



Infrastructure and Environmental Capacity Appraisal

Final Report

Appendix 5: Settlement Infrastructure Tipping Points

St Edmundsbury Borough Council

Forest Heath District Council

May 2009



Nathaniel Lichfield
and Partners

Appendix 5: Settlement Infrastructure Tipping Points

Contents	Page
Study Area Wide & Non-Locationally Specific Infrastructure	2
Bury St Edmunds.....	8
Haverhill.....	18
Barrow	27
Clare.....	34
Ixworth	40
Kedington.....	46
Risby	52
Stanton	58
Wickhambrook	64
Newmarket.....	71
Mildenhall	78
Brandon	85
Lakenheath	92
Red Lodge.....	99
Beck Row	105
Kentford.....	111
Exning.....	117
West Row.....	123
Data Sets for Existing Infrastructure	129

Introduction

This appendix outlines the ‘tipping points’ for various infrastructure types by settlement. The tipping point seeks to theoretically identify how much additional growth (quantified in terms of new dwellings) each settlement can accommodate before investment in certain types of infrastructure may be required. A scoring system has been used to represent the risk that growth will pose to each infrastructure theme in each settlement, taking account of the importance of that infrastructure type in ultimately underpinning growth. These are as follows:

+	Current capacity that can accommodate anticipated growth. Low risk posed by growth	o	‘Required’ Infrastructure that may need to be provided. Low-medium risk posed by growth	-	‘Fundamental’ and ‘Essential’ Infrastructure that will require provision as population grows Medium risk posed by growth	-	Current under provision/problems and critical to housing growth High risk posed by growth
----------	--	----------	---	----------	--	----------	---

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

Study Area Wide & Non-Locationally Specific Infrastructure	Existing Population: 167,800
---	-------------------------------------

Theme	Infrastructure Type	Existing Provision in The Study Area	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Health	Hospitals	West Suffolk Hospital is the main hospital which serves most of the Study Area, and therefore serves an area far beyond Bury St Edmunds. There is also a BMI private hospital which again serves a wide catchment. Newmarket Hospital provides satellite services, although FHDC identified that they understand that it is reducing in size with much of the site not used.	Given the large catchment of West Suffolk Hospital as the main hospital and only A&E department within the Study Area, it is not appropriate to assess infrastructure capacity on a settlement basis. West Suffolk Hospital's wide catchment, covering most of the West Suffolk sub-region, means it is only suitable to make a borough-wide assumption on capacity. People may also choose to visit Addenbrookes Hospital in Cambridge, although this is outside of Suffolk PCT's area.	Through our stakeholder consultation with Suffolk PCT we understand that West Suffolk Hospital is busy but can accommodate growth for the foreseeable future (to 2021), with only long term visions for the potential upgrading of the hospital through a move. Despite this it may be necessary to increase existing capacity across the study period in line with demand. Assuming no inflow of patients to the study area and a 2.8 bed per 1,000 population provision, there is a theoretical capacity for the residents of up to 8,433 new homes, although further efficiency savings in the health system are likely to increase this tipping point significantly. Tipping Point: 11,500 – 18,000 New Homes (Study Area Wide)	+
	Nursing Homes	The study area has 1,097 Nursing Home places across 38 Nursing Homes. Almost 40% of these places are in Bury St Edmunds.	Currently there are 6.5 nursing home places per 1,000 population in the study area. This is compared with a national average of 6.72. As Nursing Homes are not necessarily locationally specific (with many inhabitants seeking out better quality homes in areas away from their previous homes) and are provided on a commercial basis, it is inappropriate to assess this infrastructure on a settlement by settlement basis.	Although there is currently a reasonable provision in comparison to the national average, there will be an ongoing requirement for additional nursing homes places, particularly with the age profile of the study area showing an ageing population. Nursing Homes are increasingly a 'Fundamental' and 'Essential' Infrastructure, however, is one that is provided on a commercial basis, and is therefore demand driven. This suggests that new provision will need to be proactively sought as the population increases. Tipping Point: 0 New Homes (Tipping Point Potentially Reached Across Study Area)	-

Theme	Infrastructure Type	Existing Provision in The Study Area	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Emergency Services	Police	Policing is administered by Suffolk Constabulary which consisted of 1,371 police officers in 2007, equivalent to 1 per 517 population.	Suffolk Constabulary serves the whole of Suffolk and therefore it is not appropriate to make locationally specific capacity assumptions, particularly given the mobile nature of many police operations. The Suffolk Local Policing Plan and annual report identified that the Suffolk Constabulary continues to be a high performing force and is meeting many of their performance targets. The Suffolk Police Capital Programme for 2008/2009 identifies outlays on minor works and an estates strategy. The only capital estates improvements identified for the area are improvements in Mildenhall and Newmarket to total £1m.	With current police service performance good for the area there is a notional requirement to maintain the same level of provision, with new police officers and equipment supporting the growth in population. It is inherently difficult to identify a tipping point, but we assume that current physical infrastructure has capacity to accommodate new police officers particularly given the Suffolk Police Estates Masterplan was designed to “improve and rationalise” estate provision. New community scale policing facilities may be sought as parts of new developments or in existing community facilities, such as schools. Tipping Point: 11,500 – 18,000 New Homes (Study Area Wide)	+
	Ambulance	Ambulance services are administered by the East of England Ambulance Service, which covers 7,500 square miles totalling a population of approximately 5.5 million. The service includes 273 frontline ambulances, 216 marked response cars and 225 non-emergency ambulances with three operations centres and 110 ambulance stations.	The ambulance service serves the most of the East of England and therefore it is not necessarily appropriate to make locationally specific capacity assumptions, particularly given the mobile nature of many their operations. However, it is important to consider response times, and on a settlement specific basis we have identified where there are ambulance stations. The East of England Ambulance Service Annual Report 2007/2008 identified that the ambulance service’s performance continues to be good.	With current ambulance service performance good for the area there is a notional requirement to maintain the same level of provision. It is inherently difficult to identify a tipping point, but we assume that current physical infrastructure has capacity to accommodate additional housing growth, particularly given the very high existing ratio of only 1 ambulance station per 50,000 population and 1 ambulance per 20,100 population. Tipping Point: 11,500 – 18,000 New Homes (Study Area Wide)	+

Theme	Infrastructure Type	Existing Provision in The Study Area	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Fire Service	Suffolk Fire and Rescue Service serve the whole of Suffolk. In 2008 Suffolk Fire and Rescue had 4 whole-time shift crew stations totalling 15 vehicle bays, 3 day crew station totalling 8 vehicle bays and 38 retained crew stations with one bay each.	As Suffolk Fire and Rescue Service serve the whole of Suffolk it is difficult to make locationally specific capacity assumptions. We can, however, identify the drive-time catchments from fire stations and identify areas not well served by a fire service in terms of response times. There is a good provision of Fire Stations throughout the Study Area and The Suffolk Fire & Rescue Service Plan 2008-2009 identified that the Suffolk Fire and Rescue performance continues to be good.	Suffolk County Council recently confirmed a £21m PFI scheme to build 5 fire stations and refurbish 5 more within Suffolk, including refurbishing Bury St Edmunds and Haverhill fire stations. Given the current investment being made in the fire service's infrastructure, we assume that there will be sufficient capacity to accommodate new growth in the service necessitated by housing growth up to 2021. Tipping Point: 11,500 – 18,000 New Homes (Study Area Wide)	+
Utilities	Waste & Recycling	Suffolk County Council is responsible for waste planning in the Study Area. The Minerals & Waste Development Framework Issues and Options Document identified that 385,000 tonnes of Municipal Waste and 1.04m tonnes of Commercial Waste is managed in Suffolk. Suffolk survey projections illustrates that existing permitted non-hazardous landfill capacity would be exhausted by 2016 if no residual waste treatment plant (RWTP) were to be constructed with regional forecast figures indicating an even earlier date of 2015. Local Suffolk Councils have been awarded Beacon Status for having one of the best waste and recycling services in the Country. The County Council has been set targets to reduce the amount of waste currently sent to landfill by 25,500 tonnes in 2009/10 and by 75,000 tonnes in 2012/13.	The Minerals & Waste Development Framework clearly identifies a need for a new RWTP is required to serve the county with capacity for 450-550,000 tonnes per annum. An initial appraisal of sites has been undertaken and 14 sites for a new RWTP are being taken forward and assessed as part of the final Issues & Options Stage. These include a site in Red Lodge, a site on Shepherd's Grove Industrial Estate, Stanton (although in Mid Suffolk's LA area), Moreton Hall Employment Area in Bury St Edmunds and Sturmer Road and Homefield Industrial Estates in Haverhill. Based on a new RWTP opening in 2014, existing landfill capacity would be exhausted by 2019 with regional forecast figures indicating an even earlier date of 2017. At a local authority level all new dwellings require provision of new wheelie bins for waste, and these should be secured through developer contributions.	Both the adopted Suffolk Waste Local Plan and the Minerals & Waste Development Framework identify that provision and capacity of waste and recycling will need to be increased in order to meet projected demand over the Plan Period. Although the Minerals & Waste Development Framework specifically identifies a RWTP the following facilities within Suffolk will also need to be maintained and considered for improvement: inert waste recycling facilities; hazardous waste facilities; non-inert waste recycling and composting facilities; and the collection and treatment of electronic equipment. Applying the RSS growth figures to the Minerals & Waste Development Framework identified as it currently stands circa 22,470 new homes could be built to 2016 in Suffolk before landfill would be exhausted, and new provision would be required. A RWTP will delay this until up to 2019 when alternative landfill sites will need to be sought. Tipping Point: 2016 at RSS Growth Levels of 3,210 New Homes per annum (Suffolk Wide) – Equivalent to an apportion of 6,370 New Homes (Study Area Wide)	-

