



Infrastructure and Environmental Capacity Appraisal

Final Report

Appendix 4: Overall Cost Requirements

St Edmundsbury Borough Council

Forest Heath District Council

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1.0 Introduction

Infrastructure Model

- 1.1 To gain an overview of what infrastructure is required to support housing growth up to 2021 and 2031 our infrastructure model uses a set of reasoned standards of provision to provide a broad indication of the level of infrastructure required across a number of thematic issues.
- 1.2 Where applicable we have firstly identified the baseline position to understand whether there are existing levels of under provision that will need to be considered and accounted for, or surplus provision which may meet some future demand without the need for additional infrastructure. The baseline position also helps to provide a context for the existing quality of provision, particularly for public services such as health and emergency services which will require additional infrastructure to maintain and improve standards as the areas they serve grow. Where a baseline requirement is identified it is included in the required infrastructure levels for 2021 and 2031.
- 1.3 We have used standards of provision either promoted through local or national policy, or where not suited, an approach to maintain the existing status quo of provision is adopted. We have also provided estimated costings for the infrastructure where applicable to give an indicative overview of the level of funding potentially required. These are all identified in the following summary tables.

Benchmark Standards of Provision

Infrastructure Type	Standard of Provision	Source	Geographical Catchment	Source
Sports Facilities				
Swimming Pools	SEBC: 101 sq m of pool per 10,000 pop	Sport England Sports Facilities Calculator	15-20 minute drive 20 minute walk	FH Built Sports Facilities Study – Sport England
	FHDC: 104 sq m of pool per 10,000 pop			
Sports Halls	SEBC: 1 badminton court per 3,525 pop	Sport England Sports Facilities Calculator	15 minute drive 20 minute walk	FH Built Sports Facilities Study – Sport England
	FHDC: 1 badminton court per 3,400 pop			
Indoor Bowls	SEBC: One bowls rink per 15,900 pop	Sport England Sports Facilities Calculator	15-20 minute drive 15-20 minute walk	FH Built Sports Facilities Study – Sport England
	FHDC: One bowls rink per 17,600 pop			
Outdoor Sports Pitches	SEBC Urban: 1.6 ha per 1,000 pop	SEBC Local Plan	1.2km	Fields in Trust (NPFA)
	SEBC Rural: 1.2 ha per 1,000 pop	NPFA		
	FHDC: 1.2 ha per 1,000 pop			
Outdoor Sports Courts/Non-pitch Sports Provision	SEBC Urban: 0.6 ha per 1,000 pop	SEBC Local Plan	20 minute drive 20 minute walk	Fields in Trust (NPFA)
	SEBC Rural: 0.4 ha per 1,000 pop	NPFA		
	FHDC: 0.4 ha per 1,000 pop			
Open Space				
Amenity Open Space and Parks	1 ha per 1,000 pop	SEBC Local Plan	2ha within 300m	Natural England
Children’s Play Areas	SEBC: 1 ha per 1,000 pop	SEBC Local Plan	LAP 60m; LEAP 240m; NEAP 600m	SEBC Local Plan
	FHDC: 0.8 ha per 1,000 pop	NPFA		
Allotments	0.2 ha per 1,000 pop	SEBC Local Plan	0.5 miles	SEBC Local Plan
Local Nature Reserves	1 ha per 1,000 pop	Natural England	As part of open space	Natural England
Healthcare				
GPs	1 GP per 1,700 pop	NHS/DoH	800m	Urban Design Guide
Hospitals	2.8 Beds per 1,000 pop	Thames Valley Health Authority ¹	Undefined	
Dentists	1 Dentist per 2,000 pop	University of Bath, School of Health (2004)	Undefined	
Nursing Homes	6.72 spaces per 1,000 pop	Personal Social Services Research Unit	Undefined	
Education				
Primary & Middle Schools	As per school capacity and pupil rolls	SCC consultation	800m in urban areas	Shaping Neighbourhoods (2003): Barton, Grant & Guise
Secondary Schools	As per school capacity and pupil rolls	SCC consultation	1500m in urban areas	
Community Facilities				
Community Centres	60 sq m per 1,000 pop	MK Social Infrastructure SPD	800m in urban areas	Urban Design Guide
Libraries	30 sq m per 1,000 pop	SCC consultation	2 miles	PLSS1 Standard - SCC Consultation
Emergency Services				
Fire and Rescue	-		15 minute response time	FUB
Ambulance	-		8 minute response time	Ambulance Trust
Police	1 Police Officer per 400 pop		Undefined	
Leisure				
Cinemas	3.1 visits per person per annum, 300 visits per annum per seat	Dodona Cinemagoing	Undefined	
Theatres	2.5 visits per theatregoer per annum, 300 visits per annum per seat	Society of London Theatres	Undefined	
Retail/Local Services				
Town Centre	As per town centre retail study methodology	Retail Studies	Undefined	

Infrastructure Type	Standard of Provision	Source	Geographical Catchment	Source
Local Convenience Shops	20% of conv. expenditure at a sales density of £4,000 per sq m	NLP Retail Studies Survey Data	800m in urban areas (walkable neighbourhood)	Urban Design Guide
Key Local Retail Services	Expect a range of local services e.g. Pub; Hairdresser; Post Office; Bank; Newsagent; Chemist; Takeaway/Café/Restaurant etc	NLP Retail Studies	800m in urban areas (walkable neighbourhood)	Urban Design Guide
Other				
Affordable Housing	SEBC: 40%	SEBC Local Plan	n/a	
	FHDC: 35%	FHDC Core Strategy	n/a	

¹ West Suffolk PCT did not identify a ratio for provision planning in our consultation, therefore a comparable has been used.

Capital and Revenue Costs

Infrastructure Type	Capital Costs	Source	Revenue Costs	Source
Sports Facilities				
Swimming Pools	£9,769 per sq m	Sport England Sports Facilities Calculator	£1.137m for indoor sports provision. Assume 48:48:4 split pools:courts:bowls	St Edmundsbury Budget Book 08/09 indoor sports budget
Sports Halls	£665,000 per court	Sport England Sports Facilities Calculator		
Indoor Bowls	£250,000 per rink	Sport England Sports Facilities Calculator		
Outdoor Sports Pitches	£241,250 per ha	Sport England (BCIS)	£10,000 per ha	St Edmundsbury Budget Book 08/09 using Victory Sports Ground as a basis
Outdoor Sports Courts/Non-pitch Sports Provision	£748,000 per ha	Sport England (BCIS)	£3,000 per tennis court £45,000 per ha	Lawn Tennis Association
Open Space				
Amenity Open Space and Parks	£200,000 per ha	CABE	£10,128 per ha	St Edmundsbury Budget Book 08/09 using joint community parks and recreation areas budget
Children's Play Areas	£80,580 per ha	DCSF The Children's Plan	£9,875 per play park £19,750 per ha	St Edmundsbury Budget Book 08/09 Play Parks Budget.
Allotments	£667,000 per ha	(Local Manchester Press)	£3,535 per ha	St Edmundsbury Budget Book 08/09 allotments budget
Nature Reserves	n/a		As per amenity open space	
Healthcare				
GPs	£545,000 per GP	RTP Costing Infrastructure Needs - MK Social Infrastructure SPD	Private/Commercial Basis	
Hospitals	£400,000 per bed	NLP analysis of recent PFI deals	PFI Costs are inclusive of maintenance costs over life of PFI deal.	
Dentists	£545,000 per dentist	Assume similar to GP surgeries.	Private/Commercial Basis	
Nursing Homes	£48,750 per space	Building.co.uk (BCIS)	Private/Commercial Basis	
Education				
Primary & Middle Schools	£12,257 per pupil place	Partnerships for Schools		
Secondary Schools	£18,469 per pupil place	Partnerships for Schools		
Community Facilities				

Infrastructure Type	Capital Costs	Source	Revenue Costs	Source
Community Centres	£1,750 per sq m	RTP Costing Infrastructure Needs - Aldershot SPG in RTP	£124 per sq m	St Edmundsbury Budget Book 08/09 using Chalkstone Community Centre as a basis
Libraries	£3,000 per sq m	Recommended Benchmark from MLA Council	£255,000 per library average	Suffolk Libraries Net Revenue Cost Financial Forecast 08/09
Emergency Services				
Fire and Rescue	£525,000 per engine with bay	Suffolk PFI Deal	£464,705 per engine with bay	Suffolk Fire and Rescue 07/08 Accounts
Ambulance	£67,500 per bay £140,000 per ambulance £42,000 per rapid response unit	Spons London Ambulance Trust	£700,000 per Ambulance	East Anglian Ambulance Service Annual Report 07/08
Police	£45,000 per Officer	NLP Analysis of PFI/PPP deals	£77,316 per Officer	Suffolk Police Authority 08/09 Budget
Leisure				
Cinemas	£2,000 per sq m	Building.co.uk (BCIS)	Private/Commercial Basis	
Theatres	£3,000 per sq m small theatre £4,000 per sq m large theatre	Building.co.uk (BCIS)	Private/Commercial Basis	
Retail/Local Services				
Town Centre	Private/Commercial Basis		Private/Commercial Basis	
Local Convenience Shops	Private/Commercial Basis		Private/Commercial Basis	
Key Local Services	Private/Commercial Basis		Private/Commercial Basis	
Other				
Affordable Housing	£92,000 per dwelling (50% funded by NAHP)	Housing Corporation (NLP adjusted for Suffolk)	Private/Commercial Basis	

Housing and Population Forecasts

- 1.4 All of the infrastructure categories are based on the additional population generated through housing growth. We have used an average household occupation rate of 2.418, which is the average rate identified by Census 2001 data for Forest Heath and St Edmundsbury as a whole. A base year of 2008 is adopted with three housing growth scenarios, low, medium, and high, providing an analysis of different levels of growth broken down for each local authority.
- 1.5 The following tables show the population and household data of the three scenarios that the infrastructure requirements are based upon.

