Greater Norwich Infrastructure Needs & Funding Study

Final Report: Appendix D

Cost Report

October 2009



NORWICH INFRASTRUCTURE REQUIREMENTS

Indicative Construction Cost Estimate

21st August 2009

These Facilities have been amended to reflect (i) Education tipping points in South Norfolk, (ii) inclusion of 3,000 homes in the Rackheath / Sprowston Growth Triangle post 2026.

District	Growth Location	Infrastructure Requirement	Phase Total Cost	1	Cost Br	eakdown]
1 Broadland	Broadland	4 x 25m lane swimming pool	2021	£2,500,000			
2 Broadland	Broadland	4 x Indoor Sports Courts	2026	£2,000,000			
3 Broadland	Broadland	2 x 350 sqm Combined Community Centre and Library	2031	£1,691,667			
4 Broadland	Broadland	300 sgm Library	2031	£900,000			
5 Broadland	Elsewhere	Expand existing facilities (3 GPs & 3 Dentists)	2031	£1,350,000			
6 Broadland	Elsewhere	Expand existing facilities (26 officers)	2008-2031	£2,262,963			
7 Broadland	Elsewhere in Broadland	Parks and Gardens (32.4 ha)	2008-31	£16,200,000			
8 Broadland	Elsewhere in Broadland	Natural and Semi Natural (107.1 ha)	2008-31	£8,032,500			
9 Broadland	Elsewhere in Broadland	Informal / amenity open space (6.3 ha)	2008-31	£1,260,000			
0 Broadland	Elsewhere in Broadland	Provision for children and young people (4.9 ha)	2008-31	£3,136,000			
1 Broadland	Elsewhere in Broadland	Outdoor sports facilities and recreation grounds' (27.8 ha)	2008-31	£6,950,000			
2 Broadland	Elsewhere in Broadland	Allotment and community gardens (4.6 ha)	2008-31	£736,000			
13 Broadland	Rackheath / Sprowston Growth Triangle	2 x 2 FE Primary with integrated 60 place nursery	2021	£10,280,000			
4 Broadland	Rackheath / Sprowston Growth Triangle	2 x 2 FE Primary & Integrated 60 place pre-school	2026	£10,280,000			
15 Broadland	Rackheath / Sprowston Growth Triangle	SNT (9 officers)	2016	£380,000			
L6 Broadland	Rackheath / Sprowston Growth Triangle	60 place pre-school	2021	£540,000			
7 Broadland	Rackheath / Sprowston Growth Triangle	2 x 2 FE Primary & 60 place pre-school	2031	£10,280,000 HB			
8 Broadland	Rackheath / Sprowston Growth Triangle	1 Primary Care Centre (5 GPs and 4 Dentists) & SNT (12 officers)	2021	£3,350,000	PCC Costs: £2,840,00	O SNT Costs:	£510,000
Broadland L9	Rackheath / Sprowston Growth Triangle	600m2 Combined library and community space & 60 place pre-school	2026	£1,980,000	Library / Community Space Costs: £1,440,00	Nursery Costs:	£540,000
0 Broadland	Rackheath / Sprowston Growth Triangle	1 Primary Care Centre (5 GPs and 4 Dentists) & SNT (14 officers)	2026	£3,435,000		SNT Costs:	£595,000
1 Broadland	Rackheath / Sprowston Growth Triangle	1200 place Secondary School & 4 x indoor sports courts	2026	£30,020,000	School Costs: £28,020,00	O Sports Courts Cost:	£2,000,000
2 Broadland	Rackheath / Sprowston Growth Triangle	1400 place Secondary School + 280 high & 4 x indoor sports courts		£41,380,000 HB	School Costs: £39,380,00	Sports Courts Cost:	£2,000,000
3 Broadland	Rackheath / Sprowston Growth Triangle	Combined Community Centre and Library (700 sqm)	2026	£1,680,000			
4 Broadland	Rackheath / Sprowston Growth Triangle	2 x 60 place pre-school	2026	£1,080,000			
25 Broadland	Rackheath / Sprowston Growth Triangle	2 FE Primary with integrated 60 place nursery	2031	£5,140,000			
6 Broadland	Rackheath / Sprowston Growth Triangle	Parks and Gardens (8.7 ha)	2008-31	£4,350,000			
7 Broadland	Rackheath / Sprowston Growth Triangle	Natural and Semi Natural (28.9 ha)	2008-31	£2,167,500			
8 Broadland	Rackheath / Sprowston Growth Triangle	Informal / amenity open space (1.7 ha)	2008-31	£340,000			
29 Broadland	Rackheath / Sprowston Growth Triangle	Provision for children and young people (1.3 ha)	2008-31	£832,000			
30 Broadland	Rackheath / Sprowston Growth Triangle	Outdoor sports facilities and recreation grounds' (7.5 ha)	2008-31	£1,875,000			
31 Broadland	Rackheath / Sprowston Growth Triangle	Allotment and community gardens (1.2 ha)	2008-31	£192,000			
32 Broadland	Rackheath / Sprowston Growth Triangle	Parks and Gardens (9.9 ha)	2008-31	£4,950,000			
33 Broadland	Rackheath / Sprowston Growth Triangle	Natural and Semi Natural (32.7 ha)	2008-31	£2,452,500			
34 Broadland	Rackheath / Sprowston Growth Triangle	Informal / amenity open space (1.9 ha)	2008-31	£380,000			
35 Broadland 36 Broadland	Rackheath / Sprowston Growth Triangle Rackheath / Sprowston Growth Triangle	Provision for children and young people (1.5 ha)	2008-31 2008-31	£960,000 £2,125,000			
7 Broadland		Outdoor sports facilities and recreation grounds' (8.5 ha)	2008-31	£224,000			
88 Broadland	Rackheath / Sprowston Growth Triangle	Allotment and community gardens (1.4 ha) SNT with 10 officers	2008-31	£425,000			
9 GNDP Wide	GNDP Wide	140 Acute Beds (134 growth related)	2008-2031	£26,800,000			
0 GNDP Wide	GNDP Wide	13 Maternity Beds (12 growth related)	2008-2031	£2,100,000			
1 GNDP Wide	GNDP Wide	43 Mental Illness Beds (41 growth related)	2008-2031	£3,485,000			
2 GNDP Wide	GNDP Wide	7 Learning Disability Beds	2008-2031	£2,275,000			
3 GNDP Wide	GNDP Wide	132 Geriatric Beds (30 growth related)	2008-2031	£2,400,000			
4 Norwich	Norwich	1 x 60 place pre-school	2011	£540,000			
15 Norwich	Norwich	GP Surgery (3GPs)	2011	£1,550,000			
16 Norwich	Norwich	2 x 300 sqm Comunity Centre	2016	£1,080,000			
17 Norwich	Norwich	1 x 60 place pre-school	2016	£540,000			
18 Norwich	Norwich	2 FE Primary & Integrated 60 Place pre-school	2021	£5,140,000			
19 Norwich	Norwich	2 FE Primary & integrated 60 place pre-school	2021	£5,140,000			
0 Norwich	Norwich	Dentists Surgery (4 Dentists)	2016	£1,250,000			
1 Norwich	Norwich	4 x 25m lane swimming pool & 2 sports courts	2021	£3,500,000			
2 Norwich	Norwich	4xIndoor Sports Courts	2021	£2,000,000			
3 Norwich	Norwich	300 sqm Community Centre	2021	£540,000			
4 Norwich	Norwich	2x 2 FE Primary both with integrated 60 place pre-school	2031	£10,280,000			
55 Norwich	Norwich	PCC (6 GPs, 5 dentists)	2021	£3,310,000			
6 Norwich	Norwich	Combined Community Centre and Library (600 sqm) with 60 place pre-school	2026	£1,980,000	School Costs: £540,00	Community / Library Costs:	£1,440,000
7 Norwich	Norwich Norwich	60 place pre-school	2031	£540,000	Cabasel (Alumana Casta)	Liberry Contro	cooo ooo
8 Norwich	Norwich	300sqm library with 60 place pre-school 1 x 6 FE Secondary (excl ICT/FFE)	2031 2031	£1,440,000	School / Nursery Costs: £540,00	Library Costs:	£900,000
59 Norwich 50 Norwich	Norwich	1 x 6 FE Secondary (excl ICT/FFE) 1 x 6 FE Secondary (excl ICT/FFE)	2031 2031	£17,980,000 N/A £2,925,000 N/A			
1 Norwich	Norwich	Expand Existing SNT Facilities (62 officers) (53 of which are growth related)	2031 2008-2031	£2,925,000 N/A £3,935,000			
2 Norwich	Norwich	Parks and Gardens (14.9 ha)	2008-2031	£7,450,000		+	
~	in the interview of the	Parto dila Garactio (14.9 118)	2000-31	27,990,000		1	

These Facilities have been amended to reflect (i) Education tipping points in South Norfolk, (ii) inclusion of 3,000 homes in the Rackheath / Sprowston Growth Triangle post 2026.

District	Growth Location	Infrastructure Requirement	Phase To	tal Cost		Cost Br	eakdown	
3 Norwich	Norwich	Natural and Semi Natural (59.1 ha)	2008-31	£4,432,500				
54 Norwich	Norwich	Informal / amenity open space (24 ha)	2008-31	£4,800,000				
5 Norwich	Norwich	Provision for children and young people (3.8 ha)	2008-31	£2,432,000				
6 Norwich	Norwich	Outdoor sports facilities and recreation grounds' (24.3 ha)	2008-31	£6,075,000				
7 Norwich	Norwich	Allotment and community gardens (10.6 ha)	2008-31	£1,696,000				
8 South Norfol		Expand Existing Facilities (1 GP, 1 Dentist)	2021	£550,000				
59 South Norfol		60 Place pre-school	2021	£540,000				
O South Norfol		30 pre-school places	2026	£270,000				
1 South Norfol		SNT housing 6 officers	2026	£525,000				
2 South Norfol		Parks and Gardens (2.7 ha)	2008-31	£1,350,000				
73 South Norfol	•	Natural and Semi Natural (13.8 ha)	2008-31	£1,035,000				
4 South Norfol		Informal / amenity open space (1.9 ha)	2008-31	£380,000				
5 South Norfo		Provision for children and young people (2.3 ha)	2008-31	£1,472,000				
6 South Norfol		Outdoor sports facilities and recreation grounds' (2.8 ha)	2008-31	£700,000				
7 South Norfo		Allotment and community gardens (0.3 ha)	2008-31	£48,000				
78 South Norfol		1 x 60 place pre-school	2000-51	£540,000				
79 South Norfol		SNT housing 5 officers	2021	£450,000				
South Norfol		Expand Existing Facilities (1 GP, 1 Dentist)	2021	£550,000				
31 South Norfol		1 FE Primary	2021	£2,500,000				
2 South Norfol		Parks and Gardens (2.3 ha)	2028	£2,500,000 £1,150,000				-
33 South Norfol		Natural and Semi Natural (11.5 ha)	2008-31	£862,500				
34 South Norfol		Informal / amenity open space (1.6 ha)	2008-31	£320,000				
35 South Norfol			2008-31					
South Norfol		Provision for children and young people (1.9 ha) Outdoor sports facilities and recreation grounds' (2.3 ha)	2008-31 2008-31	£1,216,000 £575,000				
37 South Norfol			2008-31	£32,000				
38 South Norfol		Allotment and community gardens (0.2 ha) Expand Existing Facilities (53 officers)	2008-31	£4,605,000				
39 South Norfol		Expand Existing Facilities (35 Officers) Expand Existing Facilities (13GPs, 12 Dentists)						
O South Norfol		Parks and Gardens (37.5 ha)	2008-2031 2008-31	£6,925,000 £18,750,000				
1 South Norfol		Natural and Semi Natural (192.1 ha)	2008-31	£14,407,500				
2 South Norfol			2008-31	£5,360,000				
3 South Norfol		Informal / amenity open space (26.8 ha)	2008-31	£20,352,000				
4 South Norfol		Provision for children and young people (31.8 ha) Outdoor sports facilities and recreation grounds' (38.9 ha)	2008-31	£9,725,000				
5 South Norfol		Allotment and community gardens (4.2 ha)	2008-31	£672,000				
6 South Norfol		4 x 25m lane swimming pool	2008-31	£2,500,000				
7 South Norfol		SNT Housing 5 officers	2031	£450,000				
8 South Norfol		Expand Existing Facilities (1 GP, 1 Dentist)	2021	£550,000				
9 South Norfol		Parks and Gardens (2.3 ha)	2008-31	£1,150,000				
0 South Norfol		Natural and Semi Natural (11.5 ha)	2008-31	£862,500				
1 South Norfol		Informal / amenity open space (1.6 ha)	2008-31	£320,000				
2 South Norfol		Provision for children and young people (1.9 ha)	2008-31	£1,216,000				
3 South Norfol		Outdoor sports facilities and recreation grounds' (2.3 ha)	2008-31	£575,000				
4 South Norfol		Allotment and community gardens (0.2 ha)	2008-31	£32,000				
5 South Norfol		60 place pre-school	2000-51	£540,000				
6 South Norfol		2 FE Primary (to also serve Cringleford)	2021	£4,600,000				
7 South Norfol		60 place pre-school	2026	£540,000				
South Norfol		2FE Primary (may mop up district wide requirements) & integrated 60 place pre-school & Combined						-
08		Community Centre and Library (300 sqm)	2026	£5,860,000	School / Nursery Costs:	£5,140,000	Community / Library Costs:	£720,000
9 South Norfo		Combined GP / Dentist Surgery (2 GPs, 2 Dentists) & SNT (9 officers)	2026	£1,560,000	GP / Dentist Costs:	£1,175,000	SNT Costs:	£385,000
LO South Norfo		Parks and Gardens (4.1 ha)	2008-31	£2,050,000				
1 South Norfol		Natural and Semi Natural (20.8 ha)	2008-31	£1,560,000				
2 South Norfo		Informal / amenity open space (2.9 ha)	2008-31	£580,000				
3 South Norfol		Provision for children and young people (3.4 ha)	2008-31	£2,176,000				
4 South Norfol		Outdoor sports facilities and recreation grounds' (4.2 ha)	2008-31	£1,050,000				
5 South Norfo		Allotment and community gardens (0.4 ha)	2008-31	£64,000				
L6 South Norfo		2xIndoor Sports Courts	2016	£1,000,000				
7 South Norfo		Combined Community Centre and Library (600 sqm)	2016	£1,450,000				
8 South Norfo	olk South Norfolk	Community Centre (300 sqm)	2016	£540,000				
19 South Norfol		4 x 25m lane swimming pool & 4 sports courts	2021	£4,500,000				
		4 x 25in faile swittining poor & 4 sports courts						
0 South Norfo		2 x Sports Courts	2026	£1,000,000				
1 South Norfo	lk South Norfolk Ik South Norfolk			£1,000,000 £2,900,000				
21 South Norfol 22 South Norfol	lik South Norfolk lik South Norfolk lik South Norfolk	2 x Sports Courts 2 x Combined Community Centre and Library (600 sqm) 2 x Indoor Sports Courts	2026 2031 2031	£2,900,000 £1,000,000				
1 South Norfo	Ilk South Norfolk Ilk South Norfolk Ilk South Norfolk Ilk South Norfolk	2 x Sports Courts 2 x Combined Community Centre and Library (600 sqm)	2026 2031	£2,900,000				