Theme	Infrastructure Type	Existing Provision in The Study Area	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Potable Water	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the majority of the Study Area is within the Bury Water Supply Zone and that there are 7 groundwater supply works in the supply zone.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the Total Water Available for Use outstrips Total Demand + Target Headroom for the period to 2031 based on likely future demand and consumption.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study does not identify any tipping points, but does however, conclude that the supply of potable water should not be a major constraint on future development, with good supply and expected future efficiency savings. Individual water supply networks may cause constraints at a localised level.	+
Arts, Leisure & Culture	Cinemas	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. It also includes the Haverhill Arts Centre which shows recently released films approximately twice a week.	Typically cinemas are town centre based leisure uses which have a reasonably wide catchment. Particularly in rural areas such as the Study Area, a multiplex cinema can have a large catchment. Based on the national visitation rate (2.8 per person in 2003 adjusted for growth) and on Dodona Cinemagoing figures (300 visits per annum per seat and 75,000 visits per annum per screen), there is currently an over provision of Cinemas in the study area. This is particularly pronounced due to the newly opened Cineworld in Haverhill.	Due to the good provision of Cinemas in the Study Area and also provision beyond the study area, such as in Cambridge, it is anticipated that the existing provision could support a much greater population than it currently serves. Assuming a no growth in the visitation rate and no inflow of cinema visitors, the current provision could support up to 56,000 new homes before each cinema seat is at optimum capacity. Tipping Point: 56,000 New Homes (Study Area Wide)	+
	Theatres	There are currently 2 theatres in the study area; the Theatre Royal in Bury St Edmunds with 360 seats; and the King's Theatre in Newmarket with 123 seats. The Public Venue, under development, will further enhance provision and the Arts Centre in Haverhill can also accommodate productions.	Theatres will attract custom from a wide catchment with usually a theatre located in a main town providing a theatre experience for the wider area. There is currently good theatre capacity in the area, with estimated visitation rates suggesting scope to accommodate greater numbers of theatregoers.	Based on estimated visitation rates, there is current capacity within the theatres to attract additional visits and therefore they could support additional population as a leisure resource in the study area. Beyond 2021 there may be a requirement of additional small theatre operations to serve a local function. Tipping Point: 16,250 New Homes (Study Area Wide)	+

Theme	Infrastructure Type	Existing Provision in The Study Area	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Swimming Pools	Sport England's Active Places Database identifies 1,880 sq. m of Swimming Pools in St Edmundsbury and 939 sq. m of Swimming Pools in Forest Heath. Typically swimming pools are located in the main urban areas, often as part of a leisure centre or commercial health and fitness centre. People in the rural areas are likely to travel to use such facilities.	Sport England identifies a ratio of 10.1 sq m of pool per 1,000 population in St Edmundsbury and 10.4 sq. m of pool per 1,000 population in Forest Heath as optimal provision based on visitation rates. St Edmundsbury's current provision represents a ratio of 18 sq. m of pool per 1,000 population whilst Forest Heath is closer to the optimal ratio with 14.6 sq. m of pool per 1,000 population. Generally most areas are within 20 minutes drive of a swimming pool.	Based on Sport England's recommended ratios there is an overall over provision of approximately 1,105 sq. m of swimming pools in the study area. This is equivalent to enough pool space to support 110,000 people or approximately 45,300 New Homes. It is unlikely that demand for new swimming pools will arise during the study period, however consideration may need to be given to the quality of existing facilities. Tipping Point: 45,300 New Homes (Study Area Wide)	+
	Sports Halls	Sport England quantifies Sports Halls on the basis of Badminton Courts as an easily identifiable and standardized size denominator. Sports Halls, however, are commonly used for all sorts of indoor sporting activities. Sport England's Active Places Database identifies equivalent sports hall provision equalling 48 Badminton Courts in St Edmundsbury and 16 Badminton Courts in Forest Heath. As with swimming pools typically sports halls are located in the main urban areas, often as part of a leisure centre or school, and people are likely to travel to use them.	Sport England identifies a ratio of 0.28 badminton courts per 1,000 population in St Edmundsbury and 0.29 badminton courts per 1,000 in Forest Heath as optimal provision. The existing provision is equivalent to 0.64 courts per 1,000 population in St Edmundsbury whilst Forest Heath is very close to the optimal ratio with 0.25 badminton courts per 1,000 population.	Based on Sport England's recommended ratios there are approximately 16 courts more than required to serve the population of the study area. This is equivalent to enough courts to serve 55,800 people or approximately 23,000 homes. It is likely that demand for new sports halls will arise towards the end of the study period (2031) if a medium/high growth strategy is adopted. Consideration also may need to be given to the quality of existing facilities and the continued community use of sports halls in quasi-community venues, such as schools. Tipping Point: 22,000 New Homes (Study Area Wide)	+

Theme	Infrastructure Type	Existing Provision in The Study Area	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Indoor Bowls	There are 8 indoor bowls rinks in St Edmundsbury and 8 indoor bowls rinks in Forest Heath.	Sport England identifies a ratio of 0.063 bowls rinks per 1,000 population in St Edmundsbury and 0.057 bowls rinks per 1,000 population in Forest Heath as optimal provision. The existing provision is equivalent to 0.077 rinks per 1,000 population in St Edmundsbury and 0.12 rinks per 1,000 population in Forest Heath, suggesting a good provision.	Based on Sport England’s recommended ratios there are approximately 2 rinks more than required to serve the population of the study area. This is equivalent to enough courts to serve 100,200 people or approximately 41,400 homes. It is unlikely that demand for a new indoor bowls facility will arise during the study period. Tipping Point: 41,400 New Homes (Study Area Wide)	+
	Museums, Galleries & Arts Centres	Museum, gallery and art centre provision is inherently difficult to quantify as many rely on multi-use space or a schedule of events. Despite this attractions in the study area include: Moyse's Hall Museum; Sue Ryder Foundation Museum; Ancient House Museum; Suffolk Regiment Museum; Haverhill & District Local History Centre; The Malthouse Project; West Stow Anglo-Saxon Village; The National Horseracing Museum; Mildenhall Museum; The East of England Military Museum; Brandon Heritage Centre; Abbey Visitor Centre; Rougham Tower as well as art galleries in Bury St Edmunds, Clare, Haverhill and Newmarket	Our stakeholder consultation identified that Moyse’s Hall and West Stow Anglo-Saxon Village are the two most visited attractions in the area. In the case of Moyse’s Hall almost half of the visitors came from people living within St Edmundsbury, which highlights the importance of local museums serving a local population. It is unsuitable to make assumptions of how and where new attractions should be placed, particularly given the specific tie-ins to local characteristics that many of these attractions rely on. It is also difficult to measure such provision qualitatively. These inherent difficulties in gathering a baseline position makes it inappropriate to assess the impact on the demand for this type of cultural infrastructure from housing growth. However, it does appear that the area has a very good mix and variety of cultural opportunities, which is evenly distributed throughout the study area, and reasonably accessible.	With an apparent good spread of cultural and heritage attractions throughout the study area, it appears that additional population growth will help to create a local base of people to support the continued operation of these cultural attractions. Particularly interesting to note is that much of the use of these attractions comes from local residents (including local school children) suggesting that population growth is likely to increase visitation levels. Tipping Point: 11,500 – 18,000 New Homes (Study Area Wide)	+
Summary:	Regional and Countywide services still need to be considered at the local spatial scale, particularly in consideration of the impacts that provision of these infrastructure types will have on the potential suitability of settlements to support housing growth. Of the infrastructure types identified at the larger spatial scales there appears to be a generally good provision. The only infrastructure types that could potentially come under considerable strain within the study period are waste and recycling, where landfill sites are filling up with a requirement for a Residual Waste Recycling Facility already identified and Nursing Homes, where an ageing population combined with additional population could increase demand significantly above existing provision.				

