	UCA	£75,000,000	2017-21	Development contributions, Higher Education Funding Council for England, UCA and other sources
MidKent College extra teaching accommodation requirements at MidKent College, Oakwood Park	Maidstone urban area	MidKent College	£750,000	2012-16	The £750,000 for the construction of additional teaching accommodation would be within the £23million self-funded project we are currently proposing. No funding required from planning contributions.

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		Higher and further education sub-total:	£75,750,000		
Library	Information not available from providers at this stage				
Community facility					
Youth					
Indoor sport					
Improve the offer, accessibility and capacity at existing facilities	Maidstone urban area	Maidstone Borough Council	£4,226,511	2011-26	Community Infrastructure Levy
		Indoor sport sub-total:	£4,226,511		
Kent Adult Social Services (KASS)					
Health and social care resource including hydrotherapy pool and sensory room addressing the wider health needs of the population including the elderly, those with complex physical and learning difficulties, sports injuries etc	Maidstone urban area	KCC	£482,065	2012-16	KASS capital and Community Infrastructure Levy.

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- located in Maidstone Leisure Centre					
Changing places facilities - in leisure centres, to enable KASS clients	Maidstone urban area	KCC	£19,539	2012-16	KASS capital and Community Infrastructure Levy.
Training Resource for young people and adults with a disability - Meadowview, Westree Road, Maidstone	Maidstone urban area	KCC	£264,604	2017-21	KASS capital and Community Infrastructure Levy.
Adult Health and Social Care Local Hub incorporating integrated dementia centre	Maidstone Town	KCC	£357,565	2017-21	KASS capital and Community Infrastructure Levy.
Mid-Kent Health and Social Care Vocational hub - Oakwood Park site	Maidstone urban area	KCC	£100,000	2017-21	KASS capital and Community Infrastructure Levy.
		KASS sub-total:	£1,223,772		

Scheme	Location within Maidstone urban area	Lead development agency	Urban area cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Green and blue					
Amenity green space (1.1ha)	North west of urban area	MBC	£568,076	2017-26	Community Infrastructure Levy
Natural/semi-natural (1.6ha)					
Parks and gardens (3.6ha)					
Outdoor sports (3.4ha)	North west of urban area	MBC	£1,121,142	2017-26	Community Infrastructure Levy
Provision for children and young people (0.3ha)					
1-storey sports pavilion (changing facilities associated with outdoor sports provision)					
Amenity green space (1.7ha)	South east of urban area	MBC	£1,985,106	2017-26	Community Infrastructure Levy
Natural/semi-natural (1.2ha)					
Provision for children and young people (0.3ha)					
Outdoor sports (with changing facilities) phase 1 (3.4ha)					
Natural/semi-natural (1.2ha)					
Parks and gardens (5.5ha)					
1-storey sports pavilion (changing facilities associated with outdoor sports provision) phase 2					
Amenity green space (0.6ha)	South of urban area	MBC	£122,278	2012-16	Community Infrastructure Levy
Outdoor sports (without changing facilities) (1.2ha)					

Scheme	Location within Maidstone urban area	Lead development agency	Urban area cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Parks and gardens (1.5ha)	South of urban area	MBC	£226,986	2017-21	Community Infrastructure Levy
Parks and gardens (2.2ha)	Town centre	MBC	£450,559	2012-16	Community Infrastructure Levy
Amenity green space (0.7ha)					
Outdoor sports (without changing facilities) (1.3ha)					
Parks and gardens (1.9ha)	South of central urban area	MBC	£296,306	2012-2021	Community Infrastructure Levy
Amenity green space (0.6ha)					
		Green and blue sub-total:	£4,770,453		
		Urban area total:	£138,398,736		

HARRIETSHAM

Scheme	Location	Lead development agency	RSC cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Physical					
Southern Water					
Harrietsham waste water treatment works	Harrietsham	Southern Water	Southern Water is unable to release any details of the likely costs because they are commercially in confidence as tenders for construction of the works have yet to be let.	2017-21	Funding from water rates (OFWAT). There is no funding for these works in the current investment period to 2015. Provided the Core Strategy is adopted by 2014 there is no reason why Ofwat would not approve investment in the period 2015-20 that is necessary to meet the demand from new development in these catchments. No funding required from planning contributions.
Transport					
RSC capacity and sustainable transport improvements (subject to detailed consultation, discussion and site specific assessment at allocation stage)	Harrietsham	KCC	£137,000	2017-21	S106
Social and Community					
Primary Education					

