

Former Forest Heath Area

**Infrastructure Delivery Plan to 2031
to support the
Single Issue Review of Policy CS7 and
Site Allocations Local Plan**

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1. Introduction

- 1.1. The purpose of an Infrastructure Delivery Plan (IDP) is to support the local plan by identifying key items of infrastructure required to support the implementation of the policies in the Plan. It sets out the what, when and how for key physical and social infrastructure required to achieve sustainable growth in the former Forest Heath area and deliver the policies of the Single Issue Review (SIR) of Core Strategy Policy CS7 – Overall Housing Provision and Distribution and Site Allocations Local Plan (SALP) to 2031.

2. Background

- 2.1. A draft IDP accompanied each of the three draft stages of the SIR and SALP. The drafts were based on data known at the time of publication, and engagement with infrastructure providers continued through the plan preparation process.
- 2.2. The draft IDP that supported the final submission stage (Regulation 19) of the SIR and SALP identified the key items of infrastructure and services required to accompany the proposed levels of growth, and the costs of providing the infrastructure where it was possible to do so and/or sources of funding for particular mitigation schemes. The cost of infrastructure provision was taken into account in the whole plan viability study carried out by Three Dragons and Troy Planning & Design, October 2016, and is included in the evidence documents on the [examination webpage](#).
- 2.3. The SIR and SALP were the subject of examination by two inspectors appointed by the Planning Inspectorate and public hearing sessions were held in September and October 2017 with subsequent modifications examined at a public hearing in June 2018. Further post-submission main modifications were the subject of consultation from 9 May to 21 June 2019.
- 2.4. The Inspectors' report on the SIR and schedule of main modifications, and a separate report on the SALP with a schedule of main modifications, together with the draft IDP and the other supporting evidence documents are available on the [West Suffolk website](#).
- 2.5. The Council adopted the SIR and SALP on 19 September 2019 and the IDP has been updated to support the adopted SIR and SALP.

3. What is 'Infrastructure' in terms of growth planned in the SIR and SALP?

3.1. The term 'infrastructure' is used here to describe the requirements needed to make places function efficiently and effectively and create sustainable communities. It covers three main areas: physical, social and community, together with green infrastructure.

3.2. Examples of physical infrastructure are:

- roads/highways and other transport infrastructure
- energy supplies
- water
- drainage and waste provision
- public realm
- heritage assets.

3.3. Social and community infrastructure will include:

- education
- healthcare
- sports and leisure
- community centres.

3.4. Green infrastructure usually refers to a network of multi-functional open spaces, including:

- formal parks
- gardens
- woodland
- green corridors
- waterways and water features
- street trees
- public rights of way
- cycleways
- open countryside.

3.5. These infrastructure requirements can also be divided into strategic and local:

Strategic infrastructure refers to facilities or services serving a wider area that may be the whole town and surrounding area, the district or beyond – for example improvements to trunk roads and county roads, investment in water, sewerage, gas, and electricity networks. Strategic infrastructure may be required to accommodate the needs of a large development proposal in a particular town and/or to accommodate the cumulative impacts of growth in a wider area.

Local infrastructure is the facilities and/or services that are essential in meeting day-to-day needs of the population – for example schools, community facilities and local green spaces. These are often essential for

a development to occur and/or are needed to mitigate the impact of development at the site or local/village level.

- 3.6. There are cross-overs such as improvements to transport networks which are classed as physical infrastructure, but are likely to have elements which link with green infrastructure such as walkways and cycleways. In most cases local infrastructure needs are met through normal development costs and Section 106 contributions. In cases of larger developments, or planned growth involving several sites in one area, strategic infrastructure may need to be provided through planned new provision or improvement schemes funded by the appropriate authority and/or developer contributions.
- 3.7. The facilities and services listed as examples of local infrastructure above are provided in different ways, and often at different stages in the development process. In addition, it may be the cumulative impact of several developments that trigger delivery or provision of required infrastructure, and in some settlements the new allocations are in addition to recent planning permissions that have commenced or been completed, so there is no simple formula that can be applied to any one service or number of dwellings.

