

Breckland Infrastructure List

Introduction

The following tables bring together the infrastructure requirements of development in the Breckland District and indicates the estimated cost and how that item of infrastructure will be funded.

Please note the following:

- § 'As required': there is no set timeframe or deadline for this infrastructure. The item will be required during the plan period – i.e. by 2026.
- § 'Phased': provision of these infrastructure items reflects the phasing. They will be provided in line with the agreed phasing of relevant planning applications.
- § 'Lead Delivery Agency': responsible for the delivery of the infrastructure.
- § 'NCC': Norfolk County Council
- § 'BDC': Breckland District Council
- § 'TC': Town Council

How Funded

S106: "Section 106 Agreements" is a form of Planning Obligations authorised by Section 106 of the Town and Country Planning Act 1990 as amended by Planning and Compensation Act 1991 Section 12. Planning Obligations are usually completed following the resolution to grant planning permission (normally major developments) to secure community infrastructure to meet the needs of residents in new developments and/or to mitigate the impact of new developments upon existing community facilities or infrastructure.

S38: Where, as part of a development, it is proposed to construct a new estate road for residential, industrial or general purpose traffic the normal legal means by which the road becomes a public highway is via an agreement under Section 38 of the Highways Act 1980.

S278: Where a development requires works to be carried out on the existing adopted highway, an Agreement will need to be completed between the developer and the County Council under Section 278 of the Highways Act 1980.

CIL: The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.

Government Funding: On occasion, Government may provide funding for infrastructure. Such funding usually requires bids to be submitted and some form of match funding. For example, Thetford received around £7million for Government as it was allocated a Growth Point. Some of this money is being used to build a new Bus Interchange. Thetford also received funding as part of the Healthy Town initiative.

Grants: Sometimes bids are made to certain organisations who have funds to pay for specific infrastructure.

AWS Price Review: This is a mechanism by which Anglian Water Services can claw back investment in infrastructure through the charges levied on customers.

Developer: These items are not related directly to planning, but are required for the development. The items listed are not exhaustive as, for example, items such as internal roads would be funded and built by the developer but have not been included in the following tables.

District Wide

The following table identifies the infrastructure required in the District to 2026. This shows how the infrastructure will be funded.

Ref.	Infrastructure Type	Project Name	Timescale	Total Project cost	Committed funding	Lead Delivery Agency	How Funded
DW1	Community Facilities	Library services – increased stock and floorspace provision (excluding Thetford and Attleborough Urban Extensions)	As required to 2026.	£291,017 ¹		NCC	CIL
DW2	Open Space	On site open space and play equipment (Except the identified requirements as set out in the following tables)		Requirement would arise from windfall.		Developer	S106
DW3	Open Space	Off site open space and play equipment		Requirement would arise from windfall.		BDC/ Town Councils	CIL
DW4a	Education ²	Nursery Education – Additional Pupil Places		£950,000		NCC	CIL
DW4b		Primary Education – Additional Pupil Places		£4,700,000		NCC	CIL
DW4c		Secondary Education – Additional Pupil Places		£1,900,000		NCC	CIL
DW5a	Emergency Services	Increased Police provision.		£938,295.95 ³		NCC	CIL
DW5b		Increased Fire provision.				NCC	CIL
DW5c		Increased Ambulance provision.				NHS Norfolk	CIL
DW6	Emergency Services	Fire Hydrants		£157,014 ⁴		NCC	S106
DW7	Healthcare	Expand critical care provision by 43 bedspaces		£8,600,000 ⁵		NHS Norfolk	CIL
DW8	Indoor Sport	3x additional sports courts (excluding demand arising from Thetford and Attleborough urban extensions)		£1,500,000 ⁵		BDC	CIL
DW9	Other	Bins for every household		£635,438 ⁶		Developer/BDC	S106
DW10	Transport	Public transport services (excluding those relating to the Thetford and Attleborough urban extensions)		£3,000,000 ⁵		NCC	CIL
DW11	Transport	Additional Transport Infrastructure (excluding improvements as a direct result of the Thetford and Attleborough urban extensions and the requirements set out in the Sites Specifics DPD)	Requirement would arise from windfall.		NCC or developer if S278 and S38	On site: S38. On existing Highway: S278 CIL	
Total				£22,036,327			

¹ Off site contribution sought. Based on 1,249 dwellings as allocated in the Sites Specifics. Using £233 per dwelling as stated in Thetford 5,000 schedule, 02_08_12, NCC.

