

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 | Cost Breakdown | | | |
|----------|-----------------|---------------------------------------|---|------------|----------------|-----|---|---------------------------------------|
| 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 sqm 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 | | | |
| 10 | Broadland | Elsewhere in Broadland | Provision for children and young people (4.9 ha) | 2008-31 | £3,136,000 | | | |
| 11 | Broadland | Elsewhere in Broadland | Outdoor sports facilities and recreation grounds' (27.8 ha) | 2008-31 | £6,950,000 | | | |
| 12 | 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 | | | |
| 14 | 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 | | | |
| 16 | Broadland | Rackheath / Sprowston Growth Triangle | 60 place pre-school | 2021 | £540,000 | | | |
| 17 | Broadland | Rackheath / Sprowston Growth Triangle | 2 x 2 FE Primary & 60 place pre-school | 2031 | £10,280,000 | HB | | |
| 18 | Broadland | Rackheath / Sprowston Growth Triangle | 1 Primary Care Centre (5 GPs and 4 Dentists) & SNT (12 officers) | 2021 | £3,350,000 | | PCC Costs: £2,840,000 | SNT Costs: £510,000 |
| 19 | Broadland | Rackheath / Sprowston Growth Triangle | 600m2 Combined library and community space & 60 place pre-school | 2026 | £1,980,000 | | Library / Community Space Costs: £1,440,000 | Nursery Costs: £540,000 |
| 20 | Broadland | Rackheath / Sprowston Growth Triangle | 1 Primary Care Centre (5 GPs and 4 Dentists) & SNT (14 officers) | 2026 | £3,435,000 | | PCC Costs: £2,840,000 | SNT Costs: £595,000 |
| 21 | Broadland | Rackheath / Sprowston Growth Triangle | 1200 place Secondary School & 4 x indoor sports courts | 2026 | £30,020,000 | | School Costs: £28,020,000 | Sports Courts Cost: £2,000,000 |
| 22 | Broadland | Rackheath / Sprowston Growth Triangle | 1400 place Secondary School + 280 high & 4 x indoor sports courts | 2026 | £41,380,000 | HB | School Costs: £39,380,000 | Sports Courts Cost: £2,000,000 |
| 23 | Broadland | Rackheath / Sprowston Growth Triangle | Combined Community Centre and Library (700 sqm) | 2026 | £1,680,000 | | | |
| 24 | 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 | | | |
| 26 | Broadland | Rackheath / Sprowston Growth Triangle | Parks and Gardens (8.7 ha) | 2008-31 | £4,350,000 | | | |
| 27 | Broadland | Rackheath / Sprowston Growth Triangle | Natural and Semi Natural (28.9 ha) | 2008-31 | £2,167,500 | | | |
| 28 | 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 | Rackheath / Sprowston Growth Triangle | Provision for children and young people (1.5 ha) | 2008-31 | £960,000 | | | |
| 36 | Broadland | Rackheath / Sprowston Growth Triangle | Outdoor sports facilities and recreation grounds' (8.5 ha) | 2008-31 | £2,125,000 | | | |
| 37 | Broadland | Rackheath / Sprowston Growth Triangle | Allotment and community gardens (1.4 ha) | 2008-31 | £224,000 | | | |
| 38 | Broadland | | SNT with 10 officers | 2031 | £425,000 | | | |
| 39 | GNDP Wide | GNDP Wide | 140 Acute Beds (134 growth related) | 2008-2031 | £26,800,000 | | | |
| 40 | GNDP Wide | GNDP Wide | 13 Maternity Beds (12 growth related) | 2008-2031 | £2,100,000 | | | |
| 41 | GNDP Wide | GNDP Wide | 43 Mental Illness Beds (41 growth related) | 2008-2031 | £3,485,000 | | | |
| 42 | GNDP Wide | GNDP Wide | 7 Learning Disability Beds | 2008-2031 | £2,275,000 | | | |
| 43 | GNDP Wide | GNDP Wide | 132 Geriatric Beds (30 growth related) | 2008-2031 | £2,400,000 | | | |
| 44 | Norwich | Norwich | 1 x 60 place pre-school | 2011 | £540,000 | | | |
| 45 | Norwich | Norwich | GP Surgery (3GPs) | 2011 | £1,550,000 | | | |
| 46 | Norwich | Norwich | 2 x 300 sqm Community Centre | 2016 | £1,080,000 | | | |
| 47 | Norwich | Norwich | 1 x 60 place pre-school | 2016 | £540,000 | | | |
| 48 | Norwich | Norwich | 2 FE Primary & Integrated 60 Place pre-school | 2021 | £5,140,000 | | | |
| 49 | Norwich | Norwich | 2 FE Primary & integrated 60 place pre-school | 2021 | £5,140,000 | | | |
| 50 | Norwich | Norwich | Dentists Surgery (4 Dentists) | 2016 | £1,250,000 | | | |
| 51 | Norwich | Norwich | 4 x 25m lane swimming pool & 2 sports courts | 2021 | £3,500,000 | | | |
| 52 | Norwich | Norwich | 4xindoor Sports Courts | 2021 | £2,000,000 | | | |
| 53 | Norwich | Norwich | 300 sqm Community Centre | 2021 | £540,000 | | | |
| 54 | 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 | | | |
| 56 | Norwich | Norwich | Combined Community Centre and Library (600 sqm) with 60 place pre-school | 2026 | £1,980,000 | | School Costs: £540,000 | Community / Library Costs: £1,440,000 |
| 57 | Norwich | Norwich | 60 place pre-school | 2031 | £540,000 | | | |
| 58 | Norwich | Norwich | 300sqm library with 60 place pre-school | 2031 | £1,440,000 | | School / Nursery Costs: £540,000 | Library Costs: £900,000 |
| 59 | Norwich | Norwich | 1 x 6 FE Secondary (excl ICT/FFE) | 2031 | £17,980,000 | N/A | | |
| 60 | Norwich | Norwich | 1 x 6 FE Secondary (excl ICT/FFE) | 2031 | £2,925,000 | N/A | | |
| 61 | Norwich | Norwich | Expand Existing SNT Facilities (62 officers) (53 of which are growth related) | 2008-2031 | £3,935,000 | | | |
| 62 | Norwich | Norwich | Parks and Gardens (14.9 ha) | 2008-31 | £7,450,000 | | | |

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 Breakdown | | | |
|----------|-----------------|----------------------------|--|------------|----------------|------------------------------------|-------------------------------------|--|
| 63 | Norwich | Norwich | Natural and Semi Natural (59.1 ha) | 2008-31 | £4,432,500 | | | |
| 64 | Norwich | Norwich | Informal / amenity open space (24 ha) | 2008-31 | £4,800,000 | | | |
| 65 | Norwich | Norwich | Provision for children and young people (3.8 ha) | 2008-31 | £2,432,000 | | | |
| 66 | Norwich | Norwich | Outdoor sports facilities and recreation grounds' (24.3 ha) | 2008-31 | £6,075,000 | | | |
| 67 | Norwich | Norwich | Allotment and community gardens (10.6 ha) | 2008-31 | £1,696,000 | | | |
| 68 | South Norfolk | Cringleford | Expand Existing Facilities (1 GP, 1 Dentist) | 2021 | £550,000 | | | |
| 69 | South Norfolk | Cringleford | 60 Place pre-school | 2026 | £540,000 | | | |
| 70 | South Norfolk | Cringleford | 30 pre-school places | 2026 | £270,000 | | | |
| 71 | South Norfolk | Cringleford | SNT housing 6 officers | 2026 | £525,000 | | | |
| 72 | South Norfolk | Cringleford | Parks and Gardens (2.7 ha) | 2008-31 | £1,350,000 | | | |
| 73 | South Norfolk | Cringleford | Natural and Semi Natural (13.8 ha) | 2008-31 | £1,035,000 | | | |
| 74 | South Norfolk | Cringleford | Informal / amenity open space (1.9 ha) | 2008-31 | £380,000 | | | |
| 75 | South Norfolk | Cringleford | Provision for children and young people (2.3 ha) | 2008-31 | £1,472,000 | | | |
| 76 | South Norfolk | Cringleford | Outdoor sports facilities and recreation grounds' (2.8 ha) | 2008-31 | £700,000 | | | |
| 77 | South Norfolk | Cringleford | Allotment and community gardens (0.3 ha) | 2008-31 | £48,000 | | | |
| 78 | South Norfolk | Easton | 1 x 60 place pre-school | 2021 | £540,000 | | | |
| 79 | South Norfolk | Easton | SNT housing 5 officers | 2021 | £450,000 | | | |
| 80 | South Norfolk | Easton | Expand Existing Facilities (1 GP, 1 Dentist) | 2021 | £550,000 | | | |
| 81 | South Norfolk | Easton | 1 FE Primary | 2026 | £2,500,000 | | | |
| 82 | South Norfolk | Easton | Parks and Gardens (2.3 ha) | 2008-31 | £1,150,000 | | | |
| 83 | South Norfolk | Easton | Natural and Semi Natural (11.5 ha) | 2008-31 | £862,500 | | | |
| 84 | South Norfolk | Easton | Informal / amenity open space (1.6 ha) | 2008-31 | £320,000 | | | |
| 85 | South Norfolk | Easton | Provision for children and young people (1.9 ha) | 2008-31 | £1,216,000 | | | |
| 86 | South Norfolk | Easton | Outdoor sports facilities and recreation grounds' (2.3 ha) | 2008-31 | £575,000 | | | |
| 87 | South Norfolk | Easton | Allotment and community gardens (0.2 ha) | 2008-31 | £32,000 | | | |
| 88 | South Norfolk | Elsewhere | Expand Existing Facilities (53 officers) | 2031 | £4,605,000 | | | |
| 89 | South Norfolk | Elsewhere | Expand Existing Facilities (13GPs, 12 Dentists) | 2008-2031 | £6,925,000 | | | |
| 90 | South Norfolk | Elsewhere in South Norfolk | Parks and Gardens (37.5 ha) | 2008-31 | £18,750,000 | | | |
| 91 | South Norfolk | Elsewhere in South Norfolk | Natural and Semi Natural (192.1 ha) | 2008-31 | £14,407,500 | | | |
| 92 | South Norfolk | Elsewhere in South Norfolk | Informal / amenity open space (26.8 ha) | 2008-31 | £5,360,000 | | | |
| 93 | South Norfolk | Elsewhere in South Norfolk | Provision for children and young people (31.8 ha) | 2008-31 | £20,352,000 | | | |
| 94 | South Norfolk | Elsewhere in South Norfolk | Outdoor sports facilities and recreation grounds' (38.9 ha) | 2008-31 | £9,725,000 | | | |
| 95 | South Norfolk | Elsewhere in South Norfolk | Allotment and community gardens (4.2 ha) | 2008-31 | £672,000 | | | |
| 96 | South Norfolk | GNDP (Norwich) | 4 x 25m lane swimming pool | 2031 | £2,500,000 | | | |
| 97 | South Norfolk | Hethersett | SNT Housing 5 officers | 2021 | £450,000 | | | |
| 98 | South Norfolk | Hethersett | Expand Existing Facilities (1 GP, 1 Dentist) | 2021 | £550,000 | | | |
| 99 | South Norfolk | Hethersett | Parks and Gardens (2.3 ha) | 2008-31 | £1,150,000 | | | |
| 100 | South Norfolk | Hethersett | Natural and Semi Natural (11.5 ha) | 2008-31 | £862,500 | | | |
| 101 | South Norfolk | Hethersett | Informal / amenity open space (1.6 ha) | 2008-31 | £320,000 | | | |
| 102 | South Norfolk | Hethersett | Provision for children and young people (1.9 ha) | 2008-31 | £1,216,000 | | | |
| 103 | South Norfolk | Hethersett | Outdoor sports facilities and recreation grounds' (2.3 ha) | 2008-31 | £575,000 | | | |
| 104 | South Norfolk | Hethersett | Allotment and community gardens (0.2 ha) | 2008-31 | £32,000 | | | |
| 105 | South Norfolk | Hethersett | 60 place pre-school | 2021 | £540,000 | | | |
| 106 | South Norfolk | Hethersett | 2 FE Primary (to also serve Cringleford) | 2026 | £4,600,000 | | | |
| 107 | South Norfolk | Long Stratton | 60 place pre-school | 2026 | £540,000 | | | |
| 108 | South Norfolk | Long Stratton | 2FE Primary (may mop up district wide requirements) & integrated 60 place pre-school & Combined Community Centre and Library (300 sqm) | 2026 | £5,860,000 | School / Nursery Costs: £5,140,000 | Community / Library Costs: £720,000 | |
| 109 | South Norfolk | Long Stratton | 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 | |
| 110 | South Norfolk | Long Stratton | Parks and Gardens (4.1 ha) | 2008-31 | £2,050,000 | | | |
| 111 | South Norfolk | Long Stratton | Natural and Semi Natural (20.8 ha) | 2008-31 | £1,560,000 | | | |
| 112 | South Norfolk | Long Stratton | Informal / amenity open space (2.9 ha) | 2008-31 | £580,000 | | | |
| 113 | South Norfolk | Long Stratton | Provision for children and young people (3.4 ha) | 2008-31 | £2,176,000 | | | |
| 114 | South Norfolk | Long Stratton | Outdoor sports facilities and recreation grounds' (4.2 ha) | 2008-31 | £1,050,000 | | | |
| 115 | South Norfolk | Long Stratton | Allotment and community gardens (0.4 ha) | 2008-31 | £64,000 | | | |
| 116 | South Norfolk | South Norfolk | 2x Indoor Sports Courts | 2016 | £1,000,000 | | | |
| 117 | South Norfolk | South Norfolk | Combined Community Centre and Library (600 sqm) | 2016 | £1,450,000 | | | |
| 118 | South Norfolk | South Norfolk | Community Centre (300 sqm) | 2016 | £540,000 | | | |
| 119 | South Norfolk | South Norfolk | 4 x 25m lane swimming pool & 4 sports courts | 2021 | £4,500,000 | | | |
| 120 | South Norfolk | South Norfolk | 2 x Sports Courts | 2026 | £1,000,000 | | | |
| 121 | South Norfolk | South Norfolk | 2 x Combined Community Centre and Library (600 sqm) | 2031 | £2,900,000 | | | |
| 122 | South Norfolk | South Norfolk | 2 x Indoor Sports Courts | 2031 | £1,000,000 | | | |
| 123 | South Norfolk | South Norfolk | Expansion of existing Secondary School by 3FE (450 places) (excl ICT/FFE) | 2031 | £10,500,000 | | | |
| 124 | South Norfolk | Wymondham | 30 pre-school places | 2021 | £285,000 | | | |