+	Current capacity that can accommodate anticipated growth.	o	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

Bury St Edmunds	Town	Existing Population: 37,575
------------------------	-------------	------------------------------------

Theme	Infrastructure Type	Existing Provision in Bury St Edmunds	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Moreton Hall Community Woods provides 18.47 ha of local nature reserve within Bury St Edmunds.	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 with a site within 2km of home. The existing provision represents approximately 1 hectare per 2,000, with a theoretical requirement for an additional 19 hectares accessible to the population of Bury St Edmunds.	In comparison with English Nature's model the tipping point has already passed, with current under provision of nature reserve. However this is not an infrastructure type that can just be developed and depends on local distinctiveness and other provision of green space for both nature and recreation. Therefore, regard must be had to the potential to create new nature reserves, but it is not necessarily a show-stopping requirement in housing growth, more a 'Required' infrastructure requirement. Tipping Point: 0 New Homes (TP Reached)	o
	Sports Pitches	The St Edmundsbury Open Space Assessment identifies over 18 hectares of sports grounds, with additional provision through recreation grounds and school playing fields. The Sport England Active Places database identifies the following in Bury St Edmunds: 17 Full Sized Football Pitches; 11 Junior Football Pitches; 2 Cricket Pitches; 5 Hockey Pitches; 6 Senior Rugby Pitches; 4 Rounders Pitches Though many of these pitches may overlap each other (e.g. football and cricket pitches)	The St Edmundsbury Open Space Assessment states that Bury St Edmunds is not far from the NPFA standard of 1.2ha per 1,000 population for pitch sports. The assessment identifies that the western section of the town near the cemetery has few pitches, and Northgate ward is also poorly served, although overall their survey found that residents were generally happy with the level of provision. One of the key actions identified in the assessment was to investigate a site for a new recreation ground in St Olaves/Northgate wards.	The St Edmundsbury Open Space Assessment identifies a reasonable provision in comparison with NPFA standards. The St Edmundsbury Local Plan adopts a standard of 1.6ha per 1,000 population for pitch sports within the main towns, which represents a greater requirement than the NPFA standard. It is therefore apparent that in line with the Open Space Assessment's conclusions and in comparison with adopted policy pitch sports provision within Bury St Edmunds is already at a tipping point, and provision will be required to support any further growth. Sports Pitches, as with other green infrastructure, is a policy driven infrastructure, desired to make good places to live. They do not necessarily prevent growth from coming forward. Tipping Point: 0 New Homes (TP Reached)	o

Theme	Infrastructure Type	Existing Provision in Bury St Edmunds	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Non-Pitch Sports	The St Edmundsbury Open Space Assessment identifies 3.36 hectares of non-pitch sports provision, including 9 tennis courts and 1 multi-use games area.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports, which would be a recommended level of approximately 15 hectares. The St Edmundsbury Local Plan adopts a higher level of required provision of 0.6ha per 1,000 population, further highlighting the under-provision. The St Edmundsbury Open Space Assessment states that everywhere is badly served for non pitch sports, particularly ball courts (multi-use games areas) with its key actions identifying the requirement for provision of all weather ball courts in a number of wards.	The St Edmundsbury Open Space Assessment identifies a very poor provision in comparison with NPFA standards, with a severe shortage of facilities for the population of Bury St Edmunds. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. As per sports pitches, non-pitch sports are a 'Required' infrastructure. Tipping Point: 0 New Homes (TP Reached)	0
	Amenity Open Space	The St Edmundsbury Open Space Assessment identifies over 160 hectares of local plan designated amenity open space in Bury St Edmunds including Nowton Country Park, Hardwick Heath, Abbey Gardens and Holywater Meadows, as well as many small urban and pocket parks.	The St Edmundsbury Local Plan identifies a standard of 1ha of amenity open space per 1,000 population for new development. In comparison with existing provision, which equates to approximately 4.3ha per 1,000 population this standard is low, suggesting that existing provision is very good. The St Edmundsbury Open Space Assessment states that Bury St Edmunds had an overall good provision of amenity open space which was generally of a good quality. Despite this it identified that areas that could benefit from additional open space included the northern part of the town to the north of the A14 where amenity space is smaller, poorly maintained and access to the countryside was worse.	Theoretically amenity open space provision within Bury St Edmunds is currently very good and, assuming there is no loss in amenity open space, the town could accommodate much housing growth before additional amenity open space would need to be provided. This is not to say that amenity open space should not be provided as part of new developments in accordance with best practice and design principles, merely that the residents of new homes built would generally be well served for amenity open space. Applying the Local Plan's standard to the existing provision gives a current over-provision of approximately 123 hectares, equivalent to provision for 123,000 people or 50,000 households. Despite this, new developments should continue to provide amenity open space to reflect the nature of Bury St Edmunds and give residents green spaces within walking distance of their homes. Tipping Point: 50,000 New Homes	+

Theme	Infrastructure Type	Existing Provision in Bury St Edmunds	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Allotments	The St Edmundsbury Open Space Assessment identifies 230 allotment plots in Bury St Edmunds across 7 allotment sites. This is equivalent to 5.75 hectares of allotments.	The St Edmundsbury Open Space Assessment identifies that there were very low vacancy rates across most of the allotments and stakeholder consultation identified a general need for new allotments and also for improved water supply on existing allotments. This under provision is reflected in the existing provision of 5.75 ha in comparison with the required provision of 7.5 ha based on the St Edmundsbury Local Plan standard of 0.2ha per 1,000 population.	With a current under provision within the town in comparison to the Local Plan standard as well as current low vacancy rates suggesting a strong demand for plots, there is an emerging requirement for additional allotment sites. As with other green infrastructure, this is not necessarily a show-stopper for housing growth, particularly where schemes include gardens that are of a reasonable size, however, consideration should be given to new provision. Tipping Point: 0 New Homes (TP Reached)	0
	Playgrounds	The St Edmundsbury Open Space Assessment identifies 16 Neighbourhood Equipped Areas of Play (NEAPs) or Local Equipped Areas of Play (LEAPs).	The St Edmundsbury Local Plan identifies requirements for a total of 25 sq m of playspace per dwelling (1.02ha per 1,000 pop.), split between Local Areas of Play, LEAPs and NEAPs, with a LEAP within 240m of home. The St Edmundsbury Open Space Assessment identifies that there are large areas of the town which do not have a play area within 240m, highlighting particular deficiency to the east of the cemetery and in Northgate ward.	With current poor provision within the town in line with the Local Plan requirements there is a requirement for new and improved play areas to support existing neighbourhoods, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital is the main hospital which serves most of the Study Area, and therefore serves an area far beyond Bury St Edmunds. There is also a BMI private hospital which again serves a wide catchment.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Bury St Edmunds has 32 GP's in 5 GP surgeries.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Bury St Edmunds currently has 1 GP per 1,175 population, showing it is currently well served. However, regard must be had to the role that GPs in the town play in serving rural areas beyond Bury St Edmunds too.	With current good provision in Bury St Edmunds there is theoretical capacity for GPs to accommodate new patients derived from Housing Growth. With 32 GP's in Bury St Edmunds, this could support a population of up to 54,400, though this may displace patients from rural areas and necessitate additional facilities elsewhere. Tipping Point: 7,000 New Homes (Assuming No Inflow from Rural Areas)	+

