

Bury St Edmunds Vision 2031

Infrastructure Delivery Plan



St Edmundsbury Borough Council

January 2014

**St Edmundsbury Borough Council
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1. Introduction

1.1 This Infrastructure Delivery Plan (IDP) has been prepared to as a supporting document for the Bury St Edmunds Vision 2031 local plan document. It does not form part of the formal local plan but will be used to identify what infrastructure is needed where and when to meet the planned in growth in Bury St Edmunds.

1.2 The National planning Policy Framework (NPPF) emphasises the need for infrastructure planning. It states that:

Local planning authorities should work with other authorities and providers to:

- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and
- take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.

1.3 The NPPF emphasises the importance of identifying and co-ordinating development requirements, including the provision of infrastructure in a timely manner. It also seeks a collaborative approach whereby authorities should work with neighbouring authorities and transport providers to develop strategies for the provision of viable infrastructure necessary to support sustainable development.

1.4 Preparing an IDP represents a 'pro-active' rather than a 'reactive' approach to understanding what infrastructure is required for planned development in advance of it taking place. This ensures that when development proposals come forward time isn't spent trying to work out what infrastructure is needed to support it. Having an IDP in place also gives developers and landowners a greater degree of certainty about what is expected from new development and provides local communities with greater reassurance that new development will not have an unreasonable impact on existing services and facilities in their local area.

1.5 The IDP is also an important tool for infrastructure providers, assisting their business and investment planning by providing certainty about the development that is expected to come forward and the infrastructure needed to support it.

1.6 In particular, this IDP will, when finalised, demonstrate to the Planning Inspector examining the draft Bury St Edmunds Vision 2031 document that there are no infrastructure capacity issues in the first five years of the local plan which cannot be overcome.

- 1.7 The overall levels of population, jobs and housing in the borough are all forecast to increase between now and 2031, but within those increases lie more complex patterns and changes such as an ageing population, changes in the nature of the local economy and pockets of deprivation. Such changes can all potentially have significant impacts on the borough's infrastructure systems. This IDP reviews the existing coverage and future requirements of physical infrastructure (e.g. utilities and transport), Green Infrastructure (e.g. Green corridors and outdoor sports) and social infrastructure (e.g. schools, emergency services, etc.). The IDP provides analysis of the nature of future requirements and how and when those requirements are expected to be funded and delivered.
- 1.8 The aims of the IDP are:
- To review the existing provision and coverage of infrastructure, including any gaps or deficiencies;
 - Identify the infrastructure capacity required to serve the growth set out in the Vision Document;
 - Ensure that infrastructure is provided in a timely manner over the plan period to 2031;
 - Engage with the providers of infrastructure and keep those bodies informed of the scale and locations of the borough's growth;
 - Provide information on the range of infrastructure providers and how their plans and programmes relate to the Council's own strategy; and
 - Establish responsibilities, funding and timescales for delivery.

2. Process

- 2.1 In May 2009 Nathaniel Lichfield and Partners were appointed to carry out an Infrastructure and Environmental Capacity Appraisal for St Edmundsbury Borough Council and Forest Heath District Council. This study considered the environmental capacity of settlements and the need for and means of providing and maintaining social, physical and environmental infrastructure to support growth across the two authorities.
- 2.2 The reports published by this work informed the content of a draft, high level, Infrastructure Delivery Plan for the borough that was consulted on between January and March 2010. As a result of the comments received, the draft was amended and confirmed by the Council in April 2010. It was used as evidence at the examination of the St Edmundsbury Core Strategy to demonstrate that there were no “showstoppers” in infrastructure requirements that would prevent the policies and proposals from being delivered, particularly in the first five years of the Strategy.
- 2.3 The Nathaniel Lichfield work, together with other more up-to-date information, has now been used as evidence in the preparation of this IDP. It should be noted that the document only covered Towns and Key Service Centres as defined in the, then emerging, Core Strategy.
- 2.4 The draft Bury St Edmunds IDP was published for consultation between 18 June and 9 August 2013 and, as a result of the comments received during this period, has been amended and adopted in support of the Bury St Edmunds Vision 2031 document. It will be necessary to undertake regular reviews of the IDP to assess whether circumstances have changed in terms of capacity and supply.
- 2.5 The Bury St Edmunds IDP is not a policy document and any information within it does not override or supersede any policies, statements or commitments contained within any local plan documents, supplementary planning documents and masterplans. The inclusion of any particular item or site in the IDP or its schedules is done so on a “without prejudice” basis and does not indicate that planning permission will be granted or that development on any given site will be suitable. At a site-specific level, only policies and site allocations within the local plan can be held as material considerations in the consideration of planning applications or pre-application discussions, although information contained within this IDP can form part of the background assessment, particularly in an assessment of the impact of a particular proposal. At the time of considering any planning application that will have infrastructure implications, the local planning authority will need to have regard to any changing circumstance in the availability and capacity of infrastructure at the

time. This IDP will provide evidence to support the development of a future Community Infrastructure Levy (CIL) charging schedule but has not been prepared as part of the CIL adoption process.

3 Policy Context & Growth

- 3.1 The planning system encourages joined-up working by all those involved in the planning and delivery of infrastructure. The Council is committed to seeking to achieve the timely delivery of all necessary infrastructure alongside new development in such a way as to offer confidence to developers, local communities, businesses and other stakeholders. The planning system plays an important part in anticipating infrastructure needs, identifying risks to delivery where they are not met and providing mechanisms to monitor and mitigate these risks.
- 3.2 The Council is aware of the need to plan for the needs of a growing population, ensuring the infrastructure necessary to support new residential and commercial development is delivered at the right time, and addressing existing shortfalls in provision using coordinated approaches. This IDP is therefore intended to ensure that the level and distribution of development proposed by the Bury St Edmunds Vision 2031 can be delivered without detriment to infrastructure.

National Planning Policy Framework

- 3.3 The National Planning Policy Framework (NPPF) replaced previous PPGs and PPSs and amalgamated them into one single document. Paragraph 157 of the NPPF states that local plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
 - be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- 3.4 As noted above, in relation to infrastructure planning, paragraph 162 states:
- Local planning authorities should work with other authorities and providers to:
- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands;
 - and take account of the need for strategic infrastructure including nationally significant infrastructure within their areas.

Strategic Planning Framework

- 3.5 In 2010 the Council adopted a Core Strategy for the whole of St Edmundsbury that established the long term growth forecasts for

the borough and the strategy for where in the borough different types of development will be located. A hierarchy of settlements across the borough was established according to their status and level of service provision. These settlements are

Towns

Bury St Edmunds
Haverhill

Key Service Centres

Barrow	Kedington
Clare	Stanton
Ixworth	

Local Service Centres

Bardwell	Hopton
Barningham	Hundon
Cavendish	Ingham
Chedburgh	Risby
Great Barton	Rougham
Great and Little Thurlow	Wickhambrook
Great and Little Whelnetham	

Growth Forecasts

3.6 By 2031 the population of St Edmundsbury is likely to grow by 17% to around 130,000 which will require a total of 58,000 homes, representing an increase of 11,000 new homes between 2011 and 2031. The Core Strategy confirms how the new homes would be distributed across St Edmundsbury, following consultation on options for this growth in 2008. Policy CS1 of the Core Strategy identifies that 52% of the 2001-2031 growth will be in Bury St Edmunds, 34% in Haverhill and the remaining 14% across the rural area. However, taking account of the higher rates of house-building since 2001, the number of new homes to be constructed in Bury St Edmunds in the period 2012 to 2031 will be reduced to 50% of the borough total, or 5,740 homes, in order to conform with the Core Strategy. Although no forecasts have been made at a level lower than the whole borough, for the purposes of this document alone it is possible to make tentative estimates based on planned housing growth and predicted household occupancy rates, in order to make broad estimates of potential impact on infrastructure provision.

3.7 The 2011 Census results indicate that the usually resident population of the Bury St Edmunds was 41,100 in 18,170 households¹. With the planned growth of 5,740 homes between 2012 and 2031 and accounting for the growth between 2011 and 2012, it is estimated that there will be around 23,990 homes in the

¹ Figures are rounded

town in 2031. At a projected rate of 2.2 persons per dwelling, this would add around 12,630 people to the Bury St Edmunds population.

- 3.8 The Final Draft Bury St Edmunds Vision 2031 (June 2013) identifies sites for the provision of 4,488 new homes between 2012 and 2031. Table 1 lists the sites that are proposed for new homes in the Vision 2031 document. The remaining provision is expected to be made up from allocated sites with no indication of capacity and windfall developments on small sites (less than 10 homes) across the town.

Table 1 - Housing allocations in Final Draft Bury St Edmunds Vision 2031

Site	Indicative number of homes
Bury St Edmunds Garden Centre	30
Land at Jacqueline Close	30
Hospital Site, Hospital Road	45
Shire Hall	25
Weymed Site	14
Land at School Yard	32
Almoners Barn, Cullum Road	12
Tayfen Road	100
Station Hill	300
Garages and Bus Depot, Cotton Lane	50
Bury North West	900
Moreton Hall	500
Bury West	450
Bury North East	1250
Bury South East	1250
Total	4488

4. Infrastructure Typology

- 4.1 The Nathaniel Lichfield and Partners Environmental Capacity Appraisal (May 2009) sought to categorise different infrastructure types based on a high level view of its necessity in bringing forward development. The report sets out the following categories:

'Fundamental'

Infrastructure that is required to overcome development 'showstoppers'. This category includes infrastructure that is so fundamental to growth taking place that without it development (or occupancy of development) could not occur (e.g. supply of water, utilities or access). These are infrastructure types that must be provided up-front support development;

'Essential'

Infrastructure required to ensure development can be implemented with no detrimental effects on site, to the settlement and beyond. Infrastructure in this category will be essential to achieving growth in a timely and sustainable manner, and which must be delivered at least in the medium to long term or to allow later phases to proceed, but where (subject to location) a short term alternative might be possible (e.g. school provision, where the possibility exists to bus children to a nearby town); and

'Required'

Infrastructure to ensure sustainable communities are created. This category includes infrastructure which is deemed necessary by virtue of legitimate policy objectives (e.g. around access to amenities) and the desire to achieve high quality and sustainable development.

- 4.2 The report categorised a broad spectrum of infrastructure classes which provide the basis for Table 2 below and, based on this table, this delivery plan assesses the following categories to set them in their context.

