	Information requested	**Available**	**Comments**
	1. Information on existing land ownership and current occupiers: to show that there are no impediments to delivery of the land and that suitable cost allowances/assumptions are included in viability work)		
	Extent of land owned by promoter & terms of ownership	Y	All in the freehold ownership of National Grid Group companies
	Existing Use(s)	Y	Former gas works site, not existing use.
	Current occupier(s) & related terms	Y	None
	If not 100% freehold ownership, identification of all other freehold ownerships, and nature of collaboration between them (formal Collaboration Agreement, MoU, informal agreement)	Y	N/A
	Extent of land covered by Option Agreement(s)	Y	N/A
	Details of any Rights of Way	Y	No public rights of way
	Details of any Restrictive Covenants/easements/wayleaves	Y	NG cannot provide details of easements at this stage - not relevant and may change soon
	Details of any further off site land assembly requirements, strategy and need for CPO	N	None
	Statement on relocation needs/logistics/phasing, compensation or cost implications relating to bringing forward sites	N	None required
	2. Survey/assessment: to a sufficiently detailed level to a suitable provide basis for initial concept masterplanning and understanding of infrastructure and impact mitigation requirements. Anticipated technical areas include:		
	Topography	N	May be available as part of the reports on remediation works previously undertaken.
	Flood risk/drainage	Y	Site Drainage & Flooding Constraints Report - JMP - November 2010, report would need updating

	Land Contamination	Y	National Grid will have land contamination reports., but there may be sensitive information included within them which we can not allow to be published.
	Archaeology	N	
	Heritage assets	N	N/A
	Ecology/trees	Y	Ecological Extended Phase 1 Survey - Environmental Perspectives - October 2008, report out of date and would need refreshing
	Landscape/visual impact	N	
	Transport	Y	Transport Statement - JMP - November 2010, report would need updating.
	Population impacts, child yields and education needs	N	
	Utilities (water/sewerage, gas, electricity, telecoms/broadband)	N	
	Other	Y	Local Air Quality Assessment - Gifford - October 2010; Noise Assessment - Resound Acoustics - November 2010; reports probably need updating
	3. Illustrative Conceptual Masterplan: this need not provide a firm final considered design (as this will come forward through subsequent DPD & planning applications), but provide sufficient information to demonstrate that development of sufficient scale is feasible. This is likely to require A suite of spatial plans to identify		
	Key constraints	N	
	Broad layout & disposition of uses,	Y	Site Development Concept Plans 4790/009-014, submitted to EHDC for pre-application advice November 2013
	Density, scale/massing (to demonstrate capa city/unit numbers are achievable)	Y	Site Development Concept Plans 4790/009-014, submitted to EHDC for pre-application advice November 2013

	Key vehicular access points and primary route layout	Y	Site Development Concept Plans 4790/009-014, submitted to EHDC for pre-application advice November 2013
	Green infrastructure and approach to open space, SUDS, etc;	N	
	4. Schedule of development (related to concept masterplan):		
	Land use budget in hectares (housing, open space, schools, local centre(s), non-residential)	Y	Site Development Concept Plans 4790/009-014, submitted to EHDC for pre-application advice November 2013
	Floorspaces by use (GIA/sqm) (housing, schools, A1-A5, B1, D1, D2)	N	
	Number of additional homes by:		
	o Tenure (Market/Social Rent/ Affordable Rent/Shared Ownership)	N	
	o Dwelling mix (1-bed, 2-bed, 3-bed, 4-bed +)	Y	Site Development Concept Plans 4790/009-014, submitted to EHDC for pre-application advice November 2013
	5. Phasing		
	1:1000 illustrative phasing plan	N	
	Indicative phasing programme against District Plan periods:	N	
	o 2011- 2016		
	o 2016 – 2021		Will be in this phase now that demolition has taken place.
	o 20201- 2026		
	o 2026 – 2031		
	o 2031 - 2036		
	Build-out rates assumptions (residential units per annum for each phase)	N	
	Any specific dependencies (e.g. mineral extraction)	N	
	6. Site specific on-site infrastructure & scheme impact mitigation requirements. Itemised within tables to set out line by line what is required, when it is needed, how much it would cost and how would it be funded (for IDP). To include all:	N	
	Physical (Utilities and transport)		

	Social (Education, health, community)		
	Green (communal open space, publicly accessible open space, play space and SUDS)		
	7. Site-specific off-site Infrastructure & scheme impact mitigation requirements: as above but to include necessary off site works related to the development:	N	
	Physical (Utilities and transport)		
	Social (Education, health, community)		
	Green (communal open space, publicly accessible open space, play space and SUDS)		
	8. Promoter baseline data for use in site-specific financial viability appraisal, to be provided in spreadsheet format and to set out starting point including following assumptions	N	
	Floor areas by use (based on Concept Masterplan)		
	Site preparation/scheme enabling costs		
	Residential and non-residential build costs		
	Residential and non-residential values		
	Residential build-out/sales rates		
	Affordable housing provision (Rent/shared ownership split and any review mechanism)		
	Itemised on site infrastructure costs		
	Itemised off site infrastructure costs		
	Assumptions on public sector funding		
	Developer's return		
	Discount/finance rate		
	CIL/s106 costs		
	Professional fees/marketing costs etc.		
	Uplift in values over time		
	Cost Inflation		
	Threshold land value & assembly costs		
	Sensitivity analysis		

	9. Long-term management/maintenance arrangements: to enable consideration of scheme income flows or service charges as part of long term cost & cashflow	N	
	10. Anticipated Delivery & Financial Model: to clarify anticipated approach to site development (ie direct development, master developer role, direct disposal, etc) and approach to project financing to inform appropriate approach to cashflow modelling & appropriate finance rate.	N	