Current Population - Base Year (Mid 2008)	
	Population
Forest Heath	64,200
St Edmundsbury	103,600
Total	167,800

Table 1 Current Population

Low Growth - Current RSS		
Period	Households	Population
Forest Heath 2008-2021	4,770	11,530
Forest Heath 2021-2031	3,700	8,950
St Edmundsbury 2008-2021	6,960	16,830
St Edmundsbury 2021-2031	5,400	13,060
Total Growth	20,830	50,370

Table 2 Low Growth Scenario - Current RSS

Medium Growth		
Period	Households	Population
Forest Heath 2008-2021	5,750	13,900
Forest Heath 2021-2031	4,460	10,780
St Edmundsbury 2008-2021	8,390	20,290
St Edmundsbury 2021-2031	6,510	15,740
Total Growth	25,110	60,710

Table 3 Medium Growth Scenario

High Growth		
Period	Households	Population
Forest Heath 2007-2021	7,360	17,800
Forest Heath 2021-2031	5,710	13,810
St Edmundsbury 2008-2021	10,740	25,970
St Edmundsbury 2021-2031	8,330	20,140
Total Growth	32,140	77,720

Table 4 High Growth Scenario

Limitations and Notes

- 1.6 It should be noted that the levels of infrastructure requirements identified are broad level infrastructure need based on either identified standards, the ratio of existing provision or average levels of provision across varying spatial scales. In each case the standards used are based on sound rationale and have been sourced based on Suffolk specific data where available or alternatively comparative standards used elsewhere in the country and not identified by a specific stakeholder. However, the identified requirements are not to be taken as a definitive level of need for a particular type of infrastructure, but can be used as a broad tool in assessing the total levels of infrastructure that would reasonably be required to support such levels of growth. Thus this assessment should not be a substitute for individual infrastructure providers assessing need at a local and site specific level.
- 1.7 Similarly, the costings for buildings are estimates based either on comparable schemes or identified build costs. Equipment costs are either included in cost assumptions from comparable schemes or are costed individually based on available data.
- 1.8 Costings relate solely to physical infrastructure provision. This includes all buildings, structures, works and equipment required to perform the intended function of the infrastructure (e.g. to function as a community centre, or to function as a fire station). Where cited costings are for Private Finance Initiatives (PFI) deals this may also include building management for a certain period. Costings do not relate to staff costs, training or ongoing maintenance costs (where not a part of a PFI). All costings provided are at baseline prices and do not take into account inflation.

2.0

Total Infrastructure Requirements to Support Quantum of Growth

Natural environment and green infrastructure

Local and National Nature Reserves

Baseline Position

- 2.1 Both Forest Heath and St Edmundsbury have existing provision of both Local and National Nature Reserves. In Forest Heath there are 204 hectares of National Nature Reserve and 75 hectares of Local Nature Reserve. In St Edmundsbury there are 160 hectares of National Nature Reserve and 33 hectares of Local Nature Reserve.

Standards of Provision and Rationale

- 2.2 English Nature's Accessible Green Space Model advocates that there should be a minimum of 1 hectare of Local Nature Reserve per 1,000 population.

Costings

- 2.3 It is not suitable to provide costings for bringing local nature reserves into use as the potential cost could vary significantly depending on the individual characteristics of the area to be designated as a local nature reserve. Therefore we do not make cost assumptions.

Required Provision

- 2.4 Taking into account existing provision of Local Nature Reserves, based on forecast population rates for the three housing growth scenarios there is a potential requirement for between 110 hectares and 138 hectares across the whole study area by 2031.

Scenario	Authority	Requirement 2008 (ha)	Requirement at 2021 (ha)	Requirement at 2031 (ha)
Low Growth	Forest Heath	-10.8	0.8	9.7
	St Edmundsbury	71.0	87.9	100.9
Medium Growth	Forest Heath	-10.8	3.1	13.9
	St Edmundsbury	71.0	91.3	107.1
High Growth	Forest Heath	-10.8	7.0	20.9
	St Edmundsbury	71.0	97.0	117.2

Table 5 Nature Reserve Requirements

- 2.5 There is currently a surplus of provision of Local Nature Reserves in Forest Heath but a shortage in St Edmundsbury, based on English Nature's suggested level of provision. With housing growth there is growing requirements to meet

standards of Local Nature Reserve provision. However, if the identified National Nature Reserves are also assumed to perform a local function there is no requirement for additional nature reserves over the whole period to 2031 as existing designations meet the targets.

Amenity Open Space and Parks

Baseline Position

- 2.6 Amenity open space comprises of all areas of space located within new residential developments which provide an area of undeveloped land which can act as informal recreation areas or areas of landscaping to help to enhance the environment. Such spaces can include parks although the St Edmundsbury Local Plan specifically excludes highway verges, structural planting, shelter belts, woodland and areas of open water from its definition. These are provided throughout the study area often on an ad hoc basis to serve individual developments and therefore it is difficult to quantify existing provision.

Standards of Provision and Rationale

- 2.7 The St Edmundsbury Local Plan identifies a standard of 1 hectare of amenity open space per 1,000 population. We have adopted this ratio and applied it across the study area (including Forest Heath in the absence of an identified policy for Forest Heath).

Costings

- 2.8 The cost of amenity open space often falls on the developer as they provide it as a part of new housing developments to enhance the attractiveness of their scheme to both the Local Authority, in seeking planning permission, and to house buyers, in trying to sell their product. However, where the onus for providing amenity open space does not fall on the developer, contributions may be required as part of a section 106 agreement to help fund Local Authority led provision.
- 2.9 An analysis of CABE's parks and gardens case studies shows varying costs from £78,000 per hectare for Alexandra Park in Hastings, to £1.35m per hectare for the Thames Barrier Park in London Borough of Newham. This highlights the vastly different specification of park or open space that can be built. Lister Park Bradford, Hulme Park Manchester and Central Parks Southampton all have costs at approximately £200,000 per hectare, which appears reasonable for a good municipal park that includes hard and soft landscaping, lighting, access, fencing and planting.

Required Provision

- 2.10 The additional population from housing growth in the whole study area generates an additional requirement for between 28.3 hectares and 43.8 hectares of open amenity space by 2021, rising to between 50.4 hectares and 77.7 hectares by 2031.

Scenario	Authority	Requirement at 2021 (ha)	Cost at 2021	Requirement at 2031 (ha)	Cost at 2031
Low Growth	Forest Heath	11.5	£2,306,000	20.5	£4,096,000
	St Edmundsbury	16.8	£3,366,000	29.9	£5,978,000
Medium Growth	Forest Heath	13.9	£2,780,000	24.7	£4,936,000
	St Edmundsbury	20.3	£4,058,000	36.0	£7,206,000
High Growth	Forest Heath	17.8	£3,560,000	31.6	£6,322,000
	St Edmundsbury	26.0	£5,194,000	46.1	£9,222,000

Table 6 Amenity Open Space Requirements

- 2.11 This additional requirement, if funded solely from the public purse, could cost up to £15.55m in the study area by 2031 and potentially more if greater specifications for the public parks were required.

Children's Play Area

Baseline Position

- 2.12 Children's play areas comprise of a range of formal play facilities located close to housing development. Broadly they are broken down into three levels of play facilities: Local Areas of Play (LAPs) which are small areas of open space specifically for younger children to play closer to home; Local Equipped Areas of Play (LEAPs) which are play areas equipped for younger children; and Neighbourhood Equipped Areas of Play (NEAPs) which serve a wider catchment and are equipped for older children, but often with play areas for younger children too.
- 2.13 The St Edmundsbury Open Space assessment (2005) identified that play provision in the borough varied significantly from innovative, well designed and maintained equipment for varying ages to a limited range of play equipment with significant amounts of graffiti. It identified that larger amenity areas in the Borough were also used for informal play.
- 2.14 The Forest Heath Playing Pitch Strategy (2002) identified that Forest Heath had significant under provision of children's play areas, totalling 3.9 ha, equivalent of 0.06 ha per 1,000 population.

Standards of Provision and Rationale

- 2.15 The St Edmundsbury Local Plan identifies a standard of 1 hectare of children's play space per 1,000 population. We have adopted this ratio and applied it to St Edmundsbury.
- 2.16 The Forest Heath Local Plan (1995) saved policy 10.3 states that outdoor playing space should be provided as part of new housing, in accordance with the National Playing Fields Associations (NPFA) standards. The NPFA standard sets out that children's play spaces should provided at a rate of 0.8 hectares

per 1,000 population. We have adopted this ratio and applied it to Forest Heath.

Costings

- 2.17 The Department for Children, Schools and Families' The Children's Plan (2007) set out funding of £335m with the intention of funding up to 3,500 playgrounds nationally. This funding is equivalent to approximately £67,000 per playground. We assume that the funding will be for new Neighbourhood Equipped Areas of Play (NEAPs), which the St Edmundsbury Local Plan identifies as requiring a total site area of 8,400 sq. m. This equates to a cost of £80,580 per hectare in provision of equipped children's play areas.

Required Provision

- 2.18 The additional population from housing growth in the whole study area generates an additional requirement for between 26.0 hectares and 40.2 hectares by 2021, rising to between 46.3 hectares and 71.4 hectares by 2031.