Transport

- Education
- Open Space and Green Infrastructure
- Community and Cultural Facilities
- Health Care
- Emergency Services
- Flooding
- Utilities

- 4.3 Specific types of housing are also generally defined as essential infrastructure, in particular:
- Affordable housing;

- Supported accommodation (care homes, nursing homes, sheltered housing, extra-care and other supported accommodation; and
- Gypsies, Travellers and Travelling Showpeople accommodation.

4.4 Whilst social care is covered in the Nathaniel Lichfield work, it is recognised that a more comprehensive examination of all of the above needs to be addressed as part of the infrastructure assessment process, although it is acknowledged that the arrangements for securing and operating provision are complex. The borough council plays an important role as the strategic housing authority, while Suffolk County Council has a role, given its responsibilities for social care. The National Health Service has a significant interest, particularly in relation to nursing and residential care. Increasingly, supported housing, particularly for older people as the largest customer group, is delivered by the private sector.

4.5 As such there needs to be significant flexibility in delivery. St Edmundsbury planning policies are positive toward the delivery of supported housing types, in order to encourage private sector provision. At the same time, opportunities will be sought, based on evidenced need, for land to be secured for additional provision through Section 106 agreements.

Table 2 - Categories of different infrastructure types

Infrastructure Types	Fundamental	Essential	Required
Natural Environmental and Green Infrastructure			
Local/National Nature Reserve			✓
Sports Pitches			✓
Non-Pitch Sports Areas			✓
Amenity Open Space			✓
Allotments			✓
Children's Play Areas			✓
Social Infrastructure			
Health-GP's		✓	
Health-Dentists		✓	
Supported Housing – Social Care			✓
Education- – Early Years Provision		✓	
Education – Primary Schools		✓	
Education – Middle Schools		✓	
Education – Upper Schools		✓	
Community Centres			✓
Libraries			✓
Emergency Services			
Police, Ambulance, Fire and Rescue		✓	
Transport			

Infrastructure Types	Fundamental	Essential	Required
Road Network	✓		
Footpath and cycle routes	✓		
Public Transport	✓		
Utilities			
Water	✓		
Energy	✓		
Waste			✓
Leisure, Business and Retail			
Swimming Pools			✓
Sports Halls			✓
Indoor Bowls			✓
Business Support			✓
Arts and Culture (Galleries)			✓
Local Convenience Shop		✓	
Other Retail (including Town Centre and Key Service Centre Provision)			✓
Affordable housing;		✓	
Supported accommodation (care homes, nursing homes, sheltered housing, extra-care and other supported accommodation)		✓	
Gypsies, Travellers and Travelling Showpeople accommodation		✓	

SOURCE: Adapted from the Nathaniel Lichfield and Partners Environmental Capacity Appraisal (May 2009)

5 Methodology for Assessing Need

- 5.1 A wide range of different types of services and facilities have been included in this IDP to reflect the type and timing of infrastructure likely to be required as a result of the proposed scale, distribution and sequence of development. The infrastructure requirement has been identified over a number of years in parallel with the development of the Core Strategy and, subsequently, the Vision 2031 document.
- 5.2 The methodology for assessing need in the IDP draws on advice from Communities and Local Government, Planning Advisory Service and other best practice guidance. It followed a two stage process, first to identify the current capacity and coverage of infrastructure and services and secondly to examine future requirements based on estimates of planned growth. It is acknowledged that fluctuations in population growth outside the Councils control can have a significant impact on service delivery, such as a sudden boom in births. For this reason, and as stated above, it will be necessary to assess infrastructure capacity, where appropriate, on a site by site basis at the time of planning application preparation.
- 5.3 The IDP has been prepared using a combination of desk-based assessments looking at infrastructure and service providers' business plans and documents, and active engagement with their representatives. At all stages, the Council has sought to engage with a representative for each different type of infrastructure or service and corroborate the desk-top review and understanding of future needs to ensure that its information is accurate and up-to-date. The formal consultation on the draft IDP between June and August 2013 has reaffirmed current capacity and future requirements.

Limitations of the study

- 5.4 It is acknowledged that many organisations providing services have been undergoing review and/or significant change during this study period: the Primary Care Trust has been phased out and responsibility for commissioning primary care services rests with NHS England, who consult with NHS West Suffolk Clinical Commissioning Group (WSCCG) and Suffolk County Council is carrying out a Schools Organisation Review (SOR) of the three tier education system in Bury St Edmunds. This has sometimes restricted the ability of such organisations to engage and to consider their long-term plans or even in some cases, led to the closure of some organisations. In such circumstances, the Council can only present the information available at the time and acknowledge that in some cases there is considerable uncertainty that will require more thorough investigation at the detailed planning application stage. However, the Council has received no

evidence during the preparation or consultation stages to suggest that the fundamental and essential infrastructure requirements arising from the planned growth in Bury St Edmunds Vision 2031 cannot be delivered.

6. Infrastructure Needs

This section provides information on current capacity within the various infrastructure typologies identified above. It is based on information at a point in time and could easily become out-of-date, hence the need for developers to engage with service and infrastructure providers at an early stage of preparing proposals in order to determine current capacities. The Section 106 Developers Guide to Infrastructure Contributions in Suffolk – February 2013 has been produced jointly by local planning authorities across the county sets out the Suffolk approach for determining what is necessary to mitigate the infrastructure impact of individual developments. It is not a one size fits all approach. Contributions will only be secured on the basis of the individual circumstances of a development.

Transport

- 6.1 **Rail:** Network rail control the rail infrastructure in St Edmundsbury and the train service is currently operated by the Greater Anglia franchise, which is due to end in 2016. The borough has one train station which is located in Bury St Edmunds. This is located on the Ipswich to Cambridge/Peterborough line with connections to London from either Cambridge or Ipswich.
- 6.2 It is acknowledged that facilities at Bury St Edmunds station are restricted with poor quality passenger facilities and limited interchange with other transport modes. The station suffers from limited car and bicycle parking. The area around the station has been earmarked for redevelopment for some time and remains in the Bury St Edmunds Vision 2031 document.
- 6.3 The New Anglia LEP has produced a rail prospectus for East Anglia called "Once in a Generation". This document highlights the lack of investment in previous years and how significant, but not unrealistic investment in the future will help create more sustainable communities and improve the speed and efficiencies of the rail network.
- 6.4 **Highways and traffic:** Bury St Edmunds is situated at the junction of a number of routes, recognising the towns' importance as a market town serving the wider sub-region. The A14 trans-European route passes through the town, as does the A143 and the A134 while the A1101 starts in Bury St Edmunds. It is recognised that some of the junctions on the A14 are at capacity at peak times. The Highways Agency, which is responsible for the management of the A14, seeks to ensure that the carriageway will not be affected by queuing at these junctions. In preparing the Core Strategy it was acknowledged that the development of some sites would not be allowed until the capacity issues has been resolved.

- 6.5 Some of the strategic areas of growth around the town require relief roads. Those include the Bury St Edmunds south east development which requires a relief road from Rougham Hill to the Sicklesmere Road; the Bury St Edmunds west requires a relief road for the village of Westley; the Bury St Edmunds north west which requires a relief road from Tut Hill to Mildenhall Road. To the east of Bury St Edmunds the Eastern Relief Road is required to be built which would link from Lady Miriam Way to Junction 45 of the A14. The Core Strategy states that additional housing should not be provided until the completion of the road. Lastly the development to the north east of Bury St Edmunds must facilitate the future provision of a bypass for Great Barton.
- 6.6 Suffolk County Council Highways have been working with consultants to carry a strategic assessment of the impact that the accumulated growth planned in Bury Vision 2031 would have on key junctions around the town as a whole. This work, which is available to view on the Planning Policy pages of the Borough Council's website, has demonstrated that certain improvements can be made to junctions around the town so that the town would not become excessively congested. In short a solution is available that would cost approximately £10 million to implement and could include the introduction of an Urban Traffic Management and Control (UTMC) system using the coordinated control of traffic lights to improve traffic flows. There may be other solutions available which could be explored further at some point in the future but for now the relevant highways authorities wanted to ensure that an option was available which would ensure the continued flow of traffic around the town and on the A14 trunk road. Funding for these improvements will come from both developers, as a requirement to make their sites deliverable, or from government funding via the Local Transport Plan budget.
- 6.7 **A14:** The A14 travels through the heart of Bury St Edmunds and acts as a barrier for people wanting to move from the eastern and northern parts of the town to the town centre. There are four crossings that pedestrians and cyclists can use (Beetons Way, Fornham Road, Eastgate Street and a footpath/cycling way that runs to the south of St James Middle School). A further footpath/cycle link is to be provided through the construction of a bridge across the A14 between Thingoe Hill and Northgate Avenue early in 2014. The A14 has 3 junctions which serve Bury St Edmunds. Junction 43 and 44 are at capacity peak times and motorists often experience congestion at these junctions. The road is of European importance and the Highways Agency seeks to ensure any queuing traffic from junctions does not tail back to the main carriageway. The junction assessment concluded that, provided that junction improvements were put in place, there would not be any detrimental impact on flows.

- 6.8 **Cycling and walking:** Part of the N51 national cycle network route (as defined by *Sustrans*) runs from east to west across the borough and passes through Bury St Edmunds. Additionally route N13 runs roughly south-north and again passes through Bury St Edmunds.
- 6.9 The national cycle network is not a statutory designation, but one that has become accepted through recognition of *Sustrans* as a credible national-level organisation.
- 6.10 Projects for cycling and walking initiatives tend to be small-scale but can make a big difference. In this regard they are ideal candidates for government grants for Local Transport Plans Fund. Additionally, CIL funding may be used to develop the rest of the borough's cycle infrastructure to maximise opportunities arising from but not part of new development sites – this could constitute the principal mechanism for enhancing the towns cycle network. The Core Strategy seeks to promote sustainable transport and as such states that walking and cycling will be promoted above the private motor car. The Local Transport Plan 2011 – 2031 Part 2 highlights a number of improvements to roads, existing footpaths/footways and cycle paths to make travelling by bike and foot easier and therefore more attractive as an alternative.
- 6.11 Improving walking facilities around the town is a key aspiration of the Bury St Edmunds Vision 2031 document in order to link local centres, residential areas, the town centre, employment areas and schools. Removing barriers to walking and cycling will help control congestion around the town.
- 6.12 The Local Transport Plan 2011 – 2031 states that walking and cycling routes and town centre facilities are fairly well developed but they have significant gaps in provision. Further walking and cycling facilities are required to enhance and complete the existing network, particularly to connect the railway station with the town centre.
- 6.13 In April 2013 Suffolk County Council were awarded funding to enable the construction of a cycle/footpath bridge over the A14. The bridge would link the southern part of Northgate Avenue with Thingoe Hill/ Maltings Way and its construction is imminent. .
- 6.14 **Bus:** Some bus services within the town are operated on a commercial basis. For those that are still supported by the county council there is a move towards commercial operation. The county council will seek to maintain key transport links within the town, in particular those between the town centre and West Suffolk Hospital, West Suffolk College, key employment areas and all existing and/or proposed housing developments. It is anticipated that the county council will act in a facilitating role directing any developer contributions through contractual arrangements towards the expansion and underpinning of the commercial network. Future

services could include town centre routes that complement the existing network.

