



**Forest Heath**  
District Council

## **Forest Heath District Council**

# **Draft Infrastructure Delivery Plan to 2031**

**Submission draft  
2016**

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## About this document

This is the third draft of an Infrastructure Development Plan (IDP) that accompanies the submission drafts (Regulation 19) of both the Single Issue Review (SIR) of Core Strategy Policy CS7 – Overall Housing Provision and Distribution, and the Site Allocations Local Plan (SALP).

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 reviewed and updated following examination and adoption of the local plans.

There has been continued engagement with infrastructure and service providers throughout the process of developing the drafts of the IDP, and studies have been updated and commissioned at appropriate stages. This version of the IDP identifies the infrastructure required to deliver the scale and distribution of growth envisaged in the submission drafts of the SIR and SALP. More detailed work to estimate the cost of new or enhanced infrastructure will be carried out, and a final IDP will be published following examination and adoption of the plans.

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 purpose of this version of the IDP, at submission stage (Regulation 19) is to: identify the key items of infrastructure and services required to accompany the proposed levels of growth; the costs of providing the infrastructure where it is possible to do so and/or sources of funding for particular mitigation schemes; and to continue a dialogue with infrastructure and service providers to establish any issues or constraints that may affect the delivery of growth proposed in the SIR and SALP.

It is acknowledged that the cost of mitigation schemes will have impacts on viability. This has been tested at the strategic level through the whole plan viability study (Plan Viability Assessment of SIR of Core Strategy Policy CS7 and SALP preferred options, Three Dragons and Troy Planning & Design, October 2016) which is part of the evidence supporting the submission versions the SIR and SALP.

## **1. Introduction**

- 1.1 This draft Infrastructure Delivery Plan (IDP) provides evidence of the infrastructure that will be required to deliver the spatial policies contained within the Forest Heath Core Strategy Local Plan adopted in May 2010; the Single Issue Review (SIR) of Policy CS7 that sets the overall housing figure for housing growth to 2031, and the distribution of this growth; and the Site Allocations Local Plan (SALP) that has been prepared in parallel with the SIR.
- 1.2 A first draft of the IDP was published to accompany the Issues and Options (Regulation 18) consultation draft of the SIR and Further Issues & Options consultation draft of the SALP between August and October 2015.
- 1.3 A second draft was published as part of the evidence base for the Preferred Options (Regulation 18) consultation on the SIR and the SALP. Comments received were considered, and this process contributed to the preparation of this version of the IDP that has been prepared to accompany the submission draft of both the SIR and SALP (Regulation 19).
- 1.4 So, given the process outlined above it is important to note that the IDP is based on data known at the time of publication, and that this is not the final version of the IDP. The viability study of the whole plan, responses to consultation on the submission drafts, and the examination process will inform a final IDP that will be published following examination and adoption of the plans.
- 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](mailto:planning.policy@westsuffolk.gov.uk)

Please send paper comments/letters to:

Strategic Planning Team  
Forest Heath District Council  
West Suffolk House  
Western Way  
Bury St Edmunds  
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## **2. The background**

2.1 The policy and evidence background to the IDP was set out in the August 2015 draft IDP that accompanied the Further Issues and Options consultation drafts of the SIR and the Site Allocations Local Plan (SALP). 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.

2.2 This early draft 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](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.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](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 the second version of the IDP prepared to accompany the Preferred Options drafts of the SIR and SALP was informed by the continuing dialogue with infrastructure and service providers, 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 was published on the council's website.

<http://www.westsuffolk.gov.uk/fhlocalplan>

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 has involved, and will continue to involve working 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 the relationship between CIL and S106.

- 2.6 Many of the items of infrastructure/service provision required as settlements grow are considered to be normal or expected development costs (e.g. provision of water and drainage, education contributions, some off-site highway improvements and enhancement of transport infrastructure and/or services). Where these have been identified by infrastructure and service providers they are stated in Table 2 below, and reference is made to the Suffolk County Council Section 106 Developers Guide (see paragraph 6.3 below for further details). Where larger schemes are proposed, or the cumulative impact of a number of allocations/planning permissions has been assessed, key elements of the infrastructure required will be identified in the appropriate site allocation policy in the SALP, and the estimated costs will be identified in the final IDP to be published following examination and adoption of the plans.

### **3. Updating studies for the SIR and SALP**

- 3.1 The main evidence documents used at the beginning of this IDP process for the SIR and SALP in 2015 were the Nathaniel Litchfield Infrastructure and Environmental Capacity Appraisal (IECA), and the AECOM Transport report, both published in 2009, together with the Strategic Flood Risk and Water Cycle Study carried out by Hyder Consulting UK. The council started a process of engaging with infrastructure and service providers in the spring of 2015, and as a result of continuing dialogue and responses to the 2015 consultation, further research and study updates were commissioned.
- 3.2 The Water Cycle Study was updated, and is on the council's website (see link below). AECOM updated the 2009 Transport Study with a Technical Note that was published on the council's website in May 2016. These documents and other updated information are included in the Local Plan Evidence Base Report 2016 [www.westsuffolk.gov.uk/localplanevidence](http://www.westsuffolk.gov.uk/localplanevidence) Extracts are reported in Table 2 below for each settlement where appropriate (for example requirements to provide new primary schools).
- 3.3 The final Water Cycle Study (available on the website) used the housing growth and distribution position set out in the Preferred Options drafts of the SIR and SALP and subsequent information supplied by the council through the assessment and research process so the final document supports the submission drafts of the SIR and SALP.
- 3.4 Following the update of the 2009 Transport Study, AECOM were jointly commissioned by Suffolk County Council and Forest Heath District Council to carry out an assessment of the cumulative impact of the proposed amount and distribution of growth proposed in the SIR and SALP. This was used to inform the final assessment of sites and the policy criteria or mitigation required in the site allocation policies, and is on the website.
- 3.5 Highways England is responsible for the strategic (national route) road network. In Forest Heath district this includes both the A14 and the A11. Suffolk County Council is responsible for all other adopted roads in the county. As joint commissioners of the AECOM Forest Heath Site Allocations Cumulative Impact Study, Suffolk County Council have commented:

AECOM have carried out a review of the Forest Heath District Council (FHDC) site allocation list on behalf of Suffolk County Council (SCC) and FHDC. The review has highlighted that significant housing and employment growth will generate a large number of additional traffic movements and this will result in an increase in congestion and journey times across the district. The review has highlighted a number of key junctions that will come under particular pressure and has proposed a series of suitable mitigation schemes for these junctions to avoid the transport impacts of development being severe. Some of the potential mitigation schemes are likely to be complicated and expensive to implement, but it is our assessment that the proposed developments should be able to facilitate these improvements, if properly planned.