Scenario	Authority	Requirement at 2021 (ha)	Cost at 2021	Requirement at 2031 (ha)	Cost at 2031
Low Growth	Forest Heath	9.2	£743,270	16.4	£1,320,223
	St Edmundsbury	16.8	£1,356,161	29.9	£2,408,536
Medium Growth	Forest Heath	11.1	£896,050	19.7	£1,590,972
	St Edmundsbury	20.3	£1,634,968	36.0	£2,903,297
High Growth	Forest Heath	14.2	£1,147,459	25.3	£2,037,707
	St Edmundsbury	26.0	£2,092,663	46.1	£3,715,544

Table 7 Children's Play Areas Requirements

- 2.19 This additional requirement represents a cost of up to £3.24m by 2021 and up to £5.75m by 2031 across the study area.

Pitch and Non-Pitch Outdoor Sports Provision

Baseline Position

- 2.20 Pitch sports encompass a range of sports played on a grass pitch, most commonly including Football, Cricket and Rugby, but can include pitches marked out for Hockey, Rounders, American Football and other such pitch-based games. Non-pitch outdoor sports include sports played on courts and greens, such as tennis, outdoor bowls and basketball, among others.
- 2.21 The Forest Heath Playing Pitch Strategy (2002) identified that Forest Heath currently had up to 55 hectares of sports pitches in community use. The Strategy identified that this was a significant under provision in comparison to the NPFA standards. The Strategy also identifies that current provision in non-pitch sports facilities is also low compared to the standard, however, in contrast to pitch sports demand for these facilities is low and the Strategy

suggests there was a limited requirement for new facilities, therefore we have assumed a baseline equilibrium for these uses.

- 2.22 The St Edmundsbury Open Space Assessment (2005) identified that playing pitch provision in the Borough's main settlements was on the whole good, with similar levels to the NPFA's standards and residents indicating they were happy with the amount of provision. The assessment identifies that non-pitch sports provision is severely lacking with a recommendation that the NPFA standard of 0.4 hectares per 1,000 population is adopted.

Standards of Provision and Rationale

- 2.23 The St Edmundsbury Local Plan identifies a standard of 1.6 hectares of playing pitch provision per 1,000 population in Bury St Edmunds and Haverhill. The standard applied to the rural sub-area is lower, however, it is likely that the majority of household growth will occur in the main towns and therefore we have adopted this ratio and applied it to St Edmundsbury. The St Edmundsbury Local Plan adopts a higher standard than the recommended NPFA standard in the Open Space Assessment for non-pitch sports provision. The standard of 0.6 hectares per 1,000 population for non-pitch sports provision reflects the current under-provision. As the ratio has factored in the current deficit, in adopting the ratio and applying it we assume a baseline equilibrium position whereby we apply the ratio only going forward, not taking account of the current deficit.
- 2.24 The Forest Heath Local Plan (1995) saved policy 10.3 states that outdoor playing space should be provided as part of new housing, in accordance with the National Playing Fields Associations (NPFA) standards. The NPFA standard sets out that playing pitches should be provided at a rate of 1.2 hectares per 1,000 population and non-pitch sports areas should be provided at a rate of 0.4 hectares per 1,000 population. We have adopted these ratios and applied them to Forest Heath.

Costings

- 2.25 Sport England using BCIS (Building Cost Information System) Second Quarter 2008 costings estimate the cost of a 100m x 64m grass pitch as £80,000. Assuming a buffer area around the pitch this is approximately £100,000 per hectare. Sport England estimate the cost of a Pavilion as £565,000. We assume one Pavilion could provide for approximately 4 hectares of playing pitches. This totals £241,250 per hectare of sports pitches.
- 2.26 The Lawn Tennis Association estimates that one porous macadam tennis court (670 sq m) with fencing costs approximately £24,000. Sport England estimate the cost of a multi-use games area of 720 sq m with fencing and floodlighting costs £80,000. This equates to £748,000 per hectare. We assume these facilities would be located near to Pavilions for sports pitches or other such existing changing facilities.

Required Provision

2.27

The additional population from housing growth in the whole study area generates a requirement, taking into account existing provision, for between 94.4 hectares and 117.6 hectares of sports pitches by 2031, and between 20.1 hectares and 31 hectares of non-pitch sports provision by 2031.

Scenario	Authority	Baseline Requirement 2008 (ha)		Cost at 2008
		Pitch	Non-Pitch	
Low Growth	Forest Heath	22.0	0.0	£5,317,150
	St Edmundsbury	0.0	0.0	£0
Medium Growth	Forest Heath	22.0	0.0	£5,317,150
	St Edmundsbury	0.0	0.0	£0
High Growth	Forest Heath	22.0	0.0	£5,317,150
	St Edmundsbury	0.0	0.0	£0

Scenario	Authority	Requirement at 2021 (ha)		Cost at 2021
		Pitch	Non-Pitch	
Low Growth	Forest Heath	35.9	4.6	£12,104,861
	St Edmundsbury	26.9	6.7	£11,531,916
Medium Growth	Forest Heath	38.7	5.6	£13,500,080
	St Edmundsbury	32.5	8.1	£13,902,708
High Growth	Forest Heath	43.4	7.1	£15,796,010
	St Edmundsbury	41.6	10.4	£17,794,644

Scenario	Authority	Requirement at 2031 (ha)		Cost at 2031
		Pitch	Non-Pitch	
Low Growth	Forest Heath	46.6	8.2	£12,056,576
	St Edmundsbury	47.8	12.0	£20,480,628
Medium Growth	Forest Heath	51.7	9.9	£14,529,116
	St Edmundsbury	57.6	14.4	£24,687,756
High Growth	Forest Heath	60.0	12.6	£18,608,807
	St Edmundsbury	73.8	18.4	£31,594,572

Table 8 Pitch and Non-Pitch Sports Provision

2.28

This additional requirement represents a cost of between £32.5m and £50.2m across the study area to 2031.

Allotments

Baseline Position

- 2.29 Allotments are a valuable type of green infrastructure that provides a wide and varied community function in allowing community interaction, contributing to healthy lifestyles and encouraging sustainable practices.
- 2.30 The St Edmundsbury Open Space Assessment (2005) identified that there were very low vacancy rates across allotments in the Borough's main settlements. It also identified that there was an 18 month waiting list for allotment plots. A full audit of allotment provision has not been obtained, with no data on the overall quantity of provision in the Study Area identified. Therefore we assume that the baseline position is at equilibrium with the current requirement across the study area and only apply a standard of provision going forward.

Standards of Provision and Rationale

- 2.31 The St Edmundsbury Local Plan identifies a standard of 0.2 hectares of allotments per 1,000 population. We have adopted this ratio and applied it across the study area (including Forest Heath in the absence of identified policy for Forest Heath).

Costings

- 2.32 A recently completed allotment project in Levenshulme, Manchester cost a total of £400,000 which included provision of 19 plots, raised beds for disabled access, a central hut, parking and fencing. Allotment plots are typically 250 sq. m in size and factoring in the provision of amenities we estimate the site size to be approximately 0.6 hectares. This equates to a cost of £667,000 per hectare.

Required Provision

- 2.33 The additional population from housing growth in the whole study area generates an additional requirement for between 5.7 hectares and 8.8 hectares by 2021, rising to between 10.1 hectares and 15.5 hectares by 2031.

Scenario	Authority	Requirement at 2021 (ha)	Cost at 2021	Requirement at 2031 (ha)	Cost at 2031
Low Growth	Forest Heath	2.3	£1,538,102	4.1	£2,732,032
	St Edmundsbury	3.4	£2,245,122	6.0	£3,987,326
Medium Growth	Forest Heath	2.8	£1,854,260	4.9	£3,292,312
	St Edmundsbury	4.1	£2,706,686	7.2	£4,806,402
High Growth	Forest Heath	3.6	£2,374,520	6.3	£4,216,774
	St Edmundsbury	5.2	£3,464,398	9.2	£6,151,074

Table 9 Allotments Requirement

- 2.34 This additional requirement represents a cost of up to £5.84m by 2021 and up to £10.73m by 2031 across the study area.

Health Infrastructure

Hospitals

Baseline Position

- 2.35 Bury St Edmunds has two hospital facilities, West Suffolk Hospital with 480 beds and BMI Healthcare, a private hospital with 31 beds. There are further hospital facilities in the study area in Newmarket where Newmarket Hospital and Newmarket Community Hospital share a campus, totalling 16 beds.
- 2.36 West Suffolk Hospital in Bury St Edmunds is the main hospital serving the whole of West Suffolk. It has the main accident and emergency facility and serves a catchment beyond the boundaries of St Edmundsbury and Forest Heath. In addition the western areas of Forest Heath may use hospital facilities in Cambridge, such as Addenbrookes, which adds further complexities to identifying the catchment that West Suffolk Hospital serves. With this context it is difficult to quantify the baseline position with regards to the provision of Hospitals as catchment areas are not defined to borough and district boundaries.
- 2.37 Through our stakeholder consultation with Suffolk PCT we understand that West Suffolk Hospital is very busy but coping well. Therefore, we assume current provision is adequate and only base additional requirements on the additional population generated through housing growth. Although we understand that there is a potential move of West Suffolk Hospital currently being mooted, with plans at a very preliminary stage, it appears through our stakeholder discussions that it is unlikely that proposals will come forward in the short term and we have not been privy to any appraisals undertaken to underpin any potential move. It is likely that any move will be a long term aspiration although SEBC have indicated that the relocation will come forward towards the end of the plan period.

Standards of Provision and Rationale

- 2.38 West Suffolk PCT did not identify a ratio for provision planning in our stakeholder consultation, therefore a comparable has been used. Roger Tym & Partners in their study 'Costing the Infrastructure Needs of the South East' state that in consultation with Thames Valley Health Authority it was identified that the optimum provision of hospital beds is 2.8 beds per 1,000 population. This is broken down to 2.1 beds for acute care and 0.7 for non-acute care (e.g. mental health, maternity etc.).