4. Strategic infrastructure requirements of the SALP

- 4.1. Physical infrastructure such as roads, drainage and water supply usually cross administrative boundaries and involve different providers, agencies and organisations. Studies were undertaken for the SIR and SALP, including the cumulative transport impact study and water cycle study, that helped provide the evidence needed to allocate land for development, and these are available to view online at www.westsuffolk.gov.uk/localplanevidence.
- 4.2. This IDP does not deal with major, national or cross boundary regional infrastructure such as improvements to the national road network, as such projects are the responsibility of Highways England and funded through a national strategy. Highways England schemes for the A14 at Newmarket (Junction 37 with the A142) and the A11 Fiveways roundabout and associated at grade junctions are included in the Road Investment Strategy (RIS) 2 funding round, details of which are due to be announced in the 2019 Budget.
- 4.3. However, it is recognised that there is a need for major infrastructure investment to enable some larger strategic growth to proceed. However, it is important to acknowledge that new or improved infrastructure will usually require lead-in times, so the provision of this type of infrastructure (e.g. a new school) is included in policies in the SALP. The potential for the public purse to contribute to some of these major projects will also have an impact on timing of development. Developers will be expected to deliver or contribute towards the delivery of infrastructure and only in exceptional circumstances will contributions to this provision be waived by the local planning authority.

Roads/highways and other transport infrastructure

- 4.4. A cumulative traffic impact assessment was carried out for the SIR and SALP to assess the more than local impact of development on the road network in and outside the former Forest Heath area. The main impacts are from growth planned at Newmarket, Mildenhall, Lakenheath, and Red Lodge and these impacts will be addressed through requirements set out in the site allocation policies.
- 4.5. **Brandon** – none required
- 4.6. **Mildenhall** – masterplan required for site SA4 – land west of Mildenhall; permeability for pedestrians and cyclists must be provided between the existing settlement edge and new development. Other local highway improvements and transport plans will be provided as required through working with and consulting Suffolk County Council.
- 4.7. **Newmarket** – the Hatchfield Farm development will provide improvements to the A14/A142 junction and horse crossings (through S106 agreement) – see the paragraph in Policy SA6 requiring provision of ‘signalisation of the A14/ A142 junction, or other agreed measure and the signalisation of the Rayes Lane horse crossing’; site SA6a) Brickfield

Stud is required to include sustainable travel provision including facilities for pedestrians and cyclist and links to existing networks; and all seven sites allocated in Newmarket need to meet the following requirement (Policy SA6 B)):

'Permission will only be granted for development proposals where applicants can demonstrate that the transport impact of each proposal (including cumulative impacts where appropriate) on horse movements in the town, together with impacts on other users of the highway, has been assessed to:

- i. determine whether the proposal results in material adverse impacts and
- ii. where necessary, to identify any measures necessary to mitigate the individual (and, where appropriate, cumulative) transport impacts of development (which may include contributions to upgrading horse crossings and measures to raise awareness of the special circumstances and highway safety issues in Newmarket where appropriate).'

- 4.8. **Lakenheath** – a separate and additional piece of work was carried out to assess the cumulative impact of traffic movements from the sites allocated in Lakenheath on the Eriswell junction to the south of the village. As a result, all sites allocated in Policies SA7 and SA8 are subject to the following condition:

'Permission will only be granted where applicants can demonstrate that satisfactory measures to mitigate the cumulative and individual highway impacts of development on the sites(s) can be formally secured and are deliverable.'

