



Forest Heath
District Council

Forest Heath District Council

Draft Infrastructure Delivery Plan to 2031

**Consultation draft
April 2016**

Contents

	Page	
1. Introduction	4	
2. The background	5	
3. The Core Strategy Single Issue Review (SIR) and Site Allocations Local Plan (SALP)	7	
4. Updating studies for the SIR and SALP	12	
5. Infrastructure requirements and constraints	13	
6. Viability and Infrastructure Delivery	15	
7. Settlement summaries - infrastructure and service constraints, issues and priorities	24	
Settlement profiles –		
- Brandon		
- Mildenhall		
- Newmarket		
- Lakenheath		
- Red Lodge		
- Beck Row		
- Exning		
- Kentford		
- West Row		
8. Potential funding and delivery options	65	
9. Conclusion and next steps	66	
Appendices		
Appendix A	Glossary of terms	67
Appendix B	Key background evidence documents	70

About this document

This is the second draft of an Infrastructure Development Plan (IDP) that accompanies the Preferred Options consultation drafts of both the Single Issue Review (SIR) of Core Strategy Policy CS7 – Overall Housing Provision and Distribution, and the Site Allocations Local Plan (SALP). The first draft accompanied the SIR Issues and Options and SALP Further Issues and Options draft documents published for consultation between August and October 2015.

It is important to note that the IDP is based on data known at the time of publication, and that it is part of the iterative process of developing Local Plan documents and will be updated and refined as these documents progress through the planning process to the submission draft stage.

Two essential activities in preparing this Preferred Options stage of both the SIR and SALP has been continued engagement with infrastructure and service providers, and the updating of studies. This version of the IDP identifies key infrastructure required to deliver the scale and distribution of growth envisaged in the Preferred Options SIR and SALP. However, more detailed work will be undertaken during and following the consultation period to estimate the cost of new or enhanced infrastructure required to support the quantity and distribution of growth set out in the submission draft of the SIR, and the sites allocated in the submission draft of the SALP.

Funding for infrastructure comes through a range of sources including developers (through S.106 agreements), infrastructure providers (through planned projects and upgrades), service providers, and in the future through the Community Infrastructure Levy (CIL). CIL is a standard charge on developments that will replace many, but not all, of the items of infrastructure currently secured under S106 Obligations. Forest Heath is preparing to become a CIL Charging Authority, which means that the total cost of infrastructure that CIL payments are expected to fund must be identified. The next version of the IDP to support submission documents will identify what additional infrastructure is needed to support the proposals contained within the Core Strategy SIR and the Site Allocations Local Plan, and what the estimated costs of these infrastructure additions or improvements are likely to be. This will have an impact on viability, and this too will be tested as part of preparing the submission versions of both local plans and the IDP that will accompany them.

The purpose of this version of the IDP, at this “preferred options” (Regulation 18) stage of the plan preparation process is to identify the key items of infrastructure and services required to accompany the proposed levels of growth, the further areas of work that need to be completed to provide more detailed information and the costs of providing the infrastructure, and to reflect consultation responses and the results of continuing dialogue with infrastructure and service providers that establish where constraints on delivering proposed growth may exist.

1. Introduction

- 1.1 This draft Infrastructure Delivery Plan (IDP) provides a framework to support the planned delivery of infrastructure that is required to deliver the spatial policies contained within the Forest Heath Core Strategy Local Plan adopted in May 2010. Following a High Court Challenge to Core Strategy Policy CS7 the council has prepared a Preferred Options consultation draft of an Overall Housing Provision and Distribution document. This is known as a Single Issue Review (SIR) of Policy CS7 and the abbreviation SIR will be used in this draft IDP.
- 1.2 The council is also preparing a Site Allocations Local Plan (SALP) for the district, and a Further Issues and Options consultation took place in parallel with the SIR Issues and Options consultation between August and October 2015. A first draft of the IDP was published at that time.
- 1.3 This draft of the IDP will be published as part of the evidence base for the Preferred Options consultation on the SIR and the SALP, and comments on the document will be welcome as part of this process. Responses received will be assessed by officers and may be used to influence the content of the next version of the IDP that will be prepared to accompany the submission draft of both the SIR and SALP.
- 1.4 The IDP is based on data known at the time of publication. However, it is important to note that the IDP is part of the iterative process of developing Local Plan documents and as such will be reviewed regularly to capture the most up-to-date information.
- 1.5 Comments on this document can be made electronically through the council's public consultation website:
<http://westsuffolk.jdi-consult.net/localplan/>

Alternatively, written comments will be accepted and a paper response form can be obtained by telephoning 01284 757368 or emailing planning.policy@westsuffolk.gov.uk

Please send paper comments/letters to:

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Western Way
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2. The background

2.1 The previous draft IDP accompanied the Further Issues and Options consultation drafts of the SIR and the Site Allocations Local Plan (SALP), and was published in August 2015. This draft has evolved to support the Preferred Options draft of these documents from responses to the further Issues and Options consultations, and through continued working with infrastructure and service providers to assess the impact of the council's preferred options set out in both the SIR and SALP Preferred Options consultation draft documents.

2.2 The August 2015 draft IDP sets out the policy background, and the evidence background. The evidence base for the first draft of the IDP used the Nathaniel Litchfield Infrastructure and Environmental Capacity Appraisal (IECA), and the AECOM report, both published in 2009, as a starting point, together with the Strategic Flood Risk and Water Cycle Study carried out by Hyder Consulting UK in 2011. It also referred to Topic Paper No.5 Infrastructure and Delivery, produced to support the Forest Heath Core Strategy Examination in Public (held December 2009 – January 2010), which set out the discussions and consultations held with utility providers, and summarised the IECA report. This evidence is not repeated here, so this Preferred Options draft IDP should be read in conjunction with the draft IDP prepared to accompany the Further Issues and Options drafts of the SIR and SALP (August 2015) which is available online, together with the supporting evidence documents:

http://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/2015-07-15-Final-Version-Draft-IDP-2.pdf

www.westsuffolk.gov.uk/supportinginformation

<http://www.suffolk.gov.uk/roads-and-transport/public-transport-and-planning/transport-planning-strategy-and-plans/>

http://www.westsuffolk.gov.uk/planning/Planning_Policies/upload/AECOM_FinalVersionTransportStudy.pdf

2.3 The evidence in the 2009 and 2011 documents was updated through engaging with the main service and infrastructure providers, and this second version of the IDP has been informed by this continuing dialogue and meetings, technical consultations, working with consultants on updating the Water Cycle Study, and responses to the Issues and Options SIR and SALP consultation held between August and October 2015. The updated studies and research used as evidence for the local plan documents will be published on the council's website to support the submission draft of the local plan documents.

2.4 The council recognises that larger developments could have an impact outside the administrative boundary, such as water supply, waste disposal, and traffic impacts. It will be necessary to assess the wider impact of growth proposals and make the necessary arrangements for the

mitigation of any such impacts. This will involve continuing to work with other neighbouring councils, especially in Cambridgeshire and Norfolk.

- 2.5 As well as supporting the SIR and SALP the IDP will be used to provide a basis for the calculation of appropriate charging mechanisms/schedules for infrastructure including the Community Infrastructure Levy (CIL). Section 7 of the Issues & Options IDP (August 2015) sets out potential funding and delivery options, and paragraphs 7.3 to 7.5 sets out information on CIL and relationship between CIL and S106.