These Facilities have been amended to reflect (i) Education tipping points in South Norfolk, (ii) inclusion of 3,000 homes in the Rackheath / Sprowston Growth Triangle post 2026.

District	Growth Location	Infrastructure Requirement	Phase	Total Cost		Cost Bro	eakdown	
5 South Norfolk	Wymondham	2FE Primary with integrated 60 place nursery	2021	£5,140,000				
26 South Norfolk	Wymondham	SNT housing 6 officers	2021	£525,000				
7 South Norfolk	Wymondham	400 sqm Combined Community Centre & Library & space for SNT (5 officers)	2026	£1,175,000	Community / Library Costs:	£960,000	SNT Costs:	£215,000
8 South Norfolk	Wymondham	60 place pre-school	2026	£540,000				
29 South Norfolk	Wymondham	Combined GP / Dentist Surgery (3 GPs, 2 Dentists)	2026	£1,800,000				
30 South Norfolk	Wymondham	Parks and Gardens (5 ha)	2008-31	£2,500,000				
31 South Norfolk	Wymondham	Natural and Semi Natural (25.4 ha)	2008-31	£1,905,000				
32 South Norfolk	Wymondham	Informal / amenity open space (3.5 ha)	2008-31	£700,000				
33 South Norfolk	Wymondham	Provision for children and young people (4.2 ha)	2008-31	£2,688,000				
34 South Norfolk	Wymondham	Outdoor sports facilities and recreation grounds' (5.1 ha)	2008-31	£1,275,000				
35 South Norfolk	Wymondham	Allotment and community gardens (0.5 ha)	2008-31	£80,000				
36 Broadland	Rackheath / Sprowston Growth Triangle	2 x 60 place pre-school	2031	1080000				
37 Norwich	Norwich	3 x 60 place pre-school	2031	1620000				
38 South Norfolk	Wymondham	1680 secondary school	2031	39230000 HB				
39 South Norfolk	Wymondham	400 High School places	2031	9490000 HB				
10 South Norfolk	Wymondham	Household Waste Recycling Centre - 1000m2 extension to existing facility		320000				
11 Broadland	Rackheath / Sprowston Growth Triangle	Household Waste Recycling Centre - 1200m2 new facility		450000				
12 South Norfolk	Hethersett	1120 High (to serve Cringleford as well)	2031	26300000 HB				
13 South Norfolk	Easton	1200 place secondary + 200 high school	2031	32840000 HB				

	strict BROADLAN			REF 1 PHASE 20	21
SWIMMING POOL	S				
Based upon benchi	mark comparisor	ns of swim	ming pool facili	ties: 25m pool	
Cost per lane	£625,000				
New facility	4	lanes	@	£625,000	2,500,000
				 Total	£2,500,000

G	NORWICH	NFRAST	RUCTU	RE STUDIES	
gardiner theobald	District BROADLAN	ID		REF	2
Growth	Location BROADLAN	1D		PHASE	2026
INDOOR SPOR	RTS COURTS				
Based upon be	nchmark comparison	s of com	pleted sp	ports centres to dry sports: star	nd alone facility
Cost per court	£500,000				
New facility	4	courts	@	£500,000	2,000,000
				T = 4 = 1	C2 000 000
				Total -	£2,000,000



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Growth Location BROADLAND

REF 3

PHASE 2031

COMMUNITY CENTRE &	LIBRARY				
Based upon scheme for Ne	ewlands Co	ommon	Waterlooville		
	350	m2	@	£1,850	648,000
Based upon award winning	library scł	heme at	t Calne, Wiltshire		
	350	m2	@	£3,000	1,050,000

Total

£1,698,000



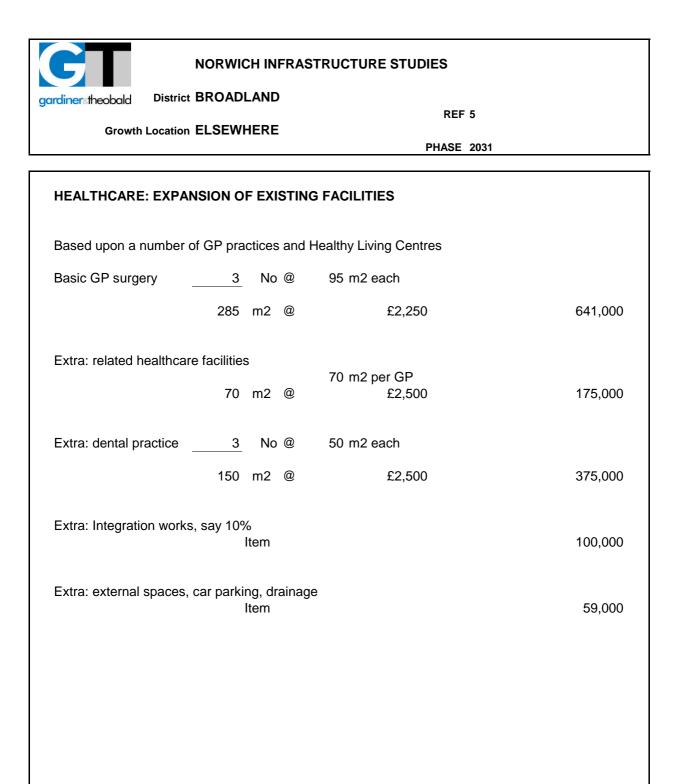
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Growth Location BROADLAND

REF 4

PHASE 2031

LIBRARY Based upon award winning library scheme at Calne, Wiltshire £300 m2 @ £3,000 900,000 Total £900,000



£1,350,000

G	NORWICH INF	RASTRU	CTURE STU	IDIES		
9	ict BROADLAND				REF 6 PHASE 2008-31	
EXPAND EXISTING	FACILITIES (26 Of	fficers)			
Based upon provision	of 25m2 per offic	er within b	ouilding costi	ng £2,500/m	n2	
Cost per officer	£62,500					
Provision of accommo	odation per officer					
	26	nr @		£62,500		1,625,000
Extra: external workin	ng, car parking, dra Item					340,000
Extra: integration wor	ks Item	1				300,000
					Total	£2,265,000



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Growth Location ELSEWHERE IN BROADLAND

REF 7

Based upon 4 hectare par	rk / garden				
General grassland (75%)	30,000	m2	@	£20	600,000
Pavings & walkways (10%	%) 4,000	m2	@	£100	400,000
Formal gardens (5%)	2,000	m2	@	£100	200,000
Shrub beds (10%)	4,000	m2	@	£50	200,000
Feature buildings / work c	of art	Item			100,000
Tree planting (1 per 200m	n2) 200	nr	@	£500	100,000
Enclosing fence / railings	800	m	@	£250	200,000
Sports equipment		Item			50,000
Play Equipment		Item			150,000
				Total	£2,000,000
				Cost per hectare	£500,000
Provision of new parks ar	nd garden 32.40	ha	@	£500,000	16,200,000
				 Total	£16,200,000



Growth Location ELSEWHERE IN BROADLAND

District BROADLAND

REF 8

Based upon 10 hectares	natural and	semi na	atural space		
Provision for footpaths a					
	5,000	m2	@	£35	175,000
Provision for cultivating (
	25,000	m2	@	£9	225,000
Provision for enhancing					
	70,000	m2	@	£5	350,000
				Total	6750.000
					£750,000
				Cost per hectare	£75,000
Provision of new natural	and semi na 107.10	tural op ha	en space @	£75,000	8,032,500



District BROADLAND

REF 9

Growth Location ELSEWHERE IN BROADLAND

INFORMAL / AMENITY OPEN SPAC	CE		
Based upon 4 hectare site			
Cultivated and seeded area 36,000	m2 @	£15	540,000
Provision for gravel paths / cycle way 4,000	/ bridleway (3m v m2 @	wide) 10% £35	140,000
Provision for trees (1 per 500m2) 80	no @	£750	60,000
Miscellaneous furniture: benches, litte	er bins, dog bins Item		60,000
		Total	£800,000
		Cost per hectare	£200,000
Provision of informal / amenity space 6.3	ha @	£200,000	1,260,000
		Total	£1,260,000



Growth Location ELSEWHERE IN BROADLAND

District BROADLAND

REF 10

CHILDREN AND YOUNG PEOPLE I	PLAY A	REAS		
General open play area: grassed 5,000	m2	@	£25	125,000
Extra: rubberised paving area 500	m2	@	£100	50,000
Equipment	Item			100,000
Enclosure / hard standing / seats / litt	er bins Item			45,000
			Total	£320,000
			Cost per hectare	£640,000
Provision of new children's and young 4.9	g people ha	e's play are @	ea £640,000	3,136,000



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Growth Location ELSEWHERE IN BROADLAND

REF 11

Based upon 4 hectare fa	acility				
General open playing pi	tches 40,000	m2	@	£20	800,000
Extra: proportion with ur	nderground d 10,000	lrainage m2	(25%) @	£15	150,000
Basic equipment provisi	on	Item			50,000
				Total	£1,000,000
				Cost per hectare	£250,000
				 Total	£6,950,000



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REF 12

Growth Location ELSEWHERE IN BROADLAND

ALLOTMENT AND COMM					
Based a typical 0.5ha plot					
Perimeter railings	280	m	@	£150	42,000
Gate		Item			5,000
Footpaths; gravel	315	m	@	£35	11,000
Water supply distribution		Item			5,000
Power / distribution		Item			5,000
					68,000
Main Contractor's Overhead	ds & Profi	t @ 20%	, D		12000
				Total	£80,000
				Total Cost per hectare	
	ed			Cost per hectare	£160,000
Allotment Area: As Schedul	ed 4.6	ha	@		£80,000 £160,000 736,000
		ha	@	Cost per hectare	£160,000
		ha	@	Cost per hectare	£160,000
		ha	@	Cost per hectare	£160,000
		ha	@	Cost per hectare	£160,000
		ha	Q	Cost per hectare	£160,000
		ha	Q	Cost per hectare	£160,000



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REF 13

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

<u>Primary School</u> Based upon 2FE Kingsway G	louceste	r Schoo	l complete	d September 2008	
2 Form Entry School				Cost per school	£4,600,000
Nursery (60 places)					
Space per pupil say 5m2/ pu	pil				
Nursery	300 m	12	@	£1,500	450,000
External spaces / car park / p	-	em			50,000
Equipment	lt	em			40,000
				Cost per nursery	£540,000
New nursery (60 places)	2	no	@	£540,000	1,080,000
				 Total	£10,280,000



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REF 14

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

<u>Primary School</u> Based upon 2FE Kingsway G	louceste	r Schoo	l complete	d September 2008	
2 Form Entry School			Cost per school	£4,600,000	
Nursery (60 places)					
Space per pupil say 5m2/ pu	oil				
Nursery	300 m	າ2	@	£1,500	450,000
External spaces / car park / p		em			50,000
Equipment	lt	em			40,000
				Cost per nursery	£540,000
New nursery (60 places)	2	no	0	£4,600,000 £540,000	9,200,000
				Total	£10,280,000



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REF 15

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

PHASE 2016

SNT (9 OFFICERS)						
Special Needs Therapist (17	m2 per S 153	NT) m2	@	£2,500	say	380,000

Total

£380,000



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REF 16

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

PRIMARY SCHOOL AND IN	TEGRATED	60 PLACE NU	RSERY	
Nursery (60 places)				
Space per pupil say 5m2/ pup	bil			
Nursery	300 m2	@	£1,500	450,000
External spaces / car park / p	lay area Item			50,000
Equipment	Item			40,000
			Cost per nursery	£540,000
New nursery (60 places)	1	no @	£540,000	540,000
			Total	£540,000