- 4.9. **Red Lodge** – no issues were identified for the A11 slip roads; all sites allocated in Policy SA9 are required to provide cycle and pedestrian links within the sites and where appropriate connections to the existing network.
- 4.10. There are no strategic or cumulative traffic or transport impacts that require mitigation arising from allocations in the primary villages of Beck Row, Kentford, and West Row. In Exning Policy SA12 allocates land for around 205 dwellings and this allocation requires a Development Brief to be produced and adopted that includes provision of a dedicated cross county cycle path between Burwell and the site and how this will be delivered (both on-site and off-site contributions and joint working with East Cambridgeshire District and Cambridgeshire County Councils required).

Energy, water, drainage and waste

- 4.11. There are no new, specific strategic infrastructure requirements for the former Forest Heath area in terms of energy and water provision, or drainage and waste disposal.

Social and community infrastructure

- 4.12. **Health** – NHS England and the West Suffolk Clinical Commissioning Group plan for health care provision at the strategic and local level. Continuing engagement with these bodies takes place in planning for the future and for specific growth proposals at the local level. No strategic level health infrastructure was required to be delivered through the growth proposed in the SIR and SALP
- 4.13. **Education** – primary school and early years' settings are determined at the local level, and secondary school places are determined at county level. Apart from the allocation of land west of Mildenhall in Policy SA4 for a mixed use development of 1300 dwellings, 5ha of employment land, a 10ha area for suitable alternative natural greenspace (SANGS) and schools and public services, there is no strategic requirement for education infrastructure as a result of growth planned in the SIR and SALP. The Mildenhall allocation SA4 includes the Mildenhall Hub project that includes co-location of schools, leisure facilities and public services.
- 4.14. **Sports and leisure, and green infrastructure** The Mildenhall Hub project included in allocation SA4 will provide leisure facilities for Mildenhall and a wider hinterland. This site will also provide a 10ha SANGS in addition to strategic open space and formal play areas, and connection to the River Lark corridor and wider landscape providing a framework of interconnecting green corridors.
- 4.15. At a strategic level all allocations for growth in the Breckland Special Protection Area (SPA) constraint zones are required to provide open space and/or measures for influencing recreation to avoid an increase in visitors from damaging the SPA and other sites of international and national environmental and biodiversity interest. An important element of these measures is provision of a warden service whose role will include monitoring the effectiveness of this requirement.
- 4.16. Improvements and expansion of sports and leisure facilities will be provided at an appropriate level through development proposals using Policy DM42 of the Joint Development Management Policies local plan document.

5. Site specific/local infrastructure requirements

- 5.1. Core Strategy Policy CS13 provides the framework and mechanism for ensuring the provision or expansion of essential infrastructure through Section 106 or Community Infrastructure Levy (CIL) developer contributions. Generally, infrastructure items such as additional school places, and/or the need to improve or expand GP surgeries, will be funded through development in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers).
- 5.2. Engagement with infrastructure and service providers throughout all stages of preparing the SIR and SALP ensured that at examination evidence was provided to demonstrate that essential physical and social and community infrastructure and services can be provided for the new residents of the site allocations in the plan through development contributions and informed forward planning.
- 5.3. Many of the sites allocated in the SALP require specific items of infrastructure and/or services to be provided and/or contributions to be made to a cumulative need in that settlement (e.g. a new primary school), and where this has been identified these have been included in the policy.
- 5.4. The following table starts with the infrastructure requirements as set out for each settlement in the SALP, and the table sets out the site allocations for each settlement and notes if applications have been made or planning permission granted, and if the latter whether the local infrastructure requirements set out in the SALP policy have been/will be delivered (usually through a S106 agreement).
- 5.5. The sites where no application has been submitted will be subject to the criteria and requirements set out in the SALP policies and other local plan policies including Core Strategy Policy CS13 and relevant Joint Development Management Policies local plan document.