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 Breakdown | | | | |
|----------|-----------------|---------------------------------------|--|------------|----------------|----------------------------|----------|------------|----------|
| | | | | | | | | | |
| 125 | South Norfolk | Wymondham | 2FE Primary with integrated 60 place nursery | 2021 | £5,140,000 | | | | |
| 126 | South Norfolk | Wymondham | SNT housing 6 officers | 2021 | £525,000 | | | | |
| 127 | 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 |
| 128 | South Norfolk | Wymondham | 60 place pre-school | 2026 | £540,000 | | | | |
| 129 | South Norfolk | Wymondham | Combined GP / Dentist Surgery (3 GPs, 2 Dentists) | 2026 | £1,800,000 | | | | |
| 130 | South Norfolk | Wymondham | Parks and Gardens (5 ha) | 2008-31 | £2,500,000 | | | | |
| 131 | South Norfolk | Wymondham | Natural and Semi Natural (25.4 ha) | 2008-31 | £1,905,000 | | | | |
| 132 | South Norfolk | Wymondham | Informal / amenity open space (3.5 ha) | 2008-31 | £700,000 | | | | |
| 133 | South Norfolk | Wymondham | Provision for children and young people (4.2 ha) | 2008-31 | £2,688,000 | | | | |
| 134 | South Norfolk | Wymondham | Outdoor sports facilities and recreation grounds' (5.1 ha) | 2008-31 | £1,275,000 | | | | |
| 135 | South Norfolk | Wymondham | Allotment and community gardens (0.5 ha) | 2008-31 | £80,000 | | | | |
| 136 | Broadland | Rackheath / Sprowston Growth Triangle | 2 x 60 place pre-school | 2031 | 1080000 | | | | |
| 137 | Norwich | Norwich | 3 x 60 place pre-school | 2031 | 1620000 | | | | |
| 138 | South Norfolk | Wymondham | 1680 secondary school | 2031 | 39230000 | HB | | | |
| 139 | South Norfolk | Wymondham | 400 High School places | 2031 | 9490000 | HB | | | |
| 140 | South Norfolk | Wymondham | Household Waste Recycling Centre - 1000m2 extension to existing facility | | 320000 | | | | |
| 141 | Broadland | Rackheath / Sprowston Growth Triangle | Household Waste Recycling Centre - 1200m2 new facility | | 450000 | | | | |
| 142 | South Norfolk | Hethersett | 1120 High (to serve Cringleford as well) | 2031 | 26300000 | HB | | | |
| 143 | South Norfolk | Easton | 1200 place secondary + 200 high school | 2031 | 32840000 | HB | | | |



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

Growth Location **BROADLAND**

REF 1

PHASE 2021

SWIMMING POOLS

Based upon benchmark comparisons of swimming pool facilities: 25m pool

Cost per lane £625,000

| | | | |
|--------------|-----------|----------|-----------|
| New facility | 4 lanes @ | £625,000 | 2,500,000 |
|--------------|-----------|----------|-----------|

| | |
|--------------|-------------------|
| Total | £2,500,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

Growth Location **BROADLAND**

REF 2

PHASE 2026

INDOOR SPORTS COURTS

Based upon benchmark comparisons of completed sports centres to dry sports: stand alone facility

Cost per court £500,000

| | | | | | |
|--------------|---|--------|---|----------|-----------|
| New facility | 4 | courts | @ | £500,000 | 2,000,000 |
|--------------|---|--------|---|----------|-----------|

| | |
|--------------|--------------------------|
| Total | <u><u>£2,000,000</u></u> |
|--------------|--------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

Growth Location **BROADLAND**

REF 3

PHASE 2031

COMMUNITY CENTRE & LIBRARY

Based upon scheme for Newlands Common Waterlooville

| | | | | |
|-----|----|---|--------|---------|
| 350 | m2 | @ | £1,850 | 648,000 |
|-----|----|---|--------|---------|

Based upon award winning library scheme at Calne, Wiltshire

| | | | | |
|-----|----|---|--------|-----------|
| 350 | m2 | @ | £3,000 | 1,050,000 |
|-----|----|---|--------|-----------|

| | |
|--------------|-------------------------------------|
| Total | <hr/> £1,698,000 <hr/> <hr/> |
|--------------|-------------------------------------|



NORWICH INFRASTRUCTURE STUDIES

District BROADLAND

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



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

Growth Location **ELSEWHERE**

REF 5

PHASE 2031

HEALTHCARE: EXPANSION OF EXISTING FACILITIES

Based upon a number of GP practices and Healthy Living Centres

| | | | | | |
|---|----------|------|--------------|--------|---------|
| Basic GP surgery | <u>3</u> | No @ | 95 m2 each | | |
| | 285 | m2 @ | | £2,250 | 641,000 |
| Extra: related healthcare facilities | | | 70 m2 per GP | | |
| | 70 | m2 @ | | £2,500 | 175,000 |
| Extra: dental practice | <u>3</u> | No @ | 50 m2 each | | |
| | 150 | m2 @ | | £2,500 | 375,000 |
| Extra: Integration works, say 10% | | | | | |
| | | Item | | | 100,000 |
| Extra: external spaces, car parking, drainage | | | | | |
| | | Item | | | 59,000 |

Total

£1,350,000



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

Growth Location **ELSEWHERE**

REF 6

PHASE 2008-31

EXPAND EXISTING FACILITIES (26 Officers)

Based upon provision of 25m2 per officer within building costing £2,500/m2

Cost per officer £62,500

| | | | | |
|--|----|----|---|-----------|
| Provision of accommodation per officer | | | | |
| | 26 | nr | @ | £62,500 |
| | | | | 1,625,000 |
| Extra: external working, car parking, drainage | | | | |
| | | | | Item |
| | | | | 340,000 |
| Extra: integration works | | | | |
| | | | | Item |
| | | | | 300,000 |

Total £2,265,000



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

Growth Location **ELSEWHERE IN BROADLAND**

REF 7

PHASE 2008-31

PARKS & GRASSLAND

Based upon 4 hectare park / 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 art

Item 100,000

Tree planting (1 per 200m2)

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 garden

32.40 ha @ £500,000 16,200,000

Total £16,200,000



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

Growth Location **ELSEWHERE IN BROADLAND**

REF 8

PHASE 2008-31

NATURAL AND SEMI-NATURAL OPEN SPACE

Based upon 10 hectares natural and semi natural space

| | | | | | |
|---|--------|----|---|-------------------------|-----------------|
| Provision for footpaths across open 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 | | | | | |
| | 107.10 | ha | @ | £75,000 | 8,032,500 |

| | | | | | |
|--|--|--|--|--------------|-------------------|
| | | | | Total | £8,032,500 |
|--|--|--|--|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

Growth Location **ELSEWHERE IN BROADLAND**

REF 9

PHASE 2008-31

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 (3m wide) 10%

| | | | | |
|-------|----|---|-----|---------|
| 4,000 | m2 | @ | £35 | 140,000 |
|-------|----|---|-----|---------|

Provision for trees (1 per 500m2)

| | | | | |
|----|----|---|------|--------|
| 80 | no | @ | £750 | 60,000 |
|----|----|---|------|--------|

Miscellaneous furniture: benches, litter 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 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

Growth Location **ELSEWHERE IN BROADLAND**

REF 10

PHASE 2008-31

CHILDREN AND YOUNG PEOPLE PLAY AREAS

| | | | | | |
|---|-------|------|---|-------------------------|-----------------|
| 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 young people's play area | 4.9 | ha | @ | £640,000 | 3,136,000 |
|--|-----|----|---|----------|-----------|

Total **£3,136,000**



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

Growth Location **ELSEWHERE IN BROADLAND**

REF 11

PHASE 2008-31

OUTDOOR SPORTS FACILITIES AND RECREATION GROUNDS

Based upon 4 hectare facility

General open playing pitches

40,000 m2 @ £20 800,000

Extra: proportion with underground drainage (25%)

10,000 m2 @ £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 recreation grounds

27.8 ha @ £250,000 6,950,000

Total £6,950,000



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

Growth Location **ELSEWHERE IN BROADLAND**

REF 12

PHASE 2008-31

ALLOTMENT AND COMMUNITY GARDENS

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 Overheads & Profit @ 20% | | | | | 12000 |
| | | | | Total | £80,000 |
| | | | | Cost per hectare | £160,000 |

| | | | | | |
|------------------------------|-----|----|---|----------|---------|
| Allotment Area: As Scheduled | 4.6 | ha | @ | £160,000 | 736,000 |
|------------------------------|-----|----|---|----------|---------|

| | | | | | |
|--|--|--|--|--------------|-----------------|
| | | | | Total | £736,000 |
|--|--|--|--|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 13

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2021

PRIMARY SCHOOL AND INTEGRATED 60 PLACE NURSERY

Primary School

Based upon 2FE Kingsway Gloucester School completed September 2008

| | | |
|---------------------|------------------------|-------------------|
| 2 Form Entry School | Cost per school | £4,600,000 |
|---------------------|------------------------|-------------------|

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|---------|--------------------|---|--------|---------|
| Nursery | 300 m ² | @ | £1,500 | 450,000 |
|---------|--------------------|---|--------|---------|

| | | | | |
|--|------|--|--|--------|
| External spaces / car park / play area | Item | | | 50,000 |
|--|------|--|--|--------|

| | | | | |
|-----------|------|--|--|--------|
| Equipment | Item | | | 40,000 |
|-----------|------|--|--|--------|

| | |
|-------------------------|-----------------|
| Cost per nursery | £540,000 |
|-------------------------|-----------------|

| | | | | | |
|--------------------------|---|----|---|------------|-----------|
| New primary school (2FE) | 2 | no | @ | £4,600,000 | 9,200,000 |
|--------------------------|---|----|---|------------|-----------|

| | | | | | |
|-------------------------|---|----|---|----------|-----------|
| New nursery (60 places) | 2 | no | @ | £540,000 | 1,080,000 |
|-------------------------|---|----|---|----------|-----------|

| | |
|--------------|--------------------|
| Total | £10,280,000 |
|--------------|--------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 14