District BROADLAND

REF 17

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

PRIMARY SCHOOL AND IN	TEGRAT	ED 60		URSERY	
<u>Primary School</u> Based upon 2FE Kingsway G	louceste	r Schoo	ol complete	ed September 2008	
2 Form Entry School				Cost per school	£4,600,000
Nursery (60 places)					
Space per pupil say 5m2/ pu	pil				
Nursery	300 m	າ2	@	£1,500	450,000
External spaces / car park / p		em			50,000
Equipment	It	em			40,000
				Cost per nursery	£540,000
New primary school (2FE) New nursery (60 places)	2	no	0	£4,600,000 £540,000	9,200,000 1,080,000
				Total	£10,280,000



heobald District BROADLAND

REF 18 Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE PHASE 2021

PRIMARY CA (GPs, Dentist	RE CENTRE s, SNT Officers)			
Basic GP surg	ery <u>5</u>	No @	95 m2 each	
	475	m2 @	£2,250	1,070,000
Extra: related	healthcare facilities	6	70 m 0 m cm 0 D	
	350	m2 @	70 m2 per GP £2,500	875,000
Extra: dental p	practice 4	No @	50 m2 each	
	200	m2 @	£2,500	500,000
Extra: external	spaces, car parki	ng, drainage Item		395,000
SNT (12 office	rs: 17m2 per office 204		£2,500	510,000

Total

£3,350,000



nertheobald District BROADLAND

REF 19

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

PHASE 2026

COMMUNITY CENTRE & LIB	RARY								
Based upon scheme for Newla	nds Co	mmon \	Vaterlooville						
£	300	m2	@	£1,850	555,000				
Based upon award winning libra	Based upon award winning library scheme at Calne, Wiltshire								
£	300	m2	@	£3,000	900,000				
Nursery (60 places): shared on	site fa 1 no		@	£525,000	525,000				

Total

£1,980,000



heobald District BROADLAND

REF 20 Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE PHASE 2026

PRIMARY CARE CENTRE (GPs, Dentists, SNT Officers)				
Basic GP surgery 5	No @	95 m2 each		
475	m2 @	£2,250	1,070,000	
Extra: related healthcare facilitie	S	70		
350	m2 @	70 m2 per GP £2,500	875,000	
Extra: dental practice4	No @	50 m2 each		
200	m2 @	£2,500	500,000	
Extra: external spaces, car park	-	nage		
	Item		395,000	
SNT (14 officers: 17m2 per offic 238			2500 595,000	

£3,435,000



obald District BROADLAND

REF 21

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

Secondary School Based upon 5No Seconda	ary Schools under c	onstruction		
Benchmark exercises effe	per pupil			
Secondary School			Cost per pupil	£23,350
Secondary School				
Secondary School	1200 pupils	@	£23,350	28,020,000
INDOOR SPORTS COUP	RTS			
Indoor sports courts	4 no	@	£500,000	2,000,000
		C		_,,
			 Total	£30,020,000



obald District BROADLAND

REF 22

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

PHASE -

<u>Secondary School</u> Based upon 5No Secondary Schools under construction Benchmark exercises effectively average new school cost per pupil equates to £23,350 per pupil							
Benchmark exercises effe Secondary School	ectively average nev	v school cos	t per pupil equates to £23,350 p 	er pupil £23,350			
Secondary School							
	1400 pupils	@	£23,350	32,690,000			
High School	280 pupils	@	£23,350	6,540,000			
Secondary School	Item	@		150,000			
INDOOR SPORTS COUF	RTS						
Indoor sports courts	4 no	@	£500,000	2,000,000			
			 Total	£41,380,000			



ritheobald District BROADLAND

REF 23

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

PHASE 2026

COMMUNITY CENTRE & LIBRARY								
Based upon scheme fo	r Newlands Co	ommon	Waterloov	ille				
	350	m2	@	£1,800	630,000			
Based upon award winning library scheme at Calne, Wiltshire£350 m2 @£3,0001,050,000								

Total

£1,680,000



eobald District BROADLAND

REF 24

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

60 PLACE NURSERY				
Nursery (60 places)				
Space per pupil say 5m2/ p	upil			
Nursery	300 m2	@	£1,500	450,000
External spaces / car park /				50,000
Equipment	ltem			40,000
			Cost per nursery	£540,000
			Total	£1,080,000



nerstheobald District BROADLAND

REF 25

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

<u>Primary School</u> Based upon 2FE Kingsway G	louceste	r Schoo	l complete	d September 2008	
2 Form Entry School				Cost per school	£4,600,000
Nursery (60 places)					
Space per pupil say 5m2/ pu	oil				
Nursery	300 n	n2	@	£1,500	450,000
External spaces / car park / p		tem			50,000
Equipment	lt	tem			40,000
				Cost per nursery	£540,000
New nursery (60 places)	1	no	@ @	£4,600,000 £540,000	4,600,000
				Total	£5,140,000



bald District BROADLAND

REF 26

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

PARKS & GRASSLAND					
Based upon 4 hectare pa	rk / garden				
General grassland (75%)	30,000	m2	@	£20	600,000
Pavings & walkways (109	%) 4,000	m2	@	£100	400,000
Formal gardens (5%)	2,000	m2	@	£100	200,000
Shrub beds (10%)	4,000	m2	@	£50	200,000
Feature buildings / work o	of art	Item			100,000
Tree planting (1 per 200n	n2) 200	nr	@	£500	100,000
Enclosing fence / railings	800	m	@	£250	200,000
Sports equipment		Item			50,000
Play Equipment		Item			150,000
				Total	£2,000,000
				Cost per hectare	£500,000
Provision of new parks ar	nd garden 8.7	ha	@	£500,000	4,350,000
				 Total	£4,350,000



theobald District BROADLAND

REF 27

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

	IATURAL OI				
Based upon 10 hectares	natural and	semi na	atural space		
Provision for footpaths a	cross open s 5,000	pace m2	@	£35	175,000
Provision for cultivating	(25%) 25,000	m2	@	£9	225,000
Provision for enhancing	existing natu 70,000	ral oper m2	n space (70%) @	£5	350,000
				Total	£750,000
				Cost per hectare	£75,000
Provision of new natural	and semi na 28.9	tural op ha	en space @	£75,000	2,167,500



heobald District BROADLAND

REF 28

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

INFORMAL / AMENITY OPEN SPAC	CE			
Based upon 4 hectare site				
Cultivated and seeded area 36,000	m2	@	£15	540,000
Provision for gravel paths / cycle way 4,000	/ bridlev m2	vay (3m wi @	de) 10% £35	140,000
Provision for trees (1 per 500m2) 80	no	@	£750	60,000
Miscellaneous furniture: benches, litte	er bins, c Item	dog bins		60,000
			Total	£800,000
			Cost per hectare	£200,000
			Total	£340,000



neobald District BROADLAND

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

REF 29

CHILDREN AND YOUNG PEOPLE	PLAY A	REAS		
General open play area: grassed 5,000	m2	@	£25	125,000
Extra: rubberised paving area 500	m2	@	£100	50,000
Equipment	Item			100,000
Enclosure / hard standing / seats / lit	ter bins Item			45,000
			Total	£320,000
			Cost per hectare	£640,000
Provision of new children's and youn 1.3	g people ha	e's play are @	ea £640,000	832,000
			Total	£832,000



neobald District BROADLAND

REF 30

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

Based upon 4 hectare	facility				
General open playing p		_	-		
	40,000	m2	@	£20	800,000
Extra: proportion with u	underground dr 10,000	rainage m2	(25%) @	£15	150,000
Basic equipment provis	sion	Item			50,000
				Total	£1,000,000
				Cost per hectare	£250,000



bald District BROADLAND

REF 31

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

ALLOTMENT AND COM	MUNITY G	ANDEN	3		
Based a typical 0.5ha plot	t				
Perimeter railings	280	m	@	£150	42,000
Gate		Item			5,000
Footpaths; gravel	315	m	@	£35	11,000
Water supply distribution		Item			5,000
Power / distribution		Item			5,000
					68,000
Main Contractor's Overhe	ads & Profi	t @ 20%	, D		12000
Main Contractor's Overhe	ads & Profi	t @ 20%	, D	Total	12000 £80,000
Main Contractor's Overhe	eads & Profi	t @ 20%	0	Total Cost per hectare	
Main Contractor's Overhe		t @ 20%			£80,000
		t @ 20%	@		£80,000
	luled			Cost per hectare	£80,000 £160,000
	luled			Cost per hectare	£80,000 £160,000
	luled			Cost per hectare	£80,000 £160,000
	luled			Cost per hectare	£80,000 £160,000
Main Contractor's Overhe	luled			Cost per hectare	£80,000 £160,000



bald District BROADLAND

REF 32

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

PARKS & GRASSLAND					
Based upon 4 hectare pa	ark / garden				
General grassland (75%)	30,000	m2	@	£20	600,000
Pavings & walkways (109	%) 4,000	m2	@	£100	400,000
Formal gardens (5%)	2,000	m2	@	£100	200,000
Shrub beds (10%)	4,000	m2	@	£50	200,000
Feature buildings / work	of art	Item			100,000
Tree planting (1 per 200r	m2) 200	nr	@	£500	100,000
Enclosing fence / railings	800	m	@	£250	200,000
Sports equipment		Item			50,000
Play Equipment		Item			150,000
				Total	£2,000,000
				Cost per hectare	£500,000
Provision of new parks a				0500.000	
	9.9	ha	@	£500,000	4,950,000
				Total	£4,950,000



theobald District BROADLAND

REF 33

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

Based upon 10 hectares	natural and	semi na	atural space		
Provision for footpaths a	cross open s 5,000	space m2	@	£35	175,000
Provision for cultivating (25%) 25,000	m2	@	£9	225,000
Provision for enhancing e	existing natu 70,000	iral oper m2	n space (70% @	6) £5	350,000
				Total	£750,000
				Cost per hectare	£75,000
Provision of new natural	and semi na 32.7	atural op ha	en space @	£75,000	2,452,500



neobald District BROADLAND

REF 34

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

INFORMAL / AMENITY OPEN SPACE			
Based upon 4 hectare site			
Cultivated and seeded area 36,000 m	n2 @	£15	540,000
Provision for gravel paths / cycle way / br 4,000 m	ridleway (3m wid n2 @	e) 10% £35	140,000
Provision for trees (1 per 500m2) 80 n	10 @	£750	60,000
Miscellaneous furniture: benches, litter bi Ite	ins, dog bins em		60,000
		Total	£800,000
		Cost per hectare	£200,000
Provision of informal / amenity space 1.9 h	na @	£200,000	380,000
		Total	£380,000



neobald District BROADLAND

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

REF 35

CHILDREN AND YOUNG PEOPLE	E PLAY A	REAS		
General open play area: grassed 5,000	m2	@	£25	125,000
Extra: rubberised paving area 500	m2	@	£100	50,000
Equipment	Item			100,000
Enclosure / hard standing / seats / I	itter bins Item			45,000
			Total	£320,000
			Cost per hectare	£640,000
Provision of new children's and you 1.5	ng people ha	e's play area @	£640,000	960,000



neobald District BROADLAND

REF 36

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

Based upon 4 hectar	e facility				
General open playing					
	40,000	m2	@	£20	800,000
Extra: proportion with	n underground d 10,000	rainage m2	(25%) @	£15	150,000
Basic equipment pro	vision	Item			50,000
				Total	£1,000,000
				Cost per hectare	£250,000



bald District BROADLAND

REF 37

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

ALLOTMENT AND COMM	IUNITY G				
Based a typical 0.5ha plot					
Perimeter railings	280	m	@	£150	42,000
Gate		Item			5,000
Footpaths; gravel	315	m	@	£35	11,000
Water supply distribution		Item			5,000
Power / distribution		Item			5,000
					68,000
					(0000
Main Contractor's Overhea	ds & Profi	t @ 20%	0		12000
Main Contractor's Overhea	ds & Profi	t @ 20%	0	Total	
Main Contractor's Overhea	ds & Profi	t @ 20%	Ó	Total Cost per hectare	£80,000
Main Contractor's Overhea	led			Cost per hectare	£80,000 £160,000
Main Contractor's Overhea		t @ 20%	@		£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	12000 <u>£80,000</u> <u>£160,000</u> 224,000

gardiner: theobald	NORWICH INFRASTR	UCTURE STU	DIES		
garanterancobara				REF 38	
Growth	Location -				
			PH	ASE 2031	
SNT (10 OFFI	CERS)				
Special Needs	Therapist (17m2 per SNT) 170 m2	@	£2,500		425,000

Total

£425,000

gardiner theobald District GNDP WIDE Growth Location GNDP WIDE	TRUCTUR	RE STUDIES REF 3 PHASE 2	
ACUTE BEDS			
Based upon benchmarking costs from Bristo	l, Taunton	and Plymouth PCT's	
Acute beds typical cost		Cost per bed space _	£200,000
Provision of new and growth facility 134 beds	Ø	£200,000	26,800,000
		- Total	£26,800,000
		=	