Scheme	Location	Lead development agency	RSC cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Predicted 44 additional primary school places to be provided within the existing village schools (the actual number of additional pupil places required may change). Subject to a satisfactory technical feasibility study but giving cognisance to the fact that these schools are in rural locations.	Harrietsham	KCC	£374,000	2017-21	S106
Kent Adult Social Services					
Adult Health and Social Care Local Hub incorporating integrated dementia centre	Staplehurst	KCC	£98,000	2017-21	KASS capital and S106
Green and Blue					
0.6ha amenity green space	Harrietsham	MBC	£407,883	2017-21	S106
1.6ha natural/semi-natural					
2.1ha outdoor sports (without changing facilities)					
		Harrietsham sub-total:	£1,016,883		

HEADCORN

Scheme	Location	Lead development agency	RSC cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Physical					
Southern Water					
Southern Water have identified sewerage capacity and environmental constraints at Headcorn between 2015-2020. It is not possible to increase capacity at the existing Headcorn Waste Water Treatment works because of environmental constraints. Instead a means of taking the flow to an alternative discharge point would need to be explored by Southern Water and consultants. Once an alternative discharge point has been established funding would need to be secured at the next funding review.	Headcorn	Southern Water	N/A	2017-21	Funded from water rates (OFWAT). No funding required from developer contributions.
Transport					
RSC capacity and sustainable transport improvements (subject to detailed consultation, discussion and site specific assessment at allocation stage)	Headcorn	KCC	£94,500	2017-21	S106
Social and community					
Primary education					

Scheme	Location	Lead development agency	RSC cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Predicted 41 additional primary school places to be provided within the existing village school (the actual number of additional pupil places required may change). Subject to a satisfactory technical feasibility study but giving cognisance to the fact that this school is in rural locations.	Headcorn	KCC	£348,500	2017-21	S106
Kent Adult Social Services					
Adult Health and Social Care Local Hub incorporating integrated dementia centre	Staplehurst	KCC	£67,500	2017-21	KASS capital and S106
Green and blue					
1.1ha natural/semi-natural	Headcorn	MBC	£268,750	2017-21	S106
1.5ha outdoor sports (without changing facilities)					
		Headcorn sub-total:	£779,250		

LENHAM

Scheme	Location	Lead development agency	RSC cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Physical					
Transport					
RSC capacity and sustainable transport improvements (subject to detailed consultation, discussion and site specific assessment at allocation stage)	Lenham	KCC	£45,500	2017-21	S106
Social and community					
Primary education					
Predicted 15 additional primary school places to be provided within the existing village schools (the actual number of additional pupil places required may change). Subject to a satisfactory technical feasibility study but giving cognisance to the fact that these schools are in rural locations.	Lenham	KCC	£127,500	2017-21	S106

Scheme	Location	Lead development agency	RSC cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Kent Adult Social Services					
Adult Health and Social Care Local Hub incorporating integrated dementia centre	Staplehurst	KCC	£32,600	2017-21	KASS capital and S106
		Lenham sub-total:	£205,600		

MARDEN

Scheme	Location	Lead development agency	RSC cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Physical					
Transport					
RSC capacity and sustainable transport improvements (subject to detailed consultation, discussion and site specific assessment at allocation stage)	Marden	KCC	£137,000	2017-21	S106
Social and community					
Primary education					
Predicted 5 additional primary school places to be provided within the existing village schools (the actual number of additional pupil places required may change). Subject to a satisfactory technical feasibility study but giving cognisance to the fact that these schools are in rural locations.	Marden	KCC	£42,500	2022-26	S106

Scheme	Location	Lead development agency	RSC cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Kent Adult Social Services					
Adult Health and Social Care Local Hub incorporating integrated dementia centre	Staplehurst	KCC	£98,000	2017-21	KASS capital and S106
Green and blue					
2.1ha outdoor sports (without changing facilities)	Marden	MBC	£409,127	2017-26	S106
0.6ha amenity green space					
1.6ha natural/semi-natural					
		Marden sub-total:	£686,627		

STAPLEHURST

Scheme	Location	Lead development agency	RSC cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Physical					
Transport					
RSC capacity and sustainable transport improvements (subject to detailed consultation, discussion and site specific assessment at allocation stage)	Staplehurst	KCC	£86,200	2017-21	S106
Social and community					
Kent Adult Social Services					
Adult Health and Social Care Local Hub incorporating integrated dementia centre	Staplehurst	KCC	£61,600	2017-21	KASS capital and S106
Green and blue					
1ha natural/semi-natural	Staplehurst	MBC	£253,153	2017-21	S106
1.4ha outdoor sports (without changing facilities)					
		Staplehurst Sub-total:	£400,953		
		RSC total:	£3,089,313		