However, it will not be possible to fully mitigate the transport impacts of this level of development by constructing new roads and improving existing junctions alone. In addition to specific highway improvements it is also important that sustainable modes of travel are enhanced in all of the towns and development centres in the district, to give residents attractive and viable choices for their shorter distance journeys to reduce the overall pressures on the highway network.

While the report highlights several significant challenges to delivering the projected growth in Forest Heath, the transport impact is not considered severe, over the life of the plan, providing that suitable mitigation is provided in conjunction with development sites being brought forward. We are confident that both authorities, working together with partners, can achieve a range of transport improvements, including new highway infrastructure and 'softer' measures, to allow the highway network to facilitate the growth in the proposed local plan. Therefore, subject to securing a range of mitigation measures from the sites when they are developed, SCC are happy to support the sites in the current proposed allocation document.



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

4.1 Through engaging infrastructure and service providers 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 at the locations set out in policies in the SALP.

4.2 The SIR identifies the quantity of growth that we need to plan for in the district to 2031 is at least 6,800 dwellings, and Policy CS7 distributes this growth to the towns, key service centres and primary villages.

4.3 Policy CS7 in the SIR shows that existing commitments and completions during the period 2011 to 2016 account for 2,437 dwellings. So in order to plan for at least 6800 dwellings over the whole plan period the council is allocating sites that will provide for an additional 4,440 dwellings. The policy shows the distribution of these additional dwellings in the table:

Brandon	71
Mildenhall	1412
Newmarket	321
Lakenheath	828
Red Lodge	1129
Primary Villages	454
Windfall	225
Total	4440

4.4 The SALP identifies and allocates sites for development and the indicative capacity of these sites totals some 4,383 dwellings:

**Table 1: SALP Indicative housing capacity and policy allocations in the towns, key service centres and primary villages**

<b>*Settlement</b>	<b>Indicative housing capacity of sites allocated in the SALP</b>	<b>Additional policy allocations</b>
Brandon	33	site for a cemetery
Mildenhall	1,412	5 ha employment, schools, leisure facilities and public services
Newmarket	321	<ul style="list-style-type: none"> <li>design brief required for site SA6(b) and any scheme on the site must comply with a number of criteria, including: facilitation of the restoration and appropriate reuse of the listed buildings, and retention of a horse racing related use on the site.</li> </ul>
Lakenheath	828	<ul style="list-style-type: none"> <li>Potential for an unspecified number of dwellings on site SA7(a) (extant planning permission for retail store and 13 dwellings);</li> <li>a primary school.</li> </ul>
Red Lodge	1,129	<ul style="list-style-type: none"> <li>8ha of employment land;</li> <li>2ha for a new primary school;</li> </ul>
Beck Row	206	
Exning	205	
Kentford	97	
West Row	152	1ha of land identified for the expansion of the primary school
Other		Proposed amendment to settlement boundary for Moulton to identify site for expansion of the primary school.
Total	4383	Some additional dwellings + various other land uses – see above

\*please see the SALP document for site allocation details

4.5 The total number of 4383 additional dwellings allocated in the SALP does not include sites where a capacity isn't stated (e.g. as noted for Lakenheath in Table 1 above) nor does it include any allowance for windfall developments.

4.6 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.

4.7 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.

4.8 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 a number of the other policies.

## 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, together with 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.

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 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.

- 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. 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. The tables below identify these cumulative growth impact/strategic infrastructure schemes.
- 5.4 The facilities and services listed as examples of local infrastructure in paragraph 5.2 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.
- 5.5 The way in which services are provided, overseen, or planned also changes over time, e.g. the provision of primary health care, and the move away from education services being provided by the local authority. A recent example of changes to service planning and provision is the Childcare Act 2016 which received Royal Assent on 16 March 2016. This takes forward the Government's commitment to secure an additional entitlement of childcare support for working parents and extends the entitlement of free childcare to up to 30 hours for three- and four-year-olds in families where both parents are working. The additional requirement for up to 30 hours a week for three- and four-year olds will make a considerable increase in the demand for pre-school places and, a significant challenge for the County Council but also Forest Heath District Council and developers in terms of including new provision in developments. Information recently supplied to the County Council from the Department for Education (DfE) indicates that some 5,300 children throughout Suffolk are likely to be eligible for up to 30 hours across the county, which is around 50% of the three and four year olds that are currently funded for 15 hours.

## **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, 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.
- 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:  
<https://www.suffolk.gov.uk/assets/planning-waste-and-environment/planning-and-development-advice/2014-12-08-FINAL-Section-106-Developers-Guide.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 NHS England Midlands and East (East) (NHSE) have provided a formula for the capital contribution presently required from a development (summer 2016), in order to mitigate the need for additional Primary Healthcare (as a direct result of the development proposal) i.e. the provision of additional floorspace for a health centre or GP practice, and this is included as Appendix C.
- 6.5 The key strategic issues for growth in the district are summarised in Table 2 below. Section 7 sets out the strategic and local issues applicable to each of the settlements.



<b>Infrastructure/ Service Provider/ Operator</b>	<b>Evidence document/ Response to April 2016 draft IDP/ other evidence sources</b>	<b>Key issues</b>	<b>Impact assessment/Action required</b>	<b>Comments</b>
	Commerce No A14 delays campaign – summer 2016			2025
Suffolk County Council	2009 AECOM transport study  Local Transport Plan 2011 – 2031  2016 AECOM transport study update  2016 AECOM SALP Cumulative Impact Study	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 bypass/ relief road is not proposed in this plan period.	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  Suffolk Local Transport Plan 2011 – 2031  2016 AECOM transport study update	King Street junction etc., central Mildenhall	Cumulative impact of growth proposals in Mildenhall, West Row and Beck Row assessed. Localised junction capacity assessed.  Mitigation and further detailed assessment recommended.	The council will continue to work with Suffolk County Council and developers to identify solutions and support early implementation/ delivery.



<b>Infrastructure/ Service Provider/ Operator</b>	<b>Evidence document/ Response to April 2016 draft IDP/ other evidence sources</b>	<b>Key issues</b>	<b>Impact assessment/Action required</b>	<b>Comments</b>
	2016 AECOM SALP Cumulative Impact Study			
Network Rail and train operating companies		Peterborough to 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> ).	Half hourly service Ipswich to Peterborough necessitates improvements to Haughley junction  Improved service to Cambridge	The council will work with Cambridgeshire County Council, East Cambridgeshire District Council, local communities, train operators and Network Rail to support and encourage improvement to services.
<b>Water and Drainage</b>				
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	Eastern Rivers Project	Cut-Off Channel, Lark Soham Lode/Snail and Kennet	Flood maps to be updated.	Developers to be made aware of issues and JDMP policies applied.