Brandon

- 5.6. **SALP Infrastructure requirements** paragraphs 5.4.8 to 5.4.10.
- 5.7. The limited amount of growth planned for Brandon does not generate significant infrastructure requirements. Although the dualling of the A11 has resulted in less through traffic there are traffic congestion issues, particularly at the A1065 railway crossing to the north of the town.
- 5.8. Developer contributions will be sought to ensure provision of adequate early years and childcare facilities in line with Suffolk County Council's Developers Guide to Infrastructure Contributions. Primary school place provision is approaching a tipping point in Brandon, so growth above the amount planned in Policy SA2 may be sufficient to necessitate the establishment of a new school. The IES Breckland Free (Secondary) School is capable of expansion within its own site.
- 5.9. There is limited space to expand either of the two GP surgeries in the town. Increased primary healthcare capacity is required in line with development growth, and this will be sought through developer contributions.
- 5.10. **Brandon site allocations and policy requirements**

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
SA2(a)		Land at Warren Close – indicative capacity 23 dwellings			
SA2(b)	DC/16/1450/OUT Outline permission for 10 dwellings granted January 2019 DC/19/1616/OUT Outline application received	Land off Gas House Drove – indicative capacity 10 dwellings	N/A	–	Decision pending.

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
	August 2019 for 9 dwellings on this site.				
SA3		Brandon Cemetery			An extension to the cemetery is infrastructure required through the SALP

Mildenhall

- 5.11. **SALP Infrastructure requirements** paragraphs 5.5.11 to 5.5.18.
- 5.12. The significant growth planned for Mildenhall generates significant infrastructure requirements. An Infrastructure Delivery Plan (IDP) has been produced to support this document to set out how infrastructure requirements will be met.
- 5.13. The housing and employment growth planned for Mildenhall over the plan period will generate a large number of additional traffic and altered movements. Mitigation schemes will be required as development sites in the town are brought forward to facilitate improvements. In addition to specific highway improvements it is also important that sustainable modes of travel are enhanced. These improvements will be sought through travel plans required as part of development proposals. The Fiveways roundabout to the east of the town is part of the strategic road network, and the council will continue to work with Highways England, Suffolk County Council and local people and organisations to plan for future improvements.
- 5.14. The Mildenhall Hub project is an ambitious partnership initiative to rationalise and improve the public estate in Mildenhall for the benefit of local people. The proposed project includes relocating/replacing a variety of public buildings, currently split across five separate sites within Mildenhall, to one location on the western side of the town.
- 5.15. The services that could potentially be included are:
- Mildenhall College Academy
 - pre-school
 - council offices (including the former Forest Heath District Council(FHDC), Suffolk County Council (SCC), the Department for Work and Pensions (DWP), health and the Citizens' Advice Bureau (CAB))
 - improved leisure facilities (pool, sports hall, fitness suite, outdoor pitches)
 - health centre
 - library
 - police station
 - fire station
 - primary school (later phases).

- 5.16. A development brief identifying how the site can be brought forward for development, addressing issues around traffic, amenity and the local environment was adopted in June 2016.
- 5.17. The infrastructure requirements to serve the Mildenhall Hub project are addressed in the development brief and will feed into the wider development on the western side of Mildenhall.
- 5.18. In addition to the Hub project various options are being considered for provision of additional secondary school places to serve the north and western settlements in the former Forest Heath area, including expanding provision in Mildenhall
- 5.19. The scale of development proposed at Mildenhall will necessitate contributions to improving or expanding waste management facilities.
- 5.20. Additions and/or improvements to the green infrastructure network will be required as part of development schemes. In particular, new natural greenspace should be created to the west of the town as an alternative to Breckland SPA. This may take the form of a country park.
- 5.21. **Mildenhall site allocations and policy requirements**

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
SA4(a)		Land west of Mildenhall – indicative capacity 1,300 dwellings			
SA5(a)	DC/16/1109/FUL (part)	Land at 54 Kingsway – indicative capacity 23 dwellings	Planning permission for 6 dwellings on part of the site granted July 2016	Permission granted before SALP	
SA5(b)		District Council Offices, College Heath Road – indicative capacity 89 dwellings			