3. The Core Strategy Single Issue Review (SIR) and Site Allocations Local Plan (SALP)

- 3.1 This version of the IDP has been developed to support the Preferred Options drafts of the SIR and SALP and is not the final version of the physical, social and community or green infrastructure required to enhance, improve or provide the necessary support for and creation of sustainable communities. It has been prepared in tandem with work on the SIR and SALP and does not pre-judge the outcome of consultation and engagement on the council's Preferred Options. At this stage in the plan-making process the IDP has been able to identify that there are no significant constraints to delivering the amount of growth set out in the SIR and the preferred locations set out in policies in the SALP.
- 3.2 The council will continue to work with infrastructure and service providers to ensure that the infrastructure identified as being necessary to support the quantity of housing and sites set out in the SIR and SALP submission documents is included in the next version of the IDP.
- 3.3 The SIR sets out two options for the quantity of growth and its distribution:

Distribution Option 1: Higher growth at Mildenhall and Red Lodge and Primary Villages, and lower growth at Newmarket
(council's Regulation 18 preferred option)

Settlement	Existing commitments and completions (2011-2015)	Additional provision	Windfall	Totals	Percentage distribution
Brandon	55	70		125	2%
Mildenhall	177	1350		1527	22%
Newmarket	288	680		968	14%
Lakenheath	76	800		876	13%
Red Lodge	704	950		1654	24%
Primary Villages	596	750		1346	20%
Other potential *	92		220	312	5%
TOTALS	1988	4600	220	6808	100%

*Other potential includes rural completions and commitments and windfall

Distribution Option 2: Higher growth at Newmarket, enabling lower growth at Mildenhall, Red Lodge and Primary Villages
(council's non-preferred option)

Settlement	Existing commitments and completions (2011-2015)	Additional provision	Windfall	Totals	Percentage distribution
Brandon	55	70		125	2%
Mildenhall	177	1150		1327	19%
Newmarket	288	1080		1368	20%
Lakenheath	76	800		876	13%
Red Lodge	704	850		1554	23%
Primary Villages	596	650		1246	18%
Other potential *	92		220	312	5%
TOTALS	1988	4600	220	6808	100%

*Other potential includes rural completions and commitments and windfall

- 3.4 The SALP identifies sites that are the preferred options for development in the market towns, the key service centres and the primary villages. The indicative capacity of these sites totals some 4,551 dwellings (note: this figure does not include sites where a capacity isn't stated or windfall developments):

Settlement	Indicative housing capacity of preferred sites	Additional policy allocations
Brandon	68	site for a cemetery
Mildenhall	1,359	2.6 ha employment, schools, leisure facilities and public services
Newmarket	654	<ul style="list-style-type: none"> design brief required for site N1(b) likely to include a number of dwellings a minimum of 5ha employment and 1.5ha school site (site N1(c)).
Lakenheath	828	<ul style="list-style-type: none"> Potential for an unspecified number of dwellings on site L1(a) (extant planning permission for retail store and 13 dwellings); a primary school.
Red Lodge	896	<ul style="list-style-type: none"> 8ha of employment land; 2ha for a new primary school; Provision for a gypsy and traveller site.
Beck Row	372	
Exning	140	

Settlement	Indicative housing capacity of preferred sites	Additional policy allocations
Kentford	94	Proposed amendment to settlement boundary for Moulton to identify site for expansion of the primary school.
West Row	140	1ha of land identified for the expansion of the primary school
Total	4,551	Some additional dwellings + various other land uses – see above

3.5 Site allocation policies include specific items, such as the provision of a primary school (see table above), and also set out the key items of infrastructure required to enable these sites to be developed. Some are site specific, others are more general, and include, for example:

- strategic landscaping and open space to address individual site requirements and location;
- measures for influencing recreation in the surrounding area through provision of suitable alternative natural greenspace and the enhancement and promotion of a dog friendly access routes;
- sustainable travel provision including facilities for pedestrians and cyclists;
- cycle and pedestrian links within sites and links to surrounding areas.

3.6 Underpinning the site allocation policies are policies contained in the Forest Heath Core Strategy and the Joint Development Management Policies Documents 2015 (JDMP). Core Strategy Policy CS13 sets out the need for development to provide appropriate infrastructure, and makes provision for developer contributions to help achieve this:

Policy CS 13: Infrastructure and Developer Contributions

Infrastructure

The release of land for development will be dependant on there being sufficient capacity in the existing local infrastructure to meet the additional requirements arising from new development. Suitable arrangements will be put in place to improve infrastructure, services, and community facilities, where necessary, to mitigate the impact of development.

New development will be required to demonstrate that it will not harm the District's ability to improve the educational attainment, the accessibility to services, jobs, health and community safety, the biodiversity and well-being of Forest Heath communities.

The main areas to be addressed will be:

- a.** Providing for health and social care facilities, in particular, a new healthy living centre at Brandon and improved primary health care facilities and services at Mildenhall, Newmarket, Lakenheath and Red Lodge;
- b.** Provide the education, skills, and life long learning requirements for the District in communication with Suffolk County Council; including the provision of a new primary school in Red Lodge as part of the Red Lodge Master Plan;
- c.** Continued partnership with Suffolk County Council, Highways Authority and other relevant partners to implement Strategic Transport Improvements, as per policy CS12;
- d.** Providing for additional strategic waste water treatment capacity in accordance with Strategic Flood Risk Assessment and Water Cycle Study. This waste water infrastructure will be upgraded as required and operational in time to meet the demands of the development;
- e.** Providing for strategic enhancement of the energy supply network (electricity) identified through continued working with EDF Energy;
- f.** Ensuring access and safety concerns are resolved within all new developments and the associated area, particularly Newmarket, Mildenhall and Brandon where large scale urban extensions are planned;
- g.** Provide the Open Space, Sport and Recreation need throughout the District in accordance with the Forest Heath PPG17 Audit, Built Facilities Study and Green Space Strategy;
- h.** Taking account of the need for stronger and safer communities including features of safe design in association with the new development and appropriate provision for new police facilities and infrastructure.

Developer Contributions

Arrangements for the provision, or improvement of infrastructure, including in terms of access to facilities, to the required standard will be secured by planning obligation or, where appropriate, via conditions attached to a planning permission. This will ensure that the necessary improvements can be completed prior to occupation of development, or the relevant phase of a development and its maintenance during the initial period of operation.

All development in the plan area will be accompanied by appropriate infrastructure to meet site specific requirements and create sustainable communities. The infrastructure will be provided in tandem with the development and where appropriate arrangements will be made for its subsequent maintenance.

- 3.7 The JDMP sets out policies that require different types and levels of infrastructure proportionate to the proposal being considered. Policy DM2: Creating Places – Development Principles and Local Distinctiveness provides a framework for the appropriate level of provision, and specific requirements are set out in policies including:

DM3: Masterplans;

DM4: Development Briefs;
DM6: Flooding and Sustainable Drainage;
DM7: Sustainable Design and Construction;
DM12: Mitigation, Enhancement, Management and Monitoring of Biodiversity;
DM22: Residential Design;
DM37: Public Realm Improvements;
DM41: Community Facilities and Services;
DM42: Open Space, Sport and Recreation Facilities;
DM43: Leisure and Cultural Facilities;
DM44: Rights of Way;
DM46: Parking standards;
DM50: Horse Walks

4. Updating studies for the SIR and SALP

- 4.1 Section 3 of the August 2015 IDP sets out the evidence background to preparation of the IDP. The main evidence documents are the Nathaniel Litchfield Infrastructure and Environmental Capacity Appraisal (IECA), and the AECOM report, both published in 2009, together with the Strategic Flood Risk and Water Cycle Study carried out by Hyder Consulting UK.
- 4.2 The council started a process of engaging with infrastructure and service providers in the spring of 2015 as part preparing the IDP that accompanied the SIR Issues and Options and SALP Further Issues and Options consultation drafts in August 2015. Responses to the 2015 consultation, and continuing dialogue with infrastructure and service providers, has led to further research and study updates being commissioned. The Water Cycle Study is being updated, and will be added to the council's website when available:
http://www.westsuffolk.gov.uk/planning/Planning_Policies/backgroundpolicyevidence.cfm. AECOM have been commissioned to update the 2009 Transport Study. This will be completed in the spring of 2016 and published on the council's website. The findings of these studies will inform the submission draft of the SIR and SALP (and accompanying IDP).
- 4.3 Other updated information is included in the Local Plan Evidence Base Report 2016 www.westsuffolk.gov.uk/localplanevidence and extracts reported in Table 2 below for each settlement where appropriate (for example requirements to provide new primary schools).

5. Infrastructure requirements and constraints

5.1 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, and green infrastructure. Examples of physical infrastructure are:

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

Social and community infrastructure will include:

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

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; and
- open countryside.