- 6.15 Real time passenger information makes travelling by bus more attractive, and potentially improves punctuality and reliability, especially when linked to urban traffic management and control. These systems will be considered for implementation when funding permits.
- 6.16 The Local Transport Plan 2011 – 2031 also seeks to improve and expand the bus station in St Andrews Street. Increased capacity and accommodation for larger buses may need to be considered in the medium term.
- 6.17 **Influencing Travel Choice:** In conjunction with physical measures, it is important to provide mechanisms by which people can make a choice of mode of travel. Smarter Choices are techniques for persuading people's travel behaviour towards more sustainable options such as enabling school, workplace and individualised travel planning.
- 6.18 The Bury St Edmunds Vision 2031 aspirations of creating walkable neighbourhoods that provide attractive routes for short cycling and walking trips provides a mechanism whereby people can have an attractive alternative to the car for some journeys. School and workplace travel plans are further mechanisms where, when successfully implemented, significant reductions can be made to the number of car journeys. Funding of specific infrastructure to support Smarter Choices will require capital funding, whereas the travel planning and provision/promotion of transport services will require revenue support. The estimated cost of this initiative is £250,000 per annum (revenue expenditure) therefore totalling £4.25 million over the period 2014-2031.

Education

- 6.19 Suffolk County Council is the Local Education Authority covering Bury St Edmunds and is therefore responsible for the provision of sufficient education places throughout. For many years Suffolk County Council has requested developer contributions towards education provision from large developments (ten or more dwellings) to help off set the impact of new development.

The County Council seeks to maintain a 5-10% surplus of places, in order to facilitate parental choice², so a deficiency of places may be deemed to exist without the certainty of every local place being filled.

² In line with Department for Education guidelines and Audit Commission recommendations.

This IDP is based on a town-wide picture in relation to capacity and demand, that masks the capacities of individual schools that will be central to the determination of requests for contributions through planning obligations.

- 6.20 The data relating to Primary Schools has a January 2013 base point, whereas upper/middle school data is drawn from provisional September 2013 figures. Forward projections include developments of more than ten dwellings permitted at the time that the forecasts were made in 2013. The forecast is based on the most up to date information available at that time, from the Census, Area Health Authority statistics on live births, information from health visitors and doctor's practices. Whilst it is recognised that this data may not be 100% accurate, it is considered to be the best available and is made available to developers on request.
- 6.21 Currently Bury St Edmunds has a three tier education system comprising of Primary Schools (5 – 9 age range), Middle Schools (9 – 13 age range) and Upper Schools (13 – 18 age range). However Suffolk County Council is currently undertaking a reorganisation (School Organisational Review - SOR) of Schools across the County to move towards a two tier system of primary (5 – 11 age range) and secondary schools (11 – 18 age range).
- 6.22 In the main, SOR has been agreed or implemented across the County but consultations in the Bury St Edmunds area have only just been completed. At the time of writing, the County Council is considering the consultation responses to put before its Cabinet later in 2014. A final decision is expected to be taken in April 2014, with changes expected to be complete by September 2016. Given that the outcomes of SOR cannot be prejudged, this document and the education data within it is based on a continuation of the current system. As soon as the future arrangement of schools is known, this information will be updated.
- 6.23 On 1st August 2011 County Upper, Horringer Court Middle, and Westley Middle Schools converted to Academy³ status. Academies are publicly funded schools that operate independently of local authorities. These schools do not intend to change the age ranges they serve and, consequently, if the change to a two tier education system across Bury St Edmunds is implemented the three academy schools in Bury St Edmunds would not be included.
- 6.24 Bury St Edmunds is also home to Catholic primary, middle and upper schools. St Benedict's Catholic Upper School has a catchment that covers the whole of West Suffolk. From September 2013 St Benedict's Catholic School will admit up to 60 Year 7 and Year 8 pupils from Catholic schools in Haverhill, Newmarket and Sudbury.

³ The Academies programme was first announced in 2000 with the aim of improving educational attainment

St Louis Middle School is now remaining open for the immediate future and will continue to take children from 9-13 years old. The increase in capacity for St Benedict's is driven by the changes that are taking place elsewhere in West Suffolk and will enable pupils who want to be educated in a two tier system to do so.

- 6.25 Applications can also be made to the Secretary of State to establish Free Schools, which would also be outside the control of the local authority. To date, there have been no applications for free schools in Bury St Edmunds.
- 6.26 The County Council's approach is to work with school providers and the Borough Council to provide sufficient school places in accessible locations, in support of parental choice and accessible by sustainable/healthy modes of transport. Bury St Edmunds Vision 2031 sets out a strategy to enable this approach.
- 6.27 Suffolk County Council is aware that SOR can not be funded by developer contributions and will therefore only seek developer contributions towards meeting need resulting directly from development.
- 6.28 **Early Years Education:** The Childcare Act 2006 places a duty on Suffolk County Council to play a lead role in facilitating the provision of pre school childcare within the broader framework of shaping children's services in partnership with the private, voluntary and independent sectors. Furthermore, the 2011 Education Act requires that early years/pre-school provision is provided for two-year-olds from deprived backgrounds.
- 6.29 Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 years-olds. This means pre school provision is now not just a market provided facility. The 2011 Education Act further requires that free Early Years/Pre-school provision be provided for eligible two year-olds.
- 6.30 At present, there are 42 providers of early education in Bury St Edmunds, all of which are members of the List of Providers for Suffolk County Council and therefore eligible to draw down government funding for eligible 2, 3 and 4 year olds. The most recent data on capacity available from these providers shows that there are currently no places for 2, 3 and 4-year olds available from these providers, and that several are operating waiting lists.
- 6.31 Suffolk County Council advises that there will likely be a requirement for additional pre school provision to accommodate housing development planned for Bury St Edmunds. Suffolk County Council estimate that 0.1 pre school places will be needed for each new home. For Bury St Edmunds, a total contribution figure for pre-school places is set out below based upon the amount of

housing planned across the town. That figure is determined by the following formula:

$$\text{Pupil yield per dwelling (0.10)} \times \text{cost of each place (£6091)} \times \text{dwellings proposed}$$

6.32 Bury St Edmunds Vision 2031 makes provision for 5,740 new homes between 2012 and 2031 and pre-school requirements can be established as follows:

Homes	5,740
Pre-school pupil yield	$5740 \times 0.1 = 574$ places
Cost	$574 \times 6091 = 3,496,234$
Cost per house	£609.10

When developers bring sites forward they should discuss with Suffolk County Council what the current local early years education capacity is and what the requirements are, based on the situation at that time.

Primary Schools

6.33 Notwithstanding the potential impact of any Schools Organisation Review in Bury St Edmunds, an increase in population will create a demand for additional school places. In some locations there may not be capacity to accommodate this demand. In these cases improvements and extensions to schools will be needed to accommodate the additional pupils. In some instances additional land will be required to allow a school to expand, or entirely new schools will be provided.

6.34 Bury St Edmunds Vision 2031 sets out five strategic areas of growth around the town. These areas of growth total around 4,350 dwellings. Additionally the Bury Vision 2031 document sets out a number of smaller brownfield sites within the town. Together these sites would number approximately 750 dwellings. The larger strategic sites are of a scale that will warrant new primary schools sites to be provided within their sites. However within the centre of the town a number of primary schools are reaching capacity and do not have the ability to take significant numbers of new pupils because of site constraints. The School Organisation Review may provide a surplus school site, to meet this need. In that instance, appropriate contributions may be sought to convert or improve that school to meet requirements resulting from population growth. If a site for a new primary school cannot be found within a central location to serve the town it may be that larger sites for schools will be needed to accommodate the increase in demand.

6.35 Suffolk County Council advises that there will be a requirement for additional primary school provision to accommodate housing development planned for Bury St Edmunds, though specific funding

requests made of developments will be based on the capacity of the existing local provision that might serve that development. Provision is made in some of the larger strategic allocations for the provision of new primary schools.

- 6.36 **Based on the current three tier structure**, Suffolk County Council estimate that, where surplus capacity does not already exist, 0.18 primary (5-9) school places⁴ would be needed for each new home in Bury St Edmunds. For Bury St Edmunds, a total contribution figure for primary school places is set out below based upon the amount of housing planned across the town. That figure is determined by the following formula:

Pupil yield per dwelling (0.18) x cost of each place (£12181) x dwellings proposed

Bury St Edmunds Vision 2031 will provide 5,740 new dwellings and primary school requirements can be established as follows:

Homes	5,740
Primary school pupil yield	5740 x 0.18 = 1033 places
Cost	1033 x £12,181 = £12,582,973
Cost per house	£2,192.16

Based on a two tier structure, Suffolk County Council estimate that 0.25 primary (5-11) school places⁵ will be needed for each new home in Bury St Edmunds. For Bury St Edmunds, a total contribution figure for primary school places is set out below based upon the amount of housing planned across the town. That figure is determined by the following formula:

Pupil yield per dwelling (0.25) x cost of each place (£12181) x dwellings proposed

Bury St Edmunds Vision 2031 will provide 5,740 new dwellings and primary school requirements can be established as follows:

Homes	5,740
Primary school pupil yield	5740 x 0.25 = 1435 places
Cost	1435 x £12,181 = £17,479,735
Cost per house	£3045.25

Based on 2013-14 prices, which are subject to change. Costs are based on extending existing schools. Where entirely new schools

⁴ (Section 106 Developers Guide to Infrastructure Contributions in Suffolk- May 2012 Topic Paper 4 – Education Provision)

⁵ (Section 106 Developers Guide to Infrastructure Contributions in Suffolk- May 2012 Topic Paper 4 – Education Provision)

are to be provided, this is normally more expensive. When developers bring sites forward they should discuss with Suffolk County Council what the current local schools capacity are and what the requirements are based on the situation at that time.