Costings

- 2.39 An analysis of recent PFI deals for new build hospitals identifies a range of costs. The highest identified was the new Royal Liverpool Hospital which is costing £519,000 per bed, while the lowest identified was the Derby New Hospital which is costing £288,000 per bed. Other identified costings include North Staffs City General (£367,000 per bed), Broomfield Mid Essex Hospital (£415,000 per bed), Maidstone and Tunbridge Wells hospital (£454,000 per bed) and the University Hospital Birmingham Superhospital (£460,000 per bed). In the absence of any specific costing work for West Suffolk Hospital we have used a proxy costing of £400,000 per bed which is within the mid-range of other PFI deals. This cost includes all construction and equipment costs for building a new hospital.

Required Provision

- 2.40 The additional population from housing growth in the whole study area generates an additional requirement for between 79 and 123 beds by 2021, rising to between 141 and 218 beds by 2031.

Scenario	Authority	Requirement at 2021 (Beds)	Cost at 2021	Requirement at 2031 (Beds)	Cost at 2031
Low Growth	Whole Study Area	79.4	£31,763,200	141.0	£56,414,400
Medium Growth	Whole Study Area	95.7	£38,292,800	170.0	£67,995,200
High Growth	Whole Study Area	122.6	£49,022,400	217.6	£87,046,400

Table 10 Hospital Requirements

- 2.41 This additional requirement represents a cost of up to £49m by 2021 and up to £87m by 2031 across the study area.

GPs

Baseline Position

- 2.42 The NHS service directory identifies that St Edmundsbury has 18 GP surgeries with a total of 62 GPs. Many of the surgeries in the more rural areas are sub-surgeries of another surgery and therefore share their GPs and often have limited opening times. This is a similar position to Forest Heath where there are 9 GP surgeries with a total of 31 GPs.

Standards of Provision and Rationale

- 2.43 National standards from the NHS and Department of Health suggest that the standard of GP provision should be between 1 GP per 1,600 and 1 GP per 1,800 population. We have adopted a standard of 1 GP per 1,700 population.

Costings

2.44 GP surgeries are usually funded privately or are rented by the GPs themselves, as is the case for GPs renting rooms in PCT owned Health Centres. The effect of this is that the cost of providing GP surgeries does not fall on the public purse. Although this is generally the case there may be occasions where it is prudent to secure sites suitable for GP surgeries through section 106 agreements.

2.45 Notwithstanding the above, for thoroughness we have costed GP surgeries to provide an indication of potential outlay. The Milton Keynes Social Infrastructure Supplementary Planning Document (SPD) identifies that it costs £2.18m to build a 4 GP surgery. It also advocates provision of approximately 150 sq m of floorspace per GP. This equates to a cost of £3,633 per sq m or £545,000 per GP.

Required Provision

2.46 There is a current overprovision of GPs in St Edmundsbury of approximately 1.1 GPs. In Forest Heath there is a shortfall of approximately 6.8 GPs currently. Taking into account existing provision the additional population from housing growth in the whole study area generates an additional requirement for between 22 and 32 additional GPs by 2021, rising to between 35 and 52 GPs by 2031.

Scenario	Authority	Baseline Requirement 2008 (GPs)	Cost at 2008
Low Growth	Forest Heath	6.8	£3,686,426
	St Edmundsbury	-1.1	£0
Medium Growth	Forest Heath	6.8	£3,686,426
	St Edmundsbury	-1.1	£0
High Growth	Forest Heath	6.8	£3,686,426
	St Edmundsbury	-1.1	£0

Scenario	Authority	Requirement at 2021 (GPs)	Cost at 2021	Requirement at 2031 (GPs)	Cost at 2031
Low Growth	Forest Heath	13.5	£7,382,470	18.8	£10,251,471
	St Edmundsbury	8.8	£4,817,999	16.5	£9,004,497
Medium Growth	Forest Heath	14.9	£8,142,194	21.3	£11,597,818
	St Edmundsbury	10.9	£5,927,133	20.1	£10,972,729
High Growth	Forest Heath	17.2	£9,392,374	25.4	£13,819,291
	St Edmundsbury	14.2	£7,747,907	26.1	£14,203,961

Table 11 GP Requirements

2.47 This additional requirement represents a notional cost of up to £17.1m by 2021 and up to £28m by 2031 across the study area, although the vast majority of this is unlikely to fall on the public purse.

Dentists

Baseline Position

- 2.48 The NHS service directory identifies that St Edmundsbury has 13 dental surgeries with a total of 55 dentists. In Forest Heath there are 11 dental surgeries with a total of 23 dentists.

Standards of Provision and Rationale

- 2.49 The University of Bath, School for Health (2004) identified that a threshold of 1 dentist per 2,000 population was appropriate. Dental care is now commonly provided on a private basis and patients are free to visit as and when required and as such the capacity for dentists to accommodate a greater number of patients is based on the number of patient visits. However, we consider that 1 dentist per 2,000 population is a good basis for modelling dental care provision.

Costings

- 2.50 As with GP surgeries, dental surgeries are usually funded privately or are rented by the dentists themselves. The effect of this is that the cost of providing dental surgeries does not fall on the public purse. Notwithstanding the above, for thoroughness we have costed dental surgeries to provide a notional value of what cost could be incurred in securing additional dental care provision. In the absence of more definitive costings, we adopt a cost similar to GP surgeries with the required space and equipment of a similar nature. Therefore we use a cost of £3,633 per sq m or £545,000 per dentist.

Required Provision

- 2.51 There is a current overprovision of dentists in St Edmundsbury of approximately 3.2 dentists. In Forest Heath there is a shortfall of approximately 9.1 dentists currently. Taking into account existing under provision, the additional population from housing growth in the whole study area generates an additional requirement for between 20 and 28 additional dentists by 2021, rising to between 31 and 45 dentists by 2031.

Scenario	Authority	Baseline Requirement 2008 (Dentists)	Cost at 2008
Low Growth	Forest Heath	9.1	£4,959,045
	St Edmundsbury	-3.2	£0
Medium Growth	Forest Heath	9.1	£4,959,045
	St Edmundsbury	-3.2	£0
High Growth	Forest Heath	9.1	£4,959,045
	St Edmundsbury	-3.2	£0

Scenario	Authority	Requirement at 2021 (Dentists)	Cost at 2021	Requirement at 2031 (Dentists)	Cost at 2031
Low Growth	Forest Heath	14.9	£8,100,682	19.3	£10,539,333
	St Edmundsbury	5.2	£2,841,914	11.7	£6,400,438
Medium Growth	Forest Heath	16.1	£8,746,448	21.4	£11,683,728
	St Edmundsbury	6.9	£3,784,678	14.8	£8,073,434
High Growth	Forest Heath	18.0	£9,809,100	24.9	£13,571,980
	St Edmundsbury	9.8	£5,332,336	19.9	£10,819,982

Table 12 Dentist Requirements

- 2.52 This additional requirement represents a notional cost of up to £15.2m by 2021 and up to £24.4m by 2031 across the study area, although this outlay will not fall on the public purse.

Emergency services

Police Services

Baseline Position

- 2.53 Suffolk Constabulary is the police force that polices the whole of Suffolk. In 2006/2007 Suffolk Constabulary consisted of 1,371 police officers, with 1,071 support staff. In St Edmundsbury there are police stations in Ixworth, Haverhill and the Western Suffolk Police area HQ in Bury St Edmunds. In Forest Heath there are police stations in Brandon, Mildenhall and Newmarket.
- 2.54 The Suffolk Local Policing Plan and Annual Report (2007/08) identified that the Suffolk Constabulary continues to be a high performing force and is meeting many of their performance targets.

Standards of Provision and Rationale

- 2.55 Given the existing high performance of the Suffolk police force it is important to maintain the level of performance by continuing to keep the existing ratio of police officers to population to allow the Constabulary to work effectively. We have therefore adopted a maintaining status quo approach based on current provision. At the baseline provision 1,371 police officers serve Suffolk's 709,300 inhabitants, this equates to 1 police officer per 517 population.

Costings

- 2.56 The cost of a Public Private Partnership (PPP) deal for Tonbridge Police Station was £5 million for 200 officers, equating to £25,000 per officer for a large station. North Kent Police Station in Northfleet was recently completed at a cost £30 million and the 11,500 sq m four storey building included state of the art geothermal heating, parking facilities, offices, conference rooms, 40 cells and a restaurant. The North Kent Police Station is set to house up to 378 police officers, a cost of £80,000 per officer, although at a very high

specification. We estimate that the building cost of a modest Police Station to be £35,000 per officer, with an additional £10,000 required to provide equipment (e.g. share of a car, a bicycle etc.). In total we estimate a cost of £45,000 per officer to provide new police facilities, assuming limited capacity in existing facilities.

Required Provision

- 2.57 The additional population from housing growth in the whole study area generates an additional requirement for between 70 and 110 police officers by 2021, rising to between 125 and 195 police officers by 2031.

Scenario	Authority	Requirement at 2021 (Officers)	Cost at 2021	Requirement at 2031 (Officers)	Cost at 2031
Low Growth	Forest Heath	28.8	£1,297,125	51.2	£2,304,000
	St Edmundsbury	42.1	£1,893,375	74.7	£3,362,625
Medium Growth	Forest Heath	34.8	£1,563,750	61.7	£2,776,500
	St Edmundsbury	50.7	£2,282,625	90.1	£4,053,375
High Growth	Forest Heath	44.5	£2,002,500	79.0	£3,556,125
	St Edmundsbury	64.9	£2,921,625	115.3	£5,187,375

Table 13 Police Service Requirements

- 2.58 This additional requirement represents a cost of up to £4.92m by 2021 and up to £8.74m by 2031 across the study area.