² Excluding new Primary and Nursery Schools in the Thetford and Attleborough urban extensions, expansion of Attleborough High School resulting from urban extension and Thetford Academy expansion resulting from the urban extension and land set aside for expansion of the High School in Watton. Breckland District-Wide Infrastructure Needs, Funding and Delivery Study, EDAW, 2009

³ Using a multiplier of £91.55 per dwelling for Police contributions, taken from the Draft CIL Protocol between District Councils and Norfolk Constabulary in Norfolk, November 2012. Based on sites allocated in DPDs (5,000 at Thetford, 4,000 at Attleborough and 1,249 in the Sites Specifics).

⁴ Based on cost of 1 hydrant (on a minimum 90mm main) per 50 dwellings at a cost of £766 per hydrant which equates to £15.32 per dwelling. Based on sites allocated in DPDs (5,000 at Thetford, 4,000 at Attleborough and 1,249 in the Sites Specifics).

⁵ Breckland District-Wide Infrastructure Needs, Funding and Delivery Study, EDAW, 2009

⁶ £62 per dwelling for bins (BDC). Based on sites allocated in DPDs (5,000 at Thetford, 4,000 at Attleborough and 1,249 in the Sites Specifics). Assumes Breckland Council policy that developer will pay for these bins.

Thetford

The following table shows the Thetford specific infrastructure. UE refers to infrastructure related to the Urban Extension.

Ref.	Infrastructure Type	Project Name	Timescale	Total Project cost	Committed funding	Lead Delivery Agency	How Funded
T1	Biodiversity	Management of SPA, SAC and on-site biodiversity management	Ongoing			NE, FC	S106
T2	Biodiversity	Monitoring of Biodiversity (UE) (HRA mitigation)	Ongoing			NE, FC	S106
T3	Biodiversity	Monitoring of Biodiversity (other developments) (HRA mitigation)	Ongoing			NE, FC	S106
T4	Community Facilities	Off site New library space (UE). No plans to build new libraries in urban extensions.	As required	£1,165,000 ⁷		NCC	S106
T5	Community Facilities	3 x 300m ² Community Centres	Phased	£1,665,000 ⁸			
T6	Education	Primary School and Nursery Places – 3 x 2 FE primary schools (total 1,760 pupil places) (UE)	Phased	£24,000,000 ⁷		NCC	S106
T7	Education	Secondary Education provision – Expansion to Thetford Academy and Sixth Form by 840 places ⁹ (UE)	Phased	£14,443,260 ¹⁰		NCC	S106
T8	Healthcare	Expansion ¹¹ of Thetford Healthy Living Centre to accommodate 3 additional GPs, 2 x Dentists (UE)	by 2019	£750,000 ¹²		NHS Norfolk	S106
T9	Healthcare	New Primary Care Centre to accommodate at least 5 x GPs and 5 x Dentists and Pharmacy within the Urban Extension. (UE)	by 2019/2018	£1,914,000 ¹³		NHS Norfolk	S106
T10	Indoor Sport	2 swimming pool lanes and 3 sports courts (UE)	Phased	£2,326,395 ¹⁴		BDC	S106
T11	Open Space	On site 18.5ha public open space (outdoor sports) (UE) ¹⁵	Phased	£4,625,000 ¹⁶		BDC/TTC	S106
T12	Open Space	On site 30 x LAPs, 20 x LEAPs, 5 x NEAPs (UE) ¹⁷	Phased	£5,200,000 ¹⁸		BDC/TTC	S106
T13	Open Space	On site 5ha Allotments (UE)	Phased	£795,000 ¹⁹		BDC/TTC	S106
T14	Open Space	Off site Cemetery provision	Completed	£105,000 ²⁰	£105,000	TTC	TTC
T16	Open Space	SuDS for Urban Extension (UE)	Phased	£1,141,660 ²¹		Developer/NCC	S106
T17	Train Station	Land for new Railway Station north of Joe Blunt's Lane (UE)	Post 2016	0		Developer	S106
T18	Transport	A11 junction improvements (UE)	Phased	£12,400,000 ²²		HA	S106

⁷ Thetford 5,000 schedule, 02_08_12, NCC.