<b>Infrastructure/ Service Provider/ Operator</b>	<b>Evidence document/ Response to April 2016 draft IDP/ other evidence sources</b>	<b>Key issues</b>	<b>Impact assessment/Action required</b>	<b>Comments</b>
surface water drainage)		Surface water drainage in the district.	Surface water management maps being updated.	
Anglian Water Services (AWS), the Environment Agency (EA), and the Ely Group of Internal Drainage Boards (IDB)	Water Cycle Study, Hyder Consulting 2011  Water Cycle Study Update, Arcadis 2016  Final Water Cycle Study, Arcadis 2016	Provision of sufficient wastewater treatment capacity, whilst complying with strict environmental standards.	New or improved sewers and upgrades to pumping stations may be required, depending on the location of developments. No significant constraints to delivery identified.	See specific settlement tables below.
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.
<b>Waste Management</b>				
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

Infrastructure/ Service Provider/ Operator	Evidence document/ Response to April 2016 draft IDP/ other evidence sources	Key issues	Impact assessment/Action required	Comments
				local need).
<b>Energy</b>				
UK Power Networks & EDF Energy	Response to August 2015 draft IDP	Very large developments may raise issues of competing power requirements of employment/economic development and housing development		Specific future capacity issues have not been identified at this stage.
National Grid	Response to Preferred Options 2016 consultation	1) National electricity transmission network  2) Gas national transmission system  3) Gas distribution networks	1) Specific development proposals within the Forest Heath District and St Edmundsbury Borough councils are unlikely to have a significant direct effect upon National Grid's electricity transmission infrastructure.  2) Generally, network developments to provide supplies to the local gas distribution network are as a result of overall regional demand growth rather than site specific developments.  3) Over the long term plan of the proposed developments, there should be no show stoppers, as anything can be managed and completed with the right timing, however the cumulative effect of a large number of connections may cause capacity to be reached and reinforcement of the network may be required.	

Infrastructure/ Service Provider/ Operator	Evidence document/ Response to April 2016 draft IDP/ other evidence sources	Key issues	Impact assessment/Action required	Comments
			Regarding funding sources, if a new connection to our system triggers a requirement to reinforce our network, an economic test is carried out to calculate the level of customer contribution, if required at all.	
<b>Education</b>				
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/new schools are allocated in the SALP.  Provision to be delivered through S106/CIL developer contributions.
<b>Health and social care</b>				
NHS England West Suffolk Clinical Commissioning Group GP Practices Suffolk County Council/Forest	Response to August 2015 draft IDP	Ageing population  Growing population and rising birth rate	Capacity to expand on existing sites in some localities.  Every 1700 additional people will need an additional GP	Developer contributions required (through S106 or CIL as appropriate). Core Strategy Policy CS13 refers.

<b>Infrastructure/ Service Provider/ Operator</b>	<b>Evidence document/ Response to April 2016 draft IDP/ other evidence sources</b>	<b>Key issues</b>	<b>Impact assessment/Action required</b>	<b>Comments</b>
Heath District Council & private sector providers				
<b>Emergency services</b>				
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		
<b>Community and leisure facilities, culture and heritage</b>				
Various providers	Accessible natural Green Space Study 2016	Capacity for growth, viability and future protection and enhancement.  Informal leisure – potential pressure on	Protection and enhancement of heritage assets need to be factored in to proposals for new development. (Core Strategy Policy CS13 and JDMPD Policies DM2, DM3, DM4, and DM41,	New development is required to comply with Core Strategy Policy CS13, and Joint Development Management Policies document Policies DM2,

Infrastructure/ Service Provider/ Operator	Evidence document/ Response to April 2016 draft IDP/ other evidence sources	Key issues	Impact assessment/Action required	Comments
	<p>Landscape and Heritage Study (April 2016 and January 2017)</p> <p>English Heritage consultation response</p>	protected habitats.	refer).	DM3, DM4, DM35, DM36, DM41, DM42 and DM43. Relevant SALP policies on provision of community, leisure, culture and/or heritage infrastructure/services.
<b>Sport and recreation facilities</b>				
Various providers.	<p>West Suffolk Sport Facilities Assessment, 4Global, January 2015</p> <p>Accessible Natural Green Space Study 2016</p> <p>West Suffolk Indoor</p>	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

<b>Infrastructure/ Service Provider/ Operator</b>	<b>Evidence document/ Response to April 2016 draft IDP/ other evidence sources</b>	<b>Key issues</b>	<b>Impact assessment/Action required</b>	<b>Comments</b>
	Sports Facility Strategy 2016  West Suffolk Playing Pitch Strategy 2016			SALP policies on provision of sport and recreation facilities.
<b>Green infrastructure, open spaces and Public Rights of Way</b>				
Various providers including developers, FHDC, town and parish councils, and Suffolk County Council	Accessible Natural Green Space Study 2016 Preferred Options SALP Policy wording to secure green infrastructure requirements, 2016	Lack of access to green space Impact of leisure activities on protected areas (e.g. the SPA and buffers)	New or expanded provision will need to be delivered through developer contributions.	New development is required to comply with Core Strategy Policy CS13, Joint 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 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.
- 7.2 This version of the IDP has been informed by continuing dialogue with infrastructure and service providers and the study updates commissioned in 2015 and 2016. Whilst it provides a more focussed view of infrastructure requirements it remains a 'live' document that will be adjusted and added to following examination and adoption of the local plan it supports.
- 7.3 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; responses to the April 2016 Preferred Options SIR and SALP consultations; updated studies and evidence documents; and continuing dialogue with infrastructure and service providers.
- 7.4 In addition to specific issues identified in the "Improvements required" column in the table below, it should be noted that all proposals must be in accordance with policies in the Joint Development Management Policies document, and site specific requirements included in the relevant site allocation policy in the SALP.