Theme	Infrastructure Type	Existing Provision in Bury St Edmunds	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Dentists	Bury St Edmunds has 41 Dentists in 9 Dental Surgeries.	National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate. Bury St Edmunds currently has 1 dentist per 916 population, showing the town is currently well served, though suggesting that people from the rural areas also come to Bury St Edmunds for their dentist.	With current good provision in Bury St Edmunds, equivalent to provision for 82,000 people, there is theoretical capacity for Dentists to accommodate new patients derived from Housing Growth. However, there is a need for Dentists in Bury St Edmunds to support the rural areas as well potentially requiring additional facilities in Bury or in the Rural areas where appropriate. Tipping Point: 18,000 New Homes (Assuming No Inflow from Rural Areas)	+
	Nursing Homes	Bury St Edmunds has 436 Nursing Home places across 15 Nursing Homes.	Although Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific, Bury St Edmunds currently has a very large number of spaces compared with its population. Currently there are 6.5 nursing home places per 1,000 population in the study area. In Bury St Edmunds this is equivalent to 11.6 nursing home places per 1,000 population. This suggests that additional nursing homes should potentially be located in a more dispersed pattern in supporting a greater population.		+
Emergency Services	Police	Bury St Edmunds Police Station is located on Raingate Street.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	There is an ambulance station within Bury St Edmunds which covers the majority of the town within an 8 minute response time.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. However, Bury St Edmunds does have an ambulance station with an 8 minute travel isochrone which covers the majority of the settlement and it would be expected that East of England Ambulance would maintain an adequate coverage.		+
	Fire Service	Bury St Edmunds Fire Station is located on Parkway (North) and has 4 vehicle bays.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. The Bury St Edmunds fire station has a 15 minute response time isochrone that covers the whole settlement and much of the surrounding rural hinterland. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There are currently 2,508 primary school places in Bury St Edmunds across 10 primary schools. The current roll is 2,061 pupils.	There are currently 447 excess primary school places within Bury St Edmunds. Some of this capacity may be taken up through the Suffolk Education Restructuring programme, however, for the purposes of assessing a baseline position this does not show a significant constraint. It is acknowledged that these pupil spaces may not correlate geographically throughout Bury St Edmunds with areas of potential growth, but this provides a good estimation of the position.	At the current borough-wide ratio (0.052% of population at primary school age), the 447 excess pupil places is equivalent to the pupil yield of 3,562 homes. This means that the existing primary school network in Bury St Edmunds will support a reasonable proportion of the potential housing growth in St Edmundsbury without further investment, subject to adequate locational principles. New primary schools may be needed in the medium term and for new developments not geographically well served by existing schools with current excess capacity. Tipping Point: 3,562 New Homes	-

Theme	Infrastructure Type	Existing Provision in Bury St Edmunds	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Middle Schools	There are currently 2,789 middle school places in Bury St Edmunds across 5 middle schools. The current roll is 2,642 pupils.	There are currently 147 excess middle school places within Bury St Edmunds. The Suffolk school restructuring will involve moving to a two tier system whereby middle schools will be abolished and requisite places transferred to primary schools and upper schools. Therefore it may be necessary for some of these schools to be expanded to create larger schools for the lower tier of education (i.e. primary schools).	At the current borough-wide ratio (0.049% of population at middle school age), the 147 excess pupil places is equivalent to the pupil yield of 1,236 homes. This means that the existing middle school network in Bury St Edmunds will only support a reasonably small proportion of the potential housing growth in St Edmundsbury without further investment. Tipping Point: 1,236 New Homes (Across Bury Catchment)	-
	Upper Schools	There are currently 3,050 upper school places in Bury St Edmunds, across 3 upper schools. The current roll is 2,915 pupils, although these schools serve the whole of the north of the borough, including the rural areas.	There are currently 135 excess upper school places within Bury St Edmunds. Provision of Upper School places in Bury St Edmunds supports the whole of the north of the Borough, with the only other upper schools in the Borough in Haverhill.	At the current borough-wide ratio (0.041% of population at upper school age), the 135 excess pupil places is equivalent to the pupil yield of 1,347 homes. This means that the existing upper school network in Bury St Edmunds will only support a reasonably small proportion of the potential housing growth in St Edmundsbury without further investment. Tipping Point: 1,347 New Homes (Across the Northern Area of the Borough)	-
Community Facilities	Libraries	Bury St Edmunds Library is a 1970's purpose built 1,400 (GIA) sq m library. It is one of three major libraries in Suffolk.	Our stakeholder interviews identified that it is in need of refurbishment to bring it up to standard, although it is well used with 565,334 visitors in 2007 (equivalent to 15 visits per Bury resident). There is a need for the service to grow with the development of Bury St Edmunds particularly as newer developments such as Moreton Hall estate are not as well served as SCC would wish.	On a quantitative basis, assuming no inflow of trips, there is 272 sq m of provision more than the 30 sq m per 1,000 population standard requires, although this reflects the libraries position as a major library with a much wider catchment area than just the town. This would equate to enough provision for an additional 3,760 new homes. Tipping Point: 3,760 New Homes (Assuming No Inflow from Rural Areas)	+

Theme	Infrastructure Type	Existing Provision in Bury St Edmunds	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Community Centres	The council owns four community centres in Bury St Edmunds: Moreton Hall; Newbury; Southgate and Westbury. There are many additional facilities providing a community function including The Athenaeum and The Corn Exchange, as well as the Masonic Centre and Scout Huts.	The Community Centres Review (2007) identifies that the Council owned facilities, particularly Moreton Hall, Southgate and Westbury Community Centres have very limited capacity for increased usage. This suggests current provision is at capacity already, with a need for larger/improved facilities. A full audit of facilities in use as community space is not available and therefore a quantitative analysis is not applicable.	A 500 sq m community hall will typically provide sufficient community space for a community of approximately 8,200 people or approximately 3,400 homes. Current community centres will undoubtedly be able to accommodate a small amount of urban infill, but any extensions to the urban area should consider provision of new community facilities, particularly with capacity issues for the existing centres. Tipping Point: 0 – 500 New Homes	0
Arts, Leisure & Culture	Cinemas	There are two cinemas in Bury St Edmunds (The Hollywood Cinema and Cineworld) providing a total of 1,813 seats across 10 screens.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	Sport England's Active Places Database identifies 1,113 sq. m of Swimming Pool in Bury St Edmunds. The main provision is at Bury St Edmunds Leisure Centre, with additional pools in several commercial Health Clubs.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	Sport England's Active Places Database identifies equivalent sports hall provision equalling 24 Badminton Courts in Bury St Edmunds. There are 5 courts in Bury St Edmunds Leisure Centre with further community provision in Upper Schools and Middle Schools.			+
	Indoor Bowls	There are 4 indoor bowls rinks in Bury St Edmunds at the Risbygate Indoor Bowls Club.			+

Theme	Infrastructure Type	Existing Provision in Bury St Edmunds	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Theatres	The Theatre Royal provides a large well equipped theatre for both local and national productions. It has 360 seats. The Public Venue is also due to open in 2010 with potential use as a theatre.	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	Bury St Edmunds 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.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify, particularly in the context of what is required to create communities with access to cultural opportunities. In this regard it is difficult to quantify what level of provision of these attractions should be made to ensure a healthy cultural sector within the Study Area. However, it appears that there are many opportunities for cultural pursuits in Bury St Edmunds, particularly with its rich heritage interests.		+
Transport	Road Network	Bury St Edmunds has a reasonable existing road network with a drive-time isochrone of 20 minutes at the peak time identifying a large catchment reaching the edges on Stowmarket and Thetford. Bury St Edmunds is at the convergence of a number of Key routes across the wider sub-region particularly the A14, the A134 and the A143.	The Suffolk Local Transport Plan identifies Bury St Edmunds as an area affected by significant congestion, with particular issues on the town centre A14 junctions. Our stakeholder interviews with Suffolk County Highways department identified that Bury St Edmunds was the obvious location for development; that traffic capacity is adequate and encouraging use of bus/cycling is an alternative. Possible schemes that may need to come forward include link roads to the south east of Fornham All Saints, to the east of Westley and to the south east off of Sudbury Road. In consultation Suffolk County Highways also identified that large growth may also require replacement of junction 43 of the A14, with both this and junction 44 at capacity at peak times. SEBC identified that there are real concerns locally about the road network and that there is an urgent requirement to construct an Eastern Relief Road.	It appears that Bury St Edmunds is better placed than many of the surrounding rural areas and villages to accommodate new housing growth in the context of the existing road network. Any new extensions to the urban area should however be carefully planned to provide new link roads where appropriate and to be maximise the opportunity for use of walking/cycling/bus use. Higher levels of growth will require junction improvements on the A14, which will need to be addressed before further development occurs. There are specific issues with the road network that need to be addressed, meaning the tipping point for development is likely to be reasonably few homes, but is ultimately dependent on how sites are brought forward by developers.	-