⁸ From EDAW 2009 study. Note that Policy TH35 of the TAAP does not require community buildings. It is included as an infrastructure item to reflect the Urban Extension application.

⁹ Note that Government funding was used to bring the secondary education offer in Thetford onto one site.

¹⁰ Thetford 5,000 schedule, 02_08_12, NCC. Assumes no capacity in the Academy.

¹¹ Off site provision to accommodate urban extension. The workings of the Centre are to be reviewed to accommodate the GPs and Dentist and the building will not be extended.

¹² Information provided by NHS Commissioning Manager South. Excludes fees and VAT.

¹³ Statement of Need for future Health provision in Thetford, NHS Norfolk, 2010.

¹⁴ Sports England Calculator and Policy TH13 of the Thetford Area Action Plan. Based on 2.4 persons per dwelling for 5,000 dwellings.

¹⁵ The EDAW 2009 study based its assumption of 24Ha of open space on 6,500 dwellings. The TAAP plans for 5,000 dwellings. The Open Space amount has been reduced by 1,500/6,500 which equates to 77%.

¹⁶ From EDAW 2009 study. Uses an average estimated cost of £250,000 per ha of open space.

¹⁷ The EDAW 2009 study based its assumption of 39 x LAPs, 26 x LEAPs, 6 x NEAPs on 6,500 dwellings. The TAAP plans for 5,000 dwellings. The play amount has been reduced by 1,500/6,500 which equates to 77%.

¹⁸ From EDAW 2009 study. Uses an average estimated cost of LAP: £35,000, LEAP: £160,000, NEA: £190,000

¹⁹ From EDAW 2009 study. Uses an average estimated cost of £159,000 per ha of allotments.

²⁰ Thetford Town Council. Cost includes water monitoring, on site infrastructure as well as planning fees.

²¹ Breckland Water Cycle Study – Draft Detailed Study: Infrastructure Costing Technical Note. Scott Wilson, 2010.

²² Transport Plan for Thetford Governance, Funding, Procurement and Delivery, Mott Macdonald, 2011

Ref.	Infrastructure Type	Project Name	Timescale	Total Project cost	Committed funding	Lead Delivery Agency	How Funded
T19	Transport	Thetford internal junction improvements (UE)	Phased	£7,940,000 ²²		NCC	S278
T20	Transport	Relocation of Bus Station to Minstergate	By 2015	£3,483,425 ²³	£3,525,000	NCC	Govt Funding
T21	Transport	Railway Station footbridge improvements – DDA compliant.	By 2026	£1,020,000 ²⁴		Network Rail	CIL
T23	Transport	Town-wide walking and cycling network beyond UE	By 2016	£1,205,000		NCC	CIL
T24	Transport	Thetford Loops	By 2016	Priority one improvements: £780,000 All Loops: £1,500,000 ²⁵		NCC	CIL
T25	Transport	Public Transport (UE)	Phased	£15,019,000 ²⁶		NCC/Developer	S106
T26	Transport	Smarter Travel Thetford Team/Travel Plan (UE)	Phased	£3,800,000 ²⁷		NCC/Developer	S106
T27	Transport	Smarter Travel Thetford Team/Travel Plan (other developments)	As required.	Requirement would arise from windfall.		NCC/Developer	S106
T28	Transport	Bus bridge over railway (UE)	End of Phase 2	£10-15m ²⁸		Developer and Network Rail	S106
T29	Utilities	New Primary Sub-Station (electricity) (UE)	By 2015	£8,000,000		EDF Energy	S106
T30	Utilities	Waste water from development to WWTW (UE)	As required.	£3,040,000		Developer and AWS	Developer
T31	Utilities	Connection to water supply (UE)	As required.	£822,000 ²¹		Developer and AWS	Developer
T32	Utilities	Connection to Gas supply (UE)	As required.	£600,000 ²⁹		Developer	Developer
Total				£135,685,178			

Attleborough Infrastructure

The following table shows the Attleborough specific infrastructure. UE refers to infrastructure related to the Urban Extension.