5.2 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 road, 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.

- 5.3 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.

6. Viability and Infrastructure Delivery

- 6.1 The coordinated management and delivery of infrastructure across the District will be essential in order to ensure that new development and residents have the facilities that they require. Viability of new development will be important when considering the requirements of infrastructure. 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.
- 6.2 It is recognised that there will be a need for major infrastructure investment to enable some larger strategic growth to proceed. However, the phasing of this growth will be included in the submission draft of the SIR and SALP and will acknowledge this need and the potential lead-in time to enable development to take place. The potential for the public purse to contribute to some of these major projects will also have an impact on timing of development.
- 6.3 Suffolk County Council have produced a Developers' Guide to Infrastructure Contributions that the Suffolk local authorities have adopted. This is supported by Topic Papers covering different areas of service and infrastructure provision, e.g. health infrastructure, early years and childcare, and education. The Guide and the Topic Papers can be accessed from the Suffolk County Council website: http://www.suffolk.gov.uk/assets/suffolk.gov.uk/Environment%20and%20Transport/Planning%20and%20Building/20140423_S106_Developers_Guide_to_Infrastructure.pdf
- The Topic Papers can be found through this link: <https://www.suffolk.gov.uk/planning-and-environment/planning-and-development-advice/section-106-planning-obligations/>
- 6.4 The August 2015 draft IDP set out a summary of the current situation and key infrastructure requirements or issues by category, and considered each of the towns, key service centres and primary villages identified in Policy CS1 of the Core Strategy. This is not repeated here, but the key strategic issues for growth in the district are summarised in Table 1 below. Section 7 sets out the strategic and local issues applicable to each of the settlements.

Table 1: Key strategic issues for growth

Infrastructure/Service Provider/Operator	Evidence document/Response to August 2015 draft IDP	Key issues	Impact assessment/Action required	Comments
Transport				
Highways England	2009 AECOM transport study 2016 AECOM transport study update	A14/A142 junction, (Newmarket)	Cumulative impact to be assessed. Localised junction capacity to be assessed. No strategic deficiency has been highlighted that cannot be accommodated through the planning process.	The council will continue to work with Suffolk County Council, Highways England, Cambridgeshire county council and East Cambridgeshire District Council to identify solutions and support early implementation/delivery.
Suffolk County Council	2009 AECOM transport study Local Transport Plan 2011 – 2031 2016 AECOM transport study update	Traffic congestion issues in Brandon	A post-A11 dualling scheme has been undertaken (completed 2014), and will inform preparation of a package of local safety and management improvements. Brandon is not designated for any significant levels of growth and a	The council will continue to work with Suffolk County Council to identify solutions and support early implementation/delivery.

Infrastructure/Service Provider/Operator	Evidence document/Response to August 2015 draft IDP	Key issues	Impact assessment/Action required	Comments
			bypass/ relief road is not proposed in this plan period.	
Suffolk County Council	2009 AECOM transport study Local Transport Plan 2011 – 2031 2016 AECOM transport study update	King Street junction, central Mildenhall A11 Fiveways junction Mildenhall	Cumulative impact of growth proposals in Mildenhall, West Row and Beck Row being assessed. Localised junction capacity being assessed. Post-A11 improvements and impacts of growth being assessed.	The council will continue to work with Suffolk County Council to identify solutions and support early implementation/delivery.
Suffolk County Council	2009 AECOM transport study Local Transport Plan 2011 – 2031 2016 AECOM transport study update	A11/A14 junction 38 (east of Newmarket)	Cumulative impact to be assessed. Localised junction capacity to be assessed. No strategic deficiency has been highlighted that cannot be accommodated through the planning process.	The council will continue to work with Suffolk County Council to identify solutions and support early implementation/delivery.
Network Rail and train		Peterborough to	Assess potential to	The council will work

Infrastructure/Service Provider/Operator	Evidence document/Response to August 2015 draft IDP	Key issues	Impact assessment/Action required	Comments
operating companies		Norwich line (<i>stops at Brandon, and Lakenheath by request on Saturdays and Sundays only</i>) Peterborough to Ipswich line (<i>stops at Kennett</i>) Cambridge to Ipswich line (<i>stops at Newmarket and Kennett</i>).	reinstate the Newmarket west curve railway line	with Cambridgeshire County Council, East Cambridgeshire District Council, local communities, train operators and Network Rail to support and encourage improvement to services.
Water and Drainage				
Suffolk County Council	Suffolk Flood Risk Management Strategy	Surface water flooding issues in Newmarket	Assessment of issues and solutions outlined in the Newmarket Surface Water Management Plan (NSWMP) AECOM, 2015	Developers to be made aware of issues and JDMP policies applied.
Environment Agency (water quality and surface water drainage)	Eastern Rivers Project	Cut-Off Channel, Lark Soham Lode/Snail and Kennet Surface water drainage in the district.	Flood maps to be updated. Surface water management maps being updated.	Developers to be made aware of issues and JDMP policies applied.
Anglian Water Services, (AWS), the Environment	Water Cycle Study, Hyder Consulting 2011	Provision of sufficient wastewater treatment	New or improved sewers and upgrades	See specific settlement tables below.

Infrastructure/Service Provider/Operator	Evidence document/Response to August 2015 draft IDP	Key issues	Impact assessment/Action required	Comments
Agency, (EA), and the Ely Group of Internal Drainage Boards, (IDB),	Water Cycle Study Update, Arcadis 2016	capacity, whilst complying with strict environmental standards.	to pumping stations may be required, depending on the location of developments. No significant constraints to delivery identified.	
Suffolk County Council	Suffolk Flood Risk Management Strategy May 2015	Issues identified for individual sites	Constraints identified on individual sites.	See specific settlement tables below.
Ely Group of Internal Drainage Boards, (IDB)	Responses to SALP Issues & Options consultation	Issues identified for individual sites	Constraints identified on individual sites.	See specific settlement tables below.
Waste Management				
Suffolk County Council & Forest Heath District Council	Suffolk Waste Core Strategy 2011	Pressure on the Mildenhall Household Waste Recycling Centre	Expansion or replacement of the facility at Mildenhall being explored.	Suffolk County Council's S106 Developers Guide to Infrastructure Contributions sets standard contributions toward waste disposal facilities (dependent on local need).
Energy				
UK Power Networks & EDF Energy	Response to August 2015 draft IDP	Very large developments may raise issues of competing power requirements of	Specific future capacity issues have not been identified	Specific future capacity issues have not been identified at this stage.

Infrastructure/Service Provider/Operator	Evidence document/Response to August 2015 draft IDP	Key issues	Impact assessment/Action required	Comments
		employment/economic development and housing development		
Education				
Suffolk County Council	Education and Learning Infrastructure Plan	Investment will be required to accommodate additional children from areas of new housing growth	Large scale growth will require investment in additional new schools, including provision for early years. This is identified in policies in the SALP (see specific settlement tables below). Lower scale growth and the cumulative impact of growth will require existing schools and early years provision to be expanded.	Site expansions are allocated in the SALP. Provision to be delivered through S106/CIL developer contributions.
Health and social care				
NHS England West Suffolk Clinical Commissioning Group GP Practices Suffolk County Council/Forest Heath District Council & private	Response to August 2015 draft IDP	Ageing population Growing population and rising birth rate	Capacity to expand on existing sites in some localities.	Developer contributions required (through S106 or CIL as appropriate). Core Strategy Policy CS13 refers.