**Table 3: Infrastructure and services provision by settlement**

<b>Brandon</b>				
SIR Distribution - additional provision: 71 dwellings				
SALP: Policy SA2 allocates two sites for residential development with a cumulative total indicative capacity of 33 dwellings, and Policy SA3 allocates land for a cemetery				
<b>Infrastructure Category</b>	<b>Lead Organisation</b>	<b>Existing</b>	<b>Improvements Required</b>	<b>Provision planned and/or funding sources</b>
<b>Transport</b>	<ul style="list-style-type: none"> <li>• Network Rail</li> <li>• Bus and Rail operators</li> <li>• Suffolk County Council</li> <li>• Highways Agency (A11)</li> </ul>	<ul style="list-style-type: none"> <li>• Rail services from Brandon railway station to Cambridge and Norwich.</li> <li>• Buses to Thetford, Norwich, Mildenhall, and Bury St Edmunds.</li> <li>• The A1065 connects Brandon to Mildenhall and the A11 to the south west, and to Mundford (A134) and Swaffham (A47) to the north east.</li> </ul>	None identified	None identified for the level of growth proposed for Brandon in the submission drafts of the SIR and SALP.
<b>Energy</b>	UK Power Networks	Energy supply	<ul style="list-style-type: none"> <li>• No capacity issues have been identified. No improvements identified.</li> <li>• Investment is driven by demand and</li> </ul>	N/A

			improvement plans	
<b>Waste management</b>	Suffolk County Council	SCC Household Waste Recycling Centres	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.
<b>Water &amp; Drainage</b>	Anglian Water Services (AWS)  SCC	West Suffolk RZ  Brandon WRC  Surface water flooding issues.	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.	Water and drainage provision part of development scheme costs.  There is capacity in the sewerage network for some further development, however upgrades may be required particularly for larger developments.
<b>Education</b>	<ul style="list-style-type: none"> <li>• SCC</li> <li>• Academies</li> <li>• Free schools</li> </ul>	2 primary schools	Primary: Proposed growth is not expected to require significant school place	Early years and

		11 – 16 age Free School	<p>provision. Significant development in the future would require a site for a new primary school. Plans are being finalised for both Primary schools in Brandon to be expanded to their maximum capacities. There should be sufficient places to accommodate the additional pupils from the new housing.</p> <p>Secondary: There is sufficient capacity at IES Breckland Free School for secondary aged students, and it is capable of expansion within its own site.</p> <p>Early Years &amp; Childcare: A total growth of 71 dwellings would result in approximately 7 children arising and a contribution would be sought to provide adequate facilities.</p>	<p>children’s centre 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>
<b>Health</b>	NHS England Midlands and East (East) West Suffolk Clinical Commissioning Group (CCG)	2 GP practices 1 Nursing Home 2 Dental practices	Limited capacity exists currently, increased Primary Healthcare capacity required, in line with development growth and emerging CCG Strategic	Developer contributions required (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to

			Estates Plans (SEPs). Expansion of existing where possible and options of new build infrastructure in collaboration with the local authority and other partners to be investigated.	Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.
<b>Emergency Services</b>	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 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.
<b>Community Facilities</b>	SCC, FHDC, town councils and local community groups	Community centre Cemetery	Cemetery expansion <i>(Note: planning permission DC/15/1198 granted 29<sup>th</sup> February 2016.)</i>	Site allocated for use as a cemetery in SALP Policy SA3. 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.
<b>Sport and Recreation</b>	FHDC Abbeycroft Leisure, Community groups, FA and other organisations	Sports grounds Playspace Leisure centre with a four court sports hall and indoor bowls.	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, as appropriate (through S106 or CIL as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers).
<b>Green Infrastructure</b>		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 SA2: Strategic landscaping and open space must be provided to address the individual site requirements and location.

**Mildenhall**

SIR Distribution - additional provision: 1,412 dwellings

SALP: Policy SA4 allocates 97ha of land for mixed uses to include 1,300 dwellings, and Policy SA5 allocates two sites with a combined indicative capacity of 112 dwellings.

<b>Infrastructure Category</b>	<b>Lead Organisation</b>	<b>Existing</b>	<b>Improvements Required</b>	<b>Provision planned and/or funding sources</b>
<b>Transport</b>	<ul style="list-style-type: none"> <li>• Bus and Rail operators</li> <li>• SCC</li> <li>• Highways England</li> </ul>	<ul style="list-style-type: none"> <li>• Buses to Bury St Edmunds and Newmarket (including Rail Station) and services from Newmarket to Cambridge.</li> <li>• The A11 links to Norwich, and the A14.</li> </ul>	Mitigation works required at two town centre junctions and the A11 Fiveways roundabout. Additionally, a localised management scheme including a package of measures and improvements to sustainable travel should be part of a wider assessment.	<p>Developer contributions</p> <p>Government</p> <p>Suffolk Local Transport Plan</p>
<b>Energy</b>	UK Power Networks	Energy supply	<ul style="list-style-type: none"> <li>• No capacity issues have been identified</li> <li>• Investment is driven by demand and improvement plans</li> <li>• Not known at this stage</li> </ul>	Developer contributions
<b>Waste management</b>	Suffolk County Council	Mildenhall household waste recycling centre	The scale of development proposed at Mildenhall in SALP Policies SA4 and SA5 will necessitate contributions to improving or expanding waste management facilities.	Suffolk County Council's S106 Developers Guide to Infrastructure Contributions sets standard contributions toward waste disposal facilities (dependent on

				local need), or CIL will be used as appropriate.
<b>Water &amp; Drainage</b>	AWS	Newmarket RZ	None identified: Water supply is not a constraint on proposed level of development.	None identified at this stage.
		Mildenhall WRC	No constraints associated with Mildenhall WRC in terms of treatment capacity or discharge capacity.	Water and drainage provision and/or upgrades part of development scheme costs.
	SCC	Surface water flooding issues.	None identified.	
<b>Education</b>	SCC Academies Free school	2 primary schools 1 high school	A new primary school will be required. This should include pre-school provision, 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 SA4(a) requires a masterplan including provision of schools and other public services.	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.  New provision required through policy in line

			<p>Early Years and Childcare: An increase in 1412 dwellings would result in approximately 141 children, and new provision would be required.</p>	with above.
<b>Health</b>	<p>NHS England Midlands and East (East)</p> <p>West Suffolk Clinical Commissioning Group (CCG)</p>	<p>2 GP Practices 2 Dental Practices 3 nursing homes</p>	<p>Expansion of existing health and community services required to serve additional dwellings proposed in SALP policies SA4 and SA5.</p> <p>Options for increased capacity include expansion, reconfiguration and possible relocation of existing Primary Healthcare services in line with emerging CCG Strategic Estates Plans (SEPs)</p>	Developer contributions required (through S106 or CIL as appropriate). Core Strategy Policy CS13 and SALP Policy SA4 refer.
<b>Emergency Services</b>	<p>Suffolk Police East of England Ambulance Service Suffolk Fire and Rescue</p>	<p>Police Station Ambulance Station Fire Station</p>	<p>None identified at this stage.</p> <p>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.</p>	Developer contributions - See SALP Policy SA4 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.
<b>Community Facilities</b>	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 SA4 and requirements for the Mildenhall Hub Project
<b>Sport and Recreation</b>	FHDC Abbeycroft Leisure Local community groups FA and similar organisations	Sports grounds Playspace Allotments Swimming pool and leisure centre	Will be considered as part of the Mildenhall Hub project.  Measures for influencing recreation in the surrounding area required through SALP policies SA4 and SA5.	Developer contributions - See SALP Policies SA4 and SA5, and JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
<b>Green Infrastructure</b>		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 Measures for influencing recreation in the surrounding area required through SALP policies SA4 and SA5, and in JDMP policies particularly Policies DM2, DM42 and DM44.