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2026

PRIMARY SCHOOL AND INTEGRATED 60 PLACE NURSERY

Primary School

Based upon 2FE Kingsway Gloucester School completed September 2008

| | | |
|---------------------|------------------------|-------------------|
| 2 Form Entry School | Cost per school | £4,600,000 |
|---------------------|------------------------|-------------------|

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|---------|--------------------|---|--------|---------|
| Nursery | 300 m ² | @ | £1,500 | 450,000 |
|---------|--------------------|---|--------|---------|

| | | | | |
|--|------|--|--|--------|
| External spaces / car park / play area | Item | | | 50,000 |
|--|------|--|--|--------|

| | | | | |
|-----------|------|--|--|--------|
| Equipment | Item | | | 40,000 |
|-----------|------|--|--|--------|

| | |
|-------------------------|-----------------|
| Cost per nursery | £540,000 |
|-------------------------|-----------------|

| | | | | | |
|--------------------------|---|----|---|------------|-----------|
| New primary school (2FE) | 2 | no | @ | £4,600,000 | 9,200,000 |
|--------------------------|---|----|---|------------|-----------|

| | | | | | |
|-------------------------|---|----|---|----------|-----------|
| New nursery (60 places) | 2 | no | @ | £540,000 | 1,080,000 |
|-------------------------|---|----|---|----------|-----------|

| | |
|--------------|--------------------|
| Total | £10,280,000 |
|--------------|--------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 15

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2016

SNT (9 OFFICERS)

Special Needs Therapist (17m2 per SNT)

| | | | | | |
|-----|----|---|--------|-----|---------|
| 153 | m2 | @ | £2,500 | say | 380,000 |
|-----|----|---|--------|-----|---------|

| | | |
|--------------|-------|-----------------|
| Total | <hr/> | £380,000 |
| | <hr/> | |



NORWICH INFRASTRUCTURE STUDIES

District BROADLAND

REF 16

Growth Location RACKHEATH / SPROWSTON GROWTH TRIANGLE

PHASE 2021

PRIMARY SCHOOL AND INTEGRATED 60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|--|--------------------|---|-------------------------|-----------------|
| Nursery | 300 m ² | @ | £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



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 17

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2031

PRIMARY SCHOOL AND INTEGRATED 60 PLACE NURSERY

Primary School

Based upon 2FE Kingsway Gloucester School completed September 2008

| | | |
|---------------------|------------------------|-------------------|
| 2 Form Entry School | Cost per school | £4,600,000 |
|---------------------|------------------------|-------------------|

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|---------|--------------------|---|--------|---------|
| Nursery | 300 m ² | @ | £1,500 | 450,000 |
|---------|--------------------|---|--------|---------|

| | | | | |
|--|------|--|--|--------|
| External spaces / car park / play area | Item | | | 50,000 |
|--|------|--|--|--------|

| | | | | |
|-----------|------|--|--|--------|
| Equipment | Item | | | 40,000 |
|-----------|------|--|--|--------|

| | |
|-------------------------|-----------------|
| Cost per nursery | £540,000 |
|-------------------------|-----------------|

| | | | | | |
|--------------------------|---|----|---|------------|-----------|
| New primary school (2FE) | 2 | no | @ | £4,600,000 | 9,200,000 |
|--------------------------|---|----|---|------------|-----------|

| | | | | | |
|-------------------------|---|----|---|----------|-----------|
| New nursery (60 places) | 2 | no | @ | £540,000 | 1,080,000 |
|-------------------------|---|----|---|----------|-----------|

| | |
|--------------|--------------------|
| Total | £10,280,000 |
|--------------|--------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 18

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2021

PRIMARY CARE CENTRE (GPs, Dentists, SNT Officers)

| | | | | | |
|---|----------|------|--------------|--------|-----------|
| Basic GP surgery | <u>5</u> | No @ | 95 m2 each | | |
| | 475 | m2 @ | | £2,250 | 1,070,000 |
| Extra: related healthcare facilities | | | | | |
| | | | 70 m2 per GP | | |
| | 350 | m2 @ | | £2,500 | 875,000 |
| Extra: dental practice | <u>4</u> | No @ | 50 m2 each | | |
| | 200 | m2 @ | | £2,500 | 500,000 |
| Extra: external spaces, car parking, drainage | | | | | |
| | | | Item | | 395,000 |
| SNT (12 officers: 17m2 per officer) | | | | | |
| | 204 | m2 @ | | £2,500 | 510,000 |

Total

£3,350,000



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 19

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2026

COMMUNITY CENTRE & LIBRARY

Based upon scheme for Newlands Common Waterlooville

| | | | | |
|------|----|---|--------|---------|
| £300 | m2 | @ | £1,850 | 555,000 |
|------|----|---|--------|---------|

Based upon award winning library scheme at Calne, Wiltshire

| | | | | |
|------|----|---|--------|---------|
| £300 | m2 | @ | £3,000 | 900,000 |
|------|----|---|--------|---------|

Nursery (60 places): shared on site facilities

| | | | |
|------|---|----------|---------|
| 1 no | @ | £525,000 | 525,000 |
|------|---|----------|---------|

| | |
|--------------|-------------------|
| Total | £1,980,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 20

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2026

PRIMARY CARE CENTRE (GPs, Dentists, SNT Officers)

| | | | | | |
|---|----------|------|--------------|--------|-----------|
| Basic GP surgery | <u>5</u> | No @ | 95 m2 each | | |
| | 475 | m2 @ | | £2,250 | 1,070,000 |
| Extra: related healthcare facilities | | | | | |
| | | | 70 m2 per GP | | |
| | 350 | m2 @ | | £2,500 | 875,000 |
| Extra: dental practice | <u>4</u> | No @ | 50 m2 each | | |
| | 200 | m2 @ | | £2,500 | 500,000 |
| Extra: external spaces, car parking, drainage | | | | | |
| | | | Item | | 395,000 |
| SNT (14 officers: 17m2 per officer | | | | | |
| | 238 | m2 @ | | 2500 | 595,000 |

Total

£3,435,000



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 21

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2026

SECONDARY SCHOOLS

Secondary School

Based upon 5 No Secondary Schools under construction

Benchmark exercises effectively average new school cost per pupil equates to £23,350 per pupil

| | | | | |
|------------------|--|--|-----------------------|-----------------------|
| Secondary School | | | Cost per pupil | <u><u>£23,350</u></u> |
|------------------|--|--|-----------------------|-----------------------|

| | | | | |
|------------------|-------------|---|---------|------------|
| Secondary School | 1200 pupils | @ | £23,350 | 28,020,000 |
|------------------|-------------|---|---------|------------|

INDOOR SPORTS COURTS

| | | | | |
|----------------------|------|---|----------|-----------|
| Indoor sports courts | 4 no | @ | £500,000 | 2,000,000 |
|----------------------|------|---|----------|-----------|

| | | | | |
|--------------|--|--|--|---------------------------|
| Total | | | | <u><u>£30,020,000</u></u> |
|--------------|--|--|--|---------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 22

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE -

SECONDARY SCHOOLS

Secondary School

Based upon 5 No Secondary Schools under construction

Benchmark exercises effectively average new school cost per pupil equates to £23,350 per pupil

| | | | | |
|------------------|--|--|-----------------------|-----------------------|
| Secondary School | | | Cost per pupil | <u><u>£23,350</u></u> |
|------------------|--|--|-----------------------|-----------------------|

| | | | | |
|------------------|-------------|---|---------|------------|
| 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 COURTS

| | | | | |
|----------------------|------|---|----------|-----------|
| Indoor sports courts | 4 no | @ | £500,000 | 2,000,000 |
|----------------------|------|---|----------|-----------|

| | |
|--------------|---------------------------|
| Total | <u><u>£41,380,000</u></u> |
|--------------|---------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 23

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2026

COMMUNITY CENTRE & LIBRARY

Based upon scheme for Newlands Common Waterlooville

| | | | | |
|-----|----|---|--------|---------|
| 350 | m2 | @ | £1,800 | 630,000 |
|-----|----|---|--------|---------|

Based upon award winning library scheme at Calne, Wiltshire

| | | | | |
|------|----|---|--------|-----------|
| £350 | m2 | @ | £3,000 | 1,050,000 |
|------|----|---|--------|-----------|

| | |
|--------------|-------------------------------|
| Total | <hr/> <hr/> £1,680,000 |
|--------------|-------------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 24

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2026

60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|--|--------------------|---|-------------------------|-----------------|
| Nursery | 300 m ² | @ | £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) | 2 | no | @ | £540,000 | 1,080,000 |
|-------------------------|---|----|---|----------|-----------|

Total £1,080,000



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 25

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2031

PRIMARY SCHOOL AND INTEGRATED 60 PLACE NURSERY

Primary School

Based upon 2FE Kingsway Gloucester School completed September 2008

| | | |
|---------------------|------------------------|-------------------|
| 2 Form Entry School | Cost per school | £4,600,000 |
|---------------------|------------------------|-------------------|

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|---------|--------------------|---|--------|---------|
| Nursery | 300 m ² | @ | £1,500 | 450,000 |
|---------|--------------------|---|--------|---------|

| | | | | |
|--|------|--|--|--------|
| External spaces / car park / play area | Item | | | 50,000 |
|--|------|--|--|--------|

| | | | | |
|-----------|------|--|--|--------|
| Equipment | Item | | | 40,000 |
|-----------|------|--|--|--------|

| | |
|-------------------------|-----------------|
| Cost per nursery | £540,000 |
|-------------------------|-----------------|

| | | | | | |
|--------------------------|---|----|---|------------|-----------|
| New primary school (2FE) | 1 | no | @ | £4,600,000 | 4,600,000 |
|--------------------------|---|----|---|------------|-----------|

| | | | | | |
|-------------------------|---|----|---|----------|---------|
| New nursery (60 places) | 1 | no | @ | £540,000 | 540,000 |
|-------------------------|---|----|---|----------|---------|

| | |
|--------------|-------------------|
| Total | £5,140,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 26

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

PARKS & GRASSLAND

Based upon 4 hectare park / 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 art | | Item | | | 100,000 |
| Tree planting (1 per 200m2) | 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 garden | 8.7 | ha | @ | £500,000 | 4,350,000 |
|-----------------------------------|-----|----|---|----------|-----------|

Total **£4,350,000**



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 27

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

NATURAL AND SEMI-NATURAL OPEN SPACE

Based upon 10 hectares natural and semi natural space

| | | | | | |
|---|--------|----|---|-------------------------|-----------------|
| Provision for footpaths across open 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 | | | | | |
| | 28.9 | ha | @ | £75,000 | 2,167,500 |

Total **£2,167,500**



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 28

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

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 (3m wide) 10%

| | | | | |
|-------|----|---|-----|---------|
| 4,000 | m2 | @ | £35 | 140,000 |
|-------|----|---|-----|---------|

Provision for trees (1 per 500m2)

| | | | | |
|----|----|---|------|--------|
| 80 | no | @ | £750 | 60,000 |
|----|----|---|------|--------|

Miscellaneous furniture: benches, litter bins, dog bins
Item

60,000

| | |
|--------------|-----------------|
| Total | £800,000 |
|--------------|-----------------|

| | |
|-------------------------|-----------------|
| Cost per hectare | £200,000 |
|-------------------------|-----------------|

Provision of informal / amenity space

| | | | | |
|-----|----|---|----------|---------|
| 1.7 | ha | @ | £200,000 | 340,000 |
|-----|----|---|----------|---------|

| | |
|--------------|-----------------|
| Total | £340,000 |
|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 29

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

CHILDREN AND YOUNG PEOPLE PLAY AREAS

| | | | | | |
|---|-------|------|---|-------------------------|-----------------|
| 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 young people's play area | 1.3 | ha | @ | £640,000 | 832,000 |
|--|-----|----|---|----------|---------|

Total **£832,000**



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 30

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

OUTDOOR SPORTS FACILITIES AND RECREATION GROUNDS

Based upon 4 hectare facility

General open playing pitches

40,000 m2 @ £20 800,000

Extra: proportion with underground drainage (25%)

10,000 m2 @ £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 recreation grounds

7.5 ha @ £250,000 1,875,000

Total £1,875,000



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 31

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

ALLOTMENT AND COMMUNITY GARDENS

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 Overheads & Profit @ 20% | | | | | 12000 |
| | | | | Total | £80,000 |
| | | | | Cost per hectare | £160,000 |

| | | | | | |
|------------------------------|-----|----|---|----------|---------|
| Allotment Area: As Scheduled | 1.2 | ha | @ | £160,000 | 192,000 |
|------------------------------|-----|----|---|----------|---------|

| | | | | | |
|--|--|--|--|--------------|-----------------|
| | | | | Total | £192,000 |
|--|--|--|--|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 32

