

	Topic	Sub-topic	Settlement	Known Project or Requirement	Description	Location	PCN Area	Major Site	Infrastructure Provider	Delivery Period	Phase 2024-29	Phase 2029-34	Phase 2034-39	Phase 2039-44	Phase Over Plan Period	Phase Beyond Plan	Priority (critical)	Delivery Timescales					Project Cost	Funding	Funding source	Potential Gap	Cost/Funding Notes		Project Notes/Source		
																		2024-2029	2029 - 2034	2034-2039	2039-2044	Beyond plan	Total Cost	Total Funding							
	Community Facilities	Community Hubs, Music Venue and arts	West Horndon	New community building co-locating library and local services, with community access for activities will be required. Revenue funding will be required.	No current library provision in West Horndon	West Horndon	SLH	West Horndon																					Thurrock Council- stakeholder engagement April 2026		
	Community Facilities	Playing Pitch	West Horndon	Sports England playing pitch calculator	Adult Football : Cost calculation is for playing pitches and changing rooms together. To accommodate growth over plan period 4.12 adult football pitches and 8.24 changing rooms would be required.	West Horndon	SLH	West Horndon																	£2,302,335		Developer contributions		Sports England playing pitch calculator		
	Community Facilities	Playing Pitch	West Horndon	Sports England playing pitch calculator	Artificial Grass Pitches (3G): To accommodate growth over plan period 1.03 pitches and 2.06 changing rooms required.	West Horndon	SLH	West Horndon																	£1,759,955		Developer contributions		Sports England playing pitch calculator		
	Community Facilities	Playing Pitch	West Horndon	Sports England playing pitch calculator	Artificial Grass Pitches (Sand): To accommodate growth over plan period 0.1 pitches and 0.21 changing rooms required.	West Horndon	SLH	West Horndon																	£154,696		Developer contributions		Sports England playing pitch calculator		
	Community Facilities	Playing Pitch	West Horndon	Sports England playing pitch calculator	Cricket: Cost calculation is for playing pitches and changing rooms together. To accommodate growth over plan period 1.59 cricket pitches and 3.18 changing rooms would be required.	West Horndon	SLH	West Horndon																	£1,303,243		Developer contributions		Sports England playing pitch calculator		
	Community Facilities	Playing Pitch	West Horndon	Sports England playing pitch calculator	Mini Soccer: Calculation for mini-soccer does not include a cost for changing rooms To accommodate growth over plan period 6.64 mini soccer pitches and 0 changing rooms would be required.	West Horndon	SLH	West Horndon																	£211,065		Developer contributions		Sports England playing pitch calculator		
	Community Facilities	Playing Pitch	West Horndon	Sports England playing pitch calculator	Natural Grass Pitches : Cost calculation is for playing pitches and changing rooms together. To accommodate growth over plan period 24.03 grass pitches and 28.77 changing rooms would be required.	West Horndon	SLH	West Horndon																		£9,323,534		Developer contributions		Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	West Horndon	Sports England playing pitch calculator	Rugby Union: Cost calculation is for playing pitches and changing rooms together. To accommodate growth over plan period 1.74 rugby union pitches and 3.48 changing rooms would be required.	West Horndon	SLH	West Horndon																		£1,083,168		Developer contributions		Sports England playing pitch calculator	
	Community Facilities	Playing Pitch	West Horndon	Sports England playing pitch calculator	Youth Football: Cost calculation is for playing pitches and changing rooms together. To accommodate growth over plan period 8.81 youth football pitches and 11.6 changing rooms would be required.	West Horndon	SLH	West Horndon																		£990,260		Developer contributions		Sports England playing pitch calculator	
	Community Facilities	Sports Facilities	West Horndon	Sports England playing pitch calculator	Outdoor Tennis Courts: To accommodate growth over plan period 3.32 new courts would be required	West Horndon	SLH	West Horndon																		£405,165		Developer contributions		Sports England playing pitch calculator	
	Community Facilities	Sports Facilities	West Horndon	Sports England playing pitch calculator	Sports Halls: To accommodate growth over plan period 6.22 new courts, within 1.55 halls would be required.	West Horndon	SLH	West Horndon																		£4,949,810		Developer contributions		Sports England playing pitch calculator	
	Community Facilities	Sports Facilities	West Horndon	Sports England playing pitch calculator	Swimming Pools: To accommodate growth over plan period 273.82 sqm of swimming pools would be required, amounting to roughly 1.29 new swimming pools.	West Horndon	SLH	West Horndon																		£9,269,294		Developer contributions		Sports England playing pitch calculator	