- 6.37 The table below shows the number of children forecast to be on roll in each primary school in Bury St Edmunds in 2013-14 and the capacity of those schools. The total capacity across the town for the 2013/14 year is also shown (total excludes St Edmunds RC Catholic Primary School).

Primary School	Forecast Summer Term Roll, 2013-14	School Capacity	Forecast Surplus Capacity 2013-14
Abbots Green	254	300	46
Guildhall Feoffment	283	247	-36
Hardwick	214	225	11
Howard	171	210	39
Sebert Wood	300	300	0
Sextons Manor	135	150	15
St Edmundsbury	196	283	87
Tollgate	218	343	125
Westgate	265	300	35
St Edmund's Catholic Primary	291	300	35
Total	2036	2358	322

- 6.38 Based on forecast capacity for Summer 2014, and seeking to maintain 5% of spare capacity, there are 204 primary school places 'available'. Given this surplus, this means that, in theory, 1133 (3 tier) or 816 (2 tier) new dwellings could be built before additional capacity was required. However, for primary schools, each development will need to consider capacity at the relevant local school in order to determine whether or not obligations will be required.
- 6.39 **Middle Schools:** At present six middle schools operate in Bury St Edmunds. Whilst it remains Suffolk County Council's intention to close those Middle Schools which aren't academies, a final decision is yet to be taken. Based on the SOR consultation proposals, it is clear that some middle school provision will remain through the Bury St Edmunds Academy Trust. Suffolk County Council estimates that, under a three-tier education system, 0.14 middle school places⁶ would be needed for each new home in Bury St Edmunds

⁶ (Section 106 Developers Guide to Infrastructure Contributions in Suffolk- May 2012 Topic Paper 4 – Education Provision)

and that each place will cost £15,268⁷. A total contribution figure for middle school places is set out below based upon the amount of housing planned across the town. That figure is determined by the following formula:

Pupil yield per dwelling (0.14) x cost of each place (£15,268) x dwellings proposed

Bury St Edmunds Vision 2031 will provide 5,740 new dwellings and middle school requirements can be established as follows:

Homes	5,740
Middle school pupil yield	5740 x 0.14 = 804 places
Cost	804 x £15,268 = £12,275,472
Cost per house	£2,138.58

6.40 The table below shows the number of children forecast to be on roll in each middle school in Bury St Edmunds in 2013/14 and the capacity of those schools. The total capacity across the town for the 2013/14 year is also shown (total excludes St Louis RC Catholic Middle School).

Middle School	Forecast Summer Term Roll, 2013-14	School Capacity	Forecast Surplus Capacity 2013-14
Hardwick	400	415	15
Horringer Court	341	400	59
Howard	292	408	116
St James	478	496	18
Westley	473	464	-9
St Louis Catholic Middle	393	544	151
Total	2,377	2,727	350

6.41 Based on forecast capacity as of Summer 2014, and seeking to maintain 5% of spare capacity, there are 214 middle school places 'available'. Given this surplus, this means that, in theory, 1,529 new dwellings could be built before additional capacity was required.

However, as with all development, each site will need to consider capacity at the relevant local school in order to determine whether or not obligations will be required. In the case of middle school

⁷ (Section 106 Developers Guide to Infrastructure Contributions in Suffolk- May 2012 Topic Paper 3 – Early years and childcare provision)

places, it is also important to note the significant proportion of spare capacity available at St Louis Catholic Middle School. This is as a result of the complex circumstances arising from school reorganisation and school entry requirements at this school, rather than being considered as indicating capacity across the town as a whole.

6.42 **Secondary/Upper Schools:** Notwithstanding the potential impact of any Schools Organisation Review in Bury St Edmunds, an increase in population will create a demand for additional school places.

As indicated below, the two general admission upper schools in the town are not able to cope with the level of growth proposed and, as such, more provision will need to be provided to accommodate the future growth of the town. Given the overall scale of growth, allied to the need for additional secondary places created by school reorganisation, an entirely new secondary school is justified⁸.

Currently the three upper schools in the town are all on the eastern side of the town which is contributing to significant east west trips from within the town. To help with this issue the Core Strategy sets out that provision should be made for the new secondary school on the Moreton Hall urban extension. The concept plan for the site illustrates how a secondary school and playing fields could be delivered but the exact site arrangements will be considered in detail through the site planning process.

6.43 **Based on the current three tier structure,** Suffolk County Council estimate that 0.11 upper (13-16) school places⁹ will be needed for each new home in Bury St Edmunds. For Bury St Edmunds, a total contribution figure for upper school places is set out below based upon the amount of housing planned across the town. Suffolk County Council estimates that each place will cost £18,355¹⁰. That figure is determined by the following formula:

Pupil yield per dwelling (0.11) x cost of each place (£18355) x dwellings proposed
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Bury St Edmunds Vision 2031 will provide 5,740 new dwellings and upper school requirements can be established as follows:

Homes	5,740
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⁸ Though it should be noted that development will only be expected to fund places for the demand it creates. The demand created by school reorganisation will be paid for by capital funding from the County Council.

⁹ (Section 106 Developers Guide to Infrastructure Contributions in Suffolk- May 2012 Topic Paper 4 – Education Provision)

¹⁰ (Section 106 Developers Guide to Infrastructure Contributions in Suffolk- May 2012 Topic Paper 3 – Early years and childcare provision)

Primary school pupil yield 5740 x 0.11 = 631 places
 Cost 631 x £18355 = £11,582,005
 Cost per house £2,017

6.44 When developers bring sites forward they should discuss with Suffolk County Council what the current local schools capacity are and what the requirements are based on the situation at that time.

6.45 **Based on a two tier structure**, Suffolk County Council estimate that 0.18 secondary school places¹¹ will be needed for each new home in Bury St Edmunds. For Bury St Edmunds, a total contribution figure for upper school places is set out below based upon the amount of housing planned across the town. Suffolk County Council estimates that each place will cost £18,355¹². That figure is determined by the following formula:

Pupil yield per dwelling (0.18) x cost of each place (£18355) x dwellings proposed

Bury St Edmunds Vision 2031 will provide 5,740 new dwellings and upper school requirements can be established as follows:

Homes 5,740
 Primary school pupil yield 5740 x 0.18 = 1033 places
 Cost 1033 x £18355 = £18,960,715
 Cost per house £3,303

6.46 The table below shows the number of children on role in each upper school in Bury St Edmunds in 2012/13 and the capacity of those schools. The total capacity across the town for the 2012/13 year is also shown (total excludes St Benedict’s Catholic Upper School).

	Forecast Summer Term Roll, 2013-14	School Capacity	Forecast Surplus Capacity 2013-14
Upper School			
County	948	1024	76
King Edward VI CEVC	1379	1421	42
St Benedict’s	730	618	-112
Total			118

6.47 Based on capacity as of September 2012, and seeking to maintain 5% of spare capacity, there are -4 upper school places ‘available’ at the two general admission schools. Given this deficit, this means

¹¹ (Section 106 Developers Guide to Infrastructure Contributions in Suffolk- May 2012 Topic Paper 4 – Education Provision)

¹² (Section 106 Developers Guide to Infrastructure Contributions in Suffolk- May 2012 Topic Paper 3 – Early years and childcare provision)

that, in theory, no new dwellings can be built before additional capacity was required.

- 6.48 Suffolk County Councils projections suggest that the upper schools in the town will remain at or around capacity for the foreseeable future. This underlines the importance of delivery of the new secondary school.
- 6.49 The catchment for the Catholic schools are under an umbrella that covers the whole of West Suffolk. From September 2013 St Benedict's Catholic School will admit up to 60 Year 7 and Year 8 pupils from Catholic schools in Haverhill, Newmarket and Sudbury. St Louis Middle School is now remaining to stay open for the immediate future and will continue to take children from 9-13 years old. The increase in capacity for St Benedict's is driven by the changes that are taking place elsewhere in West Suffolk and will enable pupils who want to be educated in a two tier system to do so.
- 6.50 **6th Form education** : Suffolk County Council estimates that 0.04 6th Form education places¹³ will be needed for each new home in Bury St Edmunds and the Vision 2031 document makes provision for 5,740,350 new homes by 2031. The amount of pupil space required for this development is calculated as follows:

Pupil yield per dwelling (0.04) x cost of each place (£19907) x dwellings proposed
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The need for spaces is calculated as follows:

Homes	5,740
Primary school pupil yield	$5,740 \times 0.04 = 229$ places
Cost	$229 \times £19907 = £4,570,647$
Cost per house	£796.28

The role and capacity data for existing upper schools, above, includes 6th form provision.

Open Space and Green Infrastructure

- 6.51 As previously stated the Nathaniel Lichfield and Partners Environmental Capacity Appraisal (May 2009) categorised different infrastructure types (see table 2) and aimed to set out the current provision for types of infrastructure.
- 6.52 The Borough Council adopted its Supplementary Planning Document for Open Space, Sport and Recreation Facilities in December 2012.

¹³ (Section 106 Developers Guide to Infrastructure Contributions in Suffolk- May 2012 Topic Paper 4 – Education Provision)

This Supplementary Planning Document (SPD) sets out the Councils approach to the provision of open space, sport and recreation facilities in conjunction with new housing development. This guidance has been prepared to give developers and the public up-to date information on developer contributions that are reasonably related in scale and kind to development proposals.