Newmarket

- 5.22. SALP Infrastructure requirements paragraphs 5.6.14 and 5.6.15.
- 5.23. The level of growth planned for Newmarket generates the need for infrastructure provision to be made at the appropriate stage of the development process. Core Strategy Policy CS13 provides the framework and mechanism for ensuring the provision or expansion of essential infrastructure through Section 106 or CIL contributions. Generally, additional school places, and/or the need to improve or expand GP surgeries will be funded through development in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers).
- 5.24. Infrastructure needed to deliver development in Newmarket includes the following:
- green infrastructure provision as part of developments, and by improvement to existing green spaces, including new links to the Yellow Brick Road blue/green corridor
 - mitigation scheme(s) to improve traffic flow and safety at the A14/A142 junction
 - mitigation schemes designed to lessen the impact of additional traffic on horse movements may be required depending on the location and scale of development (see SA6(b))
 - expansion/provision of additional pre-school settings and primary and secondary school places
 - expansion and possible relocation of GP practices where and when appropriate (in line with emerging Clinical Commissioning Group Strategic Estates Plans (SEPs)).
- 5.25. **Newmarket site allocations and policy requirements**

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
SA6(a)	DC/18/2477/FUL Application for 79 dwellings submitted December 2018.	Brickfield Stud, Exning Road – indicative capacity 87 dwellings			Decision pending.
SA6(b)		Land at Black Bear Lane and Rowley Drive			

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
		junction – indicative capacity 50 dwellings			
SA6(c)	DC/17/1896/HYB Hybrid planning application: Full planning permission – 62 no. dwellings and a wardened 20 unit young persons' residence; Outline application for up to 83 no. dwellings.	Land at Phillips Close & grassland south–wet of Leaders Way & Sefton Way – indicative capacity 117 dwellings	N/A	–	Decision pending.
SA6(d)		Former St Felix Middle School site – indicative capacity 50 dwellings			
SA6(e)	DC/16/0193/FUL Planning permission for 21 no. two bedroom apartments granted April 2016	Land adjacent to Jim Joel Court – indicative capacity 21 dwellings	N/A	–	Permission prior to SALP policy requirements. Condition limiting occupation to people over 55. Given this limit on occupation developer contributions in respect of open space, affordable housing and

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
					education were not require.
SA6(f)	DC/15/0754/FUL Planning permission for conversion of former nightclub to 36 dwelling units granted July 2016	Land at 146a High Street – indicative capacity 46 dwellings	N/A	–	Permission prior to SALP allocation and policy requirements.
SA6(g)	DC/13/0408/OUT Outline application for 400 dwellings submitted October 2013. Secretary of State's decision pending.	Land at Hatchfield Farm – indicative capacity 400 dwellings			

Lakenheath

5.26. **SALP Infrastructure requirements** paragraph 5.7.8.

5.27. The level of growth planned for Lakenheath generates the need for infrastructure provision to be made at the appropriate stage of the development process. Core Strategy Policy CS13 provides the framework and mechanism for ensuring the provision or expansion of essential infrastructure through Section 106 or CIL contributions.

5.28. Infrastructure that will be needed to facilitate the delivery of development in Lakenheath includes the following:

- off-site junction/highway improvements
- primary school with pre-school
- early years/childcare provision
- expansion of Primary Healthcare capacity required in line with development growth
- as the population grows the County Council will seek to relocate the library to a multiple-use facility if an opportunity becomes available
- strategic landscaping and open space on each site, and if any site comes forward individually a contribution will be required to enable a strategic approach to the provision of suitable alternative natural greenspace and access linking to the wider network across the north of Lakenheath.

5.29. **Lakenheath site allocations and policy requirements**

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
SA7(a)	Part site – F/2010/0337/OUT Outline planning permission granted for retail store and 13 dwellings and DC/15/0324/RM reserved matters	Matthews Nursery – mixed use A1 retail and residential	N/A	N/A	Outline Permission prior to SALP allocation and policy requirements.