Infrastructure/Service Provider/Operator	Evidence document/Response to August 2015 draft IDP	Key issues	Impact assessment/Action required	Comments
sector providers				
Emergency services				
Suffolk Constabulary	Response to August 2015 draft IDP	Police	The Suffolk Fire and Rescue Service do not foresee any problems arising from the four distribution options proposed (at Issues & Options stage August 2015), or any need for additional service provision. This is based on existing service conditions, and development will be monitored in case service requirements change during the plan period.	The council will continue to liaise with emergency service providers to ensure the appropriate provision is planned for and resources identified, as appropriate, for specific settlements in the submission version of the IDP.
Suffolk Fire and Rescue Service	Response to August 2015 draft IDP	Fire		
East of England Ambulance Service	Response to August 2015 draft IDP	Ambulance		
Community and leisure facilities, culture and heritage				
Various providers	Accessible natural Green Space Study 2016	Capacity for growth, viability and future protection and enhancement.	Protection and enhancement of heritage assets need to be factored in to proposals for new	New development is required to comply with Core Strategy Policy CS13, and Joint Development

Infrastructure/Service Provider/Operator	Evidence document/Response to August 2015 draft IDP	Key issues	Impact assessment/Action required	Comments
		Informal leisure – potential pressure on protected habitats.	development. (Core Strategy Policy CS13 and JDMPD Policies DM2, DM3, DM4, and DM41, refer).	Management Policies document Policies DM2, DM3, DM4, DM35, DM36, DM41, DM42 and DM43. Relevant SALP policies on provision of community, leisure, culture and/or heritage infrastructure/services.
Sport and recreation facilities				
Various providers.	West Suffolk Sport Facilities Assessment, 4Global, January 2015 Accessible Natural Green Space Study 2016	Informal leisure – potential pressure on protected habitats.	New or expanded provision will need to be delivered through a variety of sources including developer contributions.	New development is required to comply with Core Strategy Policy CS13, and Joint Development Management Policies document Policies DM2, DM3, DM4, DM35, DM36, DM41, DM42 and DM43. Relevant SALP policies on provision of sport and recreation facilities.
Green infrastructure, open spaces and Public Rights of Way				
Various providers including developers, FHDC, town and parish councils, and Suffolk	Accessible Natural Green Space Study 2016 Preferred Options SALP Policy wording to secure	Lack of access to green space Impact of leisure activities on protected	New or expanded provision will need to be delivered through developer	New development is required to comply with Core Strategy Policy CS13, Joint

Infrastructure/Service Provider/Operator	Evidence document/Response to August 2015 draft IDP	Key issues	Impact assessment/Action required	Comments
County Council	green infrastructure requirements, 2016	areas (e.g. the SPA and buffers)	contributions.	Development Management Policies Document Policies DM2, DM3, DM4, DM42, DM43 and DM44, and relevant SALP policies that include provision of new green infrastructure and/or links to existing green infrastructure.

7. Settlement summaries - infrastructure and service constraints, issues and priorities

- 7.1 The Preferred Option set out in the SIR presents a realistic option for housing provision to meet the housing needs of the district, and the distribution of this growth in the district to 2031. The Preferred Options SALP sets out sites in the market towns, key service centres and primary villages that are preferred site allocations that are available to deliver development over the plan period.
- 7.2 Details of the existing and necessary infrastructure for the three market towns, two key service centres and four primary villages that have been identified to date are set out below. This is intended to give a broad indication of the types of infrastructure identified by infrastructure and service providers required to address deficits and support the different levels of growth.
- 7.3 This version of the IDP provides a more focussed view of infrastructure requirements which helps inform a closer look at the proposed distribution of growth, and the settlements and sites, but it is unavoidable that gaps in data will exist until the amount of development, the distribution of this, and precise locations emerge in the final, submission documents. The submission draft version of the IDP will be informed by continuing dialogue with infrastructure and service providers and the study updates commissioned late 2015/early 2016.
- 7.4 The tables below are based on existing provision; constraints, issues and infrastructure requirements identified by infrastructure and service providers in the spring of 2015; discussion and engagement with service providers; responses to the August 2015 Issues and Options consultation on the SIR and the SALP; and ongoing work updating studies and evidence documents.

Table 2: Core Strategy Single Issue Review (SIR) and Site Allocations Local Plan (SALP) Preferred Options: Infrastructure and services review

Brandon				
SIR Distribution Additional provision: Option 1 – 70 dwellings; Option 2 – 70 dwellings				
SALP: Policy B1 allocates three sites for residential development with a cumulative total indicative capacity of 68 dwellings, and Policy B2 allocates land for a cemetery				
Infrastructure Category	Lead Organisation	Existing	Improvements Required	Provision planned and/or funding sources
Transport	<ul style="list-style-type: none"> • Network Rail • Bus and Rail operators • Suffolk County Council • Highways Agency (A11) 	<ul style="list-style-type: none"> • Rail services from Brandon railway station to Cambridge and Norwich. • Buses to Thetford, Norwich, Mildenhall, and Bury St Edmunds. • The A1065 connects Brandon to Mildenhall and the A11 to the south west, and to Mundford (A134) and Swaffham (A47) to the north east. 	Suffolk County Council is committed to undertake further work with the District Council to ensure that the issues for the different areas of growth are understood and identify areas where further transport assessment is required to build on the work undertaken in 2009.	Not identified at this stage.
Energy	UK Power Networks	Energy supply	<ul style="list-style-type: none"> • No capacity issues have been identified. No 	N/A

			<p>improvements identified.</p> <ul style="list-style-type: none"> Investment is driven by demand and improvement plans 	
Waste management	Suffolk County Council		To be ascertained at the planning application stage.	<p>Suffolk County Council's S106 Developers Guide to Infrastructure Contributions sets standard contributions toward waste disposal facilities (dependent on local need).</p> <p>In many cases it will be appropriate to use planning conditions to reduce waste through on-site measures such as providing composting and recycling facilities.</p>
Water & Drainage	<p>Anglian Water Services</p> <p>SCC</p>	<p>West Suffolk RZ</p> <p>Brandon WRC</p> <p>Surface water flooding issues.</p>	<p>None identified: Water supply is not a constraint on proposed level of development. No constraints associated with Brandon WRC in terms of treatment capacity or discharge capacity. None identified.</p>	<p>N/A</p> <p>Water and drainage provision part of development scheme costs.</p>
Education	<ul style="list-style-type: none"> SCC Academies 	<p>2 primary schools</p> <p>11 - 16 age Free School</p>	Primary: Proposed growth is not expected to require	Early years and children's centre

	<ul style="list-style-type: none"> Free schools 		<p>significant school place provision. Primary school place provision is approaching a tipping point in Brandon. Growth above planned level could be sufficient to necessitate the establishment of a new school.</p> <p>Secondary: IES Breckland Free School is capable of expansion within its own site.</p>	<p>developer contributions (where appropriate), and developer contributions to education provision will be sought (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.</p>
Health	NHS England West Suffolk Clinical Commissioning Group	2 GP surgeries Nursing Home 2 dental practices	Expansion of GP practices where and when appropriate.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.
Emergency Services	Suffolk Police Suffolk Fire & Rescue	Police station Fire station	None identified at this stage. The Suffolk Fire and Rescue Service do not foresee any problems arising from the level of growth proposed, or	Individual sites will need to ensure suitable access for fire appliances and provision of water supplies (fire

			any need for additional service provision.	hydrants). Automated sprinkler systems are encouraged, but cannot automatically be required. Police: Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.
Community Facilities	SCC, FHDC, town councils and local community groups	Community centre Cemetery	Cemetery expansion <i>(Note: planning permission DC/15/1198 granted 29th February 2016.)</i>	Site allocated for use as a cemetery in SALP Policy B2. Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.
Sport and Recreation	FHDC Abbeycroft Leisure,	Sports grounds Playspace	The council will work with community and sports	Developer contributions required, as appropriate

	Community groups, FA and other organisations	Leisure centre with a four court sports hall and indoor bowls.	bodies to identify improvements and/or expansion required as a result of planned growth.	(through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers).
Green Infrastructure		Excellent natural areas.	No provision of natural open space required. Development would need to provide accessible natural green space and walking routes.	Part of development scheme costs. No additional costs identified. SALP Policy B1: Strategic landscaping and open space must be provided to address the individual site requirements and location.

Mildenhall

SIR Distribution additional provision: Option 1 – 1,350 dwellings; Option 2 – 1,150 dwellings

SALP: Policy M1 allocates 95ha of land for mixed uses to include 1,250 dwellings, and Policy M2 allocates two sites with a combined indicative capacity of 109 dwellings.