Fire and Rescue Services

Baseline Position

- 2.59 Suffolk Fire and Rescue Service serve the whole of Suffolk. In 2008 Suffolk Fire and Rescue had four 24hr stations ('whole-time shift crew' as defined by Suffolk Fire and Rescue) totalling 15 vehicle bays, three day crew stations totalling eight vehicle bays and 38 retained crew stations with one bay each. In St Edmundsbury there are fire stations in Bury St Edmunds (whole-time), Haverhill (day-crew) and retained stations in Ixworth, Wickhambrook and Clare. In Forest Heath there are fire stations in Newmarket (day-crew), Mildenhall and Brandon (both retained).

- 2.60 The Suffolk Fire & Rescue Service Plan 2008-2009 identified that the Suffolk Fire and Rescue performance continues to be good.

Standards of Provision and Rationale

- 2.61 Given the existing good performance of Suffolk Fire & Rescue it is important to maintain the level of performance, by continuing to keep the existing ratio of fire stations, bays and appliances to population, to allow the Fire and Rescue service to work effectively. We have therefore adopted a maintaining status quo approach based on current provision. At the baseline provision there are

51 vehicle bays/appliances to serve Suffolk's 709,300 inhabitants, this equates to one fire engine/bay per 13,907 population.

Costings

2.62 The cost of the Suffolk County Council PFI deal to build seven new stations, renovation works to the existing HQ and building of a new training facility was £14 million. Within the deal Suffolk C.C. indicated that a large five bay station costs around £3.5 million and a small single bay station costs approximately £350,000. Considering the likely scale of any requirement we consider that additional facilities would either be single bay extensions to existing fire stations or new single bay stations for retained crews. Therefore, we estimate the cost of a single bay, including ancillary facilities to be £350,000

2.63 Fire Engine manufactures John Dennis estimate the average cost of a fully equipped ordinary fire engine as between £150,000 and £200,000, we have therefore adopted a figure of £175,000.

Required Provision

2.64 The additional population from housing growth in the whole study area generates an additional requirement for between 2 and 3.2 new fire station bays and fire engines by 2021, rising to between 3.6 and 5.5 vehicle bays and engines by 2031.

Scenario	Authority	Requirement at 2021 (Bays & Engines)	Cost at 2021	Requirement at 2031 (Bays & Engines)	Cost at 2031
Low Growth	Forest Heath	0.8	£435,240	1.5	£773,089
	St Edmundsbury	1.2	£635,307	2.1	£1,128,302
Medium Growth	Forest Heath	1.0	£524,704	1.8	£931,633
	St Edmundsbury	1.5	£765,917	2.6	£1,360,078
High Growth	Forest Heath	1.3	£671,923	2.3	£1,193,230
	St Edmundsbury	1.9	£980,328	3.3	£1,740,583

Table 14 Fire & Rescue Service Requirements

2.65 This additional requirement represents a cost of up to £1.66m by 2021 and up to £2.94m by 2031 across the study area at the high growth scenario.

Ambulance Services

Baseline Position

2.66 St Edmundsbury and Forest Heath are served by the East of England Ambulance Service, which covers 7,500 square miles totalling a population of approximately 5.5 million. In 2007/08 the East of England Ambulance crew responded to 543,000 emergency calls and also made approximately 1.4 million non-emergency journeys. The service includes 273 frontline

ambulances, 216 marked response cars and 225 non-emergency ambulances with three operations centres and 110 ambulance stations.

- 2.67 The East of England Ambulance Service Annual Report 2007/2008 identified that the ambulance service's performance continues to be good.

Standards of Provision and Rationale

- 2.68 Given the existing good performance of the East of England Ambulance Service it is important to maintain the level of performance by continuing to keep existing ratio of ambulances to population to allow the Ambulance Service to work effectively. We have therefore adopted a maintaining status quo approach based on current provision. At the baseline provision there is approximately one ambulance per 20,100 population, 1 emergency response car per 25,400 population and one non-emergency ambulance per 23,200 population.
- 2.69 There are currently approximately six vehicles per ambulance station, and we assume that each ambulance bay will require 75 sq m of loading and ancillary space.

Costings

- 2.70 Spon's Price Book estimate that the cost of ambulance stations to average £900 per sq m. The London Ambulance Trust identifies that the cost of a fully equipped ambulance is £140,000. Rapid response vehicles are generally based on existing car models, for example in 2002 the London Ambulance Service purchased 25 Vauxhall Astra rapid response units at a cost of £32,000 each. Taking into account inflation and the cost of equipping a rapid response unit we estimate that they would cost approximately £42,000 each.

Required Provision

- 2.71 The additional population from housing growth in the whole study area generates an additional requirement by 2021 for up to 2.2 emergency ambulances, 1.7 response vehicles and 1.9 non-emergency ambulances. This represents a cost, including ambulance stations to house the vehicles, of up to £1.04m.

Scenario	Authority	Requirement at 2021			Cost at 2021
		Emergency Ambulance	Response Vehicle	Non-Emergency Ambulance	
Low Growth	Forest Heath	0.6	0.5	0.5	£273,236
	St Edmundsbury	0.8	0.7	0.7	£398,835
Medium Growth	Forest Heath	0.7	0.5	0.6	£329,400
	St Edmundsbury	1.0	0.8	0.9	£480,830
High Growth	Forest Heath	0.9	0.7	0.8	£421,822
	St Edmundsbury	1.3	1.0	1.1	£615,434

Scenario	Authority	Requirement at 2031			Cost at 2031
		Emergency Ambulance	Response Vehicle	Non-Emergency Ambulance	
Low Growth	Forest Heath	1.0	0.8	0.9	£485,332
	St Edmundsbury	1.5	1.2	1.3	£708,329
Medium Growth	Forest Heath	1.2	1.0	1.1	£584,863
	St Edmundsbury	1.8	1.4	1.6	£853,834
High Growth	Forest Heath	1.6	1.2	1.4	£749,090
	St Edmundsbury	2.3	1.8	2.0	£1,092,709

Table 15 Ambulance Service Requirements

- 2.72 By 2031 the high growth scenario could provide a requirement for 3.9 ambulances, 3 response vehicles and 2.4 non-emergency ambulances, at a cost of £1.84m.

Education

Primary Schools

Baseline Position

- 2.73 Data from Suffolk County Council shows that there are currently 36 primary schools in St Edmundsbury and 16 primary schools in Forest Heath. These primary schools have a total capacity of 6,568 pupils and 2,993 pupils respectively. Peak pupil rolls for the 2007 summer term in St Edmundsbury were 5,377 which is 1,191 places below capacity. Peak pupil rolls for the 2007 summer term in Forest Heath were 2,266 which is 727 places below capacity. There appears to be considerable current capacity within the primary schools of the Study Area.
- 2.74 Suffolk County Council is currently phasing out middle schools in their Suffolk Schools Organisation Review. This will mean that the school system in the study area will migrate to a two tier system with ages 4-11 in primary schools and 11-16 in secondary schools. It is anticipated that middle schools will be phased out by 2013. The impact of this on primary schools is that much spare capacity will be taken up by the additional year groups, though we assume some middle schools will remain in use as a primary tier school. In our analysis we have assumed that primary and middle school places will amalgamate to all become primary school places. Any middle schools that are closed will reduce capacity in primary schools by the same level as their current roll, and as such new school places may be necessary to cancel out this reduction of pupil places in the school system.

Standards of Provision and Rationale

- 2.75 It is inherently difficult to model pupil yields over such a long period, particularly for primary schools where the level of future demand beyond the short term relies on predicting future birth rates. Where sound demographic data is

available, it is possible to produce cohort analysis which models the demand for school places as pupils move up through the school system. To enable a crude estimation of the required level of future school places we have taken a snapshot analysis by estimating the current proportion of primary school age pupils and assuming this will remain reasonably constant as the population grows. There are shortcomings of such an approach, including the impact that the type of housing growth provided will affect pupil yields, for example family homes are more likely to yield pupils than town centre apartments for young professionals.

- 2.76 Taking a snapshot approach based on current roll numbers it is estimated that 5.2% of the population in St Edmundsbury are of primary school age. In Forest Heath this is slightly lower at 3.5%. Primary Schools in Forest Heath have an average capacity of 187 pupils, whilst in St Edmundsbury this is 182.

Costings

- 2.77 Information from the Partnership for Schools indicates that primary and middle schools cost an average of £12,257 per additional pupil to construct.

Required Provision

- 2.78 The baseline position shows a significant over-provision of pupil places in primary schools currently. This remains so for all the scenarios up until 2021, with the exception of St Edmundsbury in the high growth scenario which yields a requirement of 157 pupil places. At 2031 there is a requirement for potentially up to 1,591 primary school pupil places assuming the high growth strategy, which is equivalent to approximately eight to nine new primary schools at existing average sizes.

Scenario	Authority	Baseline Requirement 2008 (Pupil Places)	Cost at 2008
Low Growth	Forest Heath	-727	£0
	St Edmundsbury	-1,191	£0
Medium Growth	Forest Heath	-727	£0
	St Edmundsbury	-1,191	£0
High Growth	Forest Heath	-727	£0
	St Edmundsbury	-1,191	£0

Scenario	Authority	Requirement at 2021 (Pupil Places)	Cost at 2021	Requirement at 2031 (Pupil Places)	Cost at 2031
Low Growth	Forest Heath	-320	£0	-4	£0
	St Edmundsbury	-317	£0	360	£4,416,653
Medium Growth	Forest Heath	-236	£0	144	£1,766,283
	St Edmundsbury	-138	£0	679	£8,322,658
High	Forest Heath	-99	£0	389	£4,764,357

Growth	St Edmundsbury	157	£1,922,916	1,202	£14,735,123
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Table 16 Primary School Places Requirement

- 2.79 As there is current over provision the cost of infrastructure for new pupil places is minimal up until 2021 due to existing capacity. Between 2021 to 2031 there are potential costs of between £4.4m at the low growth scenario to £19.5m at the high growth scenario.