Ref.	Infrastructure Type	Project Name	Timescale	Total Project cost	Committed funding	Lead Delivery Agency	How Funded
A1	Education	2 x 420 place and 1 x 210 place primary schools that would include nursery provision	Phased	£21,500,000 ³⁰		NCC	S106
A2	Education	Expand Attleborough High School by 672 places (UE)	Phased	£11,957,008 ³⁰		NCC	S106 ³¹
A3	Healthcare	5.5 fte GPs with DP accommodation, pharmacy and dentistry.	Phased	£3,000,000 ³²		NHS Norfolk	S106
A4	Indoor Sport	To follow.	Phased				S106
A5	Open Space	On site 14ha Outdoor Sports Space (UE)	Phased	£3,500,000 ¹⁷		BDC/ ATC	S106
A6	Open Space	On site 23 x LAPs, 16 x LEAPs, 3 x NEAPs (UE)	Phased	£3,935,000 ¹⁸		BDC/ ATC	S106

²³ Cost provided by Moving Thetford Forward team.

²⁴ Estimated cost provided by NCC.

²⁵ Thetford Loops Stage 2 Report, Transport Initiatives, 2010.

²⁶ Transport Plan for Thetford, Mott Macdonald, 2010. Annual cost estimated to be £1,501,900. Assume ten year payment from developer.

²⁷ Transport Plan for Thetford, Mott Macdonald, 2010. Study recommends £380,000 per annum budget required. This figure assumes 10 years of contribution.

²⁸ Cost estimated by Network Rail in 2012.

²⁹ Breckland District-Wide Infrastructure Needs, Funding and Delivery Study, EDAW, 2009. If required – if District Heating Network installed, gas may not be required,

³⁰ Draft County Council Planning Obligation Requirement:- Proposed Housing Developments in Attleborough (4,000 dwellings), NCC, 2011.

³¹ S106 if Urban Extension application comes forward as one, but if piecemeal, could be CIL.

³² Draft information from NHS Norfolk (2012)

Ref.	Infrastructure Type	Project Name	Timescale	Total Project cost	Committed funding	Lead Delivery Agency	How Funded
A7	Open Space	On site 4ha Allotments ³³ (UE)	Phased	£636,000 ¹⁹		ATC	S106
A8	Open Space	SuDS	Phased	£3,411,660 ²¹		Developer/NCC	S106
A9	Transport	Link Road between A11 and B1077 ³⁴ (UE)		Between £9,550,000 and £16,420,000		NCC	S106
A10	Transport	Town Centre Gyratory improvements ²⁶ (partly UE)		To follow		NCC	S278/CIL?
A11	Transport	Smarter Choices Team for Attleborough and Snetterton Heath. ³⁵	Ongoing	£1,800,000 ³⁶		Developer/NCC	S106
A12	Transport	Walking and Cycling Network – town wide	Ongoing	£1,619,434 ³⁷		NCC	CIL
A13	Transport	Walking and Cycling Network – linking Urban Extension to town wide network (UE)	Phased	£3,427,720 ³⁸		Developer/NCC	S106
A14	Transport	Walking and Cycling Network – links to surrounding destinations.	Ongoing	£747,500 ³⁹		NCC	CIL
A15	Transport	Public Transport (UE and Snetterton Heath)	Phased	£4,400,000 ⁴⁰		Developer/NCC	S106
A16	Utilities	Improvements to Attleborough Waste Water Treatment Works	Before 2016	£7,500,000 ⁴¹	£7,500,000	Anglian Water	AWS Price Review
A17	Utilities	Strategic sewer to serve development south of railway (UE)	Phased	£1,250,000 ²¹		Anglian Water	Developer
A18	Utilities	Groundwater Recharge System (UE)	Post 2016	£2,500,000	£2,500,000	Anglian Water	AWS Price Review
A19	Utilities	Connection to Gas supply (UE)	In line with development.	£800,000 ²⁹		National Grid	Developer
Total				£81,534,322			

Snetterton Heath

The following table shows the Snetterton Heath specific infrastructure.