- 6.53 For Open Space, Green Infrastructure, Community and Cultural Facilities the SPD will be used to determine that amount of infrastructure required and the cost of providing that infrastructure. This was due to the document being so up to date and its relationship to other studies as evidence base.
- 6.54 **Parks and Gardens** – These are accessible, high quality opportunities for informal recreation and community events. Examples of these are Formal Parks or Country Parks. The SPD states that 0.25ha should be provided for every 1000 population (2.5 m² per person). The cost of this infrastructure is £72m² and this equates to £180 per person. The town is planning to build 5,740 new homes over the planned period. The projected occupation level of future dwellings in the town is 2.2 people per dwelling. Therefore this would increase the population of the town by 12,628 people. This results in a total contribution for Parks and Gardens of £2,273,040 or £396 per dwelling. This growth would require 3.16 hectares of new Parks and Gardens.
- 6.55 **Natural and Semi-natural greenspaces** – The primary purpose of these spaces is to provide wildlife conservation, biodiversity and environmental education and awareness. Examples of this would be woodlands and flood meadows and nature reserves. The SPD states that 0.25ha should be provided for every 1000 population (2.5 m² per person). The cost of this infrastructure is £15m² and this equates to £37.50 per person. The town is planning to build 5,740 new homes over the planned period. The projected occupation level of future dwellings in the town is 2.2 people per dwelling. Therefore this would increase the population of the town by 12,628 people. This results in a total contribution for Natural and Semi – natural greenspaces of £473,550 or £82.50 per dwelling. This growth would require 3.1 hectares of new Natural and Semi- natural greenspaces.
- 6.56 **Green corridors** - Their primary purpose is to provide walking, cycling or horse riding, whether for leisure purposes or travel and opportunities for wildlife migration. Examples of this would be Former railway line – linear walks, linear woodlands/ shelter belts and recreational paths. The SPD states that 0.145ha should be provided for every 1000 population (1.45 m² per person). The cost of this infrastructure is £15m² and this equates to £21.75 per person. The town is planning to build 5,740 new homes over the planned period. The projected occupation level of future dwellings in the town is 2.2 people per dwelling. Therefore this would increase the population of the town by 12,628 people. This results in a total contribution for Green Corridors of £274,659 or £47.85

per dwelling. This growth would require 1.8 hectares of new green corridor.

- 6.57 **Outdoor sports facilities** - Their primary purpose is to provide opportunities to participate in outdoor sports such as pitch sports, tennis, bowls, athletics or countryside and water sports. Examples of this would be Pitch sports, bowling greens, golf and fishing lakes. The SPD states that 1.2ha should be provided for every 1000 population (12m² per person). The cost of this infrastructure is £21m² and this equates to £252 per person. The town is planning to build 5,740 new homes over the planned period. The projected occupation level of future dwellings in the town is 2.2 people per dwelling. Therefore this would increase the population of the town by 12,628 people. This results in a total contribution for Green Corridors of £3,182,256 or £554.42 per dwelling. This growth would require 15.1 hectares of new outdoor sports facilities.
- 6.58 **Amenity greenspaces** - Their primary purpose is to provide opportunities for informal activities close to home or work enhancement of the appearance of residential or other areas. Examples of this would be Residential Amenity greens, Highway Verges and other green spaces. The SPD states that 0.13ha should be provided for every 1000 population (1.3 m² per person). The cost of this infrastructure is £15m² and this equates to £19.50 per person. The town is planning to build 5740 new homes over the planned period. The projected occupation level of future dwellings in the town is 2.2 people per dwelling. Therefore this would increase the population of the town by 12628 people. This results in a total contribution for amenity greenspaces of £246,246 or £42.90 per dwelling. This growth would require 1.64 hectares of new amenity greenspace.
- 6.59 **Provision for Children and Young People** - Their primary purpose is to provide area designated primarily for play and social interaction involving children and young people, such as equipped play areas ball courts, skateboard areas and teen shelters. Examples of this would be LAP, LEAP, NEAP and other play facility. The SPD states that 0.25ha should be provided for every 1000 population (2.45m² per person). The cost of this infrastructure is £170m² and this equates to £425 per person. The town is planning to build 5740 new homes over the planned period. The projected occupation level of future dwellings in the town is 2.2 people per dwelling. Therefore this would increase the population of the town by 12628 people. This results in a total contribution for provision for children and young people of £5,366,900 or £935 per dwelling. This growth would require 3.09 hectares of new play areas.
- 6.60 **Allotments** - Allotments have been an integral part of urban landscapes in the UK for over a century. Their main use is for growing vegetables and other crops, but they also provide recreational and wildlife benefits. Recently there has been an upsurge in interest in allotments given growing concern about good

quality, locally produced food and sustainability. Current trends show an increase in demand regionally and locally. This demand will likely increase with new development.

- 6.61 The Nathaniel Lichfield and Partners Environmental Capacity Appraisal (May 2009) highlighted that Bury St Edmunds has a deficit of allotments and that the tipping point for providing extra allotments has already been reached. The St Edmundsbury Open Space Assessment 2005 states that 0.15 m² of Allotment provision is required for every person. The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 0.15 m² of Allotment provision costs £45 per person. The planned growth of 5,740 houses will increase the population of Bury St Edmunds by approximately 12628. This is based on the projected average household size of 2.2 people. Therefore the planned growth of Bury St Edmunds will be £568,260. This represents a cost of £99 per dwelling for the planned growth in Bury St Edmunds over the planned period. This growth would require approximately 1,894m² of new allotments provision.
- 6.62 **Cemeteries** - Cemeteries consist of land set aside for the burial of the deceased and include crematoria. Many have also become important places for wildlife and provide space for quiet contemplation. The Bury St Edmunds cemetery is full and has been for some time. Presently the town and the wider area is currently served by the Risby Crematorium. The site has capacity for the foreseeable future and is not constrained by built development around the site, thereby enabling future expansion subject to gaining planning consent. The St Edmundsbury Cemeteries Strategy 2008 states that 0.25 m² is required for every person. The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 0.25 m² of Churchyard and cemetery provision costs £6.25 per person.
- 6.63 The planned growth of 5,740 houses will increase the population of Bury St Edmunds by approximately 12,628. This is based on the projected average household size of 2.2 people. This growth would require 3,157m² of new cemetery space. Therefore, based upon the planned growth of Bury St Edmunds, the future cost of cemetery provision, excluding any required expansion of the crematorium, will be £78,925. This represents a cost of £14 per dwelling for the planned growth in Bury St Edmunds over the planned period.

Community and Cultural Facilities

- 6.64 The elements of infrastructure described below are built facilities and include all facilities that are managed by the local authority. Those facilities that are managed privately or by schools/colleges

etc would be included if they are subject to a public access agreement with the local authority.

- 6.65 **Sports halls with community access** - A sports hall providing for team indoor sports (basketball, netball, volleyball, 5-a-side football) will be some 32m x 18m (hall activity area), able to accommodate four badminton courts with safe run-off areas. A hall of this size with a multi-purpose floor will frequently be divided by curtains to enable mixed activity use and sometimes cricket nets. Smaller halls are less flexible commensurate with size. A sports hall may be used for team sports and clubs, martial arts, community activities and classes, large meetings, often as a polling station, again by all sections of the community within the town or sub-area that it serves.
- 6.66 Larger communities may require an eight badminton court equivalent sized sports hall for greater flexibility of use which may include sports competitions, exhibitions and shows for example. It could be a specialist regional facility for a particular sport, such as martial arts or badminton, subject to the specifications of the hall. The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 48.3 m² of sports halls is required for every 1,000 population. Sports halls cost £1,859.48 per square metre. Therefore the contribution cost per person is £89.81 and this is reflected in the SPD.
- 6.67 The planned growth of 5,740 houses will increase the population of Bury St Edmunds by approximately 12,628. This is based on the projected average household size of 2.2 people. This growth would require 610m² of new sports hall by 2031. Therefore, based upon the planned growth of Bury St Edmunds, the future cost of sports hall provision will be £1,134,282. This represents a cost of £198 per dwelling for the planned growth in Bury St Edmunds over the planned period.
- 6.68 **Fitness gyms (all provision)** - Fitness gyms are traditionally provided within local sports and leisure centres, provided by the local authority, sometimes within education establishments linked to a sports hall where the community is encouraged to use the facility which also provides an income for the school, or within the private sector (fitness clubs and hotels). They are usually operated on a membership basis and combine gym equipment for aerobic or resistance supervised activity, free weights and exercise classes. In the private sector, hotel gyms are usually provided to attract other money making activity such as business conferences but they also open up to the community, as do fitness club chains, on a membership basis. Local authority and school gyms will usually offer a 'pay and play' option for community use.
- 6.69 Where provided by the public sector, fitness gyms are more likely to operate GP referral schemes and special equipment for disabled

people, while all provide programmes linked to improved health through exercise. Gyms may provide between 20 and 90 pieces of equipment, or 'stations', subject to location and demand. The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 20 m² of fitness centres are required for every 1,000 population. Fitness gyms costs £1,859.48 per square metre. Therefore the contribution cost per person is £37.19 and this is reflected in the SPD.

6.70 The planned growth of 5,740 houses will increase the population of Bury St Edmunds by approximately 12,628. This is based on the projected average household size of 2.2 people. Therefore, based upon the planned growth of Bury St Edmunds, the future cost of fitness gyms provision will be £469,635.32. This represents a cost of £81.81 per dwelling for the planned growth in Bury St Edmunds over the planned period.

6.71 **Swimming pools with community access** - The standard size swimming pool promoted by the Amateur Swimming Association is a 25m x 4 lane (8.8m width) or 6-lane (12.5m width) pool, the latter offering greater opportunity and flexibility for club development, training and galas, exercise swimming and lessons and includes spectating facilities. A separate shallow learner pool may be provided specifically aimed at teaching people to swim. A swimming pool is sometimes provided by a local authority for community access (eg in Bury St Edmunds) and sometimes located within a school facility (e.g. Culford School). In addition to swimming, activities such as sub-aqua, water-polo and diving (diving pool) might take place if sufficient space, depth and time can be provided. The National Curriculum requires compulsory teaching of swimming to Key Stage 3 in primary schools.

6.72 The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 9.91m² of swimming pools is required for every 1,000 population. Swimming pools costs £12,024.62 per square metre. Therefore the contribution cost per person is £119.16 (this figure includes ancillaries) and this is reflected in the SPD. The planned growth of 5,740 houses will increase the population of Bury St Edmunds by approximately 12,628. This is based on the projected average household size of 2.2 people. Therefore, based upon the planned growth of Bury St Edmunds, the future cost of swimming pool provision will be £1,504,752.40. This represents a cost of £262.16 per dwelling for the planned growth in Bury St Edmunds over the planned period.