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
	approved August 2015				
SA7(b)	F/13/0394/OUT Outline planning permission for up to 140 dwellings granted October 2018	Land west of Eriswell Road – indicative capacity 140 dwellings	√ S106	√	
SA8(a)	F/13/0345/OUT Outline planning permission for up to 81 dwellings granted September 2018	Rabbit Hill Covert, Station Road – indicative capacity 81 dwellings	√ S106	√	
SA8(b)	DC/14/2096/HYB Hybrid planning application: 1) Full application for the creation of a new vehicular access onto Station Road, and entrance to a new primary school; 2) Outline application for up to 375 dwellings submitted November 2014.	Land north of Station Road – mixed use to include 375 dwellings and a primary school			Decision pending.
SA8(c)	DC/13/0660/FUL Planning permission for erection of 67 dwellings granted October 2018	Land off Briscoe Way – indicative capacity 67 dwellings	√ S106	√	

Red Lodge

5.30. **SALP Infrastructure requirements** paragraphs 5.8.7 and 5.8.8

5.31. The level of growth planned for Red Lodge generates the need for infrastructure provision to be made at the appropriate stage of the development process. Core Strategy Policy CS13 provides the framework and mechanism for ensuring the provision or expansion of essential infrastructure through Section 106 or CIL contributions.

5.32. Infrastructure that will be needed in Red Lodge to deliver development includes the following:

- a new primary school (to include a pre-school setting)
- early years/childcare provision
- expansion of GP practice where and when appropriate
- the County Council is looking for opportunities to provide a library service in the future, preferably in a multi-use facility.

5.33. **Red Lodge site allocations and policy requirements**

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. nfrastructure?	If pp granted – policy compliant?	Comment
SA9(a)	DC/17/0451/OUT Outline application for up to 55 dwellings submitted May 2017.	Land off Turnpike Road and Coopers Yard – indicative capacity 132 dwellings			Decision pending.
SA9(b)		Land east of Red Lodge (north) – indicative capacity 140 dwellings			
SA9(c)	F/2013/0257/HYB Hybrid application: outline application including erection of up to 268 dwellings, and	Land east of Red Lodge (south) – indicative capacity 382 dwellings	√	√	Both decisions taken prior to SALP allocation and

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. nrastructure?	If pp granted – policy compliant?	Comment
	<p>full application for erection of 106 dwellings approved June 2016</p> <p>DC/16/2833/FUL (part) Planning permission for 8 dwellings granted June 2017</p>				policy requirements. However S106 secured open space and green links that would satisfy policy requirement SA9 A
SA9(d)	<p>DC/16/0596/OUT Outline permission for up to 125 dwellings granted April 2017</p> <p>DC/17/2014/RM Reserved matters approved February 2018</p>	Land west of Newmarket Road and north of Elms Road indicative capacity 125 dwellings	√ S106	√	S106 includes contribution toward a Warden
SSA10(a)		Land north of Acorn Way – indicative capacity 300 dwellings			

Beck Row

- 5.34. **SALP Infrastructure requirements** paragraphs 5.9.7 and 5.9.8.
- 5.35. The level of growth planned for Beck Row generates the need for some infrastructure provision/improvements to be made at the appropriate stage of the development process. In Beck Row expansion of the existing primary school is required, and this has been secured through S106 agreements providing developer contributions in line with Policy CS13 and the Suffolk County Council Developers Guide to Infrastructure Contributions. Contributions have also been secured through these agreements to provide affordable housing, education places, pre-school provision, public open space, NHS contributions, and contributions towards public transport improvements including new bus stops and real time passenger information (RTPI) boards.
- 5.36. Existing open space such as Aspal Close LNR could accommodate more visitors if there was a warden service, which could be secured through these developer contributions.
- 5.37. **Beck Row site allocations and policy requirements**