Infrastructure Category	Lead Organisation	Existing	Improvements Required	Provision planned and/or funding sources
Transport	<ul style="list-style-type: none"> • Bus and Rail operators • SCC • Highways England 	<ul style="list-style-type: none"> • Buses to Bury St Edmunds and Newmarket (including Rail Station) and services from Newmarket to Cambridge. • The A11 links to Norwich, and the A14. 	Suffolk County Council is committed to undertake further work with the District Council to ensure that the issues for the different areas of growth are understood and identify areas where further transport assessment is required to build on the work undertaken in 2009, and initial work on the Business Plan for the Mildenhall Hub.	Developer contributions Government Suffolk Local Transport Plan
Energy	UK Power Networks	Energy supply	<ul style="list-style-type: none"> • No capacity issues have been identified • Investment is driven by demand and improvement plans • Not known at this stage 	Developer contributions
Waste	Suffolk County		The scale of development	Suffolk County Council's

management	Council		proposed at Mildenhall in SALP Policies M1 and M2 will necessitate contributions to improving or expanding waste management facilities.	S106 Developers Guide to Infrastructure Contributions sets standard contributions toward waste disposal facilities (dependent on local need), or CIL will be used as appropriate.
Water & Drainage	AWS SCC	Newmarket RZ Mildenhall WRC Surface water flooding issues.	None identified: Water supply is not a constraint on proposed level of development. No constraints associated with Mildenhall WRC in terms of treatment capacity or discharge capacity. None identified.	None identified at this stage. Water and drainage provision part of development scheme costs.
Education	SCC Academies Free school	2 primary schools 1 high school	A new primary school will be required. This should include a pre-school setting, and should be planned to enable expansion in future years. Various options being considered for provision of additional secondary school places. Note: Mildenhall Hub allocation (land west of Mildenhall SALP Policy M1(a) requires a masterplan	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and SALP Policy M1 refer.

			including provision of schools and other public services.	
Health		7 GPs in two surgeries 6 dentists in two practices 3 nursing homes	Expansion of existing health and community services required to serve additional dwellings proposed in SALP policies M1 and M2.	Developer contributions required (through S106 or CIL as appropriate). Core Strategy Policy CS13 and SALP Policy M1 refer.
Emergency Services	Suffolk Police East of England Ambulance Service Suffolk Fire and Rescue	Police Station Ambulance Station Fire Station	None identified at this stage. The Suffolk Fire and Rescue Service do not foresee any problems arising from the four distribution options proposed, or any need for additional service provision.	Developer contributions - See SALP Policy M1 and requirements for the Mildenhall Hub Project. Individual sites will need to ensure suitable access for fire appliances and provision of water supplies (fire hydrants). Automated sprinkler systems are encouraged, but cannot automatically be required.
Community Facilities	SCC, FHDC, town councils and local community groups	Library Community centres	Will be considered as part of the Mildenhall Hub project	Developer contributions - See SALP Policy M1 and requirements for the Mildenhall Hub Project
Sport and Recreation	FHDC Abbeycroft Leisure	Sports grounds Playspace	Will be considered as part of the Mildenhall Hub project	Developer contributions - See SALP Policy M1

	Local community groups FA and similar organisations	Allotments Swimming pool and leisure centre		and requirements for the Mildenhall Hub Project, and JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
Green Infrastructure		Mildenhall Woods	Additions and/or improvements will be required as part of development schemes. New natural greenspace should be created as an alternative to Mildenhall Woods west of the town.	Developer contributions - Green infrastructure requirements set out in SALP Policies M1 and M2, and in JDMP policies particularly Policies DM2, DM42 and DM44.

Newmarket

SIR Distribution additional provision: Option 1 – 680 dwellings; Option 2 – 1,080 dwellings

SALP: Policy N1 allocates six sites to provide a total indicative capacity of 654 dwellings excluding site N1(b) land at Black Bear Lane and Rowley Drive junction the potential uses and capacity will be explored through a development brief.

Infrastructure Category	Lead Organisation	Existing	Improvements Required	Provision planned and/or funding sources
Transport	Network Rail Bus and Rail operators SCC Highways Agency	Rail services to Ipswich, Bury St Edmunds, Cambridge, and beyond. Bus services to Ely, Bury St Edmunds, Mildenhall and Cambridge. The A14 links to Felixstowe, Cambridge, the A11, M11, A1, and M1	Further assessment required: <ul style="list-style-type: none">• impact of additional traffic on horse movements and the horse movements on other highway movements;• the junction of the A14 junction 37 and the local highway network identified as requiring improvement;• the impact of growth on the Air Quality Management Area along the High Street and the assessment of increased movements through the town from the surrounding area, notably Exning and Kentford.	Not identified at this stage.
Energy	UK Power Networks	Energy supply	<ul style="list-style-type: none">• No capacity issues have been identified	Developer contributions

			<ul style="list-style-type: none"> Investment is driven by demand and improvement plans Not known 	
Waste Management	Suffolk County Council		To be ascertained at the planning application stage. In many cases it will be appropriate to use planning conditions to reduce waste through on-site measures such as providing composting and recycling facilities. (See JDMP Policies DM2 and DM3.)	Suffolk County Council's S106 Developers Guide to Infrastructure Contributions sets standard contributions toward waste disposal facilities (dependent on local need).
Water & Drainage	AWS SCC	Newmarket RZ Newmarket WRC Surface water flooding issues.	<p>None identified. Water supply is not a constraint on proposed level of development. No constraints associated with Newmarket WRC in terms of treatment capacity or discharge capacity.</p> <p>Known pluvial flooding issues (sites N1(b) and N1(d) SALP Policy N1).</p>	<p>None identified at this stage.</p> <p>Water and drainage provision part of development scheme costs.</p> <p>Surface water flooding issue needs to be assessed and managed through the planning process.</p>
Education	SCC Academies Free school	5 primary schools 1 high school	New primary school site to include a pre-school setting required to mitigate the level of planned growth.	SALP Policy N1 requires site N1(c) to provide a 1.5ha site for a school. in line

			Newmarket Academy has a high proportion of surplus places. At the current level of growth the school is forecast to be 89% occupied by 2020. Development of site N1(c) would generate pupil numbers to take the school to almost full capacity. The school site is large and there is sufficient land to allow the school to expand in later years.	with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and SALP policy N1 refer.
Health	NHS England West Suffolk Clinical Commissioning Group	18 GPs in three surgeries 13 dentists in six practices 2 nursing homes Hospital providing outpatient services	Expansion of GP practices where and when appropriate.	Developer contributions required (through S106 or CIL as appropriate). Core Strategy Policy CS13 refers.
Emergency Services	Suffolk Police East of England Ambulance Service Suffolk Fire and Rescue	Police Station Ambulance Station Fire Station	None identified at this stage. The Suffolk Fire and Rescue Service do not foresee any problems arising from the level of growth proposed, or any need for additional service provision.	Individual sites will need to ensure suitable access for fire appliances and provision of water supplies (fire hydrants). Automated sprinkler systems are encouraged, but cannot automatically be required. Police: Developer

				contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.
Community Facilities	SCC, FHDC, town councils and local community groups	Library Memorial Hall Kings Theatre Studlands Park Community Centre	None identified at this stage.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.
Sport and Recreation		Sports pitches Swimming pool Leisure centre	None identified at this stage.	Developer contributions. JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
Green Infrastructure		Many of the gallops are accessible to the public after 1pm.	Provision as part of developments and by improvement to existing	Community projects. Developer contributions - Green

			green spaces including new links to the yellow brick road green corridor. Strategic landscaping and open space must be provided on all sites to address the individual site requirements and location.	infrastructure requirements set out in SALP Policy N1 and in JDMP policies particularly Policies DM2, DM42 and DM44.
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Lakenheath

SIR Distribution additional provision: Option 1 – 800 dwellings; Option 2 – 800 dwellings

SALP: Policy L1 allocates two sites for residential development in Lakenheath, site (a) is allocated for mixed use A1 retail and residential (number unspecified at this stage (a 2012 planning permission for A1 and 13 dwellings remains extant) and site (b) has an indicative capacity of 140 dwellings; and Policy L2 allocates four sites for residential development as a focus of growth in north Lakenheath, with a combined indicative capacity of 688 dwellings.