Ref.	Infrastructure Type	Project Name	Timescale	Total Project cost	Committed funding	Lead Delivery Agency	How Funded
SH3	Transport	Improvements to Snetterton Heath junction	As required	To follow			
SH5	Transport	Walking and Cycling Network - links between Snetterton Heath and Attleborough	As required	£254,000 ⁴²		Developer/NCC	CIL
SH1	Utilities	Grid reinforcement.	In line with commissioning.	Unknown.		Uk Power Networks/Developer	Developer
Total				£254,000			

³³ Assuming same level of allotments required as per Thetford Area Action Plan

³⁴ Detailed work is ongoing. This will inform the timescale for delivery as well as give firmer detail on the cost.

³⁵ Note that the Smarter Choices Study for Attleborough recommends sharing a Smarter Travel Team between Thetford, Attleborough and Snetterton Heath. This figure could therefore reduce.

³⁶ Assumes £450 per dwelling as similar to Thetford. Total figure only based on residential and not on employment.

³⁷ From Attleborough Smarter Choices Study, Capita Symonds, 2013. Uses high end estimates and includes interventions T1 to T17, T24 to T5, P1 to P13 and X1 to X6.

³⁸ From Attleborough Smarter Choices Study, Capita Symonds, 2013. Uses high end estimates and includes interventions T18 to T23 and V3 to V7 and V19 to V21. Some of these interventions could be provided as an integral part of the development and therefore would be removed from this cost.

³⁹ From Attleborough Smarter Choices Study, Capita Symonds, 2013. Uses high end estimates and includes interventions V1, V2, & V12 to V14. Note V9 & V10 included in Snetterton Heath table.

⁴⁰ Assumes 2 buses operate the Attleborough to Snetterton Heath Shuttle and 2 buses link the Urban Extension to the rest of the town based on the Smarter Choices Study for Attleborough.

Assumes existing services and future services are coordinated to provide adequate public transport cover for Attleborough. Cost estimated to be £440,000 per annum for 4 new services. Note that the actual figure could be less as the existing services could be redistributed around the town.

⁴¹ Breckland Water Cycle Study – Draft Detailed Study: Infrastructure Costing Technical Note. Scott Wilson, 2010. Note that the final water resource and waste water approach for Attleborough could be different from that included in the 2009 Water Cycle Study and the related Draft Infrastructure Costing Technical Note.

⁴² Assumes delivery of V9 and V10 of the Village and Employment Area Walking and Cycling Network. Attleborough Smarter Choices Study, Capita Symonds, 2013.

Dereham Infrastructure⁴³

The following table shows the Dereham Specific Infrastructure.

Ref.	Infrastructure Type	Project Name	Timescale	Total Project cost	Committed funding	Lead Delivery Agency	How Funded
De1	Healthcare	Expand existing provision by 1x GP and 1x Dentist	By 2026	£450,000 ⁵		NHS Norfolk	CIL
De2	Open Space	Total of 5xLEAPs for D1 and D2 as detailed in Sites Specifics DPD.	In line with development.	£480,000 ¹⁸		Developer/BDC	S106
De3	Open Space	2.48ha of Open Space for D1 and D2 as detailed in Sites Specifics DPD.	In line with development.	£332,500 ¹⁷		Developer/BDC	S106
De4	Open Space	4.5ha cemetery				Town Council	Town Council
De5	Open Space	SuDS	In line with development.	£212,480 ⁴⁴		Developer/NCC	S106
De6	Transport	Norwich Road improvements related to D1 and D2 as detailed in Sites Specifics DPD.	In line with development.	£1,333,333 ⁴⁵		NCC	S106
De7	Utilities	Improvements to Dereham and Mattishall WWTW	In line with development.	£1,000,000 ⁵	£1,000,000	Anglian Water	AWS Price Review
De8	Utilities	Sewer network upgrade	In line with development.	£543,023 ⁴⁰		Developer/Anglian Water	Developer
Total				£4,351,336			

Swaffham Infrastructure

The following table shows the Swaffham specific infrastructure.