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

PARKS & GRASSLAND

Based upon 4 hectare park / 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 art

Item 100,000

Tree planting (1 per 200m2)

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 garden

9.9 ha @ £500,000 4,950,000

Total £4,950,000



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 33

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

NATURAL AND SEMI-NATURAL OPEN SPACE

Based upon 10 hectares natural and semi natural space

| | | | | | |
|---|--------|----|---|-------------------------|-----------------|
| Provision for footpaths across open 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 | 32.7 | ha | @ | £75,000 | 2,452,500 |
|--|------|----|---|---------|-----------|

Total **£2,452,500**



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 34

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

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 (3m wide) 10%

| | | | | |
|-------|----|---|-----|---------|
| 4,000 | m2 | @ | £35 | 140,000 |
|-------|----|---|-----|---------|

Provision for trees (1 per 500m2)

| | | | | |
|----|----|---|------|--------|
| 80 | no | @ | £750 | 60,000 |
|----|----|---|------|--------|

Miscellaneous furniture: benches, litter bins, dog bins
Item

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 |
|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 35

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

CHILDREN AND YOUNG PEOPLE PLAY AREAS

| | | | | | |
|---|-------|------|---|-------------------------|-----------------|
| 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 young people's play area | 1.5 | ha | @ | £640,000 | 960,000 |
|--|-----|----|---|----------|---------|

Total **£960,000**



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 36

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

OUTDOOR SPORTS FACILITIES AND RECREATION GROUNDS

Based upon 4 hectare facility

General open playing pitches

| | | | | |
|--------|----|---|-----|---------|
| 40,000 | m2 | @ | £20 | 800,000 |
|--------|----|---|-----|---------|

Extra: proportion with underground drainage (25%)

| | | | | |
|--------|----|---|-----|---------|
| 10,000 | m2 | @ | £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 recreation grounds

| | | | | |
|-----|----|---|----------|-----------|
| 8.5 | ha | @ | £250,000 | 2,125,000 |
|-----|----|---|----------|-----------|

| | |
|--------------|-------------------|
| Total | £2,125,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 37

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2008-31

ALLOTMENT AND COMMUNITY GARDENS

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 Overheads & Profit @ 20% | | | | | 12000 |
| | | | | Total | £80,000 |
| | | | | Cost per hectare | £160,000 |

| | | | | | |
|------------------------------|-----|----|---|----------|---------|
| Allotment Area: As Scheduled | 1.4 | ha | @ | £160,000 | 224,000 |
|------------------------------|-----|----|---|----------|---------|

| | | | | | |
|--|--|--|--|--------------|-----------------|
| | | | | Total | £224,000 |
|--|--|--|--|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 38

Growth Location -

PHASE 2031

SNT (10 OFFICERS)

Special Needs Therapist (17m2 per SNT)

170 m2 @

£2,500

425,000

Total

£425,000



NORWICH INFRASTRUCTURE STUDIES

District **GNDP WIDE**

Growth Location **GNDP WIDE**

REF 39

PHASE 2008-31

ACUTE BEDS

Based upon benchmarking costs from Bristol, Taunton and Plymouth PCT's

| | | | |
|------------|--------------|---------------------------|------------------------|
| Acute beds | typical cost | Cost per bed space | <u><u>£200,000</u></u> |
|------------|--------------|---------------------------|------------------------|

| | | | | |
|--------------------------------------|----------|---|----------|------------|
| Provision of new and growth facility | 134 beds | @ | £200,000 | 26,800,000 |
|--------------------------------------|----------|---|----------|------------|

| | |
|--------------|---------------------------|
| Total | <u><u>£26,800,000</u></u> |
|--------------|---------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **GNDP WIDE**

Growth Location **GNDP WIDE**

REF 40

PHASE 2008-31

MATERNITY BEDS

Based upon benchmarking costs from Bristol, Taunton and Plymouth PCT's

| | | | |
|----------------|--------------|---------------------------|------------------------|
| Maternity Beds | typical cost | Cost per bed space | <u><u>£175,000</u></u> |
|----------------|--------------|---------------------------|------------------------|

| | | | | |
|--------------------------------------|---------|---|----------|-----------|
| Provision of new and growth facility | 12 beds | @ | £175,000 | 2,100,000 |
|--------------------------------------|---------|---|----------|-----------|

| | |
|--------------|--------------------------|
| Total | <u><u>£2,100,000</u></u> |
|--------------|--------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **GNDP WIDE**

Growth Location **GNDP WIDE**

REF 41

PHASE 2008-31

MATERNITY BEDS

Based upon benchmarking costs from Bristol, Taunton and Plymouth PCT's

| | | | |
|---------------------|--------------|---------------------------|-----------------------|
| Mental Illness beds | typical cost | Cost per bed space | <u><u>£85,000</u></u> |
|---------------------|--------------|---------------------------|-----------------------|

| | | | | |
|--------------------------------------|---------|---|---------|-----------|
| Provision of new and growth facility | | | | |
| | 41 beds | @ | £85,000 | 3,485,000 |

| | |
|--------------|--------------------------|
| Total | <u><u>£3,485,000</u></u> |
|--------------|--------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **GNDP WIDE**

Growth Location **GNDP WIDE**

REF 42

PHASE 2008-31

LEARNING DISABILITIES BEDS

Based upon benchmarking costs from Bristol, Taunton and Plymouth PCT's

| | | | |
|----------------------------|--------------|---------------------------|------------------------|
| Learning Disabilities beds | typical cost | Cost per bed space | <u><u>£325,000</u></u> |
|----------------------------|--------------|---------------------------|------------------------|

| | | | |
|--------------------------------------|--------|---|-----------|
| Provision of new and growth facility | | | |
| | 7 beds | @ | £325,000 |
| | | | 2,275,000 |

| | |
|--------------|--------------------------|
| Total | <u><u>£2,275,000</u></u> |
|--------------|--------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **GNDP WIDE**

Growth Location **GNDP WIDE**

REF 43

PHASE 2008-31

GERIATRIC BEDS

Based upon benchmarking costs from Bristol, Taunton and Plymouth PCT's

| | | | |
|----------------|--------------|---------------------------|-----------------------|
| Geriatric Beds | typical cost | Cost per bed space | <u><u>£80,000</u></u> |
|----------------|--------------|---------------------------|-----------------------|

| | | | | |
|--------------------------------------|---------|---|---------|-----------|
| Provision of new and growth facility | | | | |
| | 30 beds | @ | £80,000 | 2,400,000 |

| | |
|--------------|--------------------------|
| Total | <u><u>£2,400,000</u></u> |
|--------------|--------------------------|



NORWICH INFRASTRUCTURE STUDIES

District NORWICH

Growth Location NORWICH

REF 44

PHASE 2011

60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|--|--------------------|---|-------------------------|-----------------|
| Nursery | 300 m ² | @ | £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



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

REF 45

Growth Location **NORWICH**

PHASE 2011

HEALTHCARE: EXPANSION OF EXISTING FACILITIES

Based upon a number of GP practices and Healthy Living Centres

| | | | | | |
|---|---------|------|--------------|--------|---------|
| Basic GP surgery | _____ 3 | No @ | 95 m2 each | | |
| | 285 | m2 @ | | £2,250 | 641,000 |
| Extra: related healthcare facilities | | | 70 m2 per GP | | |
| | 210 | m2 @ | | £2,500 | 525,000 |
| Extra: dental practice | _____ | No @ | 50 m2 each | | |
| | 0 | m2 @ | | £2,500 | 0 |
| Extra: Integration works, say 10% | | | | | |
| | | Item | | | 134,000 |
| Extra: external spaces, car parking, drainage | | | | | |
| | | Item | | | 250,000 |

Total

£1,550,000



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 46

PHASE 2016

COMMUNITY CENTRE & LIBRARY

Based upon scheme for Newlands Common Waterlooville

| | | | | |
|-----|----|---|--------|-----------|
| 600 | m2 | @ | £1,800 | 1,080,000 |
|-----|----|---|--------|-----------|

Based upon award winning library scheme at Calne, Wiltshire

| | | | | |
|--|----|---|--------|---|
| | m2 | @ | £3,000 | 0 |
|--|----|---|--------|---|

| | |
|--------------|-------------------|
| Total | <u>£1,080,000</u> |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District NORWICH

Growth Location NORWICH

REF 47

PHASE 2016

60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|--|--------------------|---|-------------------------|-----------------|
| Nursery | 300 m ² | @ | £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



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 48

PHASE 2021

PRIMARY SCHOOL AND INTEGRATED 60 PLACE NURSERY

Primary School

Based upon 2FE Kingsway Gloucester School completed September 2008

| | | |
|---------------------|------------------------|-------------------|
| 2 Form Entry School | Cost per school | £4,600,000 |
|---------------------|------------------------|-------------------|

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|---------|--------------------|---|--------|---------|
| Nursery | 300 m ² | @ | £1,500 | 450,000 |
|---------|--------------------|---|--------|---------|

| | | | | |
|--|------|--|--|--------|
| External spaces / car park / play area | Item | | | 50,000 |
|--|------|--|--|--------|

| | | | | |
|-----------|------|--|--|--------|
| Equipment | Item | | | 40,000 |
|-----------|------|--|--|--------|

| | |
|-------------------------|-----------------|
| Cost per nursery | £540,000 |
|-------------------------|-----------------|

| | | | | | |
|--------------------------|---|----|---|------------|-----------|
| New primary school (2FE) | 1 | no | @ | £4,600,000 | 4,600,000 |
|--------------------------|---|----|---|------------|-----------|

| | | | | | |
|-------------------------|---|----|---|----------|---------|
| New nursery (60 places) | 1 | no | @ | £540,000 | 540,000 |
|-------------------------|---|----|---|----------|---------|

| | |
|--------------|-------------------|
| Total | £5,140,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 48

PHASE 2021

PRIMARY SCHOOL AND INTEGRATED 60 PLACE NURSERY

Primary School

Based upon 2FE Kingsway Gloucester School completed September 2008

| | | |
|---------------------|------------------------|-------------------|
| 2 Form Entry School | Cost per school | £4,600,000 |
|---------------------|------------------------|-------------------|

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|---------|--------------------|---|--------|---------|
| Nursery | 300 m ² | @ | £1,500 | 450,000 |
|---------|--------------------|---|--------|---------|

| | | | | |
|--|------|--|--|--------|
| External spaces / car park / play area | Item | | | 50,000 |
|--|------|--|--|--------|

| | | | | |
|-----------|------|--|--|--------|
| Equipment | Item | | | 40,000 |
|-----------|------|--|--|--------|

| | |
|-------------------------|-----------------|
| Cost per nursery | £540,000 |
|-------------------------|-----------------|

| | | | | | |
|--------------------------|---|----|---|------------|-----------|
| New primary school (2FE) | 1 | no | @ | £4,600,000 | 4,600,000 |
|--------------------------|---|----|---|------------|-----------|

| | | | | | |
|-------------------------|---|----|---|----------|---------|
| New nursery (60 places) | 1 | no | @ | £540,000 | 540,000 |
|-------------------------|---|----|---|----------|---------|

| | |
|--------------|-------------------|
| Total | £5,140,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 50

PHASE 2016

DENTISTS SURGERY

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 | | | 145,000 |
| Extra: external spaces, car parking, drainage | | | | |
| | Item | | | 405,000 |

Total £1,250,000



NORWICH INFRASTRUCTURE STUDIES

District NORWICH

Growth Location NORWICH

REF 51

PHASE 2021

SWIMMING POOLS

Based upon benchmark comparisons of swimming pool facilities: 25m pool

Cost per lane £625,000

INDOOR SPORTS COURTS

Based upon benchmark comparisons of completed sports centres to dry sports: stand alone 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 INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 52

PHASE 2021

INDOOR SPORTS COURTS

Based upon benchmark comparisons of completed sports centres to dry sports: stand alone facility

Cost per court £500,000

| | | | | | |
|--------------|---|--------|---|----------|-----------|
| New facility | 4 | courts | @ | £500,000 | 2,000,000 |
|--------------|---|--------|---|----------|-----------|

| | |
|--------------|-------------------|
| Total | £2,000,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 53