Infrastructure Category	Lead Organisation	Existing	Improvements Required	Provision planned and/or funding sources
Transport	<ul style="list-style-type: none"> • Bus operators • SCC 	<ul style="list-style-type: none"> • Bus services to Brandon and Mildenhall • The A1065 connects Lakenheath to Mildenhall and the A11 to the south west, and to Mundford (A134) and Swaffham (A47) to the north east. 	Suffolk County Council is committed to undertake further work with the District Council to ensure that the issues for the different areas of growth are understood and identify areas where further transport assessment is required to build on the work undertaken in 2009.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.
Energy	UK Power Networks	Energy supply	<ul style="list-style-type: none"> • No capacity issues have been identified • Investment is driven by demand and improvement plans • Not known 	Developer contributions

Waste Management	Suffolk County Council		To be ascertained at the planning application stage.	Suffolk County Council's S106 Developers Guide to Infrastructure Contributions sets standard contributions toward waste disposal facilities (dependent on local need). In many cases it will be appropriate to use planning conditions to reduce waste through on-site measures such as providing composting and recycling facilities.
Water & Drainage	AWS SCC	Ely RZ Lakenheath WRC Surface water flooding issues.	None identified. Future water supply deficit identified and remedy planned. This has not been identified as a constraint on the proposed level of development. No constraints associated with Lakenheath WRC in terms of treatment capacity or discharge capacity. Known pluvial flooding issues (sites L1(a) and L2(d) SALP	None identified at this stage. Water and drainage provision part of development scheme costs. Surface water flooding issue needs to be

			Policies L1 and L2)	assessed and managed through the planning process.
Education	SCC Academies Free school	Primary school	A 2.2ha site is required for a new primary school (to include a pre-school setting).	Provision to be made by developer for a new primary school on site L2(b) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and SALP Policy L2 refer.
Health	NHS England West Suffolk Clinical Commissioning Group	Three GPs in one surgery	Expansion of GP practices where and when appropriate.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.
Emergency Services	Suffolk Police Suffolk Fire and Rescue East of England		None identified at this stage. The Suffolk Fire and Rescue Service do not foresee any	Individual sites will need to ensure suitable access for fire appliances and

	Ambulance Service		problems arising from the level of growth proposed, or any need for additional service provision.	provision of water supplies (fire hydrants). Automated sprinkler systems are encouraged, but cannot automatically be required.
Community Facilities	SCC, FHDC, parish councils and local community groups	Library, Lakenheath Memorial Hall, scout hall, football club and Royal British Legion hall.	Not identified at this stage.	Developer contributions required - Core Strategy Policy CS13 and JDMP policies refer.
Sport and Recreation	FHDC Abbeycroft Leisure Local community groups FA and similar organisations		The council will work with community and sports bodies to identify improvements and/or expansion required as a result of planned growth.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Also see JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
Green Infrastructure	Various	Maids Cross Hill Local Nature Reserve and SSSI, CWS, open spaces and sports provision including a sports ground,	Strategic landscaping and open space must be provided on all sites to address the individual site requirements and location. SALP Policy L2	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County

		non-pitch sports area, allotments and play space.	requires that if any of the four sites come forward individually they will need to contribute to a strategic approach to the provision of suitable alternative natural greenspace and access linking to the wider network across the north of Lakenheath.	Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers), and in JDMP policies particularly Policies DM2, DM42 and DM44.
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Red Lodge

SIR Distribution additional provision: Option 1 – 950 dwellings; Option 2 – 850 dwellings

SALP: Policy RL1 allocates three sites for residential development in Red Lodge with a combined indicative capacity of 596 dwellings; and Policy RL2 allocates 27.4ha of land for mixed use development as a focus of growth at north Red Lodge to include 300 dwellings.

Infrastructure Category	Lead Organisation	Existing	Improvements Required	Provision planned and/or funding sources
Transport	Bus and Rail operators SCC Highways England	<ul style="list-style-type: none"> • Buses to Mildenhall and Bury St Edmunds • A11 connects Red Lodge to Norwich, and the A14 (eastbound only). • Kennett train station 1.5miles south of Red Lodge 	Suffolk County Council is committed to undertake further work with the District Council to ensure that the issues for the different areas of growth are understood and identify areas where further transport assessment is required to build on the work undertaken in 2009.	Developer contributions Government
Energy	UK Power Networks	Energy supply	<ul style="list-style-type: none"> • No capacity issues have been identified • Investment is driven by demand and improvement plans • Not known • 	Developer contributions
Waste Management	Suffolk County Council		To be ascertained at the planning application stage.	Suffolk County Council's S106 Developers Guide to Infrastructure

				Contributions sets standard contributions toward waste disposal facilities (dependent on local need). In many cases it will be appropriate to use planning conditions to reduce waste through on-site measures such as providing composting and recycling facilities.
Water & Drainage	AWS	Newmarket RZ	Demand for water can be met – no constraint on development.	N/A
		Tuddenham WRC	Quality improvements to WRC required (AMP6). Sewerage capacity sufficient to accommodate proposed development at Red Lodge. No significant increase in flood risk from WRC discharges identified.	Improvement works to Tuddenham WRC planned by Anglian Water (see Water Cycle Study Update, Arcadis, March 2016). Any local infrastructure upgrades required to accommodate increased flow to be funded by developers.
	SCC	Surface water flooding issues.	Known pluvial flooding issue on part of site RL2(a) (SALP	Surface water flooding issue needs to be

			Policy RL2).	assessed and managed through the planning process.
Education	SCC Academies Free school		A 2ha site is required for a new primary school (to include a pre-school setting). (A site is being acquired and a further 1ha of land has been identified immediately to the east that is to be reserved to allow the new school to expand should additional housing come forward in the future – this would allow the school to extend to 630 places and include a pre-school setting.	Provision to be made by developer for a minimum 2ha site for a new primary school in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and SALP Policy RL2 refer.
Health	NHS England West Suffolk Clinical Commissioning Group	GP surgery Dentist	Expansion of GP practices where and when appropriate.	Developer contributions required (through S106 or CIL as appropriate). Core Strategy Policy CS13 refers.
Emergency Services	Suffolk Police Suffolk Fire and Rescue		None identified at this stage. The Suffolk Fire and Rescue Service do not foresee any problems arising from the level of growth proposed, or any need for additional service provision.	Individual sites will need to ensure suitable access for fire appliances and provision of water supplies (fire hydrants). Automated sprinkler systems are

				encouraged, but cannot automatically be required.
Community Facilities	SCC, FHDC, parish councils and local community groups	Millennium Centre (community building). Range of shops and services including a supermarket, pharmacy, post office, public house and take away outlets.	Not identified at this stage.	Developer contributions required - Core Strategy Policy CS13 and JDMP policies refer.
Sport and Recreation	FHDC Abbeycroft Leisure Local community groups FA and similar organisations	Allotments Playspace Sports Pavilion Tennis courts Five-a-side pitch	The council will work with community and sports bodies to identify improvements and/or expansion required as a result of planned growth.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). See also JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
Green Infrastructure	Various	SSSI	Strategic landscaping and open space must be provided to address the individual site requirements and location.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure

				Contributions (and relevant Topic Papers), and in JDMP policies particularly Policies DM2, DM42 and DM44.
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Beck Row

SIR Distribution additional provision in the four Primary Villages: Option 1 – 750 dwellings; Option 2 – 650 dwellings

SALP: Policy BR1 allocates five sites for residential development in Beck Row, four of these have planning permission, and the fifth has a resolution to grant permission, with a total indicative capacity of 372.