Ref.	Infrastructure Type	Project Name	Timescale	Total Project Cost	Committed Funding	Lead Delivery Agency	How Funded
S1	Healthcare	Expand existing provision – 1x GP and 1 Dentist	By 2026	£450,000 ⁵		NHS Norfolk	CIL
S2	Utilities	Upgrades to WWTW	In line with development.	£500,000 ⁵	£500,000	Anglian Water	AWS Price Review
Total				£950,000			

Watton Infrastructure

The following table shows the Watton specific infrastructure.

Ref.	Infrastructure Type	Project Name	Timescale	Total Project cost	Committed funding	Lead Delivery Agency	How Funded
Wa1	Education	Land for High School expansion – 2.42ha – related to W1 as detailed in Sites Specifics DPD.	In line with development.			NCC	S106
Wa2	Healthcare	Expand existing provision – 1 x GP and 1 dentist	By 2026	£450,000 ⁵		NHS Norfolk	CIL
Wa3	Open Space	0.70ha as required by the Sites Specifics DPD for W1, W2 and W3.	In line with development.	£175,000 ¹⁷		Developer/BDC	S106
Wa4	Open Space	2 LEAP areas as required by the Sites Specifics DPD for W2 and W3.	In line with development.	£320,000 ¹⁸		Developer/BDC	S106
Wa5	Open Space	SuDS As required by Sites Specifics DPD for W3	In line with	£15,960 ⁴⁶		NCC	S106

⁴³ D3 in the Sites Specifics DPD already has planning permission and has thus been excluded from this infrastructure list.

⁴⁴ Breckland Water Cycle Study – Draft Detailed Study: Infrastructure Costing Technical Note. Scott Wilson, 2010. As D3 has permission, this is 2/3 of the total in the note.

⁴⁵ EDAW 2009 Study. As D3 has permission, this is 2/3 of the total in the study.

⁴⁶ Breckland Water Cycle Study – Draft Detailed Study: Infrastructure Costing Technical Note. Scott Wilson, 2010. W3 is referred to as W4 in the Technical Note.

Wa6	Utilities	Wastewater transmission	development. In line with development.	£88,000 ²¹		Developer	Developer
			Total	£1,048,960			

Other Areas for development

The infrastructure identified below is taken from the Adopted Sites Specifics DPD.

Ref.	Infrastructure Type	Project Name	Timescale	Total project cost	Committed funding	Lead Delivery Agency	How Funded
Narborough NAR1	Open Space	0.12ha of Children's Space ⁴⁷	In line with development.	£30,000 ¹⁷		Developer/BDC	S106
Shipdham SH1	Open Space	LEAP		£160,000 ¹⁸		Developer/BDC	S106
	Transport	Relocate crossing point on Chapel Street		£14,500 ⁴⁸		Developer/NCC	S278
Swanton Morley SM1	Open Space	0.12Ha of Children's Play		£30,000 ¹⁷		Developer/BDC	S106
	Transport	Cycle links to village hall and Harkers Lane		£200,000 ⁴⁹		Developer/NCC	S106
				Total	£565,000		

⁴⁷ Assumes a LEAP

⁴⁸ Assumes Zebra Crossing. Cost taken from estimates for Zebra Crossing as stated in Attleborough Smarter Choices Study, Capita Symonds, 2013.

⁴⁹ Assumes 500m in length. Cost taken from estimates for new walking and cycling links in a rural area as stated in Attleborough Smarter Choices Study, Capita Symonds, 2013.