**Newmarket**

SIR Distribution: 321 dwellings

SALP: Policy SA6 allocates six sites to provide a total indicative capacity of 321 dwellings (excluding site SA6(b) land at Black Bear Lane and Rowley Drive junction where the potential uses and capacity will be explored through a development brief).

<b>Infrastructure Category</b>	<b>Lead Organisation</b>	<b>Existing</b>	<b>Improvements Required</b>	<b>Provision planned and/or funding sources</b>
<b>Transport</b>	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"> <li>• impact of additional traffic on horse movements and the horse movements on other highway movements;</li> <li>• the junction of the A14 junction 37 and the local highway network identified, including A1304 High Street / Exeter Road / A142 / A1304 Bury Road / B1063 five-arm roundabout and A1304 Fordham's Road / Studland Park Avenue / Oaks Drive four-arm roundabout, all require improvement;</li> <li>• the impact of growth on the Air Quality Management Area (AQMA) along the High</li> </ul>	Forest Heath District and Suffolk County Council will continue to work with East Cambridgeshire District Council, Cambridgeshire County Council and Highways England on an improvement scheme for the roads affected by Junction 37 on the A14/A11.  AQMA - the council expects a package of measures to be completed over the course of 2016/17 including new signage.

			Street and the assessment of increased movements through the town from the surrounding area, notably Exning and Kentford.	
<b>Energy</b>	UK Power Networks	Energy supply	<ul style="list-style-type: none"> <li>• No capacity issues have been identified</li> <li>• Investment is driven by demand and improvement plans</li> <li>• Not known</li> </ul>	Developer contributions
<b>Waste Management</b>	Suffolk County Council	SCC Household Waste Recycling Centres	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).
<b>Water &amp; Drainage</b>	AWS	Newmarket RZ Newmarket WRC	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.	None identified at this stage.  Water and drainage provision and/or upgrades part of development scheme costs.
	SCC	Surface water flooding issues.	Known pluvial flooding issues at two identified sites	Surface water flooding

				issue needs to be assessed and managed through the planning process.
<b>Education</b>	SCC Academies Free school	5 primary schools 1 high school	<p>Project at Houldsworth Valley to increase to maximum capacity of 420 places for September 2017. Potential to expand Laureate Primary School (by a maximum of 105 places) subject to acquiring additional land (however, expansion will need to address accessibility by non-car modes and current transport/ congestion issues).</p> <p>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. The school site is large and there is sufficient land to allow the school to expand in later years.</p> <p>Early Years and Childcare: an increase of 321 dwellings would result in approximately 32 children arising and new</p>	Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refer.

			provision will be required.	
<b>Health</b>	NHS England Midlands & East (East) West Suffolk Clinical Commissioning Group (CCG)	3 GP Practices 6 Dental practices 2 nursing homes Hospital providing outpatient services	Expansion and possible relocation of GP practices where and when appropriate, in line with emerging CCG Strategic Estates Plans (SEPs).	Developer contributions required (through S106 or CIL as appropriate). Core Strategy Policy CS13 refers.
<b>Emergency Services</b>	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.

<b>Community Facilities</b>	SCC, FHDC, town councils and local community groups	Library Memorial Hall Kings Theatre Studlands Park Community Centre	The County Council is seeking to relocate the existing library facility.  Others 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 refers.
<b>Sport and Recreation</b>		Sports pitches Swimming pool Leisure centre	None identified at this stage.	Developer contributions. JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
<b>Green Infrastructure</b>		Many of the gallops are accessible to the public after 1pm.	Provision as part of developments and by improvement to existing 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.	Community projects - Developer contributions  Strategic landscaping and open space requirement set out in SALP Policy SA6 and in JDMP policies particularly Policies DM2, DM42 and DM44.

**Lakenheath**

SIR Distribution: 828 dwellings

SALP: Policy SA7 allocates a mixed use site, and a site for 140 dwellings, and Policy SA8 allocates four sites for mixed use and residential development as a focus of growth in north Lakenheath - in total 841 dwellings allocated in Lakenheath.

<b>Infrastructure Category</b>	<b>Lead Organisation</b>	<b>Existing</b>	<b>Improvements Required</b>	<b>Provision planned and/or funding sources</b>
<b>Transport</b>	<ul style="list-style-type: none"> <li>• Bus operators</li> <li>• SCC</li> </ul>	<ul style="list-style-type: none"> <li>• Bus services to Brandon and Mildenhall</li> <li>• The A1065 connects Lakenheath to Mildenhall and the A11 to the south west, and to Mundford (A134) and Swaffham (A47) to the north east.</li> </ul>	Mitigation schemes assessed and suggested in the AECOM Cumulative Impact Study 2016 for the B1112/Lord's Walk/Earls Field roundabout, and for the B1112/Eriswell Road priority 'T' junction.	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. SALP Policy SA8 includes the following criteria for development in Lakenheath: "Permission will only be granted where applicants can demonstrate that satisfactory measures to mitigate the cumulative and individual highway

				impacts of development on the site(s) can be formally secured and are deliverable”
<b>Energy</b>	UK Power Networks	Energy supply	<ul style="list-style-type: none"> <li>• No capacity issues have been identified</li> <li>• Investment is driven by demand and improvement plans</li> <li>• Not known</li> </ul>	Developer contributions
<b>Waste Management</b>	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>
<b>Water &amp; Drainage</b>	AWS	Ely RZ	None identified. Future water supply deficit identified and remedy planned. This has not been	<p>None identified at this stage.</p> <p>Water and drainage</p>



	SCC	Lakenheath WRC  Surface water flooding issues.	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 on two identified sites	provision and/or upgrades part of development scheme costs.  Surface water flooding issue needs to be assessed and managed through the planning process.
<b>Education</b>	SCC Academies Free school	Primary school	A 2.2ha site is required for a new primary school (to include a pre-school setting).  Early Years and Childcare: an increase of 841 dwellings would result in approximately 84 children arising and new provision will be required.	Provision to be made by developers for a new primary school on site SA8(b); and provision of early years is required in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and SALP Policy SA8 refer.
<b>Health</b>	NHS England Midlands & East (East)	1 main GP Practice in Lakenheath (with a branch surgery in	Expansion of Primary Healthcare capacity required in line with development	Developer contributions required (through S106 or CIL