Middle Schools

Baseline Position

- 2.80 Data from Suffolk County Council shows that there are currently 12 middle schools in St Edmundsbury and 5 middle schools in Forest Heath. These middle schools have a total capacity of 5,564 pupils and 2,221 pupils respectively. The estimated peak pupil roll for the 2008/2009 school year in St Edmundsbury is 5,096 which is 468 pupil places below capacity. The estimated peak pupil roll for the 2008/2009 school year in Forest Heath is 1,946 which is 275 places below capacity. As with primary schools there appears to be considerable current capacity within the middle schools of the Study Area.

Standards of Provision and Rationale

- 2.81 As with primary schools it is inherently difficult to model pupil yields over such a long period, particularly with regard to changing demographics and the type of pupil yields that housing growth will lead to. Again we use a snapshot approach to give high level assumptions on pupil yields, but we suggest that a cohort analysis is undertaken based on individual school years moving through the system.
- 2.82 Taking a snapshot approach based on current roll numbers it is estimated that 4.9% of the population in St Edmundsbury are of middle school age. In Forest Heath this is slightly lower at 3.0%. Middle Schools in Forest Heath have an average capacity of 444 pupils, whilst in St Edmundsbury this is 464.

Costings

- 2.83 Information from the Partnership for Schools indicates that primary and middle schools cost an average of £12,257 per additional pupil to construct.

Required Provision

- 2.84 The baseline position shows a significant over-provision of pupil places in middle schools currently. By 2021 there is an emerging requirement of between 434 and 1,174 additional pupil places. At 2031 there is a requirement for potentially up to 2,483 middle school pupil places assuming the high growth strategy, which is equivalent to approximately five to six new middle schools at existing average sizes.

Scenario	Authority	Baseline Requirement 2008 (Pupil Places)	Cost at 2008
Low Growth	Forest Heath	-275	£0
	St Edmundsbury	-468	£0
Medium Growth	Forest Heath	-275	£0
	St Edmundsbury	-468	£0
High Growth	Forest Heath	-275	£0
	St Edmundsbury	-468	£0

Scenario	Authority	Requirement at 2021 (Pupil Places)	Cost at 2021	Requirement at 2031 (Pupil Places)	Cost at 2031
Low Growth	Forest Heath	74	£913,047	346	£4,238,226
	St Edmundsbury	360	£4,410,731	1,002	£12,284,760
Medium Growth	Forest Heath	146	£1,793,569	473	£5,798,645
	St Edmundsbury	530	£6,496,806	1,304	£15,986,639
High Growth	Forest Heath	265	£3,242,530	683	£8,373,337
	St Edmundsbury	809	£9,921,346	1,800	£22,063,991

Table 17 Middle School Places Requirement

- 2.85 The cost of infrastructure for new middle school pupil places at 2021 is between £5.33m and £13.16m. Between 2021 to 2031 there are potential costs of between £16.52m at the low growth scenario to £30.41m at the high growth scenario.

Upper Schools

Baseline Position

- 2.86 Data from Suffolk County Council shows that there are currently five upper schools in St Edmundsbury and two upper schools in Forest Heath. These upper schools have a total capacity of 4,607 pupils and 1,957 pupils for each authority area respectively. The estimated peak pupil roll for the 2008/2009 school year in St Edmundsbury is 4,294 which is 313 pupil places below capacity. The estimated peak pupil roll for the 2008/2009 school year in Forest Heath is 1,690 which is 267 places below capacity. There appears to be a reasonable amount of current capacity within the upper schools of the Study Area.

Standards of Provision and Rationale

- 2.87 As with other schools it is inherently difficult to model pupil yields over such a long period, however it is easier to do a cohort analysis as the majority of pupils that will be coming through are currently in the school system. However, for our broad level overview we use a snapshot approach to give high level assumptions on pupil yields.

- 2.88 Taking a snapshot approach based on current roll numbers it is estimated that currently 4.1% of the population in St Edmundsbury are of upper school age. In Forest Heath this is slightly lower at 2.6%. Upper Schools in Forest Heath have an average capacity of 979 pupils, whilst in St Edmundsbury this is 921 pupil places.

Costings

- 2.89 Information from the Partnership for Schools indicates that upper schools cost an average of £18,469 per additional pupil to construct.

Required Provision

- 2.90 The baseline position shows a reasonable over-provision of pupil places in upper schools currently. By 2021 there is an emerging requirement of between 422 and 965 additional pupil places. At 2031 there is a requirement for potentially up to 2,163 upper school pupil places assuming the high growth strategy, which is equivalent to currently approximately two new upper schools at existing average sizes.

Scenario	Authority	Baseline Requirement 2008 (Pupil Places)	Cost at 2008
Low Growth	Forest Heath	-267	£0
	St Edmundsbury	-313	£0
Medium Growth	Forest Heath	-267	£0
	St Edmundsbury	-313	£0
High Growth	Forest Heath	-267	£0
	St Edmundsbury	-313	£0

Scenario	Authority	Requirement at 2021 (Pupil Places)	Cost at 2021	Requirement at 2031 (Pupil Places)	Cost at 2031
Low Growth	Forest Heath	37	£674,406	272	£5,025,697
	St Edmundsbury	385	£7,102,582	926	£17,100,023
Medium Growth	Forest Heath	99	£1,826,647	383	£7,067,643
	St Edmundsbury	528	£9,751,215	1,180	£21,800,198
High Growth	Forest Heath	202	£3,722,741	565	£10,436,855
	St Edmundsbury	763	£14,099,260	1,598	£29,516,446

Table 18 Upper School Places Requirement

- 2.91 The cost of infrastructure for new pupil places at 2021 is between £7.77m and £17.82m. Between 2021 to 2031 there are potential costs of between £22.12m at the low growth scenario to £40m at the high growth scenario across the study area.

Community facilities

Community Centres

Baseline Position

- 2.92 There is no definitive approach to identifying what is classified as a community centre. The term can cover a whole range of buildings within the community, however for the purpose of this study we define a community centre as any facility that has an area of space that is available for use by the community and hosts community activities on a regular basis. Community centres may include a meeting hall and a kitchen area and will host activities such as youth clubs, community meetings, classes, leisure activities and may be available for private hire. In Forest Heath and St Edmundsbury these particularly include purpose build community centres, village halls, parish halls and church halls where used for a community function apart from their religious function.
- 2.93 The Suffolk Rural Services Survey 2008 indicated that 71% of responding parishes in Suffolk have a village hall or community centre. This is down from 77% in 2000 suggesting the provision of facilities has declined slightly. However, 21% of all respondents indicated that they had access to a church hall for community purposes, whilst 12% indicated that they had access to another community meeting place such as a scout hall, sports and social club, sports pavilion or school halls, among others. This suggests that in the rural areas of Suffolk there appears to be a reasonably good provision of community facilities. However, village hall and community centre issues were one of the most commonly cited concerns among community facilities.
- 2.94 Many of the urban areas of the study area contain large scale community facilities such as: the Corn Exchange, The Athenaeum and the soon to open Public Venue in Bury St Edmunds; the Haverhill Town Hall and Arts Centre in Haverhill; Jubilee Centre in Mildenhall; and Memorial Hall and Palace House in Newmarket. It appears from a qualitative perspective that there is currently a reasonable provision of community centres within the two local authority areas.

Standards of Provision and Rationale

- 2.95 It appears there is a current reasonable provision and without a fully quantified audit of community facilities in the study area we assume that the baseline provision is currently reasonable and does not infer a significant deficit in the current provision. We therefore adopt a standard of provision and apply it to the population growth to identify the requirement for new community centres.
- 2.96 Size of community centres can range depending on the nature of the community it serves and required provision. Typically community centres will range in size between 500 sq. m and 750 sq. m. Smaller variations on community space such as village halls may be as small as 250 sq. m. For example there are plans for the refurbishment and redevelopment of Stanton Village Hall to provide a 883 sq m facility to support the 2,700 population. It was anticipated

that the works will cost £400,000, although a £200,000 pitch roof was dropped from the scheme. In the absence of identified standards of provision for the Study Area, we have adopted a proxy standard of 60 sq m per 1,000 population, which is a benchmark commonly used nationwide in Supplementary Planning Documents.

Costings

- 2.97 Roger Tym & Partners in Costing the Infrastructure Needs of the South East identify that BCIS Mean Cost for community centres in 2003 was £917 per sq m. Assuming additional costings for external and ancillary works, additional costings for fitting out and an inflated rate to bring the cost in line with a 2008 baseline, we estimate the cost to be £1,750

Required Provision

- 2.98 The additional population from housing growth in the whole study area generates an additional requirement for between 1,730 sq m and 2,670 sq m of community centre by 2021. This is equivalent to between three and six community centres depending on size. By 2031 this requirement could be up to 4,741 sq m at the high growth scenario, equivalent to six large community centres or nine smaller community centres.

Scenario	Authority	Requirement at 2021 (sq m of floorspace)	Cost at 2021	Requirement at 2031 (sq m of floorspace)	Cost at 2031
Low Growth	Forest Heath	703	£1,230,828	1,249	£2,186,240
	St Edmundsbury	1,027	£1,796,603	1,823	£3,190,758
Medium Growth	Forest Heath	848	£1,483,825	1,505	£2,634,590
	St Edmundsbury	1,238	£2,165,958	2,198	£3,846,203
High Growth	Forest Heath	1,086	£1,900,150	1,928	£3,374,368
	St Edmundsbury	1,584	£2,772,298	2,813	£4,922,243

Table 19 Community Centres Requirements

- 2.99 This additional requirement represents a cost of up to £4.7m by 2021 and up to £8.3m by 2031 across the study area.