PHASE 2021

COMMUNITY CENTRE & LIBRARY

Based upon scheme for Newlands Common Waterloooville

| | | | | |
|-----|----|---|--------|---------|
| 300 | m2 | @ | £1,800 | 540,000 |
|-----|----|---|--------|---------|

Based upon award winning library scheme at Calne, Wiltshire

| | | | | |
|---|----|---|--------|---|
| 0 | m2 | @ | £3,000 | 0 |
|---|----|---|--------|---|

| | |
|--------------|-----------------------------|
| Total | <hr/> <hr/> £540,000 |
|--------------|-----------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 54

PHASE 2031

PRIMARY SCHOOL AND INTEGRATED 60 PLACE NURSERY

Primary School

Based upon 2FE Kingsway Gloucester School completed September 2008

| | | |
|---------------------|------------------------|-------------------|
| 2 Form Entry School | Cost per school | £4,600,000 |
|---------------------|------------------------|-------------------|

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|---------|--------------------|---|--------|---------|
| Nursery | 300 m ² | @ | £1,500 | 450,000 |
|---------|--------------------|---|--------|---------|

| | | | | |
|--|------|--|--|--------|
| External spaces / car park / play area | Item | | | 50,000 |
|--|------|--|--|--------|

| | | | | |
|-----------|------|--|--|--------|
| Equipment | Item | | | 40,000 |
|-----------|------|--|--|--------|

| | |
|-------------------------|-----------------|
| Cost per nursery | £540,000 |
|-------------------------|-----------------|

| | | | | | |
|--------------------------|---|----|---|------------|-----------|
| New primary school (2FE) | 2 | no | @ | £4,600,000 | 9,200,000 |
|--------------------------|---|----|---|------------|-----------|

| | | | | | |
|-------------------------|---|----|---|----------|-----------|
| New nursery (60 places) | 2 | no | @ | £540,000 | 1,080,000 |
|-------------------------|---|----|---|----------|-----------|

| | |
|--------------|--------------------|
| Total | £10,280,000 |
|--------------|--------------------|



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

REF 55

Growth Location **NORWICH**

PHASE 2021

HEALTHCARE: EXPANSION OF EXISTING FACILITIES

Based upon a number of GP practices and Healthy Living Centres

| | | | | | |
|---|----------|------|--------------|--|-----------|
| Basic GP surgery | <u>6</u> | No @ | 95 m2 each | | |
| | 570 | m2 @ | £2,250 | | 1,285,000 |
| Extra: related healthcare facilities | | | 70 m2 per GP | | |
| | 420 | m2 @ | £2,500 | | 1,050,000 |
| Extra: dental practice | <u>5</u> | No @ | 50 m2 each | | |
| | 250 | m2 @ | £2,500 | | 625,000 |
| Extra: external spaces, car parking, drainage Item | | | | | 350,000 |

Total

£3,310,000



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 56

PHASE 2026

COMMUNITY CENTRE & LIBRARY

Based upon scheme for Newlands Common Waterlooville

| | | | | | |
|-----|----|---|--------|-----|---------|
| 300 | m2 | @ | £1,850 | say | 540,000 |
|-----|----|---|--------|-----|---------|

Based upon award winning library scheme at Calne, Wiltshire

| | | | | | |
|-----|----|---|--------|--|---------|
| 300 | m2 | @ | £3,000 | | 900,000 |
|-----|----|---|--------|--|---------|

Nursery (60 places): shared on site facilities

| | | | | | |
|------|--|---|----------|--|---------|
| 1 no | | @ | £540,000 | | 540,000 |
|------|--|---|----------|--|---------|

| | |
|--------------|-------------------------------|
| Total | <hr/> £1,980,000 <hr/> |
|--------------|-------------------------------|



NORWICH INFRASTRUCTURE STUDIES

District NORWICH

Growth Location NORWICH

REF 57

PHASE 2031

60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|--|--------------------|---|-------------------------|-----------------|
| Nursery | 300 m ² | @ | £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



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 58

PHASE 2031

COMMUNITY CENTRE & LIBRARY

Based upon scheme for Newlands Common Waterlooville

m2 @ £1,850

Based upon award winning library scheme at Calne, Wiltshire

300 m2 @ £3,000 900,000

Nursery (60 places): shared on site facilities

1 no @ £540,000 540,000

Total £1,440,000



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 59

PHASE 2031

SECONDARY SCHOOLS

Secondary School

Based upon 5 No Secondary Schools under construction

Benchmark exercises effectively average new school cost per pupil equates to £23,350 per pupil

| | | |
|------------------|-----------------------|-----------------------|
| Secondary School | Cost per pupil | <u><u>£23,350</u></u> |
|------------------|-----------------------|-----------------------|

| | | | | |
|------------------|------------|---|---------|------------|
| Secondary School | 770 pupils | @ | £23,350 | 17,980,000 |
|------------------|------------|---|---------|------------|

| | |
|--------------|---------------------------|
| Total | <u><u>£17,980,000</u></u> |
|--------------|---------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 60

PHASE 2031

SECONDARY SCHOOLS

Secondary School

Based upon 5 No Secondary Schools under construction

Benchmark exercises effectively average new school cost per pupil equates to £23,350 per pupil

| | | |
|------------------|-----------------------|-----------------------|
| Secondary School | Cost per pupil | <u><u>£23,350</u></u> |
|------------------|-----------------------|-----------------------|

| | | | | | |
|------------------|------------|---|---------|-----|-----------|
| Secondary School | 125 pupils | @ | £23,350 | say | 2,925,000 |
|------------------|------------|---|---------|-----|-----------|

| | |
|--------------|--------------------------|
| Total | <u><u>£2,925,000</u></u> |
|--------------|--------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 61

PHASE 2008-31

SNT (62 OFFICERS)

| | | | | | |
|--|------|----|--------|--------|-----------|
| Special Needs Therapist (17m2 per SNT) | | | | | |
| | 1054 | m2 | @ | £2,500 | 2,635,000 |
| Extra: external works, car parking, drainage | | | | | |
| | | | Item @ | | 800,000 |
| Extra: integration works | | | | | |
| | | | Item @ | | 500,000 |

Total £3,935,000



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 62

PHASE 2008-31

PARKS & GRASSLAND

Based upon 4 hectare park / 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 art

Item 100,000

Tree planting (1 per 200m2)

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 garden

14.9 ha @ £500,000 7,450,000

Total £7,450,000



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 63

PHASE 2008-31

NATURAL AND SEMI-NATURAL OPEN SPACE

Based upon 10 hectares natural and semi natural space

| | | | | | |
|---|--------|----|---|-------------------------|-----------------|
| Provision for footpaths across open 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 | 59.1 | ha | @ | £75,000 | 4,432,500 |
|--|------|----|---|---------|-----------|

Total **£4,432,500**



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 64

PHASE 2008-31

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 (3m wide) 10%

| | | | | |
|-------|----|---|-----|---------|
| 4,000 | m2 | @ | £35 | 140,000 |
|-------|----|---|-----|---------|

Provision for trees (1 per 500m2)

| | | | | |
|----|----|---|------|--------|
| 80 | no | @ | £750 | 60,000 |
|----|----|---|------|--------|

Miscellaneous furniture: benches, litter bins, dog bins
Item

60,000

| | |
|--------------|-----------------|
| Total | £800,000 |
|--------------|-----------------|

| | |
|-------------------------|-----------------|
| Cost per hectare | £200,000 |
|-------------------------|-----------------|

Provision of informal / amenity space

| | | | | |
|----|----|---|----------|-----------|
| 24 | ha | @ | £200,000 | 4,800,000 |
|----|----|---|----------|-----------|

| | |
|--------------|-------------------|
| Total | £4,800,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 65

PHASE 2008-31

CHILDREN AND YOUNG PEOPLE PLAY AREAS

| | | | | | |
|---|-------|------|---|-------------------------|-----------------|
| 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 young people's play area | 3.8 | ha | @ | £640,000 | 2,432,000 |
|--|-----|----|---|----------|-----------|

Total **£2,432,000**



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 66

PHASE 2008-31

OUTDOOR SPORTS FACILITIES AND RECREATION GROUNDS

Based upon 4 hectare facility

General open playing pitches

40,000 m2 @ £20 800,000

Extra: proportion with underground drainage (25%)

10,000 m2 @ £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 recreation grounds

24.3 ha @ £250,000 6,075,000

Total £6,075,000



NORWICH INFRASTRUCTURE STUDIES

District **NORWICH**

Growth Location **NORWICH**

REF 67

PHASE 2008-31

ALLOTMENT AND COMMUNITY GARDENS

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 Overheads & Profit @ 20% | | | | | 12000 |
| | | | | Total | £80,000 |
| | | | | Cost per hectare | £160,000 |

| | | | | | |
|------------------------------|------|----|---|----------|-----------|
| Allotment Area: As Scheduled | 10.6 | ha | @ | £160,000 | 1,696,000 |
|------------------------------|------|----|---|----------|-----------|

| | |
|--------------|-------------------|
| Total | £1,696,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

REF 68

Growth Location **CRINGLEFORD**

PHASE 2021

HEALTHCARE: EXPANSION OF EXISTING FACILITIES

Based upon a number of GP practices and Healthy Living Centres

| | | | | | |
|---|---------|------|--------------|--|---------|
| Basic GP surgery | _____ 1 | No @ | 95 m2 each | | |
| | 95 | m2 @ | £2,250 | | 214,000 |
| Extra: related healthcare facilities | | | | | |
| | | | 70 m2 per GP | | |
| | 70 | m2 @ | £2,500 | | 175,000 |
| Extra: dental practice | _____ 1 | No @ | 50 m2 each | | |
| | 50 | m2 @ | £2,500 | | 125,000 |
| Extra: Integration works, say 10% | | | | | |
| | | Item | | | 6,000 |
| Extra: external spaces, car parking, drainage | | | | | |
| | | Item | | | 30,000 |

Total

£550,000



NORWICH INFRASTRUCTURE STUDIES

District SOUTH NORFOLK

Growth Location CRINGLEFORD

REF 69

PHASE 2026

60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|--|--------------------|---|-------------------------|-----------------|
| Nursery | 300 m ² | @ | £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



NORWICH INFRASTRUCTURE STUDIES

District SOUTH NORFOLK

Growth Location CRINGLEFORD

REF 70

PHASE 2026

30 PLACE NURSERY

Nursery (30 places)

Space per pupil say 5m2/ pupil

| | | | | |
|--|--------|---|-------------------------|-----------------|
| 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 | no | @ | £270,000 | 270,000 |
|-------------------------|---|----|---|----------|---------|

Total £270,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **CRINGLEFORD**

REF 71

PHASE 2026

SNT (6 OFFICERS)

| | | | | | |
|--|-----|----|------|--------|---------|
| Special Needs Therapist (17m2 per SNT) | 102 | m2 | @ | £2,500 | 255,000 |
| Extra: premium for standalone building | | | Item | @ | 150,000 |
| Extra: external works, drainage, car parking | | | Item | @ | 120,000 |

Total £525,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **CRINGLEFORD**

REF 72

PHASE 2008-31

PARKS & GRASSLAND

Based upon 4 hectare park / 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 art

Item 100,000

Tree planting (1 per 200m2)

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 garden

2.7 ha @ £500,000 1,350,000

Total £1,350,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **CRINGLEFORD**

REF 73

PHASE 2008-31

NATURAL AND SEMI-NATURAL OPEN SPACE

Based upon 10 hectares natural and semi natural space

| | | | | | |
|---|--------|----|---|-------------------------|-----------------|
| Provision for footpaths across open 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 | 13.8 | ha | @ | £75,000 | 1,035,000 |
|--|------|----|---|---------|-----------|

Total **£1,035,000**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **CRINGLEFORD**

REF 74

PHASE 2008-31

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 (3m wide) 10%

| | | | | |
|-------|----|---|-----|---------|
| 4,000 | m2 | @ | £35 | 140,000 |
|-------|----|---|-----|---------|

Provision for trees (1 per 500m2)

| | | | | |
|----|----|---|------|--------|
| 80 | no | @ | £750 | 60,000 |
|----|----|---|------|--------|

Miscellaneous furniture: benches, litter bins, dog bins
Item

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 |
|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **CRINGLEFORD**

REF 75

PHASE 2008-31

CHILDREN AND YOUNG PEOPLE PLAY AREAS

| | | | | | |
|---|-------|------|---|-------------------------|-----------------|
| 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 young people's play area | 2.3 | ha | @ | £640,000 | 1,472,000 |
|--|-----|----|---|----------|-----------|