	West Suffolk Clinical Commissioning Group (CCG)	Hockwold).	growth. Plans to be agreed between NHS England, CCG and the Practice. *Options may include expansion by means of extension or reconfiguration.	as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and Appendix C below). Core Strategy Policy CS13 refers.
<b>Emergency Services</b>	Suffolk Police Suffolk Fire and Rescue East of England Ambulance Service		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.
<b>Community Facilities</b>	SCC, FHDC, parish councils and local community groups	Library, Lakenheath Memorial Hall, scout hall, football club and Royal British Legion hall.	To respond to household and population growth the County Council would seek to relocate the library to a multiple-use facility if an opportunity becomes available.  Others not identified at this stage.	Developer contributions required - Core Strategy Policy CS13 and JDMP policies refer.
<b>Sport and Recreation</b>	FHDC Abbeycroft Leisure		The council will work with community and sports bodies	Developer contributions required

	Local community groups FA and similar organisations		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). Also see JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
<b>Green Infrastructure</b>	Various	Maids Cross Hill Local Nature Reserve and SSSI, CWS, open spaces and sports provision including a sports ground, non-pitch sports area, allotments and play space.	Strategic landscaping and open space must be provided on all sites to address the individual site requirements and location. SALP Policies SA7 and SA8 require developments 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.	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. Policies SA7 and SA8 require developments to provide measures for influencing recreation in the surrounding area

\*See NHS England Midlands & East (East) advice in Appendix C.

**Red Lodge**

SIR Distribution: 1129 dwellings

SALP: Policy SA9 allocates four sites for residential development in Red Lodge with a combined indicative capacity of 779 dwellings; and Policy SA10 allocates 27.4ha of land for mixed use development as a focus of growth at north Red Lodge to include 350 dwellings.

<b>Infrastructure Category</b>	<b>Lead Organisation</b>	<b>Existing</b>	<b>Improvements Required</b>	<b>Provision planned and/or funding sources</b>
<b>Transport</b>	Bus and Rail operators SCC Highways England	<ul style="list-style-type: none"> <li>• Buses to Mildenhall and Bury St Edmunds</li> <li>• A11 connects Red Lodge to Norwich, and the A14 (eastbound only).</li> <li>• Kennett train station 1.5miles south of Red Lodge</li> </ul>	No infrastructure improvements are considered necessary to mitigate the cumulative impacts of the developments. Each application should however review their impact on the highway network, especially in terms of highway safety, and mitigate where necessary. Consideration should also be given to improving sustainable links to Kennet rail station.	Developer contributions  Government
<b>Energy</b>	UK Power Networks	Energy supply	<ul style="list-style-type: none"> <li>• No capacity issues have been identified</li> <li>• Investment is driven by demand and improvement plans</li> <li>• Not known</li> </ul>	Developer contributions
<b>Waste Management</b>	Suffolk County Council	SCC Household Waste Recycling Centres	To be ascertained at the planning application stage.	Suffolk County Council's S106 Developers Guide to

				<p>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>
<b>Water &amp; Drainage</b>	AWS	<p>Newmarket RZ</p> <p>Tuddenham WRC</p>	<p>Demand for water can be met – no constraint on development.</p> <p>*Sewerage capacity sufficient to accommodate proposed development at Red Lodge.</p> <p>No significant increase in flood risk from WRC discharges identified.</p>	<p>N/A</p> <p>Sewage network: Capacity issues can be mitigated through sewer upgrades ahead of site occupation. Any local infrastructure upgrades required to accommodate increased flow to be funded by developers. To be secured through conditions on planning permissions (see Stage 3 Forest Heath Water Cycle Study Update,</p>

	SCC	Surface water flooding issues.	Known pluvial flooding issue identified on part of one site.	December 2016 Addendum, Arcadis).  Surface water flooding issue needs to be assessed and managed through the planning process.
<b>Education</b>	SCC Academies Free school		A 2ha site is required for a new primary school (to include pre-school provision). (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.  Early Years and Childcare: an increase of 1129 dwellings would result in approximately 113 children arising and new provision will be required.	Provision to be made by developer for a minimum 2ha site for a new primary school; and provision of early years is required in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 and SALP Policy SA10 refer.
<b>Health</b>	NHS England Midlands & East	1 GP Branch surgery (main practice is White	Expansion of GP practice where and when appropriate.	Developer contributions required

	(East) West Suffolk Clinical Commissioning Group (CCG)	House in Mildenhall) 1 Dental practice		(through S106 or CIL as appropriate). Core Strategy Policy CS13 refers.
<b>Emergency Services</b>	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.
<b>Community Facilities</b>	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.	Red Lodge is not at present served by a library. Given the scale of development taking place the County council is looking to opportunities to provide a base in the future, preferably in a multi-use facility.  Others not identified at this stage.	Developer contributions required - Core Strategy Policy CS13 and JDMP policies refer.
<b>Sport and Recreation</b>	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.
<b>Green Infrastructure</b>	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. SALP policies SA9 and SA10 require development on all sites to provide measures for influencing recreation in the surrounding area.

\* Anglian Water's response to the Preferred Options SIR and SALP advises: Recent capacity improvements undertaken at the receiving Tuddenham Water Recycling Centre means there is sufficient capacity to accommodate the growth proposed up to 2029/2030. Whilst it is acknowledged that there has been historic sewerage network issues particularly relating to Warren Road Pumping Station and Herringswell Terminal Pumping Station it should be noted improvement works have been



completed by Anglian Water and network connectivity changes have taken place that will alleviate the capacity concerns. New development at Red Lodge will be connected to Kings Warren Pumping Station network rather than to Warren Road Pumping Station network thus avoiding the areas where there have been historic capacity constraints.

**Beck Row**

SIR Distribution additional provision in the four Primary Villages: 454 dwellings

SALP: Policy SA11 allocates four sites for residential development in Beck Row, all of these have planning permission or a resolution to grant permission, with a total indicative capacity of 206 (Note: this figure is not included in the additional provision figure as the sites are counted as existing commitments).

<b>Infrastructure Category</b>	<b>Lead Organisation</b>	<b>Existing</b>	<b>Improvements Required</b>	<b>Provision planned and/or funding sources</b>
<b>Transport</b>	Bus operators SCC	Bus services to: Mildenhall, Brandon and Thetford; and Bury St Edmunds	No infrastructure improvements are considered necessary to mitigate the cumulative impacts of the developments. Each application should however review their impact on the highway network, especially in terms of highway safety, and mitigate where necessary.	Developer contributions  Government
<b>Energy</b>	UK Power Networks	Energy supply	<ul style="list-style-type: none"> <li>• No capacity issues have been identified</li> <li>• Investment is driven by demand and improvement plans</li> <li>• Not known</li> </ul>	Developer contributions
<b>Water &amp; Drainage</b>	AWS	Water supply – Ely RZ  Mildenhall WRC	None identified at this stage.  Mildenhall WRC serves West Row, Beck Row and Mildenhall. If growth in all three areas were all on the	Provision part of development scheme costs.