Theme	Infrastructure Type	Existing Provision in Bury St Edmunds	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Public Transport	Bury St Edmunds has a reasonably well developed bus network and also has a railway station on the Ipswich – Cambridge and Ipswich – Peterborough line, which offers an alternative to car-borne commuting.	Suffolk Local Transport Plan identifies the wider Bury St Edmunds area as an area that has very good public transport accessibility to market towns or major centres (i.e. Bury St Edmunds town centre). This however is contradicted by The Bury St Edmunds Transport Strategy Appreciation Report (2006) which concludes that transport patterns are unusually highly dependent on the private car and bus service provision is sparse and poor, and unlikely to be used by a car-available traveller. Our stakeholder consultation identified that eastern expansion would be well served by a dedicated bus route. In addition to this a Rail Halt at Moreton Hall has been proposed, which may also support eastern expansion, although it may be unsuitable for both to come forward and a full feasibility study would be required. Annual rail usage at Bury St Edmunds has been steadily growing with 211,000 passengers in 2004/05 rising to 275,000 in 2006/07, suggesting that growth will further increase the demand for rail services.	Whilst Bury St Edmunds has a better developed network of Public Transport opportunities than many of the rural areas in the Study Area, it is clear that significant measures are needed to enhance the bus service and improve usage. This is highlighted in the Local Transport Plan with some of the improvements included in the action plan being; improved bus and rail interchange facilities, linked to the proposed Station Hill redevelopment; real time passenger information; re-routing bus services within the town to provide better coverage; and bus priority measures. There may also be greater usage of the rail network, necessitating service upgrades if passenger demand warrants this.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	Bury has abstraction points located in the centre of town and to the SE on the Lark.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the periphery of the town appears to be well served by large mains.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Bury St Edmunds, though no tipping points are identified.	+
	Foul Water Sewerage and Treatment	Bury is served by Fornham All Saints Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that Fornham All Saints WwTW has significant headroom for additional development up to 2031.	According to the SFRA and Water Cycle Study, development to the NE or NW is preferable, with likelihood for a direct new sewer. Development to the South and SW are feasible but will require additional sewer infrastructure with greater disruption. Tipping Point: 12,173 New Homes from Fornham All Saints WwTW	-

Theme	Infrastructure Type	Existing Provision in Bury St Edmunds	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Energy	Bury is located on the Bury Grid. There are two EDF primary substations serving Bury St Edmunds: Bury and Playfield (Bury West).	Our stakeholder interview identified there are issues with capacity around Bury St Edmunds, but that these can be dealt with assuming proactive support from planning mechanisms. Our stakeholder consultation identified that; the Bury substation is reaching capacity with plans to upgrade already programmed in the medium term; and the Playfield substation is currently operating at capacity with an upgrade required in the near future.	Any new development, particularly in the south and west of Bury St Edmunds fed from the Bury and Playfield substations, will need to take account of this. Tipping Point: 0 New Homes from Playfield substation (TP Reached), 500+ New Homes from Bury Substation	-
Retail & Services	Town Centre	The Bury St Edmunds and Haverhill Retail, Offices and Leisure Study outlined that there is currently 73,817 sq m of comparison retail floorspace in Bury St Edmunds.	The study identified that in 2006 there was under-trading in the town centres and therefore there was no immediate capacity to increase retail floorspace beyond existing commitments.	The study states there is capacity for substantial further comparison goods retail floorspace by 2021 based on their forecast expenditure rates, however, this will be provided on a commercial basis and is unlikely to be significant in terms of supporting housing growth.	+
	Local Convenience Shops	There are a range of convenience shops in Bury St Edmunds, ranging from the large supermarkets (Sainsbury's, Tesco, Asda and Waitrose) to small locally significant shops (Londis, Costcutter, One-Stop, Premier).	Ideally homes should have a convenience shop capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. The new Asda on Western Way highlights that development of new accessible foodstores has recently been occurring in Bury St Edmunds.	Areas of development outside of 800m from their nearest local convenience shop should consider providing small shop units capable of providing this function. There is also a requirement for a critical mass of enough homes to ensure such shops remain viable and therefore a tipping point of 2,000 homes is appropriate.	0
	Key Local Retail Services	There are 6 designated local centres in Bury St Edmunds, each providing local services for the local community.	Provision of local centres is reasonable, with a reasonably even distribution throughout the residential areas. One area potentially not well served is the western estates, where there are no local centres between Newmarket Road and Westley Road, although there is a neighbourhood parade in Ridley Road that serves the area.	Any significant new housing development, particularly those providing urban growth of 2,000 or more homes (5,000 population) within a local spatial scale will need to provide new local centres with a range of Key Local Retail Services.	0

Theme	Infrastructure Type	Existing Provision in Bury St Edmunds	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Summary:		Bury St Edmunds has a comprehensive network of existing infrastructure. In Bury St Edmunds infrastructure types such as shops, sports facilities, leisure attractions and open space are all provided in very good quantities and qualities for a town of Bury St Edmunds' size. Currently there is existing capacity within the network of schools within the town, although with any potential housing growth this excess will be quickly taken up. The transport network is a potential capacity constraint to overcome. Bury St Edmunds remains a car dominated town and one of the key challenges to housing growth will be to improve the public transport network, reduce congestion and promote a modal shift, which will potentially require significant infrastructure works. Whilst the majority of other infrastructure types are very well served, particularly in comparison with other settlements in the study area, the road network is a constraint. Relative to other settlements the suitability of Bury St Edmunds for housing growth based on the infrastructure capacity is good.		<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p> <p style="text-align: center;"> ++ + 0 - -- </p> <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	++

+	Current capacity that can accommodate anticipated growth.	o	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
----------	---	----------	---	----------	--	----------	---

Haverhill	Town	Existing Population: 23,881
------------------	-------------	------------------------------------

Theme	Infrastructure Type	Existing Provision in Haverhill	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Haverhill Railway Walks provides 14.09 ha of local nature reserve within Haverhill.	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 with a site within 2km of home. The existing provision represents approximately 1 hectare per 1,695, with a theoretical requirement for an additional 9.8 hectares accessible to the population of Haverhill.	In comparison with English Nature's model the tipping point has already passed, with current under provision of nature reserves. However this is not an infrastructure type that can just be developed and depends on local distinctiveness and other provision of green space for both nature and recreation. Therefore, regard must be had to the potential to create new nature reserves, but it is not necessarily a show-stopping requirement in housing growth, more a desired infrastructure requirement to ensure open space and biodiversity. Tipping Point: 0 New Homes (TP Reached)	o
	Sports Pitches	The St Edmundsbury Open Space Assessment identifies over 13 hectares of sports grounds, with additional provision through recreation grounds and school playing fields totalling 12 football/hockey pitches, 2 rugby and 1 cricket. The Sport England Active Places database only identifies the following in Haverhill: 2 Full Sized Football Pitches; 2 Junior Football Pitches; and an All Weather Pitch.	The St Edmundsbury Open Space Assessment states that pitch provision in Haverhill, in comparison with the NPFA guidelines of 1.2ha per 1,000 population, is 'just about adequate'. The assessment identifies that the spread of pitches is reasonable, with only the northwest of the town deficient, and overall their survey found that whilst the level of provision was good, the quality of pitches and changing rooms were poor.	The St Edmundsbury Open Space Assessment identifies an adequate provision in comparison with NPFA standards. The St Edmundsbury Local Plan adopts a standard of 1.6ha per 1,000 population for pitch sports within the main towns, which represents a greater requirement than the NPFA standard. It is therefore apparent that in line with the Open Space Assessment's conclusions and in comparison with adopted policy pitch sports provision within Haverhill is already at a tipping point, and provision will be required to support any further growth. Sports Pitches, as with other green infrastructure, is aspirational infrastructure, desired to make good places to live. They do not necessarily prevent growth from coming forward but are policy driven. Tipping Point: 0 New Homes (TP Reached)	o

Theme	Infrastructure Type	Existing Provision in Haverhill	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Non-Pitch Sports	The St Edmundsbury Open Space Assessment identifies 0.62 hectares of non-pitch sports provision, including 6 tennis courts (of which two were unused) and 1 multi-use games area.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports, which would be a recommended level of approximately 9.5 hectares. The St Edmundsbury Local Plan adopts a higher level of required provision of 0.6ha per 1,000 population, further highlighting the under-provision. The St Edmundsbury Open Space Assessment states that non pitch provision is ' <i>woefully inadequate</i> ' and that public participation identified that a greater variety of open space with suggestions including a skate park and cycle track.	The St Edmundsbury Open Space Assessment identifies a very poor provision in comparison with NPFA standards, with a severe shortage of facilities for the population of Haverhill. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0
	Amenity Open Space	The St Edmundsbury Open Space Assessment identifies over 46 hectares of country parks, parks and recreation grounds and around 31 hectares of natural/semi natural green space in Haverhill. This includes 3 green networks.	The St Edmundsbury Local Plan identifies a standard of 1ha of amenity open space per 1,000 population for new development. In comparison with existing provision, which equates to approximately 3.2ha per 1,000 population this standard is low, suggesting that existing provision is very good (53 hectares above the local plan standard). The St Edmundsbury Open Space Assessment identifies that nowhere in the town is more than 800m from either amenity open space or recreational open space and that provision is reasonable generous.	Theoretically amenity open space provision within Haverhill is currently very good and, assuming there is no loss in amenity open space, the town could accommodate much housing growth before additional amenity open space would need to be provided. This is not to say that amenity open space should not be provided as part of new developments in accordance with best practice and design principles, merely that the residents of new homes built would generally be well served for amenity open space. There are 53 hectares of open space above and beyond the Local Plan's standard. This is equivalent to provision for 53,000 people or 21,900 households. Despite this, new developments should continue to provide amenity open space to reflect the nature of Haverhill and give residents green spaces within walking distance of their homes. Tipping Point: 21,900 New Homes	+