C	NORWICH INFRAST	FRUCTUR	E STUDIES	
gardineratheobald Distr	rict GNDP WIDE			
Growth Locat	ion GNDP WIDE		REF 4	
			PHASE 2	:008-31
MATERNITY BEDS				
Based upon benchm	arking costs from Bristol	I, Taunton	and Plymouth PCT's	
Maternity Beds	typical cost		Cost per bed space	£175,000
· · · · · · · · · · · · · · · · · · ·				
Provision of new and	growth facility	0	6475 000	0.400.000
	12 beds	@	£175,000	2,100,000
			Total	£2,100,000
			=	

5	NORWICH INFRASTRUC t GNDP WIDE	TURE STUDIES	⁻ 41
		PHASE	2008-31
MATERNITY BEDS			
Based upon benchmar	king costs from Bristol, Tau	nton and Plymouth PCT's	
Mental Illness beds	typical cost	Cost per bed space	£85,000
Provision of new and g	rowth facility 41 beds @	£85,000	3,485,000
		Total	£3,485,000

Provision of new and growth facility	gardineratheobald District GNDP WID Growth Location GNDP WID		RE STUDIES REF 42 PHASE 2008-31		
Learning Disabilities beds typical cost Cost per bed space £325,00	LEARNING DISABILITIES BEDS				
Provision of new and growth facility	Based upon benchmarking costs fro	om Bristol, Taunton an	d Plymouth PCT's		
	Learning Disabilities beds	typical cost	Cost per bed space	£325,000	
			£325,000	2,275,000	
Total £2,275,00			Total	£2,275,000	

Image: Construction of the construc	WIDE	REF PHASE	
Geriatric Beds	typical cost	Cost per bed space	£80,000
Provision of new and growth fa	cility		
	30 beds @	£80,000	2,400,000
		Total	£2,400,000

dineratheobald District NORV	VICH INFRAST VICH	RUCTURE	E STUDIES	
Growth Location NOR			REF 44 PHASE 2011	
60 PLACE NURSERY				
Nursery (60 places)				
Space per pupil say 5m2/ pup	il			
Nursery	300 m2	@	£1,500	450,000
External spaces / car park / pl	ay area Item			50,000
Equipment	Item			40,000
			Cost per nursery	£540,000
	1 no	@	£540,000	540,000

NORWICH INFRASTRUCTURE STUDIES									
gardinerstheobald District NORWICH									
Growth Location NORWICI	l	EF 45							
	PHAS	SE 2011							
HEALTHCARE: EXPANSION OF EXISTING FACILITIES									
Based upon a number of GP pract	ices and Healthy Living Centres								
Basic GP surgery <u>3</u>	No @ 95 m2 each								
285	n2 @ £2,250	641,000							
Extra: related healthcare facilities	70 m2 per GP								
210	n2 @ £2,500	525,000							
Extra: dental practice	No @ 50 m2 each								
0	n2 @ £2,500	0							
Extra: Integration works, say 10% Ite	m	134,000							
Extra: external spaces, car parking Ite	ı, drainage m	250,000							
	Total	£1,550,000							

CT	NORWICH II	NFRAS	TRUCTU	RE STUDIES	
	ict NORWICH				
Growth Locatio	on NORWICH			REF 46	6
				PHASE 20	016
	RE & LIBRARY				
Based upon scheme	for Newlands C	ommon	Waterloo	ville	
	600	m2	@	£1,800	1,080,000
Based upon award w	inning library scl				
		m2	@	£3,000	0

£1,080,000

Total

	VICH INFRAS	STRUCTURE	E STUDIES	
rdineratheobald District NOR			REF 47 PHASE 2016	
60 PLACE NURSERY				
Nursery (60 places)				
Space per pupil say 5m2/ pup	il			
Nursery	300 m2	@	£1,500	450,000
External spaces / car park / pl	ay area Item			50,000
Equipment Item				40,000
			Cost per nursery	£540,000
	1 no) @	£540,000	540,000



dineratheobald District NORWICH

REF 48

Growth Location NORWICH

PHASE 2021

Primary School					
Based upon 2FE Kingsway G	louceste	r Schoo	complete	d September 2008	
2 Form Entry School				Cost per school	£4,600,000
Nursery (60 places)					
Space per pupil say 5m2/ pup	bil				
Nursery	300 m	12	@	£1,500	450,000
External spaces / car park / p		em			50,000
Equipment	lt	em			40,000
				Cost per nursery	£540,000
New primary school (2FE) New nursery (60 places)	1	no	@	£4,600,000	4,600,000
New nursery (60 places)		no			
	1	no	@	£540,000	540,000
				 Total	£5,140,000



dineratheobald District NORWICH

REF 48

Growth Location NORWICH

PHASE 2021

Primary School					
Based upon 2FE Kingsway G	louceste	r Schoo	complete	d September 2008	
2 Form Entry School				Cost per school	£4,600,000
Nursery (60 places)					
Space per pupil say 5m2/ pup	bil				
Nursery	300 m	12	@	£1,500	450,000
External spaces / car park / p		em			50,000
Equipment	lt	em			40,000
				Cost per nursery	£540,000
New primary school (2FE) New nursery (60 places)	1	no	@	£4,600,000	4,600,000
New nursery (60 places)		no			
	1	no	@	£540,000	540,000
				 Total	£5,140,000



District NORWICH

Growth Location NORWICH

REF 50

PHASE 2016

DENTISTS SURGE	DENTISTS SURGERY							
Based upon benchm	Based upon benchmarking costs from Bristol, Taunton and Plymouth PCT's							
Dental Practice	(4 No @ 50m2 each) 200 m2	@	£3,500	700,000				
Extra: integration works say 10% Item								
Extra: external spac	es, car parking, drainage Item			405,000				

Total

£1,250,000



diner theobald District NORWICH

REF 51

Growth Location NORWICH

PHASE 2021

SWIMMING POOLS					
Based upon benchma	ark comparison	is of swin	nming pool faci	lities: 25m pool	
Cost per lane	£625,000				
INDOOR SPORTS C	OURTS				
Based upon benchma	ark comparison	s of com	pleted sports c	entres to dry sports: stand alo	ne facility
Cost per court	£500,000				
New swimming pool	4	lanes	@	£625,000	2,500,000
New indoor courts	2	courts	@	£500,000	1,000,000
				_	
				Total	£3,500,000

	NORWICH I rict NORWICH	NFRAST	RUCTUR	E STUDIES REF 52 PHASE 20	
	COURTS				
Based upon benchm Cost per court	nark comparison £500,000	s of com	oleted spo	orts centres to dry sports: stand	alone facility
New facility	4	courts	@	£500,000	2,000,000
				 Total	£2,000,000

Contraction NORWICH I District NORWICH Growth Location NORWICH	NFRAS	TRUCTUR	E STUDIES REF 53 PHASE 201	
COMMUNITY CENTRE & LIBRARY				
Based upon scheme for Newlands C	ommon m2	@	£1,800	540,000
Based upon award winning library so	heme a	t Calne, Wi	ltshire	
0	m2	@	£3,000	0

£540,000



dineratheobald District NORWICH

REF 54

Growth Location NORWICH

PHASE 2031

<u>Primary School</u> Based upon 2FE Kingsway C	Glouceste	r Schoo	l complete	d September 2008	
2 Form Entry School				Cost per school	£4,600,000
Nursery (60 places)					
Space per pupil say 5m2/ pu	pil				
Nursery	300 n	າ2	@	£1,500	450,000
External spaces / car park / p		em			50,000
Equipment Item					40,000
				Cost per nursery	£540,000
New primary school (2FE) New nursery (60 places)	2	no	@	£4,600,000 £540,000	9,200,000
				Total	£10,280,000

NORWICH INFRASTRUCTURE STUDIES								
gardineratheobald District NORWIG		REF 55						
		PHASE 2021						
HEALTHCARE: EXPANSION O	FEXISTING	FACILITIES						
Based upon a number of GP pra	actices and H	lealthy Living Centres						
Basic GP surgery 6	No @	95 m2 each						
570	m2 @	£2,250	1,285,000					
Extra: related healthcare facilitie								
	m2 @	70 m2 per GP £2,500	1,050,000					
Extra: dental practice 5	No @	50 m2 each						
250	m2 @	£2,500	625,000					
Extra: external spaces, car parki	ing, drainage Item		350,000					

£3,310,000

	NFRAST	RUCTU	JRE STUDIES	
gardiner theobald District NORWICH Growth Location NORWICH			REF 56 PHASE 2026	
COMMUNITY CENTRE & LIBRARY				
Based upon scheme for Newlands C	ommon	Waterlo	oville	
300	m2	@	£1,850 say	540,000
Based upon award winning library sc	heme at	Calne,	Wiltshire	
300	m2	@	£3,000	900,000
Nursery (60 places): shared on site fa 1 n		@	£540,000	540,000

£1,980,000

rdineratheobald District NOR	WICH INFRASTRI WICH			
Growth Location NOR	WICH		REF 57	
			PHASE 2031	
60 PLACE NURSERY				
Nursery (60 places)				
Space per pupil say 5m2/ pup	il			
Nursery	300 m2	@	£1,500	450,000
External spaces / car park / p	ay area Item			50,000
Equipment	Item			40,000
			Cost per nursery	£540,000
			Total	£540,000

guranteranteobala	NORWICH IN ict NORWICH on NORWICH	IFRAS	TRUCTU		F 58 E 2031
COMMUNITY CENTI Based upon scheme		ommon	Waterlo	oville	
		m2	@	£1,850	
Based upon award wi	inning library sch	neme a	t Calne, \	Wiltshire	
	300	m2	@	£3,000	900,000
Nursery (60 places): s	shared on site fa 1 nc		@	£540,000	540,000

	ORWICH INFRAST	RUCTURE	STUDIES	
rdineratheobald District N Growth Location N	ORWICH		REF 59 PHASE 203 ²	1
SECONDARY SCHOOLS Secondary School Based upon 5No Second Benchmark exercises effe Secondary School	ary Schools under co	onstruction v school cos	t per pupil equates to £23,350 p Cost per pupil	ber pupil £23,350
Secondary School	770 pupils	@	£23,350	17,980,000
	πο μαριιο	U.	220,000	17,980,000
			 Total	£17,980,000

NOR	WICH INFRAST	RUCTURE S	STUDIES		
gardinerstheobald District NOR Growth Location NOR				REF 60	
				PHASE 2031	l
SECONDARY SCHOOLS					
<u>Secondary School</u> Based upon 5No Secondary Benchmark exercises effectiv			per pupil equates t	o £23,350 per	pupil
Secondary School			Cost per pi	upil	£23,350
Secondary School	125 pupils	@	£23,350	say	2,925,000
			T -		62 025 000
			Io	tal	£2,925,000

gardineratheobald District NORWICH INFRAST Growth Location NORWICH	RUCTU	RE STUDIES REF 61 PHASE 2008-31	
SNT (62 OFFICERS)			
Special Needs Therapist (17m2 per SNT) 1054 m2	@	£2,500 2,635,0	000
Extra: external works, car parking, drainage Item	@	800,C	000
Extra: integration works	@	500,0	000

Total

£3,935,000



District NORWICH

Growth Location NORWICH

REF 62

Based upon 4 hectare parl	(/ gardon				
based upon 4 nectare pan	(/ yarueri				
General grassland (75%)	30,000	m2	@	£20	600,000
Pavings & walkways (10%) 4,000	m2	@	£100	400,000
Formal gardens (5%)	2,000	m2	@	£100	200,000
Shrub beds (10%)	4,000	m2	@	£50	200,000
Feature buildings / work of	art	Item			100,000
Tree planting (1 per 200m)	2) 200	nr	@	£500	100,000
Enclosing fence / railings	800	m	@	£250	200,000
Sports equipment		Item			50,000
Play Equipment		Item			150,000
				Total	£2,000,000
				Cost per hectare	£500,000
Provision of new parks and	d garden 14.9	ha	@	£500,000	7,450,000
				 Total	£7,450,000



rdinerstheobald District NORWICH

Growth Location NORWICH

REF 63

Based upon 10 hectares	natural and	semi na	atural space		
Provision for footpaths a			_		
	5,000	m2	@	£35	175,000
Provision for cultivating (
	25,000	m2	@	£9	225,000
Provision for enhancing					
	70,000	m2	@	£5	350,000
					6750.000
				Total	£750,000
				Cost per hectare	£75,000
Provision of new natural	and semi na 59.1	tural op ha	en space @	£75,000	4,432,500



iner theobald District NORWICH

Growth Location NORWICH

REF 64

Based upon 4 hectare site				
Cultivated and seeded area	-	0		
36,000	m2	@	£15	540,000
Provision for gravel paths / cycle way 4,000	/ bridle m2	way (3m wi @	ide) 10% £35	140,000
Provision for trees (1 per 500m2) 80	no	@	£750	60,000
Miscellaneous furniture: benches, litte	er bins, Item	dog bins		60,000
			Total	£800,000
			Cost per hectare	£200,000



Growth Location NORWICH

District NORWICH

REF 65

CHILDREN AND YOUNG PEOPLE	PLAY A	REAS		
General open play area: grassed 5,000	m2	@	£25	125,000
Extra: rubberised paving area 500	m2	@	£100	50,000
Equipment	ltem			100,000
Enclosure / hard standing / seats / lit	tter bins Item			45,000
			Total	£320,000
			Cost per hectare	£640,000
Provision of new children's and your 3.8	ng people ha	e's play area @	£640,000	2,432,000
		e	2040,000	2,432,000
			2040,000	2,432,000
		U U		2,432,000
				2,432,000
			Total	£2,432,000