	SCC	Surface water flooding issues.	highest scale indicated in the options and all came forward, currently there is sufficient capacity to accommodate the foul flows.  Known pluvial flooding issue site BR1(a) (SALP Policy BR1)	Surface water flooding issue needs to be assessed and managed through the planning process.
<b>Education</b>	SCC Academies Free school	Primary school	Expansion of the existing primary school to increase capacity to 315 for September 2017 (and potentially 420 by 2020).	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.
<b>Health</b>	NHS England Midlands & East (East)	Closest GP practices located in Mildenhall (2 number)	Options for increased capacity include expansion, reconfiguration and possible	Developer contributions required (through S106 or CIL

	West Suffolk Clinical Commissioning Group (CCG)		relocation of existing Primary Healthcare services, in line with emerging CCG Strategic Estates Plans (SEPs)	as appropriate) in line with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers). Core Strategy Policy CS13 refers.
<b>Emergency Services</b>	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.
<b>Community Facilities</b>	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.
<b>Sport and Recreation</b>	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.
<b>Green Infrastructure</b>		Nature reserve	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. SALP policy SA11 requires strategic landscaping and open space to be provided on all sites to address the individual site requirements and locations.

<b>Exning</b>				
SIR Distribution additional provision in the four Primary Villages: 454 dwellings				
SALP: Policy SA12 allocates Site SA12 (a) for residential development in Exning with an indicative capacity of 205 dwellings				
<b>Infrastructure Category</b>	<b>Lead Organisation</b>	<b>Existing</b>	<b>Improvements Required</b>	<b>Provision planned and/or funding sources</b>
<b>Transport</b>	Bus and Rail operators SCC Highways Agency	Rail station at Newmarket  Bus service 310/311 to Newmarket and Bury St Edmunds, and service 10 to Cambridge, Burwell and 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).  No infrastructure improvements are considered necessary to mitigate the cumulative impacts of the developments. Each application should however review their impact on the highway network, especially in terms of highway safety, and mitigate where necessary.	Developer contributions  Government
<b>Energy</b>	UK Power Networks	Energy supply	<ul style="list-style-type: none"> <li>• No capacity issues have been identified</li> <li>• Investment is driven by demand and improvement plans</li> <li>• Not known</li> </ul>	Developer contributions
<b>Water &amp; Drainage</b>	AWS	Water supply – Newmarket RZ	None identified at this stage.	

		Newmarket WRC.	There is currently capacity at the receiving Newmarket Recycling Centre to accommodate the level of growth indicated in the plan.	Water and drainage provision part of development scheme costs.
	SCC	Surface water flooding issues.	None identified.	
<b>Education</b>	SCC Academies Free school	Primary school	None identified at this stage. Exning Primary School site has sufficient land available to expand to 420 places. Current capacity is 210.	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.
<b>Health</b>	NHS England Midlands & East (East) West Suffolk Clinical Commissioning Group (CCG)	Closest GP practices are located in Newmarket (3 number)	Expansion and possible relocation of GP practices where and when appropriate, in line with emerging CCG Strategic Estates Plans (SEPs)	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.
<b>Emergency Services</b>	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.
<b>Community Facilities</b>	SCC, FHDC, parish councils and local community groups	Community Church Hall	None identified at this stage.	N/A
<b>Sport and Recreation</b>	FHDC Abbeycroft Leisure Local community groups FA and similar organisations	Sports facilities include football and cricket pitches and tennis courts	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.
<b>Green</b>		Includes allotments and	Strategic landscaping and	Developer



<b>Infrastructure</b>		river. No nature reserve locally.	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. SALP policy SA12 requires strategic landscaping and open space to be provided to address the individual site requirements and location.
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**Kentford**

SIR Distribution additional provision in the four Primary Villages: 454 dwellings

SALP: Policy SA13 allocates two sites for residential development in Kentford with an indicative capacity of 97 dwellings.

<b>Infrastructure Category</b>	<b>Lead Organisation</b>	<b>Existing</b>	<b>Improvements Required</b>	<b>Provision planned and/or funding sources</b>
<b>Transport</b>	Network Rail Bus and Rail operators SCC  Highways Agency	Bus service 16 to Newmarket, Red Lodge, Mildenhall and Bury St Edmunds. Service 11 to Cambridge, Newmarket and Bury St Edmunds.  Kennet railway station with services to Cambridge, Ipswich and Peterborough.	No infrastructure improvements are considered necessary to mitigate the cumulative impacts of the developments. Each application should however review their impact on the highway network, especially in terms of highway safety, and mitigate where necessary.	Developer contributions  Government
<b>Energy</b>	UK Power Networks	Energy supply	<ul style="list-style-type: none"> <li>• No capacity issues have been identified</li> <li>• Investment is driven by demand and improvement plans</li> <li>• Not known</li> </ul>	Developer contributions
<b>Water &amp; Drainage</b>	AWS	Water supply: Newmarket RZ  Newmarket WRC.	None identified at this stage.  There is currently capacity at the receiving Newmarket Recycling Centre to accommodate the level of growth indicated in the plan.	Water and drainage provision part of development scheme costs.

	SCC	Surface water flooding issues.	None identified at this stage.	
<b>Education</b>	SCC Academies Free school		Land has been identified to enable the primary school at Moulton to expand. The potential for early years provision should be explored.	SALP Policy SA15 allocates 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.
<b>Health</b>	NHS England Midlands & East (East) West Suffolk Clinical Commissioning Group (CCG)	Closest GP practices are located in Newmarket (3 number)	Expansion and possible relocation of GP practices where and when appropriate, in line with emerging CCG Strategic Estates Plans (SEPs)	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.
<b>Emergency Services</b>	Suffolk Police Suffolk Fire and		None identified at this stage.	Individual sites will need to ensure suitable

	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.	access for fire appliances and provision of water supplies (fire hydrants). Automated sprinkler systems are encouraged, but cannot automatically be required.
<b>Community Facilities</b>	SCC, FHDC, parish councils and local community groups	Playing field, pavilion and village hall shared with neighbouring Kennet	Not identified at this stage.	Developer contributions required - Core Strategy Policy CS13 and JDMP policies refer.
<b>Sport and Recreation</b>	FHDC Abbeycroft Leisure Local community groups FA and similar organisations	There is an absence of sports pitches and non pitch sports areas and playgrounds in the village itself (see above).	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.
<b>Green Infrastructure</b>	Various	There is an absence of sports pitches and non pitch sports areas and	Strategic landscaping and open space must be provided on all sites to address the	Developer contributions required (through S106 or CIL

		playgrounds in the village itself (see above).	individual site requirements and location. Development on SALP Policy site K1(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.	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.  SALP policy SA13 requires strategic landscaping and open space to be provided on all sites to address the individual site requirements and locations.
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**West Row**

SIR Distribution additional provision in the four Primary Villages: 454 dwellings

SALP: Policy SA14 allocates 7.35ha of land for residential development focusing growth in West Row at land east of Beeches Road with an indicative capacity of 152 dwellings.