Libraries

Baseline Position

- 2.100 Suffolk County Council library service provides four libraries in Forest Heath (Mildenhall, Lakenheath, Newmarket and Brandon) and five libraries in St Edmundsbury (Bury St Edmunds, Haverhill, Kedington, Clare and Ixworth). There are also six mobile libraries serving the Suffolk area which provide services to many of the rural communities in the study area on a fortnightly basis.

Standards of Provision and Rationale

- 2.101 In June 2008 The Museums Libraries and Archives (MLA) Council in their publication 'Public Libraries, Archives and New Development – A Standard Charge Approach' recommends a figure of 30 sq m per 1,000 population as a benchmark for local authorities. Our stakeholder consultation with Suffolk County Council identified that for their own purposes they use this as a guideline basis, but will then go on to look at other key factors, such as the catchment area of the community itself and accessibility factors.

Costings

- 2.102 The MLA Council also suggest a benchmark calculation for section 106 contributions of £90 per person in new housing. This is derived from BCIS information on the cost of building new library facilities. The MLA Council recommend a current benchmark of £3,000 per sq m.

Required Provision

- 2.103 The additional population from housing growth in the whole study area generates an additional requirement for between 794 sq m and 1,225 sq m of library floorspace by 2021. By 2031 this requirement could be up to 2,176 sq m at the high growth scenario.

Scenario	Authority	Requirement at 2021 (sq m of floorspace)	Cost at 2021	Requirement at 2031 (sq m of floorspace)	Cost at 2031
Low Growth	Forest Heath	346	£1,037,700	614	£1,843,200
	St Edmundsbury	505	£1,514,700	897	£2,690,100
Medium Growth	Forest Heath	417	£1,251,000	740	£2,221,200
	St Edmundsbury	609	£1,826,100	1,081	£3,242,700
High Growth	Forest Heath	534	£1,602,000	948	£2,844,900
	St Edmundsbury	779	£2,337,300	1,383	£4,149,900

Table 20 Libraries Requirement

- 2.104 This additional requirement represents a cost of between £2.5m and £3.95m by 2021 and up to £7m by 2031 across the study area.

Leisure and culture

Cinemas

Baseline Position

- 2.105 Cinema admissions declined in the early 1980's, but increased steadily after 1984 up to 2002. There was a peak in cinema admissions in 2002 at 175.9 million. The cinema industry reached a plateau in 2005 following a slight recovery in 2004 with a net gain of 24 operating screens (still a virtual standstill compared to the 100-200 screens added at the turn of the decade).

Total admissions in 2006 were 157 million, slightly lower than in 2005 (164.6 million) and significantly lower than in 2004 (171.3 million, 2.86 visits per person). Cinemagoing 16 (a regular research report on the cinema industry) published in March 2007 by Dodona Research reported that 2006 was a poor year for the cinema business in the United Kingdom, but it anticipated that 2007 would be a better year. As the industry is now dominated by three main operators (Odeon, Cineworld and Vue), the emphasis is shifting from consolidation to physical expansion. This highlights that the cinema market is reasonably buoyant.

- 2.106 There are currently 4 cinemas in the study area with a total of 2,920 seats and 16 screens, although these are all in St Edmundsbury. These include large multiplex cinemas operated by Cineworld in Bury St Edmunds and Haverhill, which has recently opened, as well as the Hollywood Cinema in Bury St Edmunds. It also includes the Haverhill Arts Centre which shows recently released films approximately twice a week and therefore does not provide the same level of provision as the multiplex cinemas, we therefore adopt a seating capacity 28% (2/7th) of the 210 total capacity to reflect this. This gives a total seating capacity of 2,770 in the study area.

Standards of Provision and Rationale

- 2.107 The Bury St Edmunds and Haverhill Retail, Offices and Leisure Study household survey results indicate that the cinemas within the study area retain approximately 90% of all cinema trips from the population within the study area. The study area population has been converted into a total number of cinema admissions per annum based on the national visitation rate (2.8 per person in 2003). Visitation rates have been projected based on a 2% growth rate per annum. The total number of cinema admissions has been converted into an optimum number of cinema seats and screen, based on Dodona Cinemagoing figures (300 visits per annum per seat and 75,000 visits per annum per screen).

Costings

- 2.108 Cinemas are built on a commercial basis and therefore do not fall on the public purse. Most new cinema multiplexes are built as part of a larger development, e.g. as part of a shopping centre, and as such it is impractical to cost them. As a social leisure facility they are not often developed or financed by the public sector.

Required Provision

- 2.109 The existing good provision of cinema facilities within the study area means that there is currently a significant over provision of cinema seats and screens up until 2021. This reflects the recent opening of a new multiplex cinema in Haverhill. By 2031 there is potential requirement for more seats, although still an over-provision of screens, reflecting the small size of existing cinemas in

comparison with national standards. This suggests there may be a requirement for additional small scale cinema facilities by 2031.

Scenario	Authority	Baseline Requirement 2008		Requirement at 2021		Requirement at 2031	
		Seats	Screens	Seats	Screens	Seats	Screens
Low Growth	Whole Study Area	-1,240	-9.9	-410	-6.6	431	-3.2
Medium Growth	Whole Study Area	-1,240	-9.9	-340	-6.3	582	-2.6
High Growth	Whole Study Area	-1,240	-9.9	-225	-5.8	832	-1.6

Table 21 Cinema Requirements

Theatres

Baseline Position

- 2.110 There are currently two theatres in the study area, the King's Theatre in Newmarket with a total of 123 seats and the Theatre Royal in Bury St Edmunds with a total of 360 seats. The Grade I listed Theatre Royal in Bury St Edmunds recently underwent an extensive £5.3m restoration and is managed as an independent theatre, despite being owned by Greene King Breweries and leased to the National Trust. This highlights its importance as both a heritage building and a working theatre providing cultural and leisure opportunities to both visitors and local residents. Other venues such as the Haverhill Arts Centre and local community centres also have the ability to stage theatrical performances, although they are not specifically operated as theatres.

Standards of Provision and Rationale

- 2.111 The Bury St Edmunds and Haverhill Retail, Offices and Leisure Study household survey identified that approximately 28% of residents within the study area visit theatres in Forest Heath or St Edmundsbury. The Society of London Theatres identified that in 2003 West End theatregoers visited the theatre on average 6.2 times per annum. Given the smaller draw of theatres and productions in the study area we have assumed an annual visitation rate of 2.5 per theatregoer. The study area population has been converted into a total number of theatre admissions per annum based on the visitation rate, which we have assumed to be static over the growth period. The total number of theatre admissions has been converted into an optimum number of theatre seats and screen based on potential accommodation of 300 visits per annum per seat.

Costings

- 2.112 New theatres are often built on a commercial basis and these do not fall on the public purse. Many theatres do however receive arts funding from the public sector and can also perform a community and cultural function. Build costs

can vary hugely depending on how a theatre is fitted out, but BCIS identify average costs of between £3,000 and £4,000 per sq m.

Required Provision

- 2.113 The existing good provision of theatre facilities within the study area means that there is currently an over provision of theatre seats and screens up until 2021. By 2031 there is potential requirement for more seats, though this may be catered for by additional theatre productions that can be put on at multi-use arts spaces, such as the Haverhill Arts Centre and the soon to be complete Public Venue, meaning there may not be a requirement for additional physical infrastructure. On this basis costs are unlikely to fall on the public purse in the study period.

Scenario	Authority	Baseline Requirement 2008 (seats)	Requirement at 2021 (seats)	Requirement at 2031 (seats)
Low Growth	Whole Study Area	-91	-25	26
Medium Growth	Whole Study Area	-91	-12	50
High Growth	Whole Study Area	-91	11	90

Table 22 Theatre Requirements

Swimming Pools

Baseline Position

- 2.114 Sport England's Active Places database identifies that there are 12 swimming pools in the study area, including four local authority swimming pools in Bury St Edmunds Leisure Centre, Haverhill Leisure Centre, Mildenhall and Newmarket. There are also swimming pools in several health clubs as well as one Culford School and one at RAF Honnington. There is a total of 2,819 sq m of swimming pool in the study area; 1,880 sq m in St Edmundsbury and 939 sq m in Forest Heath.

Standards of Provision and Rationale

- 2.115 Sport England's Sports Facilities Calculator tool identifies required provision based on population estimates and visitation levels. It identifies that in Forest Heath there is a requirement of 104 sq m of swimming pool per 10,000 population and in St Edmundsbury this requirement is 101 sq m per 10,000 population. This is roughly equivalent to 1 four lane swimming pool per 20,000 population (4m lanes at 25m length).

Costings

- 2.116 The Sports Facilities Calculator identifies that swimming pools cost £9,769 per sq m to construct inclusive of ancillary facilities such as changing rooms.

Required Provision

2.117

There is a current good provision of swimming pools across the whole study area, particularly in St Edmundsbury which reflects the recently refurbished Haverhill Leisure Centre and the previously refurbished Bury St Edmunds Leisure Centre. There is a small requirement emerging by 2031 in Forest Heath at the high growth scenario, although not enough on its own to require a whole new swimming pool to be built. This requirement represents a cost of £560,000.

Scenario	Authority	Baseline Requirement 2008 (sq m of pool)	Cost at 2008
Low Growth	Forest Heath	-271	£0
	St Edmundsbury	-834	£0
Medium Growth	Forest Heath	-271	£0
	St Edmundsbury	-834	£0
High Growth	Forest Heath	-271	£0
	St Edmundsbury	-834	£0

Scenario	Authority	Requirement at 2021 (sq m of pool)	Cost at 2021	Requirement at 2031 (sq m of pool)	Cost at 2031
Low Growth	Forest Heath	-151	£0	-58	£0
	St Edmundsbury	-664	£0	-532	£0
Medium Growth	Forest Heath	-127	£0	-15	£0
	St Edmundsbury	-629	£0	-470	£0
High Growth	Forest Heath	-86	£0	57	£560,975
	St Edmundsbury	-571	£0	-368	£0

Table 23 Swimming Pool Requirements

Sports Halls

Baseline Position

2.118

Sports Halls have been calculated based on the number of badminton courts that they can accommodate, in accordance with Sport England's Sports Facilities Calculator. Sport England's Active Places database identifies that there are 48 badminton courts worth of sports hall in St Edmundsbury, totalling 7,285 sq. m of sports hall floorspace. In Forest Heath there are 16 badminton courts, totalling 2,385 sq. m of sports hall floorspace.