District NORWICH

Growth Location NORWICH

REF 66

Based upon 4 hectare facility				
General open playing pitches 40,0)00 m2	2 @	£20	800,000
Extra: proportion with undergrou 10,0			£15	150,000
Basic equipment provision	Iter	n		50,000
			Total	£1,000,000
			Cost per hectare	£250,000
			 Total	£6,075,000

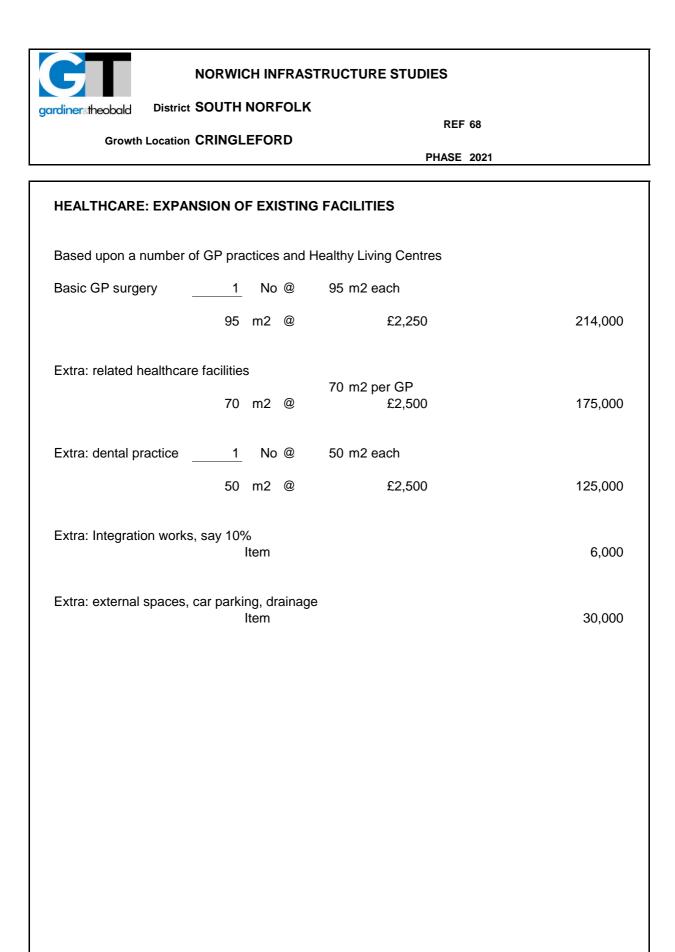


theobald District NORWICH

Growth Location NORWICH

REF 67

ALLOTMENT AND COMM	UNITY G				
Based a typical 0.5ha plot					
Perimeter railings	280	m	@	£150	42,000
Gate		Item			5,000
Footpaths; gravel	315	m	@	£35	11,000
Water supply distribution		Item			5,000
Power / distribution		Item			5,000
					68,000
Main Contractor's Overhead	ds & Profi	t @ 20%	0		12000
Main Contractor's Overhead	ds & Profi	t @ 20%	6	Total	
Main Contractor's Overhead	ds & Profi	t @ 20%	6	Total Cost per hectare	12000 <u>£80,000</u> £160,000
Main Contractor's Overhead	led			Cost per hectare	£80,000 £160,000
		t @ 20%	@		£80,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000



£550,000



District SOUTH NORFOLK

Growth Location CRINGLEFORD

REF 69

PHASE 2026

60 PLACE NURSERY				
Nursery (60 places)				
Space per pupil say 5m2/ p	upil			
Nursery	300 m2	@	£1,500	450,000
External spaces / car park /	play area Item			50,000
Equipment	Item			40,000
			Cost per nursery	£540,000
New nursery (60 places)	1 no	@	£540,000	540,000
			Total	£540,000



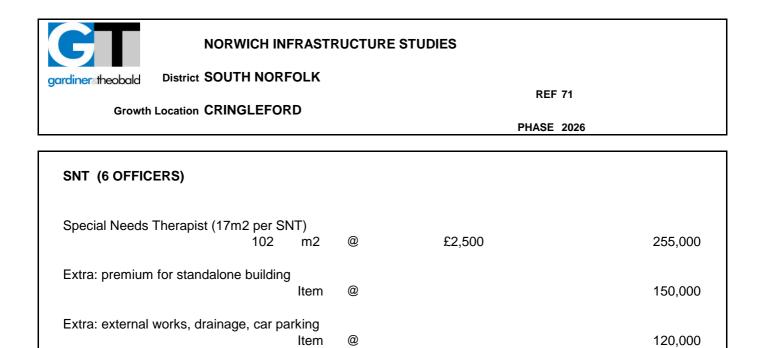
inerstheobald District SOUTH NORFOLK

Growth Location CRINGLEFORD

REF 70

PHASE 2026

30 PLACE NURSERY				
Nursery (30 places)				
Space per pupil say 5m2/ pu	pil			
Nursery	150 m2	@	£1,500	225,000
External spaces / car park /	play area Item			25,000
Equipment	Item			20,000
			Cost per nursery	£270,000
New nursery (60 places)	1 r	ю @	£270,000	270,000
			Total	£270,000



Total

£525,000



inerstheobald District SOUTH NORFOLK

Growth Location CRINGLEFORD

REF 72

Dood upon 4 hostors					
Based upon 4 hectare par	к / garden				
General grassland (75%)	30,000	m2	@	£20	600,000
Pavings & walkways (10%	5) 4,000	m2	@	£100	400,000
Formal gardens (5%)	2,000	m2	@	£100	200,000
Shrub beds (10%)	4,000	m2	@	£50	200,000
Feature buildings / work o	f art	Item			100,000
Tree planting (1 per 200m	2) 200	nr	@	£500	100,000
Enclosing fence / railings	800	m	@	£250	200,000
Sports equipment		Item			50,000
Play Equipment		Item			150,000
				Total	£2,000,000
				Cost per hectare	£500,000
Provision of new parks an	d garden 2.7	ha	@	£500,000	1,350,000
				 Total	£1,350,000



rdinerstheobald District SOUTH NORFOLK

Growth Location CRINGLEFORD

REF 73

Provision for cultivating (25%) 25,000 m2 £9 225,000 Provision for enhancing existing natural open space (70%) 70,000 m2 £5 350,000 Total £750,000	Based upon 10 hectares	natural and s	semi na	atural space		
5,000 m2 @ £35 175,000 Provision for cultivating (25%) 25,000 m2 @ £9 225,000 Provision for enhancing existing natural open space (70%) 70,000 m2 @ £5 350,000 Total £750,000 Cost per hectare £75,000 Provision of new natural and semi natural open space	Provision for footpaths ac	ross open sp	bace			
25,000 m2 @ £9 225,000 Provision for enhancing existing natural open space (70%) 70,000 m2 @ £5 350,000 Total £750,000 Cost per hectare £75,000 Provision of new natural and semi natural open space		5,000	m2	@	£35	175,000
Provision for enhancing existing natural open space (70%) 70,000 m2 @ £5 350,000 Total <u>£750,000</u> Cost per hectare <u>£75,000</u> Provision of new natural and semi natural open space	Provision for cultivating (2	25%)				
70,000 m2 £5 350,000 Total £750,000 Cost per hectare £75,000 Provision of new natural and semi natural open space Provision of new natural and semi natural open space		25,000	m2	@	£9	225,000
Total £750,000 Cost per hectare £75,000 Provision of new natural and semi natural open space	Provision for enhancing e		al oper	n space (70%)	
Cost per hectare £75,000 Provision of new natural and semi natural open space		70,000	m2	@	£5	350,000
Cost per hectare £75,000 Provision of new natural and semi natural open space						
Provision of new natural and semi natural open space					Total	£750,000
					Cost per hectare	£75,000
	Provision of new natural a				£75,000	1,035,000



District SOUTH NORFOLK

Growth Location CRINGLEFORD

REF 74

INFORMAL / AMENITY OPEN SPAC	E			
Based upon 4 hectare site				
Cultivated and seeded area 36,000	m2	@	£15	540,000
Provision for gravel paths / cycle way 4,000	/ bridlew m2	vay (3m wide) @	10% £35	140,000
Provision for trees (1 per 500m2) 80	no	@	£750	60,000
Miscellaneous furniture: benches, litte	r bins, c Item	dog bins		60,000
			Total	£800,000
			Cost per hectare	£200,000
Provision of informal / amenity space 1.9	ha	@	£200,000	380,000
			Total	£380,000



Growth Location CRINGLEFORD

District SOUTH NORFOLK

REF 75

CHILDREN AND YOUNG PEOPL				
General open play area: grassed 5,000	m2	@	£25	125,000
Extra: rubberised paving area 500	m2	@	£100	50,000
Equipment	Item			100,000
Enclosure / hard standing / seats /	litter bins Item			45,000
			Total	£320,000
			Cost per hectare	£640,000
Provision of new children's and you 2.3		e's play area @	£640,000	1,472,000
			£640,000	1,472,000
			£640,000	1,472,000
			£640,000	1,472,000
Provision of new children's and you 2.3			£640,000	1,472,000



District SOUTH NORFOLK

Growth Location CRINGLEFORD

REF 76

Based upon 4 hectare facility				
General open playing pitches 40,0	00 m2	@	£20	800,000
Extra: proportion with undergrou 10,0		e (25%) @	£15	150,000
Basic equipment provision	Item			50,000
			Total	£1,000,000
			Cost per hectare	£250,000
Provision of new outdoor sports	facilities and	d recreation	grounds	
	2.8 ha	@	£250,000	700,000
			Total	£700,000



heobald District SOUTH NORFOLK

Growth Location CRINGLEFORD

REF 77

PHASE 2021

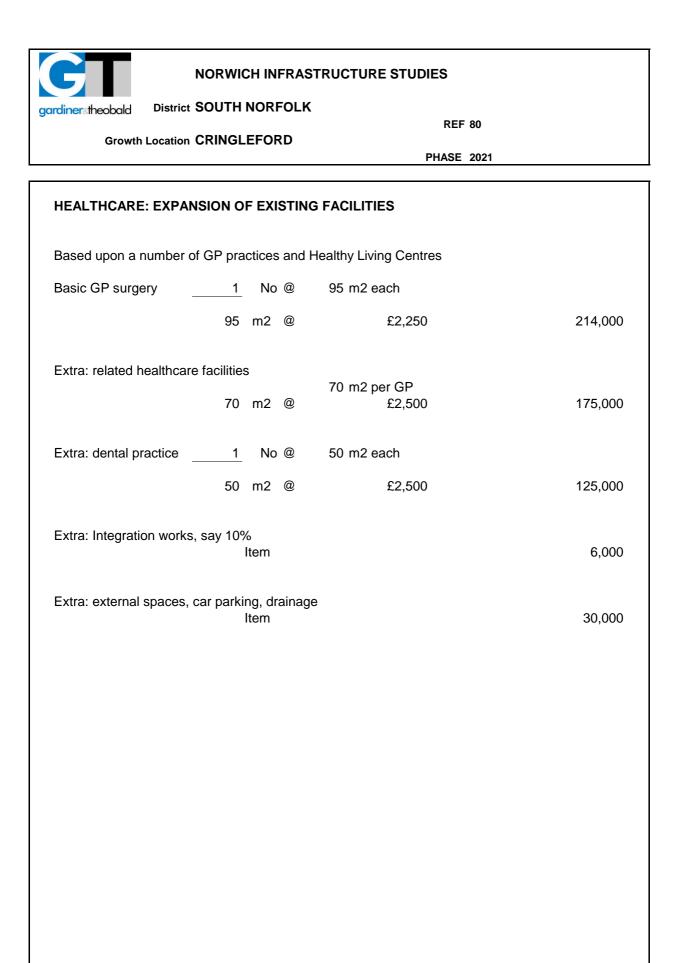
Dependio turbical O. Charalat					
Based a typical 0.5ha plot					
Perimeter railings	280	m	@	£150	42,000
Gate		Item			5,000
Footpaths; gravel	315	m	@	£35	11,000
Water supply distribution		Item			5,000
Power / distribution		Item			5,000
					68,000
		+ @ 200	6		12000
Main Contractor's Overhead	as & Profi	ι @ 207	0		12000
Main Contractor's Overhead	as & Profi	t @ 207	0	Total	
Main Contractor's Overhead	as & Profi	t @ 207	U	Total Cost per hectare	£80,000
				Cost per hectare	£80,000
		ha	@		£80,000 £160,000
	ed			Cost per hectare	£80,000 £160,000 48,000
	ed			Cost per hectare	£80,000 £160,000
	ed			Cost per hectare	£80,000 £160,000
	ed			Cost per hectare	£80,000 £160,000
Main Contractor's Overhead	ed			Cost per hectare	£80,000 £160,000

	WICH INFRASTRUCTUR TH NORFOLK	E STUDIES	
dinerstheobald District SOU Growth Location EAS		REF 78	
		PHASE 2021	
60 PLACE NURSERY			
Nursery (60 places)			
Space per pupil say 5m2/ pup	bil		
Nursery	300 m2 @	£1,500	450,000
External spaces / car park / p	lay area Item		50,000
Equipment	Item		40,000
		Cost per nursery	£540,000
	1 no @	£540,000	540,000
		 Total	£540,000

gardineratheobald District SOUTH NORFOLK							
REF 79							
Growth Location EASTON		PHAS	E 2026				
SNT (5 OFFICERS)							
Special Needs Therapist (17m2 per SNT)	0	00 500	040 500				
85 m2	@	£2,500	212,500				
Extra: premium for standalone building Item	@		140,000				
Extra: external works, drainage, car parking Item	@		100,000				