	Education	Nursery	West Horndon	New schools	738 new pupil places to be provided as part of primary school provision.	West Horndon	SLH	West Horndon	Thurrock Council																	£10,186,850		Developer Contributions + Department for Education	£13,803.32 per nursery pupil place		
	Education	Post-16	West Horndon	New school or expansions required	302 new pupil places required over plan period and beyond. Could be accommodated through expansion of existing schools and/or new school required.	West Horndon	SLH	West Horndon	Thurrock Council																				E27,492 cost per pupil per place for places delivered through an extension. The calculations were based on advice from Thurrock Council Post-16 Education Services that colleges currently have spare capacity. This cost is derived from the Essex County Council Developers' Guide to Infrastructure Contributions (2026). If delivery through extensions were to exceed existing capacity, revised calculations would be required using the full-time post-16 benchmark cost of £28,865 per place. In the absence of a nationally agreed methodology, the figures should be interpreted as informed projections rather than definitive calculations.	Engagement with Head of Education Support Services at Thurrock	
	Education	Primary including SEN	West Horndon	New schools	3716 new pupils with 17.7FE required over plan period. This requirement can be met through provision of additional school facilities. Using a standard assumption of 2FE per primary school, this equates to a total of 8.85 new primary schools or equivalent.	West Horndon	SLH	West Horndon	Thurrock Council																	£75,230,420		Developer Contributions + Department for Education	£20,245.00 per primary pupil place		
	Education	Secondary including SEN	West Horndon	New schools	1972 new pupils across 13.1FE required during plan period. Could be accommodated through expansion of existing schools and/or new school required. Using the Essex Contributions Guide assumption of a minimum 2FE per secondary school, this indicates that 2.2 secondary schools or equivalent are required.	West Horndon	SLH	West Horndon	Thurrock Council																		£54,910,340		Developer Contributions + Department for Education	£27,845.00 per secondary pupil place	
	Education	SEND	West Horndon	New Schools	SEN Provision per pupil £28,278.66 – this is calculated based on an average of TBC costs to deliver SEN provision (resource bases) in Thurrock. SEN numbers in Thurrock are mixed into primary and secondary numbers. But a number of pupils expected is included above as part of an overall SLH figure including West Horndon. The rest of the pupil places and costs are split between SLH and WH.	West Horndon	SLH	West Horndon	Thurrock Council																		ETBC				
	Green and Blue Infrastructure	Allotments	West Horndon	Allotment space	Development requires 3 hectares of allotment space over the plan period and beyond to accommodate growth	West Horndon	SLH	West Horndon	Thurrock Council / Developer																	£973,763	£0	Developer Contributions	Thurrock Open Space Audit and Needs Assessment January 2026		
	Green and Blue Infrastructure	Green and Blue Infrastructure	West Horndon	Parks and gardens	Development requires 19.20ha of parks and gardens over plan period to accommodate growth	West Horndon	SLH	West Horndon	Thurrock Council / Developer																	£10,935,628	£0	Developer Contributions	Cost / ha Standard from Dacorum Borough Council Open Space, Sports and Leisure Background Topic Paper (November 2020). Application of Consumer Price Index uplift from 2020 to March 2026 from Bank of England CPI Calculator (using ONS data). This indicates a change in value of 29.4% over this time period Cost / ha Standard from Dacorum Borough Council Open Space, Sports and Leisure Background Topic Paper (November 2020). Application of Consumer Price Index uplift from 2020 to March 2026 from Bank of England CPI Calculator (using ONS data). This indicates a change in value of 29.4% over this time period	Calculation of Thurrock Council Housing Allocations and application of an assumed 2.4 people per household standard. This allowed for application of the Fields in Trust Standards of 0.60ha/1000 people to be applied to determine total infrastructure space requirement.	
	Green and Blue Infrastructure	Green and Blue Infrastructure	West Horndon	Amenity green space	Development requires 14.40ha of amenity greenspace over plan period to accommodate growth	West Horndon	SLH	West Horndon	Thurrock Council / Developer																	£2,982,444	£0	Developer Contributions	Cost / ha Standard from Dacorum Borough Council Open Space, Sports and Leisure Background Topic Paper (November 2020). Application of Consumer Price Index uplift from 2020 to March 2026 from Bank of England CPI Calculator (using ONS data). This indicates a change in value of 29.4% over this time period	Calculation of Thurrock Council Housing Allocations and application of an assumed 2.4 people per household standard. This allowed for application of the Fields in Trust Standards of 0.60ha/1000 people to be applied to determine total infrastructure space requirement.	