<b>Infrastructure Category</b>	<b>Lead Organisation</b>	<b>Existing</b>	<b>Improvements Required</b>	<b>Provision planned and/or funding sources</b>
<b>Transport</b>	Bus operators SCC	Bus service 200 to Mildenhall, Brandon and Thetford; and service 20 to Mildenhall, Bury St Edmunds and a number of smaller villages.	No infrastructure improvements are considered necessary to mitigate the cumulative impacts of the developments. Each application should however review their impact on the highway network, especially in terms of highway safety, and mitigate where necessary.	Developer contributions
<b>Energy</b>	UK Power Networks	Energy supply	<ul style="list-style-type: none"> <li>• No capacity issues have been identified</li> <li>• Investment is driven by demand and improvement plans</li> <li>• Not known</li> </ul>	Developer contributions
<b>Water &amp; Drainage</b>	AWS	Water supply: Newmarket RZ  Mildenhall WRC.	None identified at this stage.  Mildenhall WRC serves West Row, Beck Row and Mildenhall. If growth in all three areas were all on the	Water and drainage provision part of development scheme costs.

	SCC	Surface water flooding issues.	highest scale indicated in the options and all came forward, currently there is sufficient capacity to accommodate the foul flows.  None identified.	
<b>Education</b>	SCC Academies Free school	Primary school	Land has been identified to enable the primary school at West Row to expand. The potential for early years provision should be explored.	SALP Policy SA14 allocates 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.
<b>Health</b>	NHS England Midlands & East (East) West Suffolk Clinical Commissioning Group (CCG)	Closest GP practices located in Mildenhall (2 number)	Options for increased capacity include expansion, reconfiguration and possible relocation of existing Primary Healthcare services, in line with emerging CCG Strategic Estates Plans (SEPs)	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.
<b>Emergency Services</b>	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.
<b>Community Facilities</b>	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.
<b>Sport and Recreation</b>	FHDC Abbeycroft Leisure Local community groups	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	Developer contributions required (through S106 or CIL as appropriate) in line



	FA and similar organisations		a result of planned growth.	with the Suffolk County Council Developers Guide to Infrastructure Contributions (and relevant Topic Papers), and JDMP policies particularly Policies DM2, DM41, DM42, and DM43.
<b>Green Infrastructure</b>	Various	No nature reserve locally.  Public open space and allotments.	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.  SALP policy SA14 requires the development to provide measures for influencing recreation in the surrounding area, to avoid a damaging increase in visitors to the Breckland SPA.

				In addition, strategic landscaping and open space must be provided to address the individual site requirements and location.
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## **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](http://www.westsuffolk.gov.uk/planning/Planning_Policies/local_plans/upload/2015-07-15-Final-Version-Draft-IDP-2.pdf)
- 8.2 Where schemes or specific provision have been identified, the source of funding and/or method and phasing of delivery has been included in the table above.

9. **Conclusion and next steps**

- 9.1 This version of the IDP indicates that at the strategic and local level infrastructure and services can be maintained/provided at the appropriate level for the distribution of housing growth proposed in the SIR and SALP. Work will continue with infrastructure and service providers, and with neighbouring authorities and statutory bodies to produce a final version of the IDP following examination and adoption of the SIR and SALP.

**Glossary**

Acronym	Term	Definition
	Blue Infrastructure	See Green and Blue Infrastructure below.
CWS	County Wildlife Site	This is a non-statutory designation that recognises site's high value for wildlife. Sites often support characteristic or threatened species and habitats including Local and National Biodiversity Action Plans.
	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 a 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

		plan documents including the Core Strategy, Joint Development Management Policies Document, Site Allocations Local Plan and Single Issue Review. 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 2012	Designed to consolidate all policy statements, circulars and guidance documents into a single, simpler National Planning Policy Framework. The new 2012 framework is intended to be user-friendly and accessible with clear policies for making robust local and neighbourhood plans and development management decisions.
	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.
RZ	Resource Zone	Water Resource Zones are areas based on the existing potable water supply network and represent the largest area in which water resources can be shared.
	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.
WCR	Water Recycling Centre	A WCR is a facility which treats wastewater through a combination of physical, biological and chemical processes.
	West Suffolk	The administrative area covered by Forest Heath District Council and St Edmundsbury Borough Council.
WRZ	Water Resource Zone	See RZ above

**Key IDP background evidence documents**

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

Water Cycle Study Update – Arcadis Consulting 2016

Transport Study Update, Technical Note May 2016, AECOM

Forest Heath Cumulative Traffic Impact Study and Addendum, October 2016, AECOM

Accessible Natural Greenspace Study, West Suffolk, 2016

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



**NHS England Midlands and East (East) (NHSE)**

NHSE respond to planning application consultations in the area (in collaboration with the Clinical Commissioning Group (CCG)). Generally mitigation is requested (often in the form of capital contribution) from development sites of 50 residential dwellings or more (including retirement properties etc.), and care homes.

The capital contribution presently required from a development (summer 2016), in order to mitigate the need for additional Primary Healthcare (as a direct result of the development proposal) is calculated based on, 120m<sup>2</sup> per GP (with an optimal list size of 1750 patients), as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services".

An example calculation for 270 proposed dwellings is shown below:

**Capital Cost calculation of additional Primary healthcare services arising from the development proposal**

<b>Premises</b>	<b>Additional Population Growth (270 dwellings)<sup>1</sup></b>	<b>Additional floorspace required to meet growth (m<sup>2</sup>)<sup>2</sup></b>	<b>Capital required to create additional floor space (£)<sup>3</sup></b>
GP Practice - Example	621	42.58	85,160
<b>Total</b>	<b>621</b>	<b>42.58</b>	<b>£85,160</b>

**Notes:**

1. Calculated using the Forest Heath District average household size of 2.3 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
2. Based on 120m<sup>2</sup> per GP (with an optimal list size of 1750 patients) as set out in the NHSE approved business case incorporating DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
3. Based on standard m<sup>2</sup> cost multiplier for primary healthcare in the East Anglia Region from the BCIS Q1 2014 price Index, adjusted for professional fees, fit out and contingencies budget (£2,000/m<sup>2</sup>), rounded to nearest £.