Total

£452,500



£550,000

	FRASTRUCTURE S	STUDIES		
ardinersheobald District SOUTH NOR	FOLK	REF 81		
Growth Location EASTON				
		PHASE 2026		
PRIMARY SCHOOL				
<u>Primary School</u> Based upon 2FE Kingsway Glouceste	r School completed	September 2008		
2 Form Entry School		Cost per school	£4,600,000	
1 Form Entry School		Cost per school	£2,500,000	
New primary school (1FE) 1	no @	£2,500,000	2,500,000	
		Total	£2,500,000	



rdiner:theobald District Growth Location PHASE 2008-31 PARKS & GRASSLAND

Based upon 4 hectare park / garden General grassland (75%) 30,000 £20 600,000 m2 @ Pavings & walkways (10%) 4,000 m2 @ £100 400,000 Formal gardens (5%) £100 200,000 2,000 m2 @ Shrub beds (10%) 4,000 m2 £50 200,000 @ Feature buildings / work of art 100,000 Item Tree planting (1 per 200m2) 200 nr @ £500 100,000 Enclosing fence / railings 800 £250 200,000 m @ Sports equipment Item 50,000 **Play Equipment** Item 150,000 £2,000,000 Total Cost per hectare £500,000 Provision of new parks and garden @ £500,000 1,150,000 2.3 ha

Total £

£1,150,000



rdineratheobald District SOUTH NORFOLK

Growth Location EASTON

REF 83

Based upon 10 hectare	s natural and s	emi na	atural space		
Provision for footpaths	across open sp	ace			
	5,000	m2	@	£35	175,000
Provision for cultivating	(25%)				
	25,000	m2	@	£9	225,000
Provision for enhancing					
	70,000	m2	@	£5	350,000
				Total	£750,000
				Cost per hectare	£75,000
Provision of new natura	l and semi natu 11.5	ural op ha	en space @	£75,000	862,500
	1110	na	C	210,000	002,000
				 Total	£862,500



ardiner theobald District SOUTH NORFOLK

Growth Location EASTON

REF 84

Based upon 4 hectare site	Ð				
Cultivated and seeded are		_	-		
	36,000	m2	@	£15	540,000
Provision for gravel paths	/ cycle way 4,000	/ bridle m2	way (3m wi @	ide) 10% £35	140,000
Provision for trees (1 per	500m2) 80	no	@	£750	60,000
Miscellaneous furniture: b	enches, litte	er bins, Item	dog bins		60,000
				Total	£800,000
				Cost per hectare	£200,000
Provision of informal / am	1.60	ha	@	£200,000	320,000



ardineratheobald District SOUTH NO	RFOLK			
Growth Location EASTON			REF 85 PHASE 2008-3	1
CHILDREN AND YOUNG PEOPLE	PLAY A	REAS		
General open play area: grassed 5,000	m2	@	£25	125,000
Extra: rubberised paving area 500	m2	@	£100	50,000
	1112	e	2100	00,000
Equipment	Item			100,000
Enclosure / hard standing / seats / lit	ter bins Item			45,000
			Total	£320,000
			Cost per hectare	£640,000
Provision of new children's and youn				
1.9	ha	@	£640,000	1,216,000

£1,216,000



dinerstheobald District SOUTH NORFOLK

Growth Location EASTON

REF 86

Based upon 4 hectare facility	,					
General open playing pitches 4	6 0,000	m2	@	£20		800,000
Extra: proportion with underg 1	round dr 0,000	ainage m2	(25%) @	£15		150,000
Basic equipment provision		ltem				50,000
		nem				50,000
				То	otal	£1,000,000
				Cost per hect	are	£250,000
Provision of new outdoor spo	orts facilit 2.3	ies and ha	recreation @	grounds £250,	000	575,000
						£575,000



nerstheobald District SOUTH NORFOLK

Growth Location EASTON

REF 87

ALLOTMENT AND COMM					
Based a typical 0.5ha plot					
Perimeter railings	280	m	@	£150	42,000
Gate		Item			5,000
Footpaths; gravel	315	m	@	£35	11,000
Water supply distribution		Item			5,000
Power / distribution		Item			5,000
					68,000
Main Contractor's Overhea	ds & Profi	t @ 20%	, D		12000
Main Contractor's Overhea	ds & Profi	t @ 20%	, D	Total	
Main Contractor's Overhea	ds & Profi	t @ 20%	,	Total Cost per hectare	£80,000
	led			Cost per hectare	£80,000 £160,000
		t @ 20%	@		12000 <u>£80,000</u> <u>£160,000</u> 32,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
Main Contractor's Overhea	led			Cost per hectare	£80,000 £160,000

gardiner: theobald Distr	NORWICH INFRAST	RUCTURE S	TUDIES	
<u>g</u> an an 10 m 10 m 10 m 10 m 10 m	on ELSEWHERE		REF 88	
			PHASE 2031	
EXPAND EXISTING	FACILITIES (5	3 Officers)		
Based upon provisior	n of 25m2 per officer with	hin building co	sting £2,500/m2	
Cost per officer	£62,500			
Provision of accomm	odation per officer 53 nr	@	£62,500	3,315,000
Extra: external workir	ng, car parking, drainage Item	9		790,000
Extra: integration wor	ks Item			500,000
			Total	£4,605,000



rdineratheobald District SOUTH NORFOLK

Growth Location ELSEWHERE

REF 89

PHASE 2008-31

OF EXISTING	FACILITIES	
actices and H	ealthy Living Centres	
No @	95 m2 each	
m2 @	£2,250	2,779,000
S		
m2 @	70 m2 per GP £2,500	2,275,000
No @	50 m2 each	
m2 @	£2,500	1,500,000
% Item		121,000
ing, drainage Item		250,000
	actices and He No @ m2 @ m2 @ m2 @ m2 @ Mo @ m2 @ % Item	m2 @ £2,250 m2 @ 70 m2 per GP m2 @ £2,500 No @ 50 m2 each m2 @ £2,500 % Item ing, drainage

£6,925,000



theobald District SOUTH NORFOLK

Growth Location ELSEWHERE IN SOUTH NORFOLK

REF 90

Based upon 4 hectare pa	rk / garden				
General grassland (75%)	30,000	m2	@	£20	600,000
Pavings & walkways (10%	6) 4,000	m2	@	£100	400,000
Formal gardens (5%)	2,000	m2	@	£100	200,000
Shrub beds (10%)	4,000	m2	@	£50	200,000
Feature buildings / work o	of art	Item			100,000
Tree planting (1 per 200n	21) 200	nr	@	£500	100,000
Enclosing fence / railings	800	m	@	£250	200,000
Sports equipment		Item			50,000
Play Equipment		Item			150,000
				Total	£2,000,000
				Cost per hectare	£500,000
Provision of new parks ar	nd garden 37.5	ha	@	£500,000	18,750,000
				 Total	£18,750,000



District SOUTH NORFOLK

REF 91

Growth Location ELSEWHERE IN SOUTH NORFOLK

Based upon 10 hectares natural and	semi na	atural space		
Provision for footpaths across open				
5,000	m2	@	£35	175,000
Provision for cultivating (25%)				
25,000	m2	@	£9	225,000
Provision for enhancing existing natu	ural oper	n space (70%	b)	
70,000	m2	@	£5	350,000
			Total	£750,000
			Cost per hectare	£75,000
Provision of new natural and semi na	atural on	en snace		
192.1	ha	@	£75,000	14,407,500



theobald District SOUTH NORFOLK

REF 92

Growth Location ELSEWHERE IN SOUTH NORFOLK

INFORMAL / AMENITY OPEN S				
Based upon 4 hectare site				
Cultivated and seeded area 36,00	00 m2	@	£15	540,000
Provision for gravel paths / cycle 4,00		eway (3m w @	/ide) 10% £35	140,000
Provision for trees (1 per 500m2) 8	30 no	@	£750	60,000
Miscellaneous furniture: benches	, litter bins Item	, dog bins		60,000
			Total	£800,000
			Cost per hectare	£200,000
Provision of informal / amenity sp 26		Q	£200,000	5,360,000
			Total	£5,360,000



Growth Location ELSEWHERE IN SOUTH NORFOLK

District SOUTH NORFOLK

REF 93

CHILDREN AND YOUNG PEOPLE	PLAY A	REAS		
General open play area: grassed				
5,000	m2	@	£25	125,000
Extra: rubberised paving area 500	m2	@	£100	50,000
	1112	<u>u</u>	2100	50,000
Equipment	Item			100,000
Enclosure / hard standing / seats / li				
Enclosure / naru standing / seats / ii	Item			45,000
			Total	£320,000
			Cost per hectare	£640,000
Provision of new children's and your 31.8				20,352,000
Provision of new children's and your 31.8	ng people ha	e's play area @	£640,000	20,352,000
				20,352,000
				20,352,000
				20,352,000
				20,352,000
				20,352,000



theobald District SOUTH NORFOLK

REF 94

Growth Location ELSEWHERE IN SOUTH NORFOLK

Based upon 4 hectare	facility				
General open playing					
	40,000	m2	@	£20	800,000
Extra: proportion with u	underground di 10,000	rainage m2	(25%) @	£15	150,000
Basic equipment provi	sion	Item			50,000
				Total	£1,000,000
				Cost per hectare	£250,000
	38.9	ties and ha	0	£250,000	9,725,000
	38.9		Ø	£250,000	9,725,000



eobald District SOUTH NORFOLK

REF 95

Growth Location ELSEWHERE IN SOUTH NORFOLK

280	m	@	£150	42,000
	Item			5,000
315	m	@	£35	11,000
	Item			5,000
	ltom			5,000
	nem			
				68,000
ds & Profi	t @ 20%	, D		12000
ds & Profi	t @ 20%	, 0	Total	12000 £80.000
ds & Profi	t @ 20%	, 0	Total	£80,000
ds & Profi	t @ 20%	ó	Total Cost per hectare	£80,000
	t @ 20%	,		£80,000
ds & Profi led 4.2	t @ 20%	@		12000 <u>£80,000</u> <u>£160,000</u> 672,000
led			Cost per hectare	£80,000 £160,000
led			Cost per hectare	£80,000 £160,000
led			Cost per hectare	£80,000 £160,000
led			Cost per hectare	£80,000 £160,000
led			Cost per hectare	£80,000 £160,000
led			Cost per hectare	£80,000 £160,000
led			Cost per hectare	£80,000 £160,000
led			Cost per hectare	£80,000 £160,000
		ltem 315 m	Item 315 m @ Item	ltem 315 m @ £35 Item

International South Normal South Normal South Normal South Normal South Normal South Normal South South Location GNDP (Norfolk)				REF 96 PHASE 2031			
SWIMMING POOLS							
Based upon benchr	nark comparison	s of swim	nming pool	facilities: 25m pool			
Cost per lane	£625,000						
New facility	4	lanes	@	£625,000	2,500,000		
				 Total	£2,500,000		

NORWICH INFRASTRUCTURE ST	TUDIES
gardiner theobald District SOUTH NORFOLK	
Growth Location HETHERSETT	REF 97
	PHASE 2021
SNT (5 OFFICERS) Special Needs Therapist (17m2 per SNT) 85 m2 @	£2,500 210,000
Extra: premium for standalone building Item	140,000
Extra: external works, drainage, car parking Item	100,000

Total

£450,000

NORWI	CH INFRASTRU	CTURE STUDIES	
gardiner theobald District SOUTH	NORFOLK		_
Growth Location HETHE	RSETT	REF	
		PHASE 2	2021
HEALTHCARE: EXPANSION O	F EXISTING FA	CILITIES	
Based upon a number of GP pra	ctices and Healt	hy Living Centres	
Basic GP surgery 1	No @ 9	5 m2 each	
95	m2 @	£2,250	214,000
Extra: related healthcare facilitie	70) m2 per GP	
70	m2 @	£2,500	175,000
Extra: dental practice1	No @ 50) m2 each	
50	m2 @	£2,500	125,000
Extra: Integration works, say 109	6 Item		6,000
Extra: external spaces, car parki	ng, drainage Item		30,000
	Total	-	£550,000
		=	



ineratheobald District SOUTH NORFOLK

Growth Location HETHERSETT

REF 99

Based upon 4 hectare pa	rk / garden				
General grassland (75%)	30,000	m2	@	£20	600,000
Pavings & walkways (10%	%) 4,000	m2	@	£100	400,000
Formal gardens (5%)	2,000	m2	@	£100	200,000
Shrub beds (10%)	4,000	m2	@	£50	200,000
Feature buildings / work of	of art	Item			100,000
Tree planting (1 per 200n	n2) 200	nr	@	£500	100,000
Enclosing fence / railings	800	m	@	£250	200,000
Sports equipment		Item			50,000
Play Equipment		Item			150,000
				Total	£2,000,000
				Cost per hectare	£500,000
Provision of new parks ar	nd garden 2.3	ha	@	£500,000	1,150,000
				 Total	£1,150,000



diner theobald District SOUTH NORFOLK

Growth Location HETHERSETT

REF 100

	IATURAL OP				
Based upon 10 hectares	natural and s	emi na	atural space		
Provision for footpaths a	cross open sp 5,000	bace m2	@	£35	175,000
Provision for cultivating ((25%) 25,000	m2	@	£9	225,000
Provision for enhancing	existing natura				
	70,000	m2	@	£5	350,000
				Total	£750,000
				Cost per hectare	£75,000
Provision of new natural	and semi nati 11.5	ural op ha	en space @	£75,000	862,500



er theobald District SOUTH NORFOLK

Growth Location HETHERSETT

REF 101

INFORMAL / AMENITY OPEN SPAC	E			
Based upon 4 hectare site				
Cultivated and seeded area 36,000	m2	@	£15	540,000
Provision for gravel paths / cycle way 4,000	/ bridle m2	way (3m wi @	ide) 10% £35	140,000
Provision for trees (1 per 500m2) 80	no	@	£750	60,000
Miscellaneous furniture: benches, litte	er bins, Item	dog bins		60,000
			Total	£800,000
			Cost per hectare	£200,000
			Total	£320,000