Total **£1,472,000**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **CRINGLEFORD**

REF 76

PHASE 2008-31

OUTDOOR SPORTS FACILITIES AND RECREATION GROUNDS

Based upon 4 hectare facility

General open playing pitches

40,000 m2 @ £20 800,000

Extra: proportion with underground drainage (25%)

10,000 m2 @ £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 recreation grounds

2.8 ha @ £250,000 700,000

Total £700,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **CRINGLEFORD**

REF 77

PHASE 2021

ALLOTMENT AND COMMUNITY GARDENS

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 Overheads & Profit @ 20% | | | | | 12000 |
| | | | | Total | £80,000 |
| | | | | Cost per hectare | £160,000 |

| | | | | | |
|------------------------------|-----|----|---|----------|--------|
| Allotment Area: As Scheduled | 0.3 | ha | @ | £160,000 | 48,000 |
|------------------------------|-----|----|---|----------|--------|

Total **£48,000**



NORWICH INFRASTRUCTURE STUDIES

District SOUTH NORFOLK

Growth Location EASTON

REF 78

PHASE 2021

60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m2/ pupil

| | | | | |
|--|--------|---|-------------------------|-----------------|
| 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



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **EASTON**

REF 79

PHASE 2026

SNT (5 OFFICERS)

| | | | | | |
|--|----|----|------|--------|---------|
| Special Needs Therapist (17m2 per SNT) | 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



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

REF 80

Growth Location **CRINGLEFORD**

PHASE 2021

HEALTHCARE: EXPANSION OF EXISTING FACILITIES

Based upon a number of GP practices and Healthy Living Centres

| | | | | | |
|---|---------|------|--------------|--|---------|
| Basic GP surgery | _____ 1 | No @ | 95 m2 each | | |
| | 95 | m2 @ | £2,250 | | 214,000 |
| Extra: related healthcare facilities | | | 70 m2 per GP | | |
| | 70 | m2 @ | £2,500 | | 175,000 |
| Extra: dental practice | _____ 1 | No @ | 50 m2 each | | |
| | 50 | m2 @ | £2,500 | | 125,000 |
| Extra: Integration works, say 10% | | | | | |
| | | Item | | | 6,000 |
| Extra: external spaces, car parking, drainage | | | | | |
| | | Item | | | 30,000 |

Total

£550,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

REF 81

Growth Location **EASTON**

PHASE 2026

PRIMARY SCHOOL

Primary School

Based upon 2FE Kingsway Gloucester School completed September 2008

| | | |
|---------------------|------------------------|--------------------------|
| 2 Form Entry School | Cost per school | <u><u>£4,600,000</u></u> |
| 1 Form Entry School | Cost per school | <u><u>£2,500,000</u></u> |

| | | | | | |
|--------------------------|---|----|---|------------|-----------|
| New primary school (1FE) | 1 | no | @ | £2,500,000 | 2,500,000 |
|--------------------------|---|----|---|------------|-----------|

Total £2,500,000



NORWICH INFRASTRUCTURE STUDIES

gardiner.theobald

District

REF 82

Growth Location

PHASE 2008-31

PARKS & GRASSLAND

Based upon 4 hectare park / 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 art

Item 100,000

Tree planting (1 per 200m2)

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 garden

2.3 ha @ £500,000 1,150,000

Total £1,150,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **EASTON**

REF 83

PHASE 2008-31

NATURAL AND SEMI-NATURAL OPEN SPACE

Based upon 10 hectares natural and semi natural space

| | | | | | |
|---|--------|----|---|-------------------------|-----------------|
| Provision for footpaths across open 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 | | | | | |
| | 11.5 | ha | @ | £75,000 | 862,500 |

Total **£862,500**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **EASTON**

REF 84

PHASE 2008-31

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 (3m wide) 10%

| | | | | |
|-------|----|---|-----|---------|
| 4,000 | m2 | @ | £35 | 140,000 |
|-------|----|---|-----|---------|

Provision for trees (1 per 500m2)

| | | | | |
|----|----|---|------|--------|
| 80 | no | @ | £750 | 60,000 |
|----|----|---|------|--------|

Miscellaneous furniture: benches, litter bins, dog bins
Item

60,000

| | |
|--------------|-----------------|
| Total | £800,000 |
|--------------|-----------------|

| | |
|-------------------------|-----------------|
| Cost per hectare | £200,000 |
|-------------------------|-----------------|

Provision of informal / amenity space

| | | | | |
|------|----|---|----------|---------|
| 1.60 | ha | @ | £200,000 | 320,000 |
|------|----|---|----------|---------|

| | |
|--------------|-----------------|
| Total | £320,000 |
|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **EASTON**

REF 85

PHASE 2008-31

CHILDREN AND YOUNG PEOPLE PLAY AREAS

| | | | | | |
|---|-------|------|---|-------------------------|-----------------|
| 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 young people's play area | 1.9 | ha | @ | £640,000 | 1,216,000 |
|--|-----|----|---|----------|-----------|

Total **£1,216,000**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **EASTON**

REF 86

PHASE 2008-31

OUTDOOR SPORTS FACILITIES AND RECREATION GROUNDS

Based upon 4 hectare facility

General open playing pitches

| | | | | |
|--------|----|---|-----|---------|
| 40,000 | m2 | @ | £20 | 800,000 |
|--------|----|---|-----|---------|

Extra: proportion with underground drainage (25%)

| | | | | |
|--------|----|---|-----|---------|
| 10,000 | m2 | @ | £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 recreation grounds

| | | | | |
|-----|----|---|----------|---------|
| 2.3 | ha | @ | £250,000 | 575,000 |
|-----|----|---|----------|---------|

| | |
|--------------|-----------------|
| Total | £575,000 |
|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **EASTON**

REF 87

PHASE 2008-31

ALLOTMENT AND COMMUNITY GARDENS

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 |
| | | | | | <hr/> 68,000 |
| Main Contractor's Overheads & Profit @ 20% | | | | | 12000 |
| | | | | Total | <hr/> £80,000 |
| | | | | Cost per hectare | <hr/> £160,000 |

| | | | | | |
|------------------------------|-----|----|---|----------|--------|
| Allotment Area: As Scheduled | 0.2 | ha | @ | £160,000 | 32,000 |
|------------------------------|-----|----|---|----------|--------|

Total **£32,000**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **ELSEWHERE**

REF 88

PHASE 2031

EXPAND EXISTING FACILITIES (53 Officers)

Based upon provision of 25m2 per officer within building costing £2,500/m2

Cost per officer £62,500

| | | | | |
|--|----|----|---|-----------|
| Provision of accommodation per officer | | | | |
| | 53 | nr | @ | £62,500 |
| | | | | 3,315,000 |
| Extra: external working, car parking, drainage | | | | |
| | | | | Item |
| | | | | 790,000 |
| Extra: integration works | | | | |
| | | | | Item |
| | | | | 500,000 |

Total £4,605,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

REF 89

Growth Location **ELSEWHERE**

PHASE 2008-31

HEALTHCARE: EXPANSION OF EXISTING FACILITIES

Based upon a number of GP practices and Healthy Living Centres

| | | | | | |
|---|-----------|------|--------------|--------|-----------|
| Basic GP surgery | <u>13</u> | No @ | 95 m2 each | | |
| | 1235 | m2 @ | | £2,250 | 2,779,000 |
| Extra: related healthcare facilities | | | | | |
| | | | 70 m2 per GP | | |
| | 910 | m2 @ | | £2,500 | 2,275,000 |
| Extra: dental practice | <u>12</u> | No @ | 50 m2 each | | |
| | 600 | m2 @ | | £2,500 | 1,500,000 |
| Extra: Integration works, say 10% | | | | | |
| | | Item | | | 121,000 |
| Extra: external spaces, car parking, drainage | | | | | |
| | | Item | | | 250,000 |

Total

£6,925,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **ELSEWHERE IN SOUTH NORFOLK**

REF 90

PHASE 2008-31

PARKS & GRASSLAND

Based upon 4 hectare park / 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 art

Item 100,000

Tree planting (1 per 200m2)

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 garden

37.5 ha @ £500,000 18,750,000

Total £18,750,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **ELSEWHERE IN SOUTH NORFOLK**

REF 91

PHASE 2008-31

NATURAL AND SEMI-NATURAL OPEN SPACE

Based upon 10 hectares natural and semi natural space

Provision for footpaths across open 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

192.1 ha @ £75,000 14,407,500

Total £14,407,500



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **ELSEWHERE IN SOUTH NORFOLK**

REF 92

PHASE 2008-31

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 (3m wide) 10%

| | | | | |
|-------|----|---|-----|---------|
| 4,000 | m2 | @ | £35 | 140,000 |
|-------|----|---|-----|---------|

Provision for trees (1 per 500m2)

| | | | | |
|----|----|---|------|--------|
| 80 | no | @ | £750 | 60,000 |
|----|----|---|------|--------|

Miscellaneous furniture: benches, litter bins, dog bins
Item

60,000

| | |
|--------------|-----------------|
| Total | £800,000 |
|--------------|-----------------|

| | |
|-------------------------|-----------------|
| Cost per hectare | £200,000 |
|-------------------------|-----------------|

Provision of informal / amenity space

| | | | | |
|------|----|---|----------|-----------|
| 26.8 | ha | @ | £200,000 | 5,360,000 |
|------|----|---|----------|-----------|

| | |
|--------------|-------------------|
| Total | £5,360,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **ELSEWHERE IN SOUTH NORFOLK**

REF 93

PHASE 2008-31

CHILDREN AND YOUNG PEOPLE PLAY AREAS

| | | | | | |
|---|-------|------|---|-------------------------|-----------------|
| 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 young people's play area | 31.8 | ha | @ | £640,000 | 20,352,000 |
|--|------|----|---|----------|------------|

Total **£20,352,000**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **ELSEWHERE IN SOUTH NORFOLK**

REF 94

PHASE 2008-31

OUTDOOR SPORTS FACILITIES AND RECREATION GROUNDS

Based upon 4 hectare facility

General open playing pitches

40,000 m2 @ £20 800,000

Extra: proportion with underground drainage (25%)

10,000 m2 @ £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 recreation grounds

38.9 ha @ £250,000 9,725,000

Total £9,725,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **ELSEWHERE IN SOUTH NORFOLK**

REF 95

PHASE 2008-31

ALLOTMENT AND COMMUNITY GARDENS

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 Overheads & Profit @ 20% | | | | | 12000 |
| | | | | Total | £80,000 |
| | | | | Cost per hectare | £160,000 |

| | | | | | |
|------------------------------|-----|----|---|----------|---------|
| Allotment Area: As Scheduled | 4.2 | ha | @ | £160,000 | 672,000 |
|------------------------------|-----|----|---|----------|---------|

Total **£672,000**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **GNDP (Norfolk)**

REF 96

PHASE 2031

SWIMMING POOLS

Based upon benchmark comparisons of swimming pool facilities: 25m pool

Cost per lane £625,000

| | | | | | |
|--------------|---|-------|---|----------|-----------|
| New facility | 4 | lanes | @ | £625,000 | 2,500,000 |
|--------------|---|-------|---|----------|-----------|

| | |
|--------------|-------------------|
| Total | £2,500,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

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 | | | | | |
| | | | | | 140,000 |
| Extra: external works, drainage, car parking | | | | | |
| | | | | | 100,000 |

Total £450,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

REF 98

Growth Location **HETHERSETT**

PHASE 2021

HEALTHCARE: EXPANSION OF EXISTING FACILITIES

Based upon a number of GP practices and Healthy Living Centres

| | | | | | |
|---|---------|------|--------------|--|---------|
| Basic GP surgery | _____ 1 | No @ | 95 m2 each | | |
| | 95 | m2 @ | £2,250 | | 214,000 |
| Extra: related healthcare facilities | | | 70 m2 per GP | | |
| | 70 | m2 @ | £2,500 | | 175,000 |
| Extra: dental practice | _____ 1 | No @ | 50 m2 each | | |
| | 50 | m2 @ | £2,500 | | 125,000 |
| Extra: Integration works, say 10% | | | | | |
| | | Item | | | 6,000 |
| Extra: external spaces, car parking, drainage | | | | | |
| | | Item | | | 30,000 |

Total

£550,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **HETHERSETT**

REF 99

PHASE 2008-31

PARKS & GRASSLAND

Based upon 4 hectare park / 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 art