Theme	Infrastructure Type	Existing Provision in Haverhill	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Allotments	The St Edmundsbury Open Space Assessment identifies 38 allotment plots in Haverhill across 2 allotment sites. This is equivalent to 0.95 hectares of allotments.	The St Edmundsbury Open Space Assessment identifies that allotment sites in Haverhill are full with further allotment sites needed. This under provision is reflected in the existing provision of 0.95 ha in comparison with the required provision of 4.8 ha based on the St Edmundsbury Local Plan standard of 0.2ha per 1,000 population. This represents a deficiency of 154 allotment plots (3.85ha).	With a current under provision within the town in comparison to the Local Plan standard as well as current low vacancy rates suggesting a strong demand for plots, there is an emerging requirement for additional allotment sites. As with other green infrastructure, this is not necessarily a show-stopper for housing growth, particularly where schemes include gardens that are of a reasonable size, however, consideration should be given to new provision. Tipping Point: 0 New Homes (TP Reached)	0
	Playgrounds	The St Edmundsbury Open Space Assessment identifies 8 Neighbourhood Equipped Areas of Play (NEAPs) or Local Equipped Areas of Play (LEAPs).	The St Edmundsbury Local Plan identifies requirements for a total of 25 sq m of playspace per dwelling (1.02ha per 1,000 pop.), split between Local Areas of Play, LEAPs and NEAPs, with a LEAP within 240m of home. The St Edmundsbury Open Space Assessment identifies that there are several areas of the town which do not have a play area within 240m, highlighting particular deficiency around the cemetery, in the far west and along the northern boundary.	With current poor provision within the town in line with the Local Plan requirements there is a requirement for new and improved play areas to support existing neighbourhoods, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Haverhill has 6 GP's (assuming an even split between locations where GPs have surgeries in different locations) in 3 GP surgeries. There has recently been consent for a temporary DARZI polyclinic that will provide more capacity.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Haverhill currently has 1 GP per 3,980 population, showing it is currently severely over-stretched, this is more pronounced by the potential inflow of people using GP services in Haverhill from the rural areas too.	With current provision in Haverhill below recommended standards there is theoretical requirement for up to 8 new GPs to accommodate the existing population of Haverhill. Further housing growth could lead to additional pressures on patient lists for GPs in Haverhill, and significant new investment will be needed to support growth. However, the recent consent for a temporary Darzi Polyclinic will go some way to rectifying this in the short term. Tipping Point: 0 New Homes (TP Reached)	- -

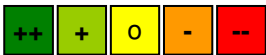
Theme	Infrastructure Type	Existing Provision in Haverhill	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Dentists	Haverhill has 11 Dentists in 3 Dental Surgeries.	National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate. Haverhill currently has 1 dentist per 2,171 population, showing the town is currently reasonably well served, and not too far off of the identified threshold.	With current good provision in Haverhill ensuring adequate cover to the existing population, there may be a requirement for further dentists due to increased population through housing growth. However, current dental practices could potentially accommodate a small amount of growth before they become stretched. Tipping Point: 100 – 500 New Homes (Assuming No Inflow from Rural Areas)	-
	Nursing Homes	Haverhill has 63 Nursing Home places across 5 Nursing Homes.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. Haverhill currently has a small number of spaces compared with its population, and provision in the study area as a whole is nearing capacity, suggesting Haverhill is a settlement where additional nursing homes should be encouraged.		-
Emergency Services	Police	Haverhill Police Station is located on Swan Lane.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	There is an ambulance station within Haverhill which covers the majority of the town within an 8 minute response time.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. However, Haverhill does have an ambulance station with an 8 minute travel isochrone which covers the majority of the settlement and Haverhill also is the base for a community paramedic. It would be expected that East of England Ambulance would maintain an adequate coverage.		+
	Fire Service	Haverhill Fire Station is located on Lordcroft Lane and has 2 vehicle bays. It is manned by a day-crew.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Haverhill fire station has a 15 minute response time isochrone that covers the whole settlement and much of the surrounding rural hinterland. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There are currently 1,662 primary school places in Haverhill across 7 primary schools. The current roll is 1,351 pupils.	There are currently 311 excess primary school places within Haverhill. Some of this capacity may be taken up through the Suffolk Education Restructuring programme, however, for the purposes of assessing a baseline position this does not show a significant constraint. It is acknowledged that these pupil spaces may not correlate geographically throughout Haverhill with areas of potential growth, but this provides a good estimation of the position.	At the current borough-wide ratio (0.052% of population at primary school age), the 311 excess pupil places is equivalent to the pupil yield of 2,478 homes. This means that the existing primary school network in Haverhill will only support a reasonably large proportion of the potential housing growth in Haverhill without further investment, subject to adequate locational principles. New primary schools may be needed in the medium term and for new developments not geographically well served by existing schools with current excess capacity. Tipping Point: 2,478 New Homes	+

Theme	Infrastructure Type	Existing Provision in Haverhill	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Middle Schools	There are currently 1,323 middle school places in Haverhill across 3 middle schools. The current roll is 1,223 pupils.	There are currently 100 excess middle school places within Haverhill. The Suffolk school restructuring will involve moving to a two tier system whereby middle schools will be abolished and requisite places transferred to primary schools and upper schools. It is anticipated that all the middle schools in Haverhill will close by 2011/12 though the facilities could be used to improve primary provision.	At the current borough-wide ratio (0.049% of population at middle school age), the 100 excess pupil places is equivalent to the pupil yield of 841 homes. This means that the existing middle school network in Haverhill will only support a reasonably small proportion of the potential housing growth in St Edmundsbury without further investment. Tipping Point: 841 New Homes (Across Haverhill Catchment)	-
	Upper Schools	There are currently 1,557 upper school places in Haverhill, across 2 upper schools. The current roll is 1,379 pupils, although these schools serve the whole of the south of the borough, including the rural areas.	There are currently 178 excess upper school places within Haverhill. Provision of Upper School places in Haverhill supports the whole of the south of the Borough, with the only other upper schools in the Borough in Bury St Edmunds	At the current borough-wide ratio (0.041% of population at upper school age), the 178 excess pupil places is equivalent to the pupil yield of 1,776 homes. This means that the existing upper school network in Haverhill will only support a reasonably small proportion of the potential housing growth in St Edmundsbury without further investment. Tipping Point: 1,776 New Homes (Across the Southern Area of the Borough)	-
Community Facilities	Libraries	Haverhill Library is a 1980s purpose built 330 (GIA) sq m library. It is in a shared building with a community centre and nursery. It is regarded as an important market town library.	Our stakeholder interviews identified that has undergone some upgrades in recent years with entrance remodelling and new furniture. Its size is regarded as being adequate for its current service provision. It is reasonably well used with 143,000 visitors in 2007 (equivalent to 6 visits per Haverhill resident).	On a quantitative basis, assuming no inflow of trips, there is 386 sq m of provision less than the 30 sq m per 1,000 population standard requires, potentially indicate a need for growth, although SCC identify that it is adequate in size currently. Tipping Point: 0-500 New Homes	0
	Community Centres	The council owns two community centres in Haverhill: Chalkstone and Leiston Community Centres. The Haverhill Town Hall Arts Centre and Town Hall can also provide a community centre function.	The Community Centres Review (2007) identifies that the Council owned facilities in Haverhill are reasonably well used. Leiston centre has previously struggled to attract bookings although recently this has improved. This suggests that there is a small amount of potential increased usage in these canters. A full audit of facilities in use as community space is not available and therefore a quantitative analysis is not applicable.	A 500 sq m community hall will typically provide sufficient community space for a community of approximately 8,200 people or approximately 3,400 homes. Current community centres will undoubtedly be able to accommodate a small amount of urban infill, but any extensions to the urban area should consider provision of new community facilities. Tipping Point: 0 – 1,000 New Homes	0