BOROUGH WIDE

Scheme	Lead development agency	Maidstone Borough cost estimated	Delivery phasing (2006-11, 2012-16, 2017-21, 2022-26)	Funding source and section 106 already collected/committed to follow
Physical				
QBP bus stop upgrading programme	KCC	£300,000	2006-26	Local Transport Plan
	Transport sub-total:	£300,000		
Broadoak Water Storage Reservoir	South East Water	N/A	2022-26	Ofwat - no development contributions required.
	South East Water sub-total:	N/A		
Kent Police				
793 sq m of new accommodation (including 9 new custody cells) - In Maidstone Town or around the Borough	Kent Police	£2,754,958	2012-21	Community Infrastructure Levy
29.8 new staff (20.56 staff within Maidstone Borough Council area. 9.24 staff in centralised specialist departments based within Kent) - In Maidstone Town or around the Borough	Kent Police	£1,279,198	2012-21	
	Kent Police sub-total:	£4,034,156		
	Maidstone Borough total:	£4,334,156		

SUMMARY OF FUTURE INFRASTRUCTURE PROVIDERS WITH NO SPECIFIC CONSTRAINTS OR REQUIREMENTS

Agency	Summary
Regulatory agencies	
The Environment Agency	None subject to agreement with Southern Water and green infrastructure requirements taken into account.
English Heritage	None. Not an infrastructure provider.
Natural England	None. Natural England does not have any green infrastructure, they advocate the consideration of Green Infrastructure at the heart of all developments and Green Spaces Strategy.
Utilities	
National Grid - gas and electricity	<p>1. New development in Maidstone Borough - Distribution of new housing growth around Maidstone will not have a significant effect upon National Grid's infrastructure, both gas and electricity transmission. It is unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks. The existing network should be able to cope with this additional demand.</p> <p>2. Existing Capital Schemes - There are currently no planned developments on the electricity transmission system in the Maidstone Borough Council area.</p>
Gas - Southern Gas	<p>I can advise that in general we [Southern Gas] can provide gas to any location that is required, be it through reinforcing an existing network or creating a new network by extending our medium/intermediate pressure tiers. Specific sites have to be assessed individually through our connections process to determine who bears the cost of reinforcement. Each project is analysed and costed on an individual basis, and each of them will have a unique solution (such as reinforcement, both chargeable and non-chargeable) that will be dependant on the scale and location of the project/site.</p> <p>If the information is captured in the local plan or LDF we can incorporate that into our strategic design. We can then plan reinforcements etc that are required so that if the sites do become live through the connections process we have a contingency in place to deal with any capacity issues.</p>

Electricity - EDF

I have studied the documents that you kindly provided and compared the predicted electrical load growth figures (new housing, retail and office floor space and so on) against our current installed network within the Maidstone area. My view is that following a number of high cost reinforcement schemes which have been implemented over the last few years we are left in a healthy position with adequate spare capacity within the Maidstone area.

The identified increases in growth are not a threat to the existing EDF network which is robust with major substations located across the district all with spare capacity. Our network is designed to allow the transfer of load between substations which allows us to meet new loads without the need for major reinforcement. Below is a schedule showing the maximum demands at these sites and the available spare capacity, as a guide 1MVA represents sufficient energy to supply roughly 600 dwellings. [The total spare capacity is 49.1 MVA or 29,460 dwellings - see the table for breakdown of different areas] EDF Energy has no plans for major investment within the Maidstone area between now and 2026 but this position is under continuous review.

Forecasting load growth across the majority of our network area has been adjusted to reflect the current down turn in the economy with long term forecasts indicating very low growth levels over the next few years. There are a few exceptions where growth continues notably the City of London and the Thames Gateway where we will continue to monitor developments closely.

Whenever presented with new development proposals for Maidstone, the EDF Energy Projects Gateway team will examine the proposal, its impact on our existing network and provide an economic design for connection. The Developer is required to meet appropriate costs in accordance with the current industry regulations.

Drainage board

From your point of view I don't think the Board needs to be involved in the infrastructure planning. We need to be more involved in the local plan stage where actual development/housing sites are being decided. Our role would be more reactive, weighing up the flood risk element and surface water drainage from any planned new development and giving the council the best advice.