Regulation 123 List

The preceding tables identify all the infrastructure requirement of the District. The information is taken from the adopted DPDs and background research.

The following table brings together the infrastructure items that are to be funded through CIL. The Community Infrastructure Levy Regulations 2010 (as amended), at Regulation 123, says:

Further limitations on use of planning obligations

- (1) This regulation applies where a relevant determination is made which results in planning permission being granted for development.
- (2) A planning obligation may not constitute a reason for granting planning permission for the development to the extent that the obligation provides for the funding or provision of relevant infrastructure.
- (3) A planning obligation (“obligation A”) may not constitute a reason for granting planning permission to the extent that—
 - (a) obligation A provides for the funding or provision of an infrastructure project or type of infrastructure; and
 - (b) five or more separate planning obligations that—
 - (i) relate to planning permissions granted for development within the area of the charging authority; and
 - (ii) which provide for the funding or provision of that project, or type of infrastructure, have been entered into before the date that obligation A was entered into.

Inter alia...

“relevant infrastructure” means—

- (a) where a charging authority has published on its website a list of infrastructure projects or types of infrastructure that it intends will be, or may be, wholly or partly funded by CIL, those infrastructure projects or types of infrastructure, or
- (b) where no such list has been published, any infrastructure

The following table meets the requirements of Regulation 123 of xxxxxx. It sets out the infrastructure which Breckland Council intends to spend CIL on.

Inf. Type	Project Name	Location	Timescale	Total Project cost	Committed funding	Lead Agency
Community Facilities	Library services – increased stock and floorspace provision	District wide but excluding Thetford and Attleborough Urban Extensions.	As required to 2026	£291,017		NCC
Open Space	Off site open space and play equipment	District wide	As required to 2026	Requirement would arise from windfall.		BDC/ Town Councils
Education	Nursery Education – Additional Pupil Places	Excluding new Primary and Nursery Schools in the Thetford and Attleborough urban extensions, expansion of Attleborough High School resulting from urban extension and Thetford Academy expansion resulting from the urban extension and land set aside for expansion of the High School in Watton.	As required to 2026	£950,000		NCC
Education	Primary Education – Additional Pupil Places		As required to 2026	£4,700,000		NCC
Education	Secondary Education – Additional Pupil Places		As required to 2026	£1,900,000		NCC
Emergency Services	Increased Police provision.	District wide	As required to 2026	£938,295.95		NCC
Emergency Services	Increased Fire provision.	District wide	As required to 2026			NCC
Emergency Services	Increased Ambulance provision.	District wide	As required to 2026			NHS Norfolk
Indoor Sport	3x additional sports courts	District wide but excluding Thetford and Attleborough Urban Extensions.	As required to 2026	£1,500,000		BDC
Transport	Public transport services	District wide but excluding Thetford and Attleborough Urban Extensions	As required to 2026	£3,000,000		NCC

Transport	Railway Station footbridge improvements – DDA compliant.	Thetford	By 2026	£1,020,000		Network Rail
Transport	Town-wide walking and cycling network beyond UE	Thetford	By 2016	£1,205,000		NCC
Transport	Thetford Loops	Thetford	By 2016	Priority one improvements: £780,000 All Loops: £1,500,000		NCC
Transport	Town Centre Gyratory Improvements	Attleborough	?	?		NCC
Transport	Walking and Cycling Network – town wide	Attleborough	Ongoing	£1,619,434		NCC
Transport	Walking and Cycling Network – links to surrounding destinations.	Attleborough	Ongoing	£747,500		NCC
Transport	Walking and Cycling Network – links between Snetterton Heath and Attleborough	Attleborough	As required	£254,000		Developer/NCC
Healthcare	Expand existing provision by 1x GP and 1x Dentist	Dereham	By 2026	£450,000		NHS Norfolk
Healthcare	Expand existing provision by 1x GP and 1x Dentist	Swaffham	By 2026	£450,000		NHS Norfolk
Healthcare	Expand existing provision by 1x GP and 1x Dentist	Watton	By 2026	£450,000		NHS Norfolk
Total				£20,975,247		