6.73 **Synthetic turf pitches all provision** - These have become increasingly popular in recent years with the suggested standard being 1 for every 25,000 population. The synthetic turf is traditionally sand-filled to accommodate in the main football training and hockey training and matches – the sport of hockey and

most leagues and competitions now play on synthetic turf – but technology also allows water based pitches (for top level hockey) and 3rd generation (3G) rubber crumb filled pitches for football use only. These are extremely popular and well used by community clubs and schools. They are frequently located within school grounds or adjacent to a local sports centre where management arrangements are in place. They are usually floodlit within permitted lux levels to optimize their use throughout the year. Half size or smaller synthetic turf pitches (sometimes called Multi-Use Games Areas) are also used for other outdoor games (tennis, netball, basketball). These provide local community access within a managed environment for recreational activities.

- 6.74 The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 225.78 m² of sports halls is required for every 1,000 population. Synthetic turf pitches cost £98.33 per square metre. Therefore the contribution cost per person is £22.20 and this is reflected in the SPD.
- 6.75 The planned growth of 5,740 houses will increase the population of Bury St Edmunds by approximately 12,628. This is based on the projected average household size of 2.2 people. Therefore, based upon the planned growth of Bury St Edmunds, the future cost of synthetic turf pitch provision will be £280,341.60. This represents a cost of £48.83 per dwelling for the planned growth in Bury St Edmunds over the planned period.
- 6.76 **Indoor bowls** - Indoor bowls centres come into their own between September and March outside the traditional outdoor bowls season. They provide between two and seven rinks, again subject to location and demand. Very popular amongst the older age-group, they are increasingly attracting younger people to the sport. The larger centres tend to be sub-regional with a membership level which might exceed 500 coming from many outdoor bowls clubs. They may include social facilities more widely used by the community. Smaller centres are more local in nature. All attract community use and generally reserve rink time for 'pay and play' access by the local community. Indoor rinks are sometimes provided as a separate hall within the leisure centre of large town.
- 6.77 The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 0.01m² of indoor bowls are required for every 1,000 population. Indoor bowls hall costs £1,745.48 per square metre. Therefore the contribution cost per person is £17.63 and this is reflected in the SPD. The planned growth of 5,740 houses will increase the population of Bury St Edmunds by approximately 12,628. This is based on the projected average household size of 2.2 people. Therefore, based upon the planned growth of Bury St Edmunds, the future cost of indoor bowls provision will be £222,631.64. This represents a cost of £38.78 per

dwelling for the planned growth in Bury St Edmunds over the planned period.

- 6.78 **Community Halls** - The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 61m² of community hall is required for every 1,000 population. Community Halls cost £2,171.58 per square metre. Therefore the contribution cost per person is £132.47 and this is reflected in the SPD.
- 6.79 The planned growth of 5,740 houses will increase the population of Bury St Edmunds by approximately 12,628. This is based on the projected average household size of 2.2 people. Therefore, based upon the planned growth of Bury St Edmunds, the future cost of community hall provision will be £1,672,831.10. This represents a cost of £291.42 per dwelling for the planned growth in Bury St Edmunds over the planned period.
- 6.80 **Libraries and Archive Provision** - Libraries play an important role in supporting learning and increasing literacy, providing access to opportunities to read for pleasure and for information, addressing loneliness and social isolation, tackling digital exclusion and helping people find training and jobs. Local authorities have a responsibility under the 1964 Public Libraries and Museums Act to provide a comprehensive and efficient library service. Since August 2012, Suffolk's libraries have been delivered by Suffolk Libraries Industrial and Provident Society (IPS) Ltd, an independent charitable and community-led organisation contracted to the county council. At present, Bury St Edmunds is served by one static library. Mobile library services, and collection/drop off facilities exist elsewhere in the town.
- 6.81 Suffolk County Council seeks developer contributions to meet the demands of housing growth. Based on an approach developed by the former Museums, Libraries and Archives Council, a regionally adjusted standard charge of £90 per person in new housing is sought. Based on 2.2 people per new dwelling, this equates to a contribution of £198 per unit. For the 5,740 new dwellings on allocated sites in Bury St Edmunds, this equates to a total cost of £1,136,520. This excludes windfall development, which may be subject to a charge via a community infrastructure levy.
- 6.82 Developer contributions will be spent by the Suffolk Libraries IPS, in consultation with communities, based on local needs and opportunities and in line with regulations covering planning obligations. It is envisaged that that existing libraries will be improved and new opportunities for outreach and co-location with other services sought. For example, new development may be expected to provide or contribute to a collection/drop off facility.

6.83 West Suffolk is also served by the Bury St Edmunds branch of the Suffolk Records Office, which is approved by The National Archive as a place for local records to be stored, meeting the obligation placed upon the local authority by the Public Records Act 1958. Contributions from the above charge may also be used to fund improvements to archiving facilities, to meet the demands arising from planned development.

Health Care

6.84 NHS England commissions primary healthcare services for Bury St Edmunds, working with the local Clinical Commissioning Group; NHS West Suffolk CCG. A healthy population is also a key factor of sustainable development. It is therefore important that new developments promote and enable healthy lifestyles and do not put undue pressure on existing health care services. All residential development will have an impact on the capacity of healthcare services and facilities and this is especially the case for specialist accommodation for older people and certain Use Class C2 developments, comprising nursing, residential and care homes. The extent of these impacts needs to be assessed at an early stage of the planning process and necessary mitigation secured to ensure that an appropriate level of healthcare service capacity continues to be provided for the whole community.

6.85 The Core Strategy responds to an identified need for a new health campus. The Core Strategy has set out that the Bury St Edmunds West development should make provision for the long term development of a sub regional health campus. This would replace the current West Suffolk Hospital which is on a constrained site and the building is beyond its intended lifespan and would be very difficult to redevelop whilst continuing to provide a service. There are also a number of GP practices operating across the town.

6.86 Bury St Edmunds Vision 2031 sets out the vision for the town. It highlights that the town seeks to a series of walkable urban villages with local amenities such as a school and shop at their heart. Active residents will be able to enjoy a fast and safe network of routes for walkers and cyclists which link all the urban village centres together. Access to open space and support for sport and recreation are also embedded in the vision for the document and it is these elements that will combine to create healthy, sustainable communities that will be less of a burden on the health care provision of the borough.

6.87 There are currently five main GP surgeries in the town and as at 1 January 2014 they had capacity for an additional 6,668 patients. NHS Property Services indicates that, across St Edmundsbury, there is currently patient list capacity for an additional 9,351 patients, but a floorspace and funding deficit of 2,449 m² and £5,022,000 respectively, which may need to be wholly funded by NHS sources. The planned growth in Bury Vision 2031 would

result in a need for 3.32 additional GPs by 2031 with an estimated cost of £863,200. Based on a planned growth of 5,740 homes, this equates to £150 per dwelling.

Supported Housing

- 6.88 The proportion of the population that is classed as elderly is projected to increase over the period to 2031. This will require more provision of specialist supported housing provided by local authorities or other agencies.

Emergency Services

- 6.89 **Police** - Suffolk Police are revenue funded by a mixture of central government and local government funding. The main funding stream for the Police Authority is based on the government's revenue and capital settlement, which uses a formula to calculate the grants awarded to Police Authorities. It is broken into four components: i) relative needs, ii) relative resources, iii) a central allocation, and iv) 'damping' funding formulae. The population numbers are derived from census information and projections made by the Office of National Statistics (ONS).
- 6.90 Infrastructure and/or developer contributions may therefore be sought from new development to provide for the additional police infrastructure to ensure that strong, cohesive and safe communities are created and maintained, and sustainable development is delivered. Fundamentally the promotion of good design and layout is an effective way of addressing crime issues in new developments. Good designs and layouts make crimes more difficult to commit, increase the likelihood of detection of criminal activity and improve public perceptions of safety.
- 6.91 The Police Authority oversees provision of the police service in Suffolk. In Bury St Edmunds there are a number of stations/contact points. The main Bury St Edmunds Police Station remains operational which is located at Shire Hall. Recently the Police Investigation Centre has opened on Rougham Road. This is a joint venture between Norfolk and Suffolk constabularies. The Suffolk Police Authority Three Year Plan (2011) outlines how the police will be based in fewer buildings in the future and how they will look to share facilities with other public authorities. The provision of one-stop shops where opportunities occur may help deliver this.
- 6.92 **Fire** – The town is served by a full-time crewed station operated by the Suffolk Fire and Rescue Service (SFRS). Larger incidents in the town would be supported by appliances from others in the county and by those from neighbouring counties where necessary, based upon reciprocal arrangements.
- 6.93 Based on the scale and distribution of growth set out in Bury St Edmunds Vision 2031, the SFRS does not intend to seek developer

contributions to fund additional service capacity. However, the Service will monitor development and may seek developer contributions if operational conditions or standards change. Other means of mitigating impacts, such as the provision of automated sprinkler systems, will be considered in this circumstance. In addition, the SFRS requests that fire hydrants and associated infrastructure be required by planning condition.

Flooding

- 6.94 The Flood and Water Management Act 2010, requires Suffolk County Council, (as Lead Local Flood Authority), to develop, maintain, apply and monitor a strategy for local flood risk management in its area. Section 9 of the Act requires the County Council to consult with the other 'flood risk management authorities, (local authorities, Environment Agency, water companies and Internal Drainage Boards), that may be affected by the strategy' as well as the public.
- 6.95 The Local Flood Risk Management Strategy will be a statutory document, which will impact on the activities of all flood risk management authorities, i.e. local authorities, the Environment Agency, highways authorities and Internal Drainage Boards. Such bodies have a 'duty to act consistently with the local strategy' when undertaking their flood and coastal erosion risk management functions and have a 'duty to have regard for the strategy' when discharging other duties that may affect flood and coastal risk, (for example spatial planning & development). With the ongoing enactment of the numerous provisions contained within Flood and Water Management Act, (notably Section 3 - the sustainable drainage provisions), and other changes to legislation and government guidance it is inevitable that the Strategy and associated 'action plan' will need to be regularly reviewed and updated.
- 6.96 Once the sustainable drainage provisions contained in Schedule 3 of the 2010 Act come into force, the County Council will be expected to adopt and maintain approved surface water drainage systems. The Government is expected to introduce a mechanism for funding the ongoing maintenance of drainage systems, but the cost of maintenance may be part of a Section 106 agreement.
- 6.97 The Forest Heath District Council and St Edmundsbury Borough Council Strategic Flood Risk Assessment carried out by Hyder (June 2008) identified areas at greatest risk from fluvial flooding across the borough. This document was used as an evidence base for the Core Strategy and the emerging Joint Development Management Policies Document. Policies within the Joint Development Management Policies Document seek to mitigate the risk of flooding through water recycling measures and Sustainable Urban Drainage (SUDS).