Telecom	<p>The proposed development areas will be dealt with as business as usual. Following firm proposals of the developments being registered with Openreach, the necessary infrastructure will be built to meet demand, as per our existing Newsite process." "For the first, standard copper pair , on any New Development , there would be no charge as under the terms of our licence we have what is called a "Universal Service Obligation", This is to provide a voice network line to any one that requires it. This line should support Broadband although we do not guarantee the speed , as this depends on distance from exchange and copper cable utilised. For additional lines, there may well be a charge depending on the additional work involved. This would be calculated following firm orders. For other products ie, fibre delivery there would be a charge, again calculated following firm orders.</p>
Social infrastructure	
Acute hospital trusts	<p>Further to our telephone conversation, the Maidstone & Tunbridge Wells NHS Trust cannot determine that specific infrastructure schemes would be required for our hospital sites as a direct result of the increasing population figures that you have shared with me. This is because NHS West Kent (formerly WEST Kent Primary Care Trust) commission healthcare on behalf of the resident population and this may or may not be commissioned from us. In addition, changes in medical technology, drug therapy and treatment options across the time period you are looking at are likely to have a significant impact on how and where patients are treated and therefore the infrastructure required to support that.</p> <p>As I mentioned, the generally aging demographic of the population (rather than the forecast demographic within the housing growth based on your models necessarily) may lead to additional capacity being required for our hospital buildings over time which may take the form of planning applications for extending our buildings upwards or further development on our site. At this point it is not possible to confirm this either in scale or timing.</p> <p>I hope this meets your need; if you have any queries regarding any of the above please let me know. I would reiterate that you should ensure you have a response from NHS West Kent and also from providers of bus travel and other public transport for their needs to convey people from the new development areas to other places including hospitals.</p>
Strategic health authority	Too higher tier to comment.
Kent & Medway Social Care NHS Trust	<p>I have reviewed this information with colleagues and, although there are some minor implications for operational resources, the impact on estate infrastructure will be minimal in the context of our major service redesign plans.</p> <p>I won't complete your grid if that's ok. I'm confirming we have no requirement as a result of this.</p>

PCT	No further infrastructure has been requested by the PCT, there is no agreed methodology. The PCT will not be responsible for community health requirements over the plan period.
Fire and Rescue	National Resilience building on existing schedule. Kent Fire and Rescue Service currently have a 24/7 permanently crewed fire station in Maidstone, with retained stations at Marden, Headcorn and Lenham. Nothing in any of the options proposed would affect these arrangements. I would however point out that emergency response in the area will be subject to review within the next two years. The information you have supplied will be incorporated in that process.
Ambulance	<p>From looking at your maps and the data you have provided, it appears that we require no additional infrastructure work to be done on our behalf.</p> <p>The emergency cover we provide at present should cover this increase in activity, and the location of where it will come from – seeing as there are no large independent developments which would/may affect call location/volumes.</p> <p>We are currently developing a response post in Cranbrook which will provide additional cover for the Staplehurst town centre, which is the most significant development outside of Maidstone itself.</p>
MBC	
Waste collection	<p>I have read through the information you sent me and I think it will be very difficult to provide the information you require regarding infrastructure developments. For the waste and recycling collections, the increase in retail will have no affect as we currently only provide domestic collections. For the growth in residential properties the main impacts are that additional vehicles and collection containers would be required. The approximate cost for the containers would be £50-£60 per property, although if they are multi-occupancy properties they would have communal bins supplied by the developer.</p> <p>The cost for the collection of additional properties is currently negotiated with our contractor SITA according to when additional resources would be required. However this contract is up for renewal July 2013 and the new contract will be based on property numbers at that point in time, with a mechanism for increasing the contract costs according to the need for additional resources. It is also likely that we will change our services in the coming few years as we need to increase recycling, so once again it is difficult to estimate the cost for these additional services.</p> <p>The cost of the growth would have to be covered in the council's budgets. The approximate cost for containers would be in the region of £250,000 with increased contract costs of a similar magnitude if additional vehicles were required. Again I must reiterate that this would</p>

be for the existing service but significant service changes would affect this estimate.

I think the key to this would be that the development plans are taken into consideration for the re-tendering of the contract in 2013.

Museum

The Museum's East Wing extension is the only project I think is relevant. This is on the existed committed schedule.

Theatre

Nothing for schedule. New theatres will be built if and when there is the demand.