	Green and Blue Infrastructure	Green and Blue Infrastructure	West Horndon	Natural and semi natural open space	Development requires 43.20ha of natural and semi natural open space over the plan period to accommodate growth	West Horndon	SLH	West Horndon	Thurrock Council / Developer																	£7,828,915	£0	Developer Contributions	Cost / ha Standard from Dacorum Borough Council Open Space, Sports and Leisure Background Topic Paper (November 2020). Application of Consumer Price Index uplift from 2020 to March 2026 from Bank of England CPI Calculator (using ONS data). This indicates a change in value of 29.4% over this time period	Calculation of Thurrock Council Housing Allocations and application of an assumed 2.4 people per household standard. This allowed for application of the Fields in Trust Standards of 1.60ha/1000 people to be applied to determine total infrastructure space requirement.	
	Healthcare	Primary Care	West Horndon	Two new healthcare facilities	Growth requires a total of 1,714 square metres of new floorspace. New GP surgeries usually have an NIA of 700-1,000m2.	West Horndon	SLH	West Horndon	ICB																	£7,841,550		Developer Contributions + ICB	The ICB uses BCIS (Building Cost Information Service) data to estimate building costs. The current BCIS cost for primary care facilities is £4,575 per m²	Integrated Care Board Response on 16/02/2026, 23/04/2026 and 01/06/2026	
	Transport	Active travel	West Horndon	Active travel routes - including traffic free and on-street / advisory routes to LTN 1/20 standards	Creation of or upgrade of existing roads to provide sufficient width for inclusion of cycle lane / footways. Proposed cycle lanes can be provided as traffic-free links. Total of 18.22km	West Horndon	SLH	West Horndon																		£38,459,003		Developer Contributions	Local Plan Transport Assessment 2026		
	Transport	Highways	West Horndon	New roads	New roads to be built to facilitate access and connectivity to the new housing / employment sites. Carriageway width depends on function of the roads, typically range between 4.1m (secondary) to 5.5m (primary road), or 6m for bus routes, with c.2m footway or either or both sides of the road.	West Horndon	SLH	West Horndon																		£84,678,020		Developer Contributions	Local Plan Transport Assessment 2026		
	Transport	Highways	West Horndon	Upgrade of existing roads	Existing roads to be upgraded to meet function of the road. Carriageway width typically ranges between 4.1m (secondary) to 5.5m (primary road), or 6m for bus routes, with c.2m footway or either or both sides of the road.	West Horndon	SLH	West Horndon																		£51,884,210		Developer Contributions	Local Plan Transport Assessment 2026		
	Transport	Highways	West Horndon	Childerditch Lane bridge - upgrade	The bridge over the West Horndon Station to be upgraded to shares bus and pedestrian/cyclist bridge. Section on St Mary's Lane between Dunnings Lane and Station Road to be closed for general traffic. This proposal is consistent with the Horndon St Mary's proposal (pending planning application decision). The proposal includes a 3m carriageway, ~4m shared pedestrian and cyclist route. Indicatively 35m in length and 7m in width with walking and cycling route; includes resurficing of existing structure	West Horndon	SLH	West Horndon																		£1,500,000		Developer Contributions	Local Plan Transport Assessment 2026		
	Transport	Highways	West Horndon	St Mary's Lane bridge - replacement	As the St Mary's Lane crossing is to be closed for general traffic, the existing bridge on Childerditch Lane across the railway track is to be provided for use by all modes. This bridge would provide essential connection from The West Horndon housing site to the facilities located to the north of the station. The bridge is proposed to comprise 5.5m carriageway, a 3m shared pedestrian/cyclist lane and a 2m footway. Indicatively overall length of 38m, 10.5m in width.	West Horndon	SLH	West Horndon																		£21,000,000		Developer Contributions	Local Plan Transport Assessment 2026		
	Water	Clean water	West Horndon	Dualing of 36 inch main for a distance of 650m with a 1000mm main to ensure security of supply	Water supply upgrade required to ensure security of supply, as advised by Essex and Suffolk Water.	West Horndon	SLH	West Horndon	ESW																				Stakeholder engagement with ESW, June 2026		