Theme	Infrastructure Type	Existing Provision in Haverhill	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Arts, Leisure & Culture	Cinemas	There are two cinemas in Haverhill (Cineworld and the Haverhill Town Hall Arts Centre Cinema) providing an equivalent total of 957 seats across 6 screens.	Haverhill Arts Centre only shows films two days a week and therefore 2/7 th capacity is assumed. Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	Sport England's Active Places Database identifies 300 sq. m of Swimming Pool in Haverhill at Haverhill Leisure Centre.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	Sport England's Active Places Database identifies equivalent sports hall provision equalling 14 Badminton Courts in Haverhill. There are 5 courts in Haverhill Leisure Centre with further community provision in Upper Schools and Middle Schools.			+
	Indoor Bowls	There are 4 indoor bowls rinks in Haverhill at the Haverhill Indoor Bowls Club.			+
	Theatres	Haverhill does not have a formal Theatre although the Haverhill Town Hall Arts Centre can provide this function if required.	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	Haverhill has a range of formal attractions including: The Town Hall Arts Centre; The 1 st Floor Art Gallery; and The Haverhill & District Local History Centre.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify, particularly in the context of what is required to create communities with access to cultural opportunities. In this regard it is difficult to quantify what level of provision of these attractions should be made to ensure a healthy cultural sector within the Study Area. However, it appears that there are many opportunities for local cultural pursuits in Haverhill, particularly with the multi-use Town Hall/Arts Centre.		+

Theme	Infrastructure Type	Existing Provision in Haverhill	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Transport	Road Network	Haverhill has a slightly congested existing road network with a drive-time isochrone of 20 minutes at the peak time identifying a smaller catchment than the other main towns. Haverhill has good road links to Bury St Edmunds (A143), Cambridge (A1307) and Braintree (A1017).	The Suffolk Local Transport Plan identifies Haverhill as an area suffering under the high level of daily vehicle movements with significant out commuting to Cambridge, with the congestion A1307 between Haverhill and Cambridge a major constraint to growth. Our stakeholder interviews with Suffolk County Highways department identified that Haverhill requires a new network of roads to support development before it occurs due to existing network constraints. One such scheme identified was the provision of a Haverhill Relief road, with land allocated for a “north-west” relief road in the Local Plan.	It appears that Haverhill suffers significantly from the strain that out-commuting puts on its existing road network. This is compounded by issues with public transport. Despite this there is support for a North-West Haverhill relief road, which when provided will open up further land for development and ease congestion. There appears to be potential to further extend a relief road to create a full northern section. Any new extensions to the urban area should be carefully planned to provide new link roads where appropriate and to be maximise the opportunity for use of walking/cycling/bus use. There is also potential constraints from the A1307 congestion.	-
	Public Transport	Haverhill has a reasonable bus network but is reliant on this both provide local public transport options, as well as longer distance commuting options.	Suffolk Local Transport Plan identifies Haverhill as an area that has very good public transport accessibility to market towns or major centres (i.e. Haverhill town centre), further education and GPs. This however does not consider wider public transport needs and issues. Our stakeholder interviews with Suffolk County Highways identified that there are inherent difficulties in providing bus routes so close to the County boundary and that also an alternative to the car was required for out-commuting to Cambridge, with inter-city bus links a key potential scheme (backed by objectives and strategy in the Local Transport Plan).	Whilst Haverhill has a better developed network of Public Transport opportunities than many of the rural areas in the Study Area, it is clear that significant measures are needed to enhance the bus service, particularly to create a viable alternative to the car. This is highlighted in the Local Transport Plan with suggested improvements in the implementation programme. This should be considered before large amounts of additional housing is proposed, as ensuring sustainable development in Haverhill will hinge on providing viable public transport options for commuting, or alternatively providing mixed-use development to minimise the need to commute.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+

Theme	Infrastructure Type	Existing Provision in Haverhill	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Potable Water Supply	Haverhill has an existing water supply network for developers to connect to.	The Braintree District, Haverhill and Clare Water Cycle Study identifies that the Cambridge and West Suffolk Water Resource Zone has no deficits although it identifies that a new trunk main to transfer water from Colchester to Haverhill will be needed in the early 2020's to meet demand.	According to the Water Cycle Study, the potable water supply network should not be a major constraint to development around Haverhill, though no tipping points are identified.	+
	Foul Water Sewerage and Treatment	Haverhill is served by Haverhill Wastewater Treatment Works (WwTW).	The Braintree District, Haverhill and Clare Water Cycle Study identifies that Haverhill WwTW has current capacity for growth to 2021 but will be nearing capacity at that time. There is also limited scope to expand the existing WwTW and an additional WwTW site may need to be sought.	According to the Water Cycle Study, there are current issues that need to be overcome, but these can be mitigated through phasing. Their commentary and the dwelling forecasts they have used suggest that the tipping point is approximately 1,604 new households. Tipping Point: 1,604 New Homes from Haverhill WwTW	-
	Energy	There is one substation serving Haverhill; Haverhill substation on the Belchamp Grid.	Our stakeholder interview identified Haverhill substation to be reaching capacity, however, plans to upgrade are already programmed. Grid capacity may also be a problem in the medium-term.	New development will need to be phased to ensure that the substation is not overloaded, although the planned upgrades should minimise potential issues once complete. Until then there is limited capacity. Tipping Point: 500+ New Homes	-
Retail & Services	Town Centre	The Bury St Edmunds and Haverhill Retail, Offices and Leisure Study outlined that there is currently 12,049 sq m of comparison retail floorspace in Haverhill.	The study identified that in 2006 there was under-trading in the town centres and therefore there was no immediate capacity to increase retail floorspace beyond existing commitments.	The study states there is capacity for substantial further comparison goods retail floorspace by 2021 based on their forecast expenditure rates, however, this will be provided on a commercial basis and is unlikely to be significant in terms of supporting housing growth.	+
	Local Convenience Shops	There are a range of convenience shops in Haverhill, ranging from the large supermarkets (Co-Op and J Sainsbury's) to small locally significant shops (Costcutter and Premier).	Ideally homes should have a convenience shops capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. Areas of development outside of 800m from their nearest local convenience shop should consider providing small shop units capable of providing this function.	There is a requirement for a critical mass of enough homes within new development to ensure such shops remain viable and therefore a tipping point of urban extensions of 2,000 homes is appropriate before a small 400 sq m local supermarket could be supported.	0

Theme	Infrastructure Type	Existing Provision in Haverhill	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Key Local Retail Services	There is 1 designated local centre in Haverhill in the Local Plan, a further three are designated for construction, of which two are being taken forward at this moment.	Provision of local centres is currently poor, but is being rectified through the development of new local centres. Once complete all the local centres will provide a comprehensive coverage, with most areas well served.	The allocated strategic site at “north-west” Haverhill and any further development on the north-western edge should consider the impact for local services. Where this would create housing outside 800m of an existing local centre a new local centre should be considered. Any significant new housing development, particularly those providing urban growth of 2,000 or more homes (5,000 population) should provide space for Key Local Retail Services.	0
Summary:	<p>Haverhill has a good network of existing infrastructure. In Haverhill infrastructure types such as shops, leisure attractions and open space are all provided in very good quantities and qualities for a town of Haverhill’s size. Currently there is existing capacity within the network of schools within the town, although with any potential housing growth this excess will be quickly taken up. The transport network is reasonable but it is apparent that significant infrastructure works to the road network are required to support any growth and that public transport should be improved, particularly where it could replace commutes by private car. The provision of outdoor sports facilities (pitches and courts), allotments and playgrounds should be considered as a priority in new development, as these types of facility are in under supply compared with the Local Plan’s target ratio. One key issue to overcome is the apparent current lack of GP facilities as an ‘Essential’ Infrastructure, although this is set to be rectified by the temporary Polyclinic provision. Further scoping work to assess current GP lists and how current GP services are coping should be considered, with sites potentially safeguarded for new permanent health facilities for the long term.</p>			<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p> <div style="text-align: center;">  </div> <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	+

+	Current capacity that can accommodate anticipated growth.	o	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
----------	---	----------	---	----------	--	----------	---

Barrow	Key Service Centre	Existing Population: 1,508
---------------	---------------------------	-----------------------------------