Utilities

- 6.98 **Water Supply and Foul Drainage** - Water supply for the borough area is provided by Anglian Water. The amount of water supplied across the eastern region grew steadily from the 1960s through to 1990, but has stabilised over the last 20 years in response to better leakage control, household metering and a decline in water used by industry. Since 1989 the number of properties that Anglian Water supply has increased by 20 per cent whilst total consumption has remained static.
- 6.99 There are no impediments to development across the borough during the plan period. Upgrades will be necessary to ensure adequate supply is met and that capacity of localised Waste Water Treatment Works are not exceeded but this should not create any problems with appropriate planning and partnership working with developers and Anglian Water.
- 6.100 Policies in the emerging Joint Development Management Policies Document seek to reduce demand on water supply through measures like SUDS and other water recycling/conservation measures. In addition such measure will reduce the risk of surface water flooding and reduce pressure on the surface water drainage system. Some locations are served by outdated or inadequate foul water drainage networks, or may be remote from Waste Water Treatment Works, requiring the provision of new foul water sewers. Developers will need to speak to Anglian Water to discuss proposals and what improvement may be required.
- 6.101 **Electricity** - National Grid has a statutory duty to develop and maintain a coordinated electrical transmission system, providing electricity supplies from power stations to local distribution companies. They are obliged to offer a connection to any significant user, generator or distributor. Demand forecasts are provided through the Distribution Network Operator (DNO) which for the whole of the borough is UK Power Networks. Currently they do not foresee any particular problems in meeting the wider growth across the borough, although there are known localised supply constraints in the town that can be overcome through the provision of new supply networks and sub-stations.. Funding comes from charging for connections to the national transmission system to cover all reasonable costs plus a reasonable rate of return. Additionally a separate Transmission Network Use of System (TNUoS) charge applies to cover the overall costs of installing and maintaining the network. The charges are set annually and based on an approved methodology.
- 6.102 UK Power Networks plans on a reactive basis and there is usually a 2 year lead-in period for major development requiring a new substation. Funding is derived through commercial contracts with customers and UK Power Networks therefore has responsibility for maintaining the system and accommodating 'natural growth'

although it is entitled to charge for discrete works associated with 'step change' developments.

- 6.103 **Broadband** - Access to the internet is essential for those living and working in the borough and the Eastern region in general, Broadband ubiquity allows flexible working which can in turn lead to significant improvements in road congestion, efficient use of commercial floorspace and social wellbeing in terms of work/life balance. Better Broadband for Suffolk Campaign was launched by Suffolk County Council and sought to improve broadband across the county. The campaign followed a contract being signed with BT under the governments Broadband Delivery UK scheme for the organisations to work together to revolutionise provision through the laying of a fibre network by BT. Improvement in access to fast broadband is being rolled out and continues to be a priority for the town. Broadband provision is primarily a market-led activity and the Council plays no part in providing the infrastructure.
- 6.104 **Waste Disposal Provision** - Responsibility for waste matters is divided between the borough council as waste collection authority and the county council as waste disposal authority. Suffolk County Council in partnership with other boroughs and districts within Suffolk have formed the Suffolk Waste Partnership. The countywide strategy is to reduce reliance on landfill and maximise opportunities for recycling, in order to meet EC Directives and sustainability objectives. As such, it is expected that new development will provide suitable bins and bin storage to enable sorting of waste at home.
- 6.105 The County Council also seeks contributions, and land where justified, toward Household Waste and Recycling Centres (HWRCs) to encourage and enable recycling, reuse and minimisation of waste. There is a HWRC facility in Bury St Edmunds, although at the time of preparing this IDP the county council is intending to redevelop and co-locate a waste transfer station with the facility.
- 6.106 Based on experience of the costs of developing HWRCs and the average catchment of a site, the county council seeks a standard charge of £51 per new dwelling for HWRC provision. Contributions will be used to facilitate the improvement of the Bury St Edmunds facilities. The county council is also in the process of constructing an Energy from Waste (EfW) facility that will generate electricity from much of the county's residual waste, most of which formerly went to landfill. To support this, a network of three waste transfer stations will be required, one being the aforementioned site in Bury St Edmunds. A contribution toward the costs arising from housing growth has been sought in the past, due to the fact that they are constructed to meet the demands of future growth. The project is notionally fully funded and, as such, developer contributions toward the waste transfer stations, of £46 per dwelling, will only be sought where justified. The Borough Council is responsible for doorstep

household waste collections and will continue to require developers to contribute to the cost of wheelie bins.

Affordable Housing

6.107 Affordable housing is defined nationally as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Social rented housing¹⁴ is owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. It is subject to rent controls that require rent of no more than 80% of the local market rent (including service charges). Intermediate housing is homes for sale and rent provided at a cost above social rent but below market levels.

6.108 Core Strategy Policy CS5 sets out the policy context and justification for the provision of affordable housing in the borough. There is a significant level of local need for affordable housing in the area. This is identified in the Cambridge sub region Strategic Housing Market Assessment (ongoing).

6.109 The delivery of housing is continually monitored and is closely related to the overall housing trajectory for the borough which is refreshed each year in the Council's Annual Monitoring Report. Affordable housing is likely to be provided from three main sources:

- through Registered Providers and other providers in making direct provision, outside of planning negotiations;
- by negotiating a proportion of affordable housing on site specific housing or mixed used allocations; or
- by negotiating a proportion of affordable housing on windfall sites.

6.110 Policy CS5 Affordable Housing sets out our approach to maximising the delivery of affordable housing from the last two sources identified above, through the identification of site thresholds. It applies to both housing sites and mixed use sites that incorporate an element of residential development. In addition the Affordable Housing Supplementary Planning Document (adopted October 2013) provides more detailed guidance on how affordable housing should be delivered.

6.111 The context and need for affordable housing within the borough is set out within the Core Strategy and the Cambridge sub-region

¹⁴ 32 National Planning Policy Framework (CLG, March 2012), Annex 2

Strategic Housing Market Assessment. The exact level and the extent of provision of affordable housing on site will be determined through the development management process. If affordable housing is not provided in line with Core Strategy Policy CS5 then development will not be addressing the housing needs of the district and delivering sustainable development.

- 6.112 In February 2011 the Homes and Communities Agency published the 2011-15 Affordable Homes Programme Framework which sets out the Government's approach to delivering affordable housing including the funding regime. In relation to affordable housing delivered through Section 106 agreements, the Framework document indicates that the expectation is that this can be delivered without grant, both for home ownership products and affordable rent.
- 6.113 As a result overall levels of grant per unit are to be lower under this latest regime compared with the past, increasing the risk to affordable housing delivery. However, the Framework's approach is taken into account in the Council's guidance on affordable housing (eg in relation to viability testing) to ensure a responsive approach can be taken on schemes where there is a genuine viability issue and good reasons for bringing forward the development. As a result of the introduction of the affordable rent product housing associations are able to increase their borrowing capacity against the increased rental income thus assisting with affordable housing delivery.

Bury St Edmunds Infrastructure Schedule

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
FUNDAMENTAL									
Transport									
Road Network									
Junction improvement – A number of strategic roundabouts in the town changed to traffic light controlled junctions	To ensure the flow of traffic keeps moving around the town following the completion of the planned growth up to 2031.	Suffolk County Council Highway Authority and the strategic developers	£10 million	Local Transport Plan funding	?	To be provided on an ongoing basis as development occurs.	Lack of funding		The Bury St Edmunds Junction Assessment 2013 technical note provides the evidence for this requirement
Eastern Relief Road	New relief road linking Lady Miriam Way with Junction 45 A14 (Rockery Crossroads) which would ease traffic using Junction 44 of the A14 which is at capacity at peak times	Churchmanor, Taylor Wimpey, SCC Highway Authority	£15 Million	Unknown at this time but contributions from developers will be required		Required now as the Suffolk Business Park can not be built without it and none of the 500 houses allocated on the Moreton Hall can be occupied until it is completed.	Lack of funding	none	The Borough Council resolved to grant planning consent for road in January 2014

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
Public Transport									
Improvements to the Bury Bus station	Increased bus services and patronage resulting from population growth within town and the wider catchment.	SCC & SEBC	Not known at this time	CIL, S106, LTP	Not known	No tipping point identified	No funding		
Cycling and walking schemes									
Railway Station	Contra flow cycling scheme to help cyclists to travel to and from station	SCC – SEBC - Developer	15k	CIL, S106, LT3 Funding			No funding		
West Suffolk House	Finish the last phase of works on a shared facility	SCC - SEBC	15k	CIL, S106, LT3 Funding			No funding		
Town centre to hospital	Improve cycle links – widen to 2.5 m and conversion to cycle track	SCC - SEBC	25k	CIL, S106, LT3 Funding			No funding		
Rosemary Rd to Mitchell Ave	Footway widening to 2.5m where possible, drop kerb and signs	SCC - SEBC	15k	CIL, S106, LT3 Funding			No funding		
Bedingfeld Way to Raedwald Drive	Widen Footway to 2.5 convert to shared use,	SCC - SEBC	50k	CIL, S106, LT3 Funding			No funding		

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
Church Walks	Allow cycle use, signs	SCC - SEBC	1k	CIL, S106, LT3 Funding			No funding		
Friars Lane (south end)	Convert to shared use and widen to 2.5m, signs 1km in length	SCC - SEBC	10k	CIL, S106, LT3 Funding			No funding		
Brentgovel Street (pedestrians)	Allow cycle access 24hrs (Direct cross town route)	SCC - SEBC	2k	CIL, S106, LT3 Funding			No funding		
Spring Lane/ Tayfen Road	Convert footway to shared use Length 100m (link to station)	SCC - SEBC- Developer	75k	CIL, S106, LT3 Funding			No funding		
Tollgate Lane (Philip Road to Anglian Lane)	Extend existing cycle network to improve route into town from the north	SCC – SEBC	20k	CIL, S106, LT3 Funding			No funding		
Westley	Convert PROW to shared use. Widen to 2.5m signs, 1km length	SCC – SEBC - Developer	50k	CIL, S106, LT3 Funding			No funding		
Grindle Gardens to Friars Lane	Convert PROW to shared use, signs,	SCC - SEBC	15k	CIL, S106, LT3 Funding			No funding		