Item 100,000

Tree planting (1 per 200m2)

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 garden

2.3 ha @ £500,000 1,150,000

Total £1,150,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **HETHERSETT**

REF 100

PHASE 2008-31

NATURAL AND SEMI-NATURAL OPEN SPACE

Based upon 10 hectares natural and semi natural space

| | | | | | |
|---|--------|----|---|-------------------------|-----------------|
| Provision for footpaths across open 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 | 11.5 | ha | @ | £75,000 | 862,500 |
|--|------|----|---|---------|---------|

Total **£862,500**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **HETHERSETT**

REF 101

PHASE 2008-31

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 (3m wide) 10%

| | | | | |
|-------|----|---|-----|---------|
| 4,000 | m2 | @ | £35 | 140,000 |
|-------|----|---|-----|---------|

Provision for trees (1 per 500m2)

| | | | | |
|----|----|---|------|--------|
| 80 | no | @ | £750 | 60,000 |
|----|----|---|------|--------|

Miscellaneous furniture: benches, litter bins, dog bins
Item

60,000

| | |
|--------------|-----------------|
| Total | £800,000 |
|--------------|-----------------|

| | |
|-------------------------|-----------------|
| Cost per hectare | £200,000 |
|-------------------------|-----------------|

Provision of informal / amenity space

| | | | | |
|-----|----|---|----------|---------|
| 1.6 | ha | @ | £200,000 | 320,000 |
|-----|----|---|----------|---------|

| | |
|--------------|-----------------|
| Total | £320,000 |
|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **HETHERSETT**

REF 102

PHASE 2008-31

CHILDREN AND YOUNG PEOPLE PLAY AREAS

| | | | | | |
|---|-------|------|---|-------------------------|-----------------|
| 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 young people's play area | 1.9 | ha | @ | £640,000 | 1,216,000 |
|--|-----|----|---|----------|-----------|

| | | | | | |
|--|--|--|--|--------------|-------------------|
| | | | | Total | £1,216,000 |
|--|--|--|--|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **HETHERSETT**

REF 103

PHASE 2008-31

OUTDOOR SPORTS FACILITIES AND RECREATION GROUNDS

Based upon 4 hectare facility

General open playing pitches

| | | | | |
|--------|----|---|-----|---------|
| 40,000 | m2 | @ | £20 | 800,000 |
|--------|----|---|-----|---------|

Extra: proportion with underground drainage (25%)

| | | | | |
|--------|----|---|-----|---------|
| 10,000 | m2 | @ | £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 recreation grounds

| | | | | |
|-----|----|---|----------|---------|
| 2.3 | ha | @ | £250,000 | 575,000 |
|-----|----|---|----------|---------|

| | |
|--------------|-----------------|
| Total | £575,000 |
|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **HETHERSETT**

REF 104

PHASE 2008-31

ALLOTMENT AND COMMUNITY GARDENS

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 Overheads & Profit @ 20% | | | | | 12000 |
| | | | | Total | £80,000 |
| | | | | Cost per hectare | £160,000 |

| | | | | | |
|------------------------------|-----|----|---|----------|--------|
| Allotment Area: As Scheduled | 0.2 | ha | @ | £160,000 | 32,000 |
|------------------------------|-----|----|---|----------|--------|

Total **£32,000**



NORWICH INFRASTRUCTURE STUDIES

District SOUTH NORFOLK

Growth Location HETHERSETT

REF 105

PHASE 2021

60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m2/ pupil

| | | | | |
|--|--------|---|-------------------------|-----------------|
| 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



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **HETHERSETT**

REF 106

PHASE 2026

PRIMARY SCHOOL AND INTEGRATED 60 PLACE NURSERY

Primary School

Based upon 2FE Kingsway Gloucester School completed September 2008

2 Form Entry School

Cost per school

£4,600,000

New primary school (2FE)

1 no @

£4,600,000

4,600,000

Total

£4,600,000



NORWICH INFRASTRUCTURE STUDIES

District SOUTH NORFOLK

Growth Location LONG STRATTON

REF 107

PHASE 2026

60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m2/ pupil

| | | | | |
|--|--------|---|-------------------------|-----------------|
| 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



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **LONG STRATTON**

REF 108

PHASE 2026

PRIMARY SCHOOL AND INTEGRATED 60 PLACE NURSERY

Primary School

Based upon 2FE Kingsway Gloucester School completed September 2008

| | | |
|---------------------|------------------------|-------------------|
| 2 Form Entry School | Cost per school | £4,600,000 |
|---------------------|------------------------|-------------------|

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|---------|--------------------|---|--------|---------|
| Nursery | 300 m ² | @ | £1,500 | 450,000 |
|---------|--------------------|---|--------|---------|

| | | | | |
|--|------|--|--|--------|
| External spaces / car park / play area | Item | | | 50,000 |
|--|------|--|--|--------|

| | | | | |
|-----------|------|--|--|--------|
| Equipment | Item | | | 40,000 |
|-----------|------|--|--|--------|

| | |
|-------------------------|-----------------|
| Cost per nursery | £540,000 |
|-------------------------|-----------------|

| | | | | | |
|--------------------------|---|----|---|------------|-----------|
| New primary school (2FE) | 1 | no | @ | £4,600,000 | 4,600,000 |
|--------------------------|---|----|---|------------|-----------|

| | | | | | |
|-------------------------|---|----|---|----------|---------|
| New nursery (60 places) | 1 | no | @ | £540,000 | 540,000 |
|-------------------------|---|----|---|----------|---------|

COMMUNITY CENTRE & LIBRARY

Based upon scheme for Community Centre Newlands Common Waterlooville

| | | | | | |
|--|-----|----------------|---|--------|---------|
| | 150 | m ² | @ | £1,850 | 270,000 |
|--|-----|----------------|---|--------|---------|

Based upon award winning library scheme at Calne, Wiltshire

| | | | | | |
|--|-----|----------------|---|--------|---------|
| | 150 | m ² | @ | £3,000 | 450,000 |
|--|-----|----------------|---|--------|---------|

| | |
|--------------|-------------------|
| Total | £5,860,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

REF 109

Growth Location **LONG STRATTON**

PHASE 2026

HEALTHCARE: EXPANSION OF EXISTING FACILITIES

Based upon a number of GP practices and Healthy Living Centres

| | | | | | |
|---|----------|------|--------------|--------|---------|
| Basic GP surgery | <u>2</u> | No @ | 95 m2 each | | |
| | 190 | m2 @ | | £2,250 | 428,000 |
| Extra: related healthcare facilities | | | | | |
| | | | 70 m2 per GP | | |
| | 140 | m2 @ | | £2,500 | 350,000 |
| Extra: dental practice | <u>2</u> | No @ | 50 m2 each | | |
| | 100 | m2 @ | | £2,500 | 250,000 |
| Extra: Integration works, say 10% | | | | | |
| | | Item | | | 137,000 |
| Extra: external spaces, car parking, drainage | | | | | |
| | | Item | | | 395,000 |

Total

£1,560,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **LONG STRATTON**

REF 110

PHASE 2026

PARKS & GRASSLAND

Based upon 4 hectare park / 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 art

Item 100,000

Tree planting (1 per 200m2)

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 garden

4.1 ha @ £500,000 2,050,000

Total £2,050,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **LONG STRATTON**

REF 111

PHASE 2008-31

NATURAL AND SEMI-NATURAL OPEN SPACE

Based upon 10 hectares natural and semi natural space

| | | | | | |
|---|--------|----|---|-------------------------|-----------------|
| Provision for footpaths across open 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 | 20.8 | ha | @ | £75,000 | 1,560,000 |
|--|------|----|---|---------|-----------|

Total **£1,560,000**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **LONG STRATTON**

REF 112

PHASE 2008-31

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 (3m wide) 10%

| | | | | |
|-------|----|---|-----|---------|
| 4,000 | m2 | @ | £35 | 140,000 |
|-------|----|---|-----|---------|

Provision for trees (1 per 500m2)

| | | | | |
|----|----|---|------|--------|
| 80 | no | @ | £750 | 60,000 |
|----|----|---|------|--------|

Miscellaneous furniture: benches, litter bins, dog bins
Item

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 |
|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **LONG STRATTON**

REF 113

PHASE 2008-31

CHILDREN AND YOUNG PEOPLE PLAY AREAS

| | | | | | |
|---|-------|------|---|-------------------------|-----------------|
| 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 young people's play area | 3.4 | ha | @ | £640,000 | 2,176,000 |
|--|-----|----|---|----------|-----------|

Total **£2,176,000**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **LONG STRATTON**

REF 114

PHASE 2008-31

OUTDOOR SPORTS FACILITIES AND RECREATION GROUNDS

Based upon 4 hectare facility

General open playing pitches

40,000 m2 @ £20 800,000

Extra: proportion with underground drainage (25%)

10,000 m2 @ £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 recreation grounds

4.2 ha @ £250,000 1,050,000

Total £1,050,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **LONG STRATTON**

REF 115

PHASE 2008-31

ALLOTMENT AND COMMUNITY GARDENS

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 Overheads & Profit @ 20% | | | | | 12000 |
| | | | | Total | £80,000 |
| | | | | Cost per hectare | £160,000 |

Allotment Area: As Scheduled

0.4 ha @ £160,000 64,000

Total **£64,000**



NORWICH INFRASTRUCTURE STUDIES

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 scheme at Calne, Wiltshire

| | | | | |
|-----|----|---|--------|---------|
| 300 | m2 | @ | £3,000 | 900,000 |
|-----|----|---|--------|---------|

| | |
|--------------|-------------------|
| Total | £1,450,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **SOUTH NORFOLK**

REF 118

PHASE 2016

COMMUNITY CENTRE & LIBRARY

Based upon scheme for Newlands Common Waterlooville

| | | | | |
|-----|----|---|--------|---------|
| 300 | m2 | @ | £1,800 | 540,000 |
|-----|----|---|--------|---------|

Based upon award winning library scheme at Calne, Wiltshire

| | | | | |
|--|----|---|--------|---|
| | m2 | @ | £3,000 | 0 |
|--|----|---|--------|---|

| | | |
|--------------|-------------|-----------------|
| Total | <hr/> <hr/> | £540,000 |
|--------------|-------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **SOUTH NORFOLK**

REF 119

PHASE 2016

SWIMMING POOLS

Based upon benchmark comparisons of swimming pool facilities: 25m pool

Cost per lane £625,000

INDOOR SPORTS COURTS

Based upon benchmark comparisons of completed sports 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 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **SOUTH NORFOLK**

REF 120

PHASE 2026

INDOOR SPORTS COURTS

Based upon benchmark comparisons of completed sports 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 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **SOUTH NORFOLK**

REF 117

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 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

REF 122

Growth Location **SOUTH NORFOLK**

PHASE 2031

INDOOR SPORTS COURTS

Based upon benchmark comparisons of completed sports centres to dry sports: stand alone facility

Cost per court £500,000

| | | | | | |
|--------------|---|--------|---|----------|-----------|
| New facility | 2 | courts | @ | £500,000 | 1,000,000 |
|--------------|---|--------|---|----------|-----------|

| | |
|--------------|--------------------------|
| Total | <u><u>£1,000,000</u></u> |
|--------------|--------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **SOUTH NORFOLK**

REF 123

PHASE 2031

SECONDARY SCHOOLS

Secondary School

Based upon 5 No Secondary Schools under construction

Benchmark exercises effectively average new school cost per pupil equates to £23,350 per pupil

| | | |
|------------------|-----------------------|-----------------------|
| Secondary School | Cost per pupil | <u><u>£23,350</u></u> |
|------------------|-----------------------|-----------------------|

| | | | | |
|------------------|------------|---|---------|------------|
| Secondary School | 450 pupils | @ | £23,350 | 10,500,000 |
|------------------|------------|---|---------|------------|

| | |
|--------------|---------------------------|
| Total | <u><u>£10,500,000</u></u> |
|--------------|---------------------------|



NORWICH INFRASTRUCTURE STUDIES

District SOUTH NORFOLK

Growth Location WYMONDHAM

REF 124

PHASE 2021

60 PLACE NURSERY

Nursery (30 places)

