



The Planning Inspectorate  
National Infrastructure Planning  
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Your Ref: TRO10063/M510-SP20  
Our Ref: HIF/FF/30053  
Date: 25 July 2024  
Direct Dial: [REDACTED]  
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Dear Sirs,

**Planning Act 2008 (as amended) - Application by Gloucestershire County Council for an Order Granting Development Consent for the M5 Junction 10 Improvements Scheme: Project Ref TRO10063**

**Interested Party Reference number: M510-SP20**

I write in response to the Examining Authority's written questions and request for information (EXQ1) issued 9 July 2024 specifically in relation to Q5.0.11 and Q5.0.14.

ExQ1	Question to:	Question:	Response:
Q5.0.11	The Applicant and Homes England	Funding (i) Can the Applicant clarify if the funding from Homes England is a fixed figure or index linked?	(i) The grant funding is a fixed figure with no index linking.
		(ii) If it is not index linked what is in place to meet any increase in shortfall should one occur during or prior to construction.	(ii) Cost overruns are the responsibility of the Applicant. Homes England understands that within the Scheme cost forecast the Applicant has included allowances for inflation, risk and contingency and that it reviews these on a regular basis. Homes England also understands that the Applicant is working with its ECI contractor to identify opportunities to deliver the Scheme more efficiently and that steps are being taken through potential changes to the draft DCO to realise any efficiencies.

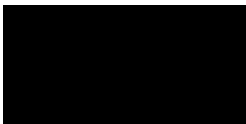




# Homes England

Q5.0.14	Homes England, The Applicant	In responding to the ExA's PD letter [PD-007] of the 23 April [AS-057] the Applicant gives some limited information regarding milestones for the Homes England funding.	
		(i) The letter explains that the Housing Infrastructure Fund (HIF) Grant Determination Agreement (GDA) includes contractual requirements "to enable the core housing outputs to be delivered" Please clarify what is meant by the core housing outputs.	(i) The GDA identifies housing outputs (in terms of numbers of housing units) which are considered to be supported by delivery of the scheme.
		(ii) The letter also states "For the wider housing scheme, the GDA includes target start on site and practical completion dates for the core housing outputs on the three strategic sites." Please clarify which 3 sites this refers to.	(ii) The three sites being referred to are: <ul style="list-style-type: none"> <li>• North-West Cheltenham</li> <li>• West Cheltenham allocation</li> <li>• Safeguarded land at North-West Cheltenham.</li> </ul>
		(iii) If a proportion of the funding is linked to "practical completion dates for the core housing outputs on the three strategic sites" when is this anticipated to be paid? If this is to be paid in instalments, please provide an anticipated payment schedule and what the likely split is to be.	(iii) The timing of grant funding drawdowns is not linked to practical completion dates for the core housing outputs on the three sites. The drawdown of the grant is linked to the delivery of the agreed infrastructure works.
		(iv) Please explain what is meant by "flexible to allow the scheme to evolve"? Does this relate to evolution of the project as design, or for example the timing for draw down of the funding?	(iv) The flexibility referred to recognises that during the process the design/mitigation may need to change as the scheme evolves. The GDA is flexible in so far as it describes the infrastructure to be delivered however does not contain detailed documents that prescribe for example a fixed design. Flexibility also extends to the timing and amounts of grant drawdowns to suit the expenditure forecast profile, based on the progress of the scheme through its various stages of design and delivery, within the parameters of the GDA.

Yours faithfully



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