Standards of Provision and Rationale

2.119

Sport England's Sports Facilities Calculator tool identifies required provision based on population estimates and visitation levels. It identifies that in Forest Heath there is a requirement of one court per 3,400 population and in St Edmundsbury this requirement is one court per 3,525 population.

Costings

- 2.120 The Sports Facilities Calculator identifies that a sports hall will have an optimum of four badminton courts. It costs this at £665,000 per court to construct, inclusive of ancillary facilities such as changing rooms.

Required Provision

- 2.121 There is currently a significant overprovision of sports halls in St Edmundsbury where there are 18 courts more than currently required by Sport England's standard and this over provision should meet requirements up until 2031 at each growth scenario. There is a requirement of between six and eight courts by 2021 in Forest Heath, rising to between 9 and 12 courts by 2031. This represents a potential cost of up to £8.1m by 2031.

Scenario	Authority	Baseline Requirement 2008 (courts)	Cost at 2008
Low Growth	Forest Heath	2.9	£1,916,765
	St Edmundsbury	-18.6	£0
Medium Growth	Forest Heath	2.9	£1,916,765
	St Edmundsbury	-18.6	£0
High Growth	Forest Heath	2.9	£1,916,765
	St Edmundsbury	-18.6	£0

Scenario	Authority	Requirement at 2021 (courts)	Cost at 2021	Requirement at 2031 (courts)	Cost at 2031
Low Growth	Forest Heath	6.3	£4,171,897	8.9	£5,922,412
	St Edmundsbury	-13.8	£0	-10.1	£0
Medium Growth	Forest Heath	7.0	£4,635,441	10.1	£6,743,882
	St Edmundsbury	-12.9	£0	-8.4	£0
High Growth	Forest Heath	8.1	£5,398,235	12.2	£8,099,309
	St Edmundsbury	-11.2	£0	-5.5	£0

Table 24 Sports Hall Requirements

Indoor Bowls

Baseline Position

- 2.122 Indoor bowls requirements have been calculated based on the number of rinks. Sport England's Active Places database identifies that there are 13 bowls rinks in the study area, eight in St Edmundsbury and five in Forest Heath.

Standards of Provision and Rationale

- 2.123 Sport England's Sports Facilities Calculator tool identifies required provision based on population estimates and visitation levels. It identifies that in Forest

Heath there is a requirement of 1 rink per 17,600 population and in St Edmundsbury this requirement is 1 rink per 17,600 population.

Costings

- 2.124 The Sports Facilities Calculator identifies that indoor bowls facilities cost £250,000 per court to construct inclusive of ancillary facilities.

Required Provision

- 2.125 There is currently an overprovision of indoor bowls rinks in both St Edmundsbury and Forest Heath. There is an emerging requirement at 2031, particularly in St Edmundsbury where up to 2 additional rinks may be required at the high growth scenario. Across the study area this additional requirement could cost up to £465,000 at 2031.

Scenario	Authority	Baseline Requirement 2008 (rinks)	Cost at 2008
Low Growth	Forest Heath	-1.4	£0
	St Edmundsbury	-1.5	£0
Medium Growth	Forest Heath	-1.4	£0
	St Edmundsbury	-1.5	£0
High Growth	Forest Heath	-1.4	£0
	St Edmundsbury	-1.5	£0

Scenario	Authority	Requirement at 2021 (rinks)	Cost at 2021	Requirement at 2031 (rinks)	Cost at 2031
Low Growth	Forest Heath	-0.7	£0	-0.2	£0
	St Edmundsbury	-0.4	£0	0.4	£98,899
Medium Growth	Forest Heath	-0.6	£0	0.0	£12,500
	St Edmundsbury	-0.2	£0	0.8	£195,440
High Growth	Forest Heath	-0.3	£0	0.4	£110,938
	St Edmundsbury	0.1	£37,264	1.4	£353,931

Table 25 Indoor Bowls Requirements

RETAIL FACILITIES

Major and Town Centre Retail

St Edmundsbury

- 2.126 The Bury St Edmunds and Haverhill Retail, Offices and Leisure Study was carried out in 2006 and gave a comprehensive assessment of current and future retail capacity up to 2021 based on anticipated housing growth. This study outlined that there is currently 73,817 sq m of comparison retail floorspace in Bury St Edmunds and 12,049 sq m of comparison retail floorspace in Haverhill. The study identified that in 2006 there was under-

trading in both centres and therefore there was no immediate capacity to increase retail floorspace beyond existing commitments. Up to 2021 the study identifies that there will be sufficient expenditure to support 7,164 sq m of town centre comparison retail within the Borough. With higher housing growth scenarios there could potentially be greater expenditure to increase levels of comparison retail floorspace further.

- 2.127 There are several large supermarkets in the Borough including Waitrose, Somerfield, Tesco and J Sainsbury supermarkets in Bury St Edmunds and J Sainsbury and Co-op supermarkets in Haverhill. Convenience retailing in Bury St Edmunds and Haverhill is also currently under trading from the identified 12,536 sq m of floorspace in Bury St Edmunds, and the 5,196 sq m of floorspace in Haverhill. The study only identifies capacity for 387 sq m of additional convenience retail floorspace up to 2021, although it does not take account of the impact of the recently opened Asda in Bury St Edmunds, so may suggest that the position has changed. However, additional local convenience shopping provision may be required to support housing development on a local spatial scale.

Forest Heath

- 2.128 The Forest Heath Retail and Leisure Study was carried out in 2006 and also gave a comprehensive assessment of current and future retail capacity up to 2021. This study outlined that there is currently 13,650 sq m of comparison retail floorspace in Newmarket, 4,349 sq m of comparison retail floorspace in Mildenhall and 1,326 sq m of comparison retail floorspace in Brandon. The study identified that in 2006 there was under-trading in across the District and therefore there was no immediate capacity to increase retail floorspace beyond existing commitments. Up to 2021 the study identifies that there will be sufficient expenditure to support 11,777 sq m of town centre comparison retail within the District. With higher housing growth scenarios there could potentially be greater expenditure to increase levels of comparison retail floorspace further.
- 2.129 There is currently 6,466 sq m of convenience floorspace in Newmarket, including Waitrose and Tesco supermarkets. There is 2,339 sq m of convenience floorspace in Mildenhall, including a Budgens supermarket and there is 2,501 sq m of convenience floorspace in Brandon including Tesco and Co-op supermarkets. The study identifies capacity for 5,608 sq m of additional retail floorspace by 2021, which could potential support a new large supermarket. As in St Edmundsbury, whilst the main supermarkets will dominant main shopping trips, local convenience shopping provision may be required to support housing development on a spatial scale.

Local Convenience Retail Shopping

Baseline Provision

- 2.130 In new developments local centres can meet the day to day needs for convenience shopping and services. Local centres can complement the main comparison and convenience functions of the town centres by providing small scale top-up shopping opportunities and local services within a walkable distance. Local centres should be accessible to new housing developments and in new major developments it may be necessary to develop new local centres to serve the neighbourhood.

Standards of Provision and Rationale

- 2.131 The Milton Keynes Policy Strategy for Growth identifies that “local centres will provide facilities for a maximum population of 5,000 and will act as a focus for primary education, local play, and community space and will usually provide local retailing a food and drink uses.” Local convenience stores range in size from 100 sq m to small supermarkets of local significance up to 500 sq m. Typically stores such as Tesco Express and Sainsbury’s Local operate from retail units of approximately 200 sq m.
- 2.132 The Bury St Edmunds and Haverhill Retail, Offices and Leisure Study identifies that the average expenditure on convenience goods in the area is £1,540 per capita per annum. The Forest Heath Retail and Leisure Study identifies that the average expenditure on convenience goods in the area is £1,672 per capita per annum. Typically local day-to-day top-up shopping accounts for approximately 20% of this. Applying this to the additional population gives a pool of convenience expenditure able to support local convenience shops. A local convenience store is likely to achieve a sales density of £4,000 per sq m per annum. We can therefore convert available expenditure into local convenience floorspace.

Costings

- 2.133 Local convenience stores are developed on a commercial basis and therefore do not need to be costed as infrastructure, but should be sought in large development through the planning process.

Required Provision

- 2.134 The additional population from housing growth by 2021 will be able to support local convenience shopping provision of between 2,257 sq m of sales floorspace at the low growth scenario and 3,484 sq m at the high growth scenario. This is equivalent to between 11 and 18 new shops in a similar format to the major national convenience retailer’s local formats.

Scenario	Authority	Local Convenience Retail Capacity at 2021 (sq m)	Local Convenience Retail Capacity at 2031 (sq m)
Low Growth	Forest Heath	888	1,577
	St Edmundsbury	1,369	2,432
Medium Growth	Forest Heath	1,070	1,900
	St Edmundsbury	1,651	2,931
High Growth	Forest Heath	1,371	2,434
	St Edmundsbury	2,113	3,751

Table 26 Local Convenience Shops Requirements

2.135

By 2031 the additional population will be able to support local convenience shopping provision of between 4,009 sq m of sales floorspace at the low growth scenario and 6,185 sq m at the high growth scenario. This is equivalent to between 20 and 31 new local convenience shops.



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