Space per pupil say 5m2/ pupil

| | | | | |
|--|--------|---|-------------------------|-----------------|
| Nursery | 150 m2 | @ | £1,500 | 225,000 |
| External spaces / car park / play area | Item | | | 30,000 |
| Equipment | Item | | | 30,000 |
| | | | Cost per nursery | £285,000 |

| | | | | | |
|-------------------------|---|----|---|----------|---------|
| New nursery (60 places) | 1 | no | @ | £285,000 | 285,000 |
|-------------------------|---|----|---|----------|---------|

Total £285,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 125

PHASE 2021

PRIMARY SCHOOL AND INTEGRATED 60 PLACE NURSERY

Primary School

Based upon 2FE Kingsway Gloucester School completed September 2008

| | | |
|---------------------|------------------------|-------------------|
| 2 Form Entry School | Cost per school | £4,600,000 |
|---------------------|------------------------|-------------------|

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|---------|--------------------|---|--------|---------|
| Nursery | 300 m ² | @ | £1,500 | 450,000 |
|---------|--------------------|---|--------|---------|

| | | | | |
|--|------|--|--|--------|
| External spaces / car park / play area | Item | | | 50,000 |
|--|------|--|--|--------|

| | | | | |
|-----------|------|--|--|--------|
| Equipment | Item | | | 40,000 |
|-----------|------|--|--|--------|

| | |
|-------------------------|-----------------|
| Cost per nursery | £540,000 |
|-------------------------|-----------------|

| | | | | | |
|--------------------------|---|----|---|------------|-----------|
| New primary school (2FE) | 1 | no | @ | £4,600,000 | 4,600,000 |
|--------------------------|---|----|---|------------|-----------|

| | | | | | |
|-------------------------|---|----|---|----------|---------|
| New nursery (60 places) | 1 | no | @ | £540,000 | 540,000 |
|-------------------------|---|----|---|----------|---------|

| | |
|--------------|-------------------|
| Total | £5,140,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 126

PHASE 2021

SNT (6 OFFICERS)

| | | | | | |
|--|-----|----|--------|--------|---------|
| Special Needs Therapist (17m2 per SNT) | | | | | |
| | 102 | m2 | @ | £2,500 | 255,000 |
| Extra: premium for standalone building | | | | | |
| | | | Item @ | | 150,000 |
| Extra: external works, drainage, car parking | | | | | |
| | | | Item @ | | 120,000 |

Total £525,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 127

PHASE 2026

COMMUNITY CENTRE & LIBRARY

Based upon scheme for Newlands Common Waterlooville

| | | | | |
|-----|----|---|--------|---------|
| 200 | m2 | @ | £1,850 | 360,000 |
|-----|----|---|--------|---------|

Based upon award winning library scheme at Calne, Wiltshire

| | | | | |
|--|----|---|--------|---------|
| | m2 | @ | £3,000 | 600,000 |
|--|----|---|--------|---------|

SNT (5 OFFICERS)

Special Needs Therapist (17m2 per SNT)

| | | | | |
|----|----|---|--------|---------|
| 85 | m2 | @ | £2,500 | 215,000 |
|----|----|---|--------|---------|

| | |
|--------------|-------------------|
| Total | £1,175,000 |
|--------------|-------------------|



NORWICH INFRASTRUCTURE STUDIES

District SOUTH NORFOLK

Growth Location WYMONDHAM

REF 128

PHASE 2026

60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m2/ pupil

| | | | | |
|--|--------|---|-------------------------|-----------------|
| 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



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

REF 129

Growth Location **WYMONDHAM**

PHASE 2026

HEALTHCARE: EXPANSION OF EXISTING FACILITIES

Based upon a number of GP practices and Healthy Living Centres

| | | | | | |
|---|---------|------|--------------|--------|---------|
| Basic GP surgery | _____ 3 | No @ | 95 m2 each | | |
| | 285 | m2 @ | | £2,250 | 641,000 |
| Extra: related healthcare facilities | | | 70 m2 per GP | | |
| | 210 | m2 @ | | £2,500 | 525,000 |
| Extra: dental practice | _____ 2 | No @ | 50 m2 each | | |
| | 100 | m2 @ | | £2,500 | 250,000 |
| Extra: Integration works, say 10% | | | | | |
| | | Item | | | 184,000 |
| Extra: external spaces, car parking, drainage | | | | | |
| | | Item | | | 200,000 |

Total

£1,800,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 130

PHASE 2008-31

PARKS & GRASSLAND

Based upon 4 hectare park / 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 art

Item 100,000

Tree planting (1 per 200m2)

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 garden

5 ha @ £500,000 2,500,000

Total £2,500,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 131

PHASE 2008-31

NATURAL AND SEMI-NATURAL OPEN SPACE

Based upon 10 hectares natural and semi natural space

| | | | | | |
|---|--------|----|---|-------------------------|-----------------|
| Provision for footpaths across open 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 | 25.4 | ha | @ | £75,000 | 1,905,000 |
|--|------|----|---|---------|-----------|

Total **£1,905,000**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 132

PHASE 2008-31

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 (3m wide) 10%

| | | | | |
|-------|----|---|-----|---------|
| 4,000 | m2 | @ | £35 | 140,000 |
|-------|----|---|-----|---------|

Provision for trees (1 per 500m2)

| | | | | |
|----|----|---|------|--------|
| 80 | no | @ | £750 | 60,000 |
|----|----|---|------|--------|

Miscellaneous furniture: benches, litter bins, dog bins
Item

60,000

| | |
|--------------|-----------------|
| Total | £800,000 |
|--------------|-----------------|

| | |
|-------------------------|-----------------|
| Cost per hectare | £200,000 |
|-------------------------|-----------------|

Provision of informal / amenity space

| | | | | |
|-----|----|---|----------|---------|
| 3.5 | ha | @ | £200,000 | 700,000 |
|-----|----|---|----------|---------|

| | |
|--------------|-----------------|
| Total | £700,000 |
|--------------|-----------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 133

PHASE 2008-31

CHILDREN AND YOUNG PEOPLE PLAY AREAS

| | | | | | |
|---|-------|------|---|-------------------------|-----------------|
| 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 young people's play area | 4.2 | ha | @ | £640,000 | 2,688,000 |
|--|-----|----|---|----------|-----------|

Total **£2,688,000**



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 134

PHASE 2008-31

OUTDOOR SPORTS FACILITIES AND RECREATION GROUNDS

Based upon 4 hectare facility

General open playing pitches

40,000 m2 @ £20 800,000

Extra: proportion with underground drainage (25%)

10,000 m2 @ £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 recreation grounds

5.1 ha @ £250,000 1,275,000

Total £1,275,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 135

PHASE 2008-31

ALLOTMENT AND COMMUNITY GARDENS

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 Overheads & Profit @ 20% | | | | | 12000 |
| | | | | Total | £80,000 |
| | | | | Cost per hectare | £160,000 |

| | | | | | |
|------------------------------|-----|----|---|----------|--------|
| Allotment Area: As Scheduled | 0.5 | ha | @ | £160,000 | 80,000 |
|------------------------------|-----|----|---|----------|--------|

Total **£80,000**



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 136

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE 2031

60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|--|--------------------|---|-------------------------|-----------------|
| Nursery | 300 m ² | @ | £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) | 2 | no | @ | £540,000 | 1,080,000 |
|-------------------------|---|----|---|----------|-----------|

Total £1,080,000



NORWICH INFRASTRUCTURE STUDIES

District NORWICH

Growth Location NORWICH

REF 137

PHASE 2031

60 PLACE NURSERY

Nursery (60 places)

Space per pupil say 5m²/ pupil

| | | | | |
|--|--------------------|---|-------------------------|-----------------|
| Nursery | 300 m ² | @ | £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) | 3 | no | @ | £540,000 | 1,620,000 |
|-------------------------|---|----|---|----------|-----------|

Total £1,620,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 138

PHASE 2031

SECONDARY SCHOOLS

Secondary School

Based upon 5 No Secondary Schools under construction

Benchmark exercises effectively average new school cost per pupil equates to £23,350 per pupil

| | | |
|------------------|-----------------------|-----------------------|
| Secondary School | Cost per pupil | <u><u>£23,350</u></u> |
|------------------|-----------------------|-----------------------|

| | | | | |
|------------------|-------------|---|---------|------------|
| Secondary School | 1680 pupils | @ | £23,350 | 39,230,000 |
|------------------|-------------|---|---------|------------|

| | |
|--------------|---------------------------|
| Total | <u><u>£39,230,000</u></u> |
|--------------|---------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 139

PHASE 2013

HIGH SCHOOL

High School

Based upon secondary school area and cost benchmark studies

| | | |
|---|-----------------------|-----------------------|
| High School | Cost per pupil | <u><u>£23,350</u></u> |
| Extra: separate entrance / common rooms Item | | <u><u>£0</u></u> |

| | | | | |
|-------------|------------|---|---------|-----------|
| High School | 400 pupils | @ | £23,350 | 9,340,000 |
| | Item | | | 150,000 |

Total £9,490,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **WYMONDHAM**

REF 140

PHASE -

HOUSEHOLD WASTE RECYCLING CENTRE EXTEND EXISTING FACILITY

| | | | | |
|---|----------|---|---------|---------|
| Concrete hardstanding areas including drainage | 1,000 m2 | @ | £100 | 100,000 |
| Extra: ramped access to higher levels | 2 no | @ | £25,000 | 50,000 |
| Extra: retaining walls for waste bin compound | 320 m2 | @ | £250 | 80,000 |
| Extra: lighting | Item | | | 20,000 |
| Extra: enclosing fence | 150 m | @ | £200 | 30,000 |
| Extra: wash down facility | Item | | | 10,000 |
| Extra: alteration works / connection to existing facility | Item | | | 30,000 |

Total £320,000



NORWICH INFRASTRUCTURE STUDIES

District **BROADLAND**

REF 141

Growth Location **RACKHEATH / SPROWSTON GROWTH TRIANGLE**

PHASE -

HOUSEHOLD WASTE RECYCLING CENTRE NEW FACILITY

| | | | | |
|--|----------|---|---------|---------|
| Concrete hardstanding areas including drainage | | | | |
| | 1,200 m2 | @ | £100 | 120,000 |
| Extra: ramped access to higher levels | | | | |
| | 2 no | @ | £25,000 | 50,000 |
| Extra: retaining walls for waste bin compound | | | | |
| | 400 m2 | @ | £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 off existing highway | | | | |
| | Item | | | 75,000 |

Total £450,000



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **HETHERSETT**

REF 142

PHASE 2031

HIGH SCHOOL

High School

Based upon secondary school area and cost benchmark studies

| | | |
|---|-----------------------|-----------------------|
| High School | Cost per pupil | <u><u>£23,350</u></u> |
| Extra: separate entrance / common rooms Item | | <u><u>£0</u></u> |

| | | | | |
|-------------|-------------|---|---------|------------|
| High School | 1120 pupils | @ | £23,350 | 26,152,000 |
|-------------|-------------|---|---------|------------|

| | | | | |
|--------------------------|------|---|--|---------|
| Extra: separate entrance | Item | @ | | 148,000 |
|--------------------------|------|---|--|---------|

| | |
|--------------|---------------------------|
| Total | <u><u>£26,300,000</u></u> |
|--------------|---------------------------|



NORWICH INFRASTRUCTURE STUDIES

District **SOUTH NORFOLK**

Growth Location **EASTON**

REF 143

PHASE 2031

SECONDARY SCHOOLS, HIGH SCHOOL AND INDOOR SPORTS COURTS

Secondary School

Based upon 5 No Secondary Schools under construction

Benchmark exercises effectively average new school cost per pupil equates to £23,350 per pupil

| | | |
|------------------|-----------------------|-----------------------|
| Secondary School | Cost per pupil | <u><u>£23,350</u></u> |
|------------------|-----------------------|-----------------------|

High School

Based upon secondary school area and cost benchmark studies

| | | |
|-------------|-----------------------|-----------------------|
| High School | Cost per pupil | <u><u>£23,350</u></u> |
|-------------|-----------------------|-----------------------|

| | | |
|---|--|------------------|
| Extra: separate entrance / common rooms Item | | <u><u>£0</u></u> |
|---|--|------------------|

| | | | | |
|--------------------------|-------------|---|---------|------------|
| Secondary School | 1200 pupils | @ | £23,350 | 28,020,000 |
| High School | 200 pupils | @ | £23,350 | 4,670,000 |
| Extra: separate entrance | Item | | | 150,000 |

| | |
|--------------|---------------------------|
| Total | <u><u>£32,840,000</u></u> |
|--------------|---------------------------|