Infrastructure Category	Lead Organisation	Existing	Improvements Required	Provision planned and/or funding sources
Transport	Bus operators SCC		Suffolk County Council is committed to undertake further work with the District Council to ensure that the issues for the different areas of growth are understood and identify areas where further transport assessment is required to build on the work undertaken in 2009.	Developer contributions Government
Energy	UK Power Networks	Energy supply	<ul style="list-style-type: none"> • No capacity issues have been identified • Investment is driven by demand and improvement plans • Not known 	Developer contributions
Water & Drainage	AWS SCC	Water supply – Ely RZ Mildenhall WRC Surface water flooding issues.	None identified at this stage. Known pluvial flooding issue site BR1(a) (SALP Policy BR1)	Provision part of development scheme costs. Surface water flooding issue needs to be

				assessed and managed through the planning process.
Education	SCC Academies Free school	Primary school	Expansion of the existing primary school to increase capacity to 315 (and potentially 420).	Discussions are taking place between various parties to allow the expansion required to take place. Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and JDMP policies refer.
Health	NHS England West Suffolk Clinical Commissioning Group		None identified at this stage.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.

Emergency Services	Suffolk Police Suffolk Fire and Rescue		None identified at this stage. The Suffolk Fire and Rescue Service do not foresee any problems arising from the level of growth proposed, or any need for additional service provision.	Individual sites will need to ensure suitable access for fire appliances and provision of water supplies (fire hydrants). Automated sprinkler systems are encouraged, but cannot automatically be required.
Community Facilities	SCC, FHDC, parish councils and local community groups	Community centre	Not identified at this stage.	Developer contributions required - Core Strategy Policy CS13 and JDMP policies refer.
Sport and Recreation	FHDC Abbeycroft Leisure Local community groups FA and similar organisations	Open space and sports facilities include a nature reserve, sports pitch and play space.	The council will work with community and sports bodies to identify improvements and/or expansion required as a result of planned growth.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers), and JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
Green		Nature reserve	Strategic landscaping and	Developer

Infrastructure			open space must be provided on all sites to address the individual site requirements and location.	contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers), and in JDMP policies particularly Policies DM2, DM42 and DM44.
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Exning

SIR Distribution additional provision in the four Primary Villages: Option 1 – 750 dwellings; Option 2 – 650 dwellings

SALP: Policy E1 allocates Site E1(a) for residential development in Exning with an indicative capacity of 140 dwellings

Infrastructure Category	Lead Organisation	Existing	Improvements Required	Provision planned and/or funding sources
Transport	Bus and Rail operators SCC Highways Agency	Rail station at Newmarket	Capacity issues at Junction 37 of the A14 may need to be addressed (cumulative impact of growth i.e. Newmarket and in East Cambridgeshire). Suffolk County Council is committed to undertake further work with the District Council to ensure that the issues for the different areas of growth are understood and identify areas where further transport assessment is required to build on the work undertaken in 2009.	Developer contributions Government
Energy	UK Power Networks	Energy supply	<ul style="list-style-type: none"> • No capacity issues have been identified • Investment is driven by demand and improvement plans • Not known • 	Developer contributions
Water &	AWS	Water supply –	None identified at this stage.	Water and drainage

Drainage	SCC	Newmarket RZ Newmarket WRC. Surface water flooding issues.	None identified.	provision part of development scheme costs.
Education	SCC Academies Free school	Primary school	None identified at this stage.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and JDMP policies refer.
Health	NHS England West Suffolk Clinical Commissioning Group		None identified at this stage.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and JDMP policies refer.

Emergency Services	Suffolk Police Suffolk Fire and Rescue		None identified at this stage. The Suffolk Fire and Rescue Service do not foresee any problems arising from the level of growth proposed, or any need for additional service provision.	Individual sites will need to ensure suitable access for fire appliances and provision of water supplies (fire hydrants). Automated sprinkler systems are encouraged, but cannot automatically be required.
Community Facilities	SCC, FHDC, parish councils and local community groups		None identified at this stage.	N/A
Sport and Recreation	FHDC Abbeycroft Leisure Local community groups FA and similar organisations		The council will work with community and sports bodies to identify improvements and/or expansion required as a result of planned growth.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers), and JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
Green Infrastructure			Strategic landscaping and open space must be provided on all sites to address the	Developer contributions required (through S106 or CIL

			individual site requirements and location.	as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers), and in JDMP policies particularly Policies DM2, DM42 and DM44.
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Kentford

SIR Distribution additional provision in the four Primary Villages: Option 1 – 750 dwellings; Option 2 – 650 dwellings

SALP: Policy K1 allocates two sites for residential development in Kentford with an indicative capacity of 94 dwellings.

Infrastructure Category	Lead Organisation	Existing	Improvements Required	Provision planned and/or funding sources
Transport	Network Rail Bus and Rail operators SCC Highways Agency		Suffolk County Council is committed to undertake further work with the District Council to ensure that the issues for the different areas of growth are understood and identify areas where further transport assessment is required to build on the work undertaken in 2009.	Developer contributions Government
Energy	UK Power Networks	Energy supply	<ul style="list-style-type: none"> • No capacity issues have been identified • Investment is driven by demand and improvement plans • Not known 	Developer contributions
Water & Drainage	AWS SCC	Water supply: Newmarket RZ Newmarket WRC. Surface water flooding issues.	None identified at this stage. None identified at this stage.	Water and drainage provision part of development scheme costs.

Education	SCC Academies Free school		Land should be identified to enable the primary school at Moulton to expand. The potential of an early years setting should be explored.	Paragraph 14.2 and the map of Moulton in the SALP proposes a 0.75ha site for the expansion of Moulton Primary School. Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.
Health	NHS England West Suffolk Clinical Commissioning Group		None identified at this stage.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and JDMP policies refer.
Emergency	Suffolk Police		None identified at this stage.	Individual sites will

Services	Suffolk Fire and Rescue		The Suffolk Fire and Rescue Service do not foresee any problems arising from the level of growth proposed, or any need for additional service provision.	need to ensure suitable access for fire appliances and provision of water supplies (fire hydrants). Automated sprinkler systems are encouraged, but cannot automatically be required.
Community Facilities	SCC, FHDC, parish councils and local community groups		Not identified at this stage.	Developer contributions required - Core Strategy Policy CS13 and JDMP policies refer.
Sport and Recreation	FHDC Abbeycroft Leisure Local community groups FA and similar organisations	There is an absence of sports pitches and non pitch sports areas and playgrounds	The council will work with community and sports bodies to identify improvements and/or expansion required as a result of planned growth.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers), and JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
Green Infrastructure	Various	There is an absence of sports pitches and non	Strategic landscaping and open space must be provided	Developer contributions required

		pitch sports areas and playgrounds	<p>on all sites to address the individual site requirements and location.</p> <p>Development on SALP Policy site E1(b) must have regard to the landscape amenity provided by the open space and treed backdrop to the rear of the Kentford public house through the retention of these features.</p>	<p>(through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers), and in JDMP policies particularly Policies DM2, DM42 and DM44.</p>
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West Row

SIR Distribution additional provision in the four Primary Villages: Option 1 – 750 dwellings; Option 2 – 650 dwellings

SALP: Policy WR1 allocates 7.35ha of land for residential development focusing growth in West Row at land east of Beeches Road with an indicative capacity of 140 dwellings.

Infrastructure Category	Lead Organisation	Existing	Improvements Required	Provision planned and/or funding sources
Transport	Bus operators SCC	Buses to Mildenhall and Brandon	Suffolk County Council is committed to undertake further work with the District Council to ensure that the issues for the different areas of growth are understood and identify areas where further transport assessment is required to build on the work undertaken in 2009.	Developer contributions
Energy	UK Power Networks	Energy supply	<ul style="list-style-type: none">• No capacity issues have been identified• Investment is driven by demand and improvement plans• Not known	Developer contributions
Water & Drainage	AWS SCC	Water supply: Newmarket RZ Mildenhall WRC. Surface water flooding	None identified at this stage. None identified.	Water and drainage provision part of development scheme costs.

		issues.		
Education	SCC Academies Free school	Primary school	Land should be identified to enable the primary school at West Row to expand. The potential of an early years setting should be explored.	SALP Policy WR1 proposes a 1ha area of land to the south of The Green for expansion of the existing primary school. Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.
Health	NHS England West Suffolk Clinical Commissioning Group		None identified at this stage.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and JDMP policies refer.