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
SA11(a)	DC/15/0922/OUT outline permission for up to 60 dwellings October 2015 Permission lapsed. DC/18/1993/OUT outline application for up to 60 dwellings pending decision	Land adjacent to St Johns Street – indicative capacity 60 dwellings	N/A	–	DC/18/1993/OUT submitted as previous outline permission lapsed. Decision pending.
SA11(b)	DC/13/0123/OUT Outline planning permission for erection	Land to the south of the caravan park, Aspal	Open space	✓	Permission prior to SALP allocation and

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
	of up to 124 dwellings granted June 2014 DC/17/0940/RM Reserved matters application approved October 2017	Lane – indicative capacity 117 dwellings			policy requirements. Open space secured.
SA11(c)		Land east of Aspal Lane – indicative capacity 5 dwellings	N/A	–	
SA11(d)	DC/14/1745/OUT outline planning permission for up to 24 dwellings granted March 2016 DC/15/0922/OUT application for 66 dwellings on the same site – pending determination	Land adjacent to Beck Lodge Farm indicative capacity 24 dwellings	N/A	–	

Exning

- 5.38. **SALP Infrastructure requirements** paragraph 5.10.7.
- 5.39. The level of growth planned for Exning generates the need for some infrastructure provision/improvements to be made at the appropriate stage of the development process. In Exning the cumulative impact of growth may result in contributions being required for expansion and possible relocation of GP practices in Newmarket where and when appropriate in line with emerging Clinical Commissioning Group Strategic Estates Plans (SEPs). In addition, the council is working with neighbouring authorities towards improving cycle links between Exning and Burwell.
- 5.40. **Exning Site Allocations and policy requirements**

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
SA12(a)		Land south of Burwell Road and west of Queens View – indicative capacity 205 dwellings			

Kentford

- 5.41. **SALP Infrastructure requirements** paragraph 5.11.7
- 5.42. The level of growth planned for Kentford will generate the need for some improvements and/or additional provision of infrastructure and/or services to be made at the appropriate stage of the development process. Provision has been made to enable Moulton Primary School to be expanded. It is recommended that the potential of early years provision should be considered. The closest GP practices are in Newmarket, and expansion and possible relation of GP practices will be considered where and when appropriate in line with emerging Clinical Commissioning Group Strategic Estates Plans (SEPs).
- 5.43. **Kentford site allocations and policy requirements**

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
SA13(a)	DC/14/2203/OUT Outline permission for up to 34 dwellings granted July 2016 DC/18/0135/RM reserved matters approved November 2018	Land to the rear of The Kentford – indicative capacity 34 dwellings	N/A	–	Policy requirements not infrastructure related
SA13(b)	DC/14/0585/OUT Outline planning permission for a 20–box racehorse training establishment and 63	Land at Meddler Stud – indicative capacity 63 dwellings	N/A	–	Policy requirements not infrastructure related

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
	dwellings granted on appeal 2016 DC/17/2476/RM reserved matters approved November 2018				

West Row

- 5.44. **SALP Infrastructure requirements** paragraph 5.12.7
- 5.45. The level of growth planned for West Row will generate the need for some improvements and/or additional provision of infrastructure and/or services to be made at the appropriate stage of the development process. Land has been identified to enable West Row Primary School to be expanded. It is recommended that the potential of early-years provision should be considered here. The closest GP practices are in Mildenhall, and expansion and possible relocation of GP practices will be considered where and when appropriate in line with emerging Clinical Commissioning Group Strategic Estates Plans (SEPs)
- 5.46. **West Row site allocations and policy requirements**

Site allocation ref	Status/planning ref no.	Description of allocation/application	If granted – S106/conditions re. infrastructure?	If pp granted – policy compliant?	Comment
SA14(a)	DC/14/2047/HYB (part) Full application for erection of 41 dwellings and outline applications for erection of up to 90 dwellings, and outline for 7 self-build homes etc. DC/17/0964/FUL (part) erection of 6 dwellings adjoining site above	Land east of Beeches Road – indicative capacity 152 dwellings Application withdrawn/abandoned May 2018			Decision pending.