Growth Location HETHERSETT

District SOUTH NORFOLK

REF 102

CHILDREN AND YOUNG PEOPLE	PLAY A	REAS		
General open play area: grassed 5,000	m2	@	£25	125,000
Extra: rubberised paving area 500	m2	@	£100	50,000
Equipment	Item			100,000
Enclosure / hard standing / seats / lit	tter bins Item			45,000
			Total	£320,000
			Cost per hectare	£640,000
Provision of new children's and your 1.9	ig people ha	e's play area @	£640,000	1,216,000



District SOUTH NORFOLK

Growth Location HETHERSETT

REF 103

Based upon 4 hectare facility				
General open playing pitches 40,00	0 m2	@	£20	800,000
Extra: proportion with undergroun 10,00	id drainage 0 m2	(25%) @	£15	150,000
Basic equipment provision	Item			50,000
			Total	£1,000,000
			Cost per hectare	£250,000



eobald District SOUTH NORFOLK

Growth Location HETHERSETT

REF 104

ALLOTMENT AND COMM					
Based a typical 0.5ha plot					
Perimeter railings	280	m	@	£150	42,000
Gate		Item			5,000
Footpaths; gravel	315	m	@	£35	11,000
Water supply distribution		Item			5,000
Power / distribution		Item			5,000
					68,000
			4		12000
Main Contractor's Overhead	ds & Profi	t @ 20%	0		12000
Main Contractor's Overhead	ds & Profi	t @ 20%	0	Total	
Main Contractor's Overhead	ds & Profi	t @ 209	0	Total Cost per hectare	£80,000
		t @ 209			£80,000
		t @ 209	° @		£80,000 £160,000
	ed			Cost per hectare	£80,000 £160,000
	ed			Cost per hectare	£80,000 £160,000 32,000
	ed			Cost per hectare	£80,000 £160,000
	ed			Cost per hectare	£80,000 £160,000
Main Contractor's Overhead	ed			Cost per hectare	£80,000 £160,000



er theobald District SOUTH NORFOLK

Growth Location HETHERSETT

REF 105

60 PLACE NURSERY				
Nursery (60 places)				
Space per pupil say 5m2/ p	ıpil			
Nursery	300 m2	@	£1,500	450,000
External spaces / car park /	play area Item			50,000
Equipment	ltem			40,000
			Cost per nursery	£540,000
New nursery (60 places)	1 1	no @	£540,000	540,000
			Total	£540,000

		RUCTUR	E STUDIES	
gardiner theobald District SOUT Growth Location HETH			REF 1	06
			PHASE 2	026
PRIMARY SCHOOL AND IN	EGRATED 60	PLACE N	URSERY	
<u>Primary School</u> Based upon 2FE Kingsway Gl	oucester Schoo	ol complete	ed September 2008	
2 Form Entry School			Cost per school	£4,600,000
			-	
New primary school (2FE)				
	1 no	@	£4,600,000	4,600,000
				£4 £00 000
			Total =	£4,600,000



theobald District SOUTH NORFOLK

Growth Location LONG STRATTON

REF 107

60 PLACE NURSERY			
Nursery (60 places)			
Space per pupil say 5m2/ p	upil		
Nursery	300 m2	@ £1,500	450,000
External spaces / car park /	play area Item		50,000
Equipment	Item		40,000
		Cost per nursery	£540,000
		- Total =	£540,000



District SOUTH NORFOLK

Growth Location LONG STRATTON

REF 108

PRIMARY SCHOOL AND INT	TEGRAT	ED 60 I	PLACE NU	JRSERY	
<u>Primary School</u> Based upon 2FE Kingsway Gl	louceste	r Schoo	l complete	d September 2008	
2 Form Entry School				Cost per school	£4,600,000
Nursery (60 places)					
Space per pupil say 5m2/ pup	oil				
Nursery					
	300 n	n2	@	£1,500	450,000
External spaces / car park / pl	-	em			50,000
Equipment	It	em			40,000
				Cost per nursery	£540,000
New nursery (60 places)	1	no no	@ @	£4,600,000 £540,000	4,600,000 540,000
COMMUNITY CENTRE & LIE	BRARY				
Based upon scheme for Com	munity C	Centre N	ewlands C	Common Waterlooville	
	150	m2	@	£1,850	270,000
Based upon award winning lib	orary sch	eme at	Calne, Wil	tshire	
	150	m2	@	£3,000	450,000
				 Total	£5,860,000



ner theobald District SOUTH NORFOLK

Growth Location LONG STRATTON

REF 109

HEALTHCARE: EXPAN					
Based upon a number o	f GP pra	ctices	and I	Healthy Living Centres	
Basic GP surgery	2	No	@	95 m2 each	
	190	m2	@	£2,250	428,000
Extra: related healthcare	e facilities	5		70	
	140	m2	@	70 m2 per GP £2,500	350,000
Extra: dental practice	2	No	@	50 m2 each	
	100	m2	@	£2,500	250,000
Extra: Integration works		á tem			137,000
Extra: external spaces, o		ng, dr tem	ainago	9	395,000
			1	Fotal	£1,560,000



theobald District SOUTH NORFOLK

Growth Location LONG STRATTON

REF 110

Based upon 4 hectare par	rk / aarden				
	k / garden				
General grassland (75%)	30,000	m2	@	£20	600,000
Pavings & walkways (10%	6) 4,000	m2	@	£100	400,000
Formal gardens (5%)	2,000	m2	@	£100	200,000
Shrub beds (10%)	4,000	m2	@	£50	200,000
Feature buildings / work c	of art	Item			100,000
Tree planting (1 per 200m	n2) 200	nr	@	£500	100,000
Enclosing fence / railings	800	m	@	£250	200,000
Sports equipment		Item			50,000
Play Equipment		Item			150,000
				Total	£2,000,000
				Cost per hectare	£500,000
Provision of new parks ar	nd garden 4.1	ha	@	£500,000	2,050,000
				Total	£2,050,000



iner theobald District SOUTH NORFOLK

Growth Location LONG STRATTON

REF 111

Based upon 10 hectares natural a	nd semi na	atural space		
Provision for footpaths across ope				
5,000) m2	@	£35	175,000
Provision for cultivating (25%)				
25,000) m2	@	£9	225,000
Provision for enhancing existing na	atural oper	n space (70%	6)	
70,000		@	£5	350,000
			Total	£750,000
			Cost per hectare	£75,000
Provision of new natural and semi				
20.8	3 ha	@	£75,000	1,560,000



theobald District SOUTH NORFOLK

REF 112

Growth Location LONG STRATTON

INFORMAL / AMENITY OPEN SPACE		
Based upon 4 hectare site		
Cultivated and seeded area 36,000 m2 @	£15	540,000
Provision for gravel paths / cycle way / bridleway (3 4,000 m2 @	3m wide) 10% £35	140,000
Provision for trees (1 per 500m2) 80 no @	£750	60,000
Miscellaneous furniture: benches, litter bins, dog b Item	ins	60,000
	Total	£800,000
	Cost per hectare	£200,000
Provision of informal / amenity space 2.9 ha @	£200,000	580,000
	Total	£580,000



Growth Location LONG STRATTON

District SOUTH NORFOLK

REF 113

CHILDREN AND YOUNG PEOPLE	PLAY A	REAS		
General open play area: grassed 5,000	m2	@	£25	125,000
Extra: rubberised paving area 500	m2	@	£100	50,000
Equipment	Item			100,000
Enclosure / hard standing / seats / lit	tter bins Item			45,000
			Total	£320,000
			Cost per hectare	£640,000
Provision of new children's and your 3.4	ig people ha	e's play area @	£640,000	2,176,000
				, .,
				, -,
			Total	£2,176,000



District SOUTH NORFOLK

Growth Location LONG STRATTON

REF 114

OUTDOOR SPORTS FACILITIES	AND REC	CREATION	GROUNDS	
Based upon 4 hectare facility				
General open playing pitches 40,000	m2	@	£20	800,000
Extra: proportion with underground 10,000		(25%) @	£15	150,000
Basic equipment provision	Item			50,000
			Total	£1,000,000
			Cost per hectare	£250,000
Provision of new outdoor sports fac 4.2		@	£250,000	1,050,000
			Total	£1,050,000



obald District SOUTH NORFOLK

Growth Location LONG STRATTON

REF 115

ALLOTMENT AND COMM					
Based a typical 0.5ha plot					
Perimeter railings	280	m	@	£150	42,000
Gate		Item			5,000
Footpaths; gravel	315	m	@	£35	11,000
Water supply distribution		Item			5,000
Power / distribution		Item			5,000
					68,000
Main Contractor's Overhea	ds & Profi	t @ 20%	0		12000
Main Contractor's Overhea	ds & Profi	t @ 20%	6	Total	
Main Contractor's Overhea	ds & Profi	t @ 20%	6	Total Cost per hectare	£80,000
	led			Cost per hectare	£80,000 £160,000
		t @ 20%	@		12000 <u>£80,000</u> <u>£160,000</u> 64,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
	led			Cost per hectare	£80,000 £160,000
Main Contractor's Overhead	led			Cost per hectare	£80,000 £160,000

ardinerstheobald Distric Growth Locatio	NORWICH I t SOUTH NOI n SOUTH NOI	RFOLK	RUCTURE	E STUDIES REF 11 PHASE 20	
INDOOR SPORTS CO	OURTS				
Based upon benchma	rk comparison	s of com	pleted spor	ts centres to dry sports: stand	alone facility
Cost per court	£500,000				
New facility	2	courts	@	£500,000	1,000,000
				 Total	£1,000,000



dinersheebald District SOUTH NORFOLK

Growth Location SOUTH NORFOLK

REF 117

PHASE 2016

COMMUNITY CENTRE & LIBRARY							
Based upon scheme for Newlands Common Waterlooville							
300	m2	@	£1,850	550,000			
Based upon award winning library so	cheme a	t Calne,	Wiltshire				
300	m2	@	£3,000	900,000			

£1,450,000

COMMUNITY CENTRE & LIBRARY NORWICH INFRASTRUCTURE STUDIES NORWICH INFRASTRUCTURE STUDIES District SOUTH NORFOLK REF 118 PHASE 2016								
	e for Newlands Com	non Wa	terlooville					
		n2 @			540,000			
	winning library schen n	n2 @			0			

£540,000



District SOUTH NORFOLK

REF 119

Growth Location SOUTH NORFOLK

SWIMMING POOLS								
Based upon benchmark comparisons of swimming pool facilities: 25m pool								
Cost per lane	lane £625,000							
INDOOR SPORTS COURTS								
Based upon benchmar	k comparison	is of com	pleted spo	orts centres to dry sports: stand	alone facility			
Cost per court	£500,000							
Swimming Pool								
New facility	4	lanes	@	£625,000	2,500,000			
Indoor Sports Courts								
New facility	4	courts	@	£500,000	2,000,000			
				 Total	£4,500,000			

		RFOLK	RUCTUR	E STUDIES REF 120	
Growth Location	SOUTH NO	RFOLK		PHASE 202	6
INDOOR SPORTS CO	URTS				
Based upon benchmar	k comparison	s of com	oleted spo	orts centres to dry sports: stand a	alone facility
Cost per court	£500,000				
New facility	2	courts	@	£500,000	1,000,000
				Total	£1,000,000



dinerstheobald District SOUTH NORFOLK

REF 117

Growth Location SOUTH NORFOLK

PHASE 2016

COMMUNITY CENTRE & LIBRARY							
Based upon scheme for Newlands Common Waterlooville							
600	m2	@	£1,850	1,100,000			
Based upon award winning library scheme at Calne, Wiltshire							
600	m2	@	£3,000	1,800,000			

Total

£2,900,000

G	NORWICH INF	RASTRUCTU	RE STUDIES	
	ct SOUTH NORF		REF 122	2
Growth Locatio	on SOUTH NORF	OLK	PHASE 203	31
INDOOR SPORTS C	OURTS			
Based upon benchma	irk comparisons c	of completed sp	ports centres to dry sports: stand	alone facility
Cost per court	£500,000			
New facility	2 c	ourts @	£500,000	1,000,000
			 Total	£1,000,000