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
	bollards 675m length								
Hervey Road to Glastonbury Road	Widen this urban footpath to 2.5m, drop kerb, 6 bollards, raise parapets, signs, convert to shared use	SCC - SEBC	50k	CIL, S106, LT3 Funding			No funding		
Brockesby Walk	Link adjacent sections of cycle network using existing footway	SCC - SEBC	50k	CIL, S106, LT3 Funding			No funding		
Southgate St to Bakers Lane	Improve signing and lining	SCC - SEBC	2k	CIL, S106, LT3 Funding			No funding		
Area Wide Improvements	ID major cycle routes into town and sign/no. them	SCC - SEBC	15k	CIL, S106, LT3 Funding			No funding		
Area Wide Improvements	DDA Kerbs (two phases)	SCC - SEBC	100k	CIL, S106, LT3 Funding			No funding		
Area Wide Improvements	UTMC (Study & Estimated Implementation)	SCC – SEBC - Developers	490k	CIL, S106, LT3 Funding			No funding		
Tayfen Road/	Pedestrian	SCC	75k	CIL, S106, LT3			No funding		

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
Toucan Crossing	crossing to improve pedestrian access to town			Funding					
Northgate Avenue link	Surfacing and grading well used link	SCC	20k						
River Linnet – Shared surface	Commuting and leisure link	SCC	50k						
Bedingfeld Way	Pedestrian crossing to improve pedestrian access to town	SCC	150k						
Influencing Travel Choice	Revenue funding to deliver travel plans and promotion of sustainable travel	SCC/SEBC	£250k	CIL, S106	?	Ongoing	No funding	None	
Waste & Utilities									
Waste & Recycling	Household Waste Recycling Centres (HWRCs) form an important part of the Suffolk Waste Management Partnership Strategy to reduce,	Suffolk County Council / SEBC	New HWRC sites are estimated to cost c.£1.5m to construct	S106/CIL		Ongoing			

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
	reuse and recycle. Wheelie Bins provided at new properties for refuse collection.		. £51 per new dwelling + provision of wheelie bins						
Potable Water Supply	Water supplies in the town will be sufficient to meet planned growth	Anglian Water	Dependent upon works required	Developer deals direct with Anglian Water		No tipping points identified			
Foul Water Sewerage and Treatment	Bury St Edmunds (Fornham) WwTW has significant headroom. Additional capacity of pipelines will be needed in certain parts of town.	Anglian Water	Dependent upon works required	Developer deals direct with Anglian Water		Tipping point 1547 new homes (IECA APP 5)			Will not restrict growth
Energy	Provide electricity supply	UK Power networks	n/a	CIL /106,	n/a	Tipping point 500 new homes (IECA APP 5)	Developers will need to work with UK Power networks to ensure the grid and local substation is not overloaded	none	No capacity issues with the planned growth over the plan period

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
ESSENTIAL									
Health									
Hospitals	None identified								
GP's	Provide adequate local health care provision. Bury has 32 GP's in 5 GP surgeries. The planned growth would require a 33.2 additional GPs	NHS England, working NHS West Suffolk CCG	£150 per dwelling	CIL / S106	n/a	Tipping point 5000 new homes (IECA APP 5)	Lack of site/funding	n/a	Significant unused capacity
Dentists	To provide local Dental care.41 dentists across 9 dental surgeries.	NHS England, working NHS West Suffolk CCG	1 Dentist £545k (IECA APP 6)	CIL /106, private practice funding	?	Tipping point 18k new homes (IECA APP 5)	Lack of site/funding	Site and funding	Desirable Infrastructure. Dental practices in Bury St Eds will in reality serve residents in the rural areas.
Supported Housing	n/a								
Education									
Early Years Education	Limited to no capacity	SCC	£609.10 per home	CIL/S106	?	Imminent /variable	Capacity of existing provision to expand		
Primary Schools	Limited capacity in existing primary schools	SCC	£12,181 per place	106 + CIL	?	Imminent/ variable	Capacity of existing provision to expand		School Organisation Review will determine pupil yield per home and capacities.
Middle Schools	Future of middles	SCC	£15,269	106 + CIL	?	Limited	Capacity of		School Organisation Review

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
	schools subject to SOR decision		per place			capacity	existing provision to expand		will determine whether middle schools remain in the future
Upper Schools	Upper schools have severely constrained capacity	SCC	£18,355 per place	106 + CIL	?	Immediate	Capacity of existing provision to expand		New secondary school allocated at Moreton Hall
6 th Form education	To ensure sufficient opportunity for 6 th form education	SCC	£19,907 per place	S106 / CIL	?	No tipping point identified	Funding		
Emergency Services									
Police	Station in Raingate Street and a new sub regional station have recently opened.	Suffolk Police Authority	?						
Ambulance	Station in Bury St Edmunds	East Anglian Ambulance Service	?						
Fire Services	Fire Station Bury St Edmunds is located on Parkway	Suffolk Fire Service	?						
REQUIRED									

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
Green Infrastructure									
Nature Reserves	Natural England's Accessible Green Space Model advocates that there should be a minimum of 1 hectare of Local Nature Reserve per 1k pop with a site within 2km of home. Currently the only provision is 18.47 ha of Local Nature Reserves called the Moreton Hall Community Woods.	Natural England	£82.50 per dwelling	CIL /106	?	Tipping point reached (IECA APP 5). There is a requirement for approximately another 19 ha which should be accessible for the residents of Bury St Eds.	Lack of site/funding	Land becoming available/ funds becoming available	Nature reserves are not a pre requisite for housing development but regard should be had for future provision opportunities.
Green Corridor	Open Spaces SPD states that 0.145ha required per 1,000 population.	St Eds BC / SCC (Rights of Way) / Developer	£47.85 per dwelling	CIL / S106	?	Ongoing requirement	Lack of sites/funding		GI Strategy identifies proposals for delivery and improvement of green corridors.
Sports Pitches	Over 18 ha of sports pitches	Sport England, St Eds BC		CIL /106	?	Tipping Point reached (IECA APP 5). Lack of pitches around the	Lack of site/funding	Land becoming available/ funds becoming available	

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
						cemetery and Northgate ward			
Non-Pitch Sports	3.36 ha of non pitch sports provision	St Eds BC, Sports England	?	CIL /106	?	Tipping Point reached (IECA APP 5)	Lack of site/funding	Land becoming available/ funds becoming available	Currently a deficit of provision. To support any further housing development consideration should be given to non pitch sports facilities. Either on site or through contributions to an off site scheme. Non pitch sports are a required infrastructure.
Amenity Open Spaces	Very good provision as the town as 160 ha of Amenity Open Space. The northern part of the town to the north of the A14 where amenity space is smaller, poorly maintained and access to the countryside is worse.	Developer/ St Eds, SCC	£42.90 per dwelling	CIL /106	?	Tipping Point 50000 new homes (IECA APP 5)	Lack of site/funding	Further provision should continue to come forward with further development.	Amenity Open Space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice.
Parks and Gardens	Growth would require 3.16 ha of	St Eds BC / Developers	£396 per dwelling	CIL / S106	?	In the northern part of the	Lack of site/funding	n/a	Provision is made in strategic development sites for a range

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
	new parks and gardens					town there is already a deficit of accessible parkland.			of additional types of open space.
Allotments	5.75 ha of allotments(IECA APP 5)	Bury Town Council/St Eds BC	£99 per dwelling	n/a	n/a	Tipping Point reached Deficit of 1.75 ha (IECA APP 5)	Lack of site/funding	n/a	This is not necessarily a show stopper for housing growth, especially if schemes include dwellings with large gardens however consideration should be given to new provision
Playgrounds	16 Neighbourhood Equipped Areas of Play or local Equipped Areas of Play	Developer / St Eds BC	£935 per dwelling	CIL /106	?	Tipping Point reached. (IECA APP 5) Large areas of town which are not within 240 metres. Highlighting particular deficiency to the east of the cemetery and the Northgate ward.	Lack of site/funding	New development can not rectify a previous deficit	There is a need for new and improved play areas to support existing areas, as well as new playgrounds to support new development. The cost estimates include provision for LAP, LEAP, NEAP and other play facilities and accord with the standards of the adopted SPD for plat and open space provision
Community Facilities									
Libraries	The Bury St Edmunds Library is 1 of 3 major	SCC	New/ extended library	?		Tipping point 1347 new homes (IECA			

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
	libraries across the county.		(£450k) (IECA APP 6)			APP 5)			
Community Halls	Additional community halls in strategic growth areas	Developer / Local Community	£291.42 per dwelling			With site construction			
Arts, Leisure & Culture									
Cinemas	Current provision at Cineworld and Abbeygate Picturehouse	Private sector		Private Sector					Would not normally expect developer contributions to deliver commercial/private sector infrastructure
Swimming Pools	Planned growth will require 125m2 of additional indoor pool	SEBC / Private sector	£262.16 per dwelling	CIL / S106	?	?	Ability of current leisure centre to expand		
Sports Halls	Planned growth would require additional 608m2	SEBC / Private sector	£197 per dwelling	CIL / S106	?	?	Ability of current leisure centre to expand		
Indoor Bowls	Existing provision is privately delivered	SEBC / Private sector	£38.78 per dwelling	CIL / S106	?	?	Ability to find suitable sites		
Fitness Gyms	Many gyms are now provided by the private sector	Private sector							Would not normally expect developer contributions to deliver commercial/private

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
									sector infrastructure
Synthetic turf pitches	One pitch per 25,000 population	St Eds BC / Developers	£48.83 per dwelling	CIL / S106	?	Further assessment required			
Theatres	The Theatre Royal Provides a large well equipped theatre for both local and national productions. The Arc opened in 2010.					No further need identified.			Would not normally expect developer contributions to deliver commercial/private sector infrastructure
Museums, Galleries & Art Centres	Bury has a range of formal attractions including Bury St Edmunds Art Gallery; Moyses Hall Museum; Suffolk Regiment Museum; The Malthouse Project and the Abbey Visitor Centre					No further need identified.			