Emergency Services	Suffolk Police Suffolk Fire and Rescue		None identified at this stage. The Suffolk Fire and Rescue Service do not foresee any problems arising from the level of growth proposed, or any need for additional service provision.	Individual sites will need to ensure suitable access for fire appliances and provision of water supplies (fire hydrants). Automated sprinkler systems are encouraged, but cannot automatically be required.
Community Facilities	SCC, FHDC, parish councils and local community groups	Village hall	Not identified at this stage.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and JDMP policies refer.
Sport and Recreation	FHDC Abbeycroft Leisure Local community groups FA and similar organisations	Sports pitches, public open space, allotments and play areas	The council will work with community and sports bodies to identify improvements and/or expansion required as a result of planned growth.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers),

				and JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
Green Infrastructure	Various	No nature reserve locally.	Strategic landscaping and open space must be provided on all sites to address the individual site requirements and location.	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers), and in JDMP policies particularly Policies DM2, DM42 and DM44.

8. Potential funding and delivery options

- 8.1 Section 7 of the August 2015 IDP sets out in detail potential funding mechanisms for securing the delivery of items of infrastructure, specifically: Section 106 Obligations (S106), the Community Infrastructure Levy (CIL), and Section 278 Agreements (Highway agreements):
http://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/2015-07-15-Final-Version-Draft-IDP-2.pdf
- 8.2 The next version of the IDP that will accompany the submission versions of both the SIR and SALP will be more detailed, costed where possible, and viability tested. Where schemes or specific provision is identified, the source of funding and/or method and phasing of delivery will be stated as appropriate.

9. Conclusion and next steps

- 9.1 This version of the IDP indicates that at the strategic and local level there are no constraints to the level and distribution of housing growth proposed in the Preferred Options SIR and SALP. Work will continue with infrastructure and service providers, and with neighbouring authorities and statutory bodies to cost the emerging submission version of the SIR and SALP, and a further iteration of the IDP will be published to support the submission documents.

Glossary

Acronym	Term	Definition
	Blue Infrastructure	See Green and Blue Infrastructure below.
	Development Plan	The statutory Development Plan comprises the Development Plan Documents contained in an Authority's Local Plan.
	Green and Blue infrastructure	Green and Blue infrastructure plays is a network of multi-functional green space, both new and existing, that has an essential role in sustaining air and water resources, and contributes to the health and quality of life of local communities; contributes to high quality and accessible landscapes benefiting people and wildlife; and increases the ability of the natural environment to adapt to climate change. Green Infrastructure includes, amongst other things, parks, open spaces, playing fields, woodlands, allotments and private gardens. Green Infrastructure also encompasses river systems and coastal environments (these are sometimes also referred to as Blue Infrastructure). Blue infrastructure is designed to prevent flooding, manage storm water drainage, and maintain local biodiversity, whilst being part of the landscape.
HRA	Habitats Regulations Assessment	An assessment undertaken to consider and appraise the likely impact of a plan or project upon designated sites of nature conservation importance.
	Infrastructure	Facilities and services that local communities need, such as roads, schools, shops, community and open spaces.
	Issues and Options	Document(s) produced during the early production stage of the preparation of Development Plan Documents and issued for consultation.
KSC	Key Service Centre	A higher order settlement, as defined in Core Strategy Policy CS1. Lakenheath and Red Lodge are the two KSCs in Forest Heath. The services and facilities available in Key Service Centres include some if not all of: a convenience shop, public transport, health care, primary school and access to employment opportunities.
	Local Plan	The name for the portfolio of Local Development Documents. It consists of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports. Together these documents will provide the

		framework for delivering the spatial planning strategy for the Districts.
LTP	Local Transport Plan	The transport strategy prepared by the local transport authority (Suffolk County Council).
NPPF	National Planning Policy Framework	Has replaced the suite of Planning Policy Guidance Notes and Statements as the national set of planning policies.
	Preferred Options	Document(s) produced as part of the preparation of Development Plan Documents, and issued for formal public participation. It shows the preferred direction, but not the final version, of a Development Plan Document.
	Primary Village	A lower order settlement which provides basic local services, as defined in Core Strategy Policy CS1. Beck Row, Exning, Kentford and West Row are the Primary Villages in Forest Heath.
	S.106 Agreement	Section 106 of the 1990 Planning Act allows for Local Planning Authorities and persons interested in land to legally agree contributions, arrangements and restrictions as part of and in support of a planning application in order to make it accord with local planning requirements.
SALP	Site Allocations Local Plan	This local plan will allocate sites for the development of homes and employment uses for the remaining years of the plan period, i.e. to 2031. The first stage of producing the SALP is the Issues and Options consultation document.
SIR	Single Issue Review	The Forest Heath Core Strategy 2010 was the subject of a High Court Challenge to Policy CS7. The council has carried out the first stage of a Single Issue Review (SIR) of Policy CS7. This is the Overall Housing Provision and Distribution Issues and Options consultation document.
SA	Sustainability Appraisal	Identifies and evaluates the effects of the strategy or plan on social, environmental and economic conditions.
SAC	Special Areas of Conservation	Is a designation under the European Union Directive on the Conservation of Wild Birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain particularly threatened birds. Together with Special Protection Areas (SPAs), the SACs form a network of protected sites across the EU, called Natura 2000.
SFRA	Strategic Flood Risk Assessment	The study and assessment is a piece of work that was undertaken jointly between Forest Heath District Council and St Edmundsbury Borough Council. The purpose of the Strategic Flood Risk Assessment (SFRA) Level 1 study and the Outline Water Cycle (WCS) is to identify if there are any flooding or water related issues presenting

		significant obstacles to the ability to provide the preferred levels of development.
SPA	Special Protection Area	Is a designation under the European Union Directive on the Conservation of Wild Birds. Under the Directive, Member States of the European Union (EU) have a duty to safeguard the habitats of migratory birds and certain particularly threatened birds. Together with Special Areas of Conservation (SACs), the SPAs form a network of protected sites across the EU, called Natura 2000.
SSSI	Sites of Special Scientific Interest	Is a conservation designation denoting a protected area in the United Kingdom.
SUDS	Sustainable Drainage Systems	SUDS are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses. SUDS are designed to control surface water close to where rain falls and to mimic natural drainage and runoff rates as closely as possible and therefore reduce surface water flooding, improve water quality and enhance the local environment.
	Town(s)	Brandon, Mildenhall, Newmarket are the towns as defined in Core Strategy Policy CS1.
WCS	Water Cycle Study	See: Strategic Flood Risk Assessment.
	West Suffolk	The administrative area covered by Forest Heath District Council and St Edmundsbury Borough Council.

Key background evidence documents

Existing evidence documents/studies on the Forest Heath and/or Suffolk County councils' websites:

Infrastructure and Environment Capacity Appraisal (IEACA) 2009
Nathaniel Litchfield and Partners

Transport Study 2009, AECOM

Stage 2 Water Cycle Study, and Stage 2 Strategic Flood Risk Assessment
2011, Hyder Consulting

Surface Water Management Plan for Suffolk, Suffolk County Council, June
2013

Red Lodge Wastewater Treatment/Sewerage Capacity Study 2014, Hyder
Consulting

Newmarket Surface Water Management Plan 2015, AECOM

Forest Heath District Council 2014 Air Quality Progress Report

Education and Learning Infrastructure Plan 2014, Suffolk County Council

Suffolk Local Transport Plan 3, (2011-2031) – Transport Strategy and
Implementation Plan

Preferred Options SALP Policy wording to secure green infrastructure
requirements, March 2016

Evidence documents/studies in the course of preparation to be added to or recently added to background evidence on the Forest Heath website:

Water Cycle Study Update – Arcadis Consulting 2016

Transport Study Update 2016, AECOM

Accessible Natural Greenspace Study, West Suffolk, 2016

Preferred Options SALP Policy wording to secure green infrastructure
requirements, West Suffolk, 2016