	ORWICH INFRASTR	UCTURE	STUDIES	
	OUTH NORFOLK OUTH NORFOLK	REF 12: PHASE 20:		
SECONDARY SCHOOLS Secondary School Based upon 5No Seconda Benchmark exercises effe	ary Schools under cor		st per pupil equates to £23,350	per pupil
Secondary School			Cost per pupil	£23,350
Secondary School	450 pupils	@	£23,350	10,500,000
			 Total	£10,500,000
			=	



inerstheobald District SOUTH NORFOLK

REF 124

Growth Location WYMONDHAM

60 PLACE NURSERY					
Nursery (30 places)					
Space per pupil say 5m2/ pu	pil				
Nursery	150 m	2	@	£1,500	225,000
External spaces / car park /		em			30,000
Equipment	lte	em			30,000
				Cost per nursery	£285,000
New nursery (60 places)	1	no	@	£285,000	285,000
				Total	£285,000



erstheobald District SOUTH NORFOLK

REF 125

Growth Location WYMONDHAM

Primary School									
<u>Primary School</u> Based upon 2FE Kingsway G	louceste	r Schoo	l complete	d September 2008					
2 Form Entry School				Cost per school	£4,600,000				
Nursery (60 places)									
Space per pupil say 5m2/ pup	oil								
Nursery	300 m	12	@	£1,500	450,000				
External spaces / car park / pl		em			50,000				
Equipment	Item				40,000				
				Cost per nursery	£540,000				
New primary school (2FE) New nursery (60 places)	1	no no	@ @	£4,600,000 £540,000	4,600,000 540,000				



District SOUTH NORFOLK **REF 126** Growth Location WYMONDHAM PHASE 2021 SNT (6 OFFICERS) Special Needs Therapist (17m2 per SNT) 102 £2,500 255,000 m2 @ Extra: premium for standalone building Item @ 150,000 Extra: external works, drainage, car parking

@

Item

120,000

Total

£525,000

guranterantoobala	NORWICH INFRA		JRE STUDIES REF PHASE			
COMMUNITY CENTRE & LIBRARY						
Based upon scheme	e for Newlands Commo	on Waterlo	ooville			
	200 m2	@	£1,850	360,000		
Based upon award v	winning library scheme m2		Wiltshire £3,000	600,000		
SNT (5 OFFICERS)						
Special Needs Thera	apist (17m2 per SNT) 85 m2	@	£2,500	215,000		

Total



erstheobald District SOUTH NORFOLK

Growth Location WYMONDHAM

REF 128

60 PLACE NURSERY					
<u>Nursery (60 places)</u>					
Space per pupil say 5m2/ p	upil				
Nursery	300 n	า2	@	£1,500	450,000
External spaces / car park /		em			50,000
Equipment	lt	em			40,000
				Cost per nursery	£540,000
New nursery (60 places)	1	no	@	£540,000	540,000
				Total	£540,000



inersheebald District SOUTH NORFOLK

REF 129

Growth Location WYMONDHAM

PHASE 2026

HEALTHCARE: EXPANSION OF EXISTING FACILITIES							
Based upon a number of GP pra	actices	and He	ealthy Living Centres				
Basic GP surgery 3	No	@	95 m2 each				
285	m2	@	£2,250	641,000			
Extra: related healthcare facilitie	s						
210	m2	@	70 m2 per GP £2,500	525,000			
Extra: dental practice 2	No	@	50 m2 each				
100	m2	@	£2,500	250,000			
Extra: Integration works, say 109	% Item			184,000			
Extra: external spaces, car parki	ing, dr Item	ainage		200,000			

£1,800,000



District SOUTH NORFOLK

Growth Location WYMONDHAM

REF 130

Based upon 4 hectare pa	ark / garden				
General grassland (75%)) 30,000	m2	@	£20	600,000
Pavings & walkways (10 ⁴	%) 4,000	m2	@	£100	400,000
Formal gardens (5%)	2,000	m2	@	£100	200,000
Shrub beds (10%)	4,000	m2	@	£50	200,000
Feature buildings / work	of art	Item			100,000
Tree planting (1 per 200r	m2) 200	nr	@	£500	100,000
Enclosing fence / railings	800	m	@	£250	200,000
Sports equipment		Item			50,000
Play Equipment		Item			150,000
				Total	£2,000,000
				Cost per hectare	£500,000
Provision of new parks a	nd garden 5	ha	@	£500,000	2,500,000
				Total	£2,500,000



dineratheobald District SOUTH NORFOLK

Growth Location WYMONDHAM

REF 131

Provision for cultivating (25%) 25,000 m2 @ £9 225,000 Provision for enhancing existing natural open space (70%) 70,000 m2 @ £5 350,000 Total <u>£750,000</u> Cost per hectare <u>£75,000</u> Provision of new natural and semi natural open space	based upon to neclares	natural and	semi na	atural space		
5,000 m2 @ £35 175,000 Provision for cultivating (25%) 25,000 m2 @ £9 225,000 Provision for enhancing existing natural open space (70%) 70,000 m2 @ £5 350,000 Total £750,000 Cost per hectare £75,000 Provision of new natural and semi natural open space	Provision for footpaths a	cross open s	pace			
25,000 m2 @ £9 225,000 Provision for enhancing existing natural open space (70%) 70,000 m2 @ £5 350,000 Total £750,000 Cost per hectare £75,000 Provision of new natural and semi natural open space				@	£35	175,000
Provision for enhancing existing natural open space (70%) 70,000 m2 @ £5 350,000 Total <u>£750,000</u> Cost per hectare <u>£75,000</u> Provision of new natural and semi natural open space	Provision for cultivating (25%)				
70,000 m2 £5 350,000 Total £750,000 Cost per hectare £75,000 Provision of new natural and semi natural open space Provision of new natural and semi natural open space		25,000	m2	@	£9	225,000
Total £750,000 Cost per hectare £75,000 Provision of new natural and semi natural open space	Provision for enhancing					
Cost per hectare £75,000 Provision of new natural and semi natural open space		70,000	m2	@	£5	350,000
Cost per hectare £75,000 Provision of new natural and semi natural open space						
Provision of new natural and semi natural open space					Total	£750,000
					Cost per hectare	£75,000
					£75,000	1,905,000



er theobald District SOUTH NORFOLK

Growth Location WYMONDHAM

REF 132

INFORMAL / AMENITY OPEN SPACE			
Based upon 4 hectare site			
Cultivated and seeded area 36,000 n	m2 @	£15	540,000
Provision for gravel paths / cycle way / b 4,000 n	ridleway (3m wide) 1 n2 @	0% £35	140,000
Provision for trees (1 per 500m2) 80 r	no @	£750	60,000
Miscellaneous furniture: benches, litter b Ite	bins, dog bins em		60,000
		Total	£800,000
		Cost per hectare	£200,000
Provision of informal / amenity space 3.5 h	ha @	£200,000	700,000
		Total	£700,000



Growth Location WYMONDHAM

District SOUTH NORFOLK

REF 133

CHILDREN AND YOUNG PEOPLE	PLAY A	REAS		
General open play area: grassed 5,000	m2	@	£25	125,000
Extra: rubberised paving area 500	m2	@	£100	50,000
Equipment	Item			100,000
Enclosure / hard standing / seats / litt	ter bins Item			45,000
			Total	£320,000
			Cost per hectare	£640,000
Provision of new children's and youn 4.2	g people ha	e's play area @	£640,000	2,688,000
			Total	£2,688,000



District SOUTH NORFOLK

Growth Location WYMONDHAM

REF 134

Based upon 4 hectare facility					
General open playing pitches 4	0,000	m2	@	£20	800,000
Extra: proportion with underg	round dr 0,000	ainage m2	(25%) @	£15	150,000
Basic equipment provision		Item			50,000
				Total	£1,000,000
				Cost per hectare	£250,000
Provision of new outdoor spo					
	5.1	ha	@	£250,000	1,275,000



eobald District SOUTH NORFOLK

Growth Location WYMONDHAM

REF 135

ALLOTMENT AND COMM					
Based a typical 0.5ha plot					
Perimeter railings	280	m	@	£150	42,000
Gate		Item			5,000
Footpaths; gravel	315	m	@	£35	11,000
Water supply distribution		Item			5,000
Power / distribution		Item			5,000
					68,000
Main Contractor's Overhead	ds & Profi	t @ 20%	0		12000
Main Contractor's Overhead	ds & Profi	t @ 20%	6	Total	
Main Contractor's Overhead	ds & Profi	t @ 20%	6	Total Cost per hectare	£80,000
Main Contractor's Overhead	ed	t @ 20%	6	Cost per hectare	£80,000 £160,000
		t @ 20%	@		£80,000 £160,000
	ed	_		Cost per hectare	12000 <u>£80,000</u> <u>£160,000</u> 80,000
	ed	_		Cost per hectare	£80,000 £160,000
	ed	_		Cost per hectare	£80,000 £160,000
	ed	_		Cost per hectare	£80,000 £160,000
	ed	_		Cost per hectare	£80,000 £160,000
	ed	_		Cost per hectare	£80,000 £160,000



eobald District BROADLAND

REF 136

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

60 PLACE NURSERY				
Nursery (60 places)				
Space per pupil say 5m2/ pu	pil			
Nursery				
	300 m2	@	£1,500	450,000
External spaces / car park / p	play area Item			50,000
Equipment	ltem			40,000
			Cost per nursery	£540,000
			· · · · <u></u>	
New nursery (60 places)				
, , , , , , , , , , , , , , , , , , , ,	2 no	@	£540,000	1,080,000

			REF 137		
Growth Location NORWICH			PHASE 2031		
60 PLACE NURSERY					
Nursery (60 places)					
Space per pupil say 5m2/ pup	bil				
Nursery	300 m2	@	£1,500	450,000	
External spaces / car park / p	lay area Item			50,000	
Equipment	Item			40,000	
			Cost per nursery	£540,000	
			 Total	£1,620,000	

	ORWICH INFRAST	RUCTURE	STUDIES	
gardineratheobald District S Growth Location V	SOUTH NORFOLK		REF 13 PHASE 20	
SECONDARY SCHOOL Secondary School Based upon 5No Second Benchmark exercises eff Secondary School	ary Schools under co	onstruction school co	st per pupil equates to £23,350 Cost per pupil	9 per pupil £23,350
Secondary School	1680 pupils	0	£23,350	39,230,000
			Total ==	£39,230,000



pardinerstheobald District SOUTH NORFOLK

REF 139

Growth Location WYMONDHAM

<u>High School</u> Based upon secondary school area and cost benchmark studies				
High School			Cost per pupil	£23,350
Extra: separate entran	ce / common rooms Item			£0
High School	400 pupils Item	@	£23,350	9,340,000 150,000
			Total	£9,490,000



theobald District SOUTH NORFOLK

REF 140

Growth Location WYMONDHAM

PHASE -

HOUSEHOLD WASTE RE EXTEND EXISTING FACI		RE		
Concrete hardstanding are	-	-		
	1,000 m2	@	£100	100,000
Extra: ramped access to h	igher levels			
	2 no	@	£25,000	50,000
Extra: retaining walls for w	aste bin compound	d		
	320 m2	@	£250	80,000
Extra: lighting				
	Item			20,000
Extra: enclosing fence				
gg.	150 m	@	£200	30,000
Extra: wash down facility				
	Item			10,000
Extra: alteration works / cc	nnection to existin	a facility		
	Item	ig raonity		30,000

£320,000



District BROADLAND

REF 141

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

PHASE -

HOUSEHOLD WASTE RE NEW FACILITY	ECYCLING CENT	RE		
Concrete hardstanding are	eas including drain 1,200 m2	age @	£100	120,000
Extra: ramped access to h	igher levels 2 no	@	£25,000	50,000
Extra: retaining walls for w	aste bin compoun 400 m2	d @	£250	100,000
Extra: lighting	Item			25,000
Extra: enclosing fence	200 m	@	£200	40,000
Extra: wash down facility	Item			10,000
Extra: cabins / mess room	/ office Item			30,000
Extra: forming new junction	n off existing highv Item	way		75,000

Total

£450,000



dineratheobald District SOUTH NORFOLK

Growth Location HETHERSETT

REF 142

HIGH SCHOOL				
<u>High School</u> Based upon secondary sch	ool area and cost	benchmark	studies	
High School			Cost per pupil	£23,350
Extra: separate entrance / o	common rooms Item			<u>03</u>
High School	1120 pupils	@	£23,350	26,152,000
Extra: separate entrance	Item	@		148,000
			Total	£26,300,000

	ORWICH INFRAST	RUCTURE	STUDIES	
rdineratheobald District SC	OUTH NORFOLK			
Growth Location	ASTON		REF 143	
			PHASE 203	
SECONDARY SCHOOLS	, HIGH SCHOOL A	ND INDOC	OR SPORTS COURTS	
Secondary School				
Based upon 5No Seconda			st per pupil equates to £23,350 p	
	clively average nev			
Secondary School			Cost per pupil	£23,350
High School				
Based upon secondary sc	hool area and cost	benchmark	studies	
High School			Cost per pupil	£23,350
Extra: separate entrance /				
	Item			£0
Secondary School	1200 pupils	@	£23,350	28,020,000
High School				
	200 pupils	@	£23,350	4,670,000
Extra: separate entrance				
Extra: separate entrance	Item			150,000
Extra: separate entrance	Item			150,000
Extra: separate entrance	Item			150,000
Extra: separate entrance	Item			150,000
Extra: separate entrance	Item			150,000
Extra: separate entrance	Item			150,000
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Extra: separate entrance	Item			150,000
Extra: separate entrance	Item			150,000