Theme	Infrastructure Type	Existing Provision in Barrow	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Barrow does not have any existing designated nature reserves.	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 with a site within 2km of home. The existing provision is poor with the nearest nature reserves in Haverhill, Bury St Edmunds and Barton Mills. Despite this Barrow is in an area of countryside with good accessibility to open green/agricultural areas.	In comparison with English Nature's model the tipping point has already passed, with no current nature reserves. However this is not an infrastructure type that can just be developed and depends on local distinctiveness and other provision of green space for both nature and recreation. Nature reserves are not a pre-requisite for housing development but regard should be had for future provision opportunities. Tipping Point: 0 New Homes (TP Reached)	o
	Sports Pitches	The St Edmundsbury Open Space Assessment identifies a 1.98 ha recreation ground (not all sports pitches) providing 2 football pitches in the Key Service Centre. The Sport England Active Places database doesn't identify any sports facilities in the Key Service Centre, possibly due to the lack of associated facilities preventing secured community use.	The St Edmundsbury Open Space Assessment states that pitch provision in Barrow, in comparison with the NPFA guidelines of 1.2ha per 1,000 population, is 'slightly low'. The recreation ground provides an important facility, however, the assessment identifies that the changing rooms were burnt out and due to be demolished and that there were severe issues with vandalism.	The St Edmundsbury Open Space Assessment identifies an adequate provision in comparison with NPFA standards. The St Edmundsbury Local Plan adopts a standard of 1.2ha per 1,000 population for pitch sports within the rural areas. Sports pitch provision is only marginally above the recommended standard. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 59 New Homes	o

Theme	Infrastructure Type	Existing Provision in Barrow	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Non-Pitch Sports	The St Edmundsbury Open Space Assessment identifies The Recreation Ground has 2 tennis courts, 1 basketball hoop and practice goal posts.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. The St Edmundsbury Local Plan adopts the same provision for rural areas. The St Edmundsbury Open Space Assessment states that non pitch provision is by NPFA standards 'exceeded'. Though continued population growth means that in comparison with the standard and assuming standard size tennis courts this may no longer be the case.	The St Edmundsbury Open Space Assessment identifies reasonable provision in comparison with NPFA standards. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 100 New Homes	0
	Amenity Open Space	The St Edmundsbury Open Space Assessment identifies 2.17has of amenity open space including The Village Green, Papely Meadow in nearby Burthorpe and small areas on Johnson Road, Brittons Road and Lion Green. In addition Barrow's rurality means it is well served for general open space with fields beyond the settlement boundary.	The St Edmundsbury Local Plan identifies a standard of 1ha of amenity open space per 1,000 population for new development. Existing provision is very good with 1.44ha per 1,000, equivalent to 0.66ha above the amount required by the standard. The St Edmundsbury Open Space Assessment identifies that provision is good and the green centre at the Heart of Barrow is what gives the settlement its special identity.	Theoretically amenity open space provision within Barrow is currently very good and the key service centre could accommodate much housing growth before additional amenity open space would need to be provided. However amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. There are 1.51has of open space above and beyond the Local Plan's standard. This is equivalent to provision for 274 households. Tipping Point: 274 New Homes	+
	Allotments	The St Edmundsbury Open Space Assessment identifies 24 allotment plots accessible to Barrow across 2 allotment sites. These are the Burthorpe Allotments and the Mill Lane Allotments. This is equivalent to 0.6 hectares of allotments.	The St Edmundsbury Open Space Assessment identifies that allotment sites in Burthorpe do have some capacity, with half of the Mill Lane Allotments vacant. This over provision is reflected in the existing provision of 0.6ha in comparison with the required provision of 0.3ha based on the St Edmundsbury Local Plan standard of 0.2ha per 1,000 population.	With a current excellent provision within the key service centre in comparison to the Local Plan standard there is current space for further allotment take-up. This may reflect the rurality of Barrow and the type of housing, with most houses including a garden. Tipping Point: 617 New Homes	+

Theme	Infrastructure Type	Existing Provision in Barrow	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Playgrounds	The St Edmundsbury Open Space Assessment identifies 1 local playground with combined facilities for toddlers and young children at the recreation ground. There are also play provision at the Primary School.	The St Edmundsbury Local Plan identifies requirements for a total of 25 sq m of play space per dwelling (1.02ha per 1,000 pop.), split between Local Areas of Play, LEAPs and NEAPs, with a LEAP within 240m of home. The St Edmundsbury Open Space Assessment identifies that the south of Barrow as well as the nearby villages of Burthorpe and Denham had no playgrounds within 240m.	With current provision lacking within the key service centre in line with the Local Plan requirements there is a requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. The St Edmundsbury Open Space Assessment specifically identifies a new park in Burthorpe or Denham as well as a Skateboard park in Barrow as possibilities. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Barrow has 1 GP at the Barrow Hill Surgery.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Barrow currently has 1 GP for its 1,508 population, showing it is currently well served.	With current good provision in Barrow there is theoretical capacity for GPs to accommodate new patients derived from Housing Growth. The unused capacity of the single GP could accommodate 79 new households, meaning excess capacity would be lost with a small new development. Tipping Point: 79 New Homes	-
	Dentists	There is no Dental Surgery in Barrow.	It is most likely that residents in Barrow use surgeries in Bury St Edmunds for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a dentist in Barrow, which would mean an additional 500 residents or 200 households. In likelihood the residents from Barrow will impact on the capacity demonstrated in Bury St Edmunds. Tipping Point: 200 New Homes (Before a Dental Surgery could be Supported)	+
	Nursing Homes	Barrow does not have a nursing home.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached. Barrow could potentially accommodate a nursing home, helping to spread provision.		-
Emergency Services	Police	Barrow does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	Barrow does not have an ambulance station. Bury St Edmunds ambulance station is the nearest to Barrow.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Barrow is significantly outside the 8 minute response time isochrone from Bury St Edmunds ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+

Theme	Infrastructure Type	Existing Provision in Barrow	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Fire Service	Barrow does not have a Fire station. Bury St Edmunds fire station is the nearest to Barrow.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Barrow is just outside of the 15 minute target response time isochrone from the Bury St Edmunds fire station, though this isochrone is at peak times. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There are currently 146 primary school places at Barrow Primary School. The current roll is 124 pupils.	There are currently 22 excess primary school places within Barrow. Some of this capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools, in which case further expansion may be necessary.	At the current borough-wide ratio (0.052% of population at primary school age), the 22 excess pupil places is equivalent to the pupil yield of 175 homes. This means that the existing primary school in Barrow will support a reasonable level of housing development without further investment. Tipping Point: 175 New Homes	-
	Middle Schools	There is no Middle School in Barrow.	It is most likely that residents in Barrow use middle schools in Bury St Edmunds. With the migration to a two tier system this may require expansion of facilities either in Barrow or at Upper Schools elsewhere.	The capacity for middle schools places to support new homes is dependent on the capacity of existing middle schools in Bury St Edmunds, which is likely to be taken up by development there. At the current borough-wide ratio (0.049% of population at middle school age) Barrow would need an additional 1,831 new homes to support a 600 place combined primary/middle school (as per the school restructuring). Tipping Point: 1,236 New Homes (Across Bury Catchment)	-
	Upper Schools	There is no Upper School in Barrow.	It is most likely that residents in Barrow use upper schools in Bury St Edmunds.	The capacity for upper schools places to support new homes is dependent on the capacity of existing upper schools in Bury St Edmunds, which is likely to be taken up by development there. At the current borough-wide ratio (0.041% of population at upper school age) Barrow would need an additional 7,360 new homes to support an 800 place upper school Tipping Point: 1,361 New Homes (Across the Northern Area of the Borough)	-
Community Facilities	Libraries	There is no library in Barrow. Barrow is served by the County Council's mobile library on alternate Tuesdays.	It is most likely that residents in Barrow use Bury St Edmunds Library as their main static Library as well as the mobile library service.	Bury St Edmunds library currently serves its catchment population well. Adopting the 30 sq m per 1,000 population standard Barrow would require an additional 1,444 new homes to support a 150 sq m Library, until then the Mobile Library serves an important function. Tipping Point: 1,444 New Homes (To Support a Permanent Library Facility)	+

Theme	Infrastructure Type	Existing Provision in Barrow	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Community Centres	Barrow Village hall acts as the community focal point for the Key Service Centre.	The Village hall is run by the parish council. The St Edmundsbury Open Space Assessment identifies that improvements to the village hall was top of the Parish Council's s106 priorities in 2005.	A 250 sq m community hall will typically provide sufficient community space for a community of approximately 4,100 people or approximately 1,700 homes. Without further details on Barrow Village Hall's size and usage, it would appear the Village hall if approximately 100 sq m in size, currently serves the village well.	+
Arts, Leisure & Culture	Cinemas	There is no Cinema in Barrow.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Barrow.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	There are no identified sports halls in Barrow.			+
	Indoor Bowls	There are no indoor bowls facilities in Barrow.			+
	Theatres	There is no Theatre in Barrow.		Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.	+
	Museums, Galleries & Arts Centres	There are no formal attractions in Barrow.		Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.	+
Transport	Road Network	Barrow is located to the South of the A14 approximately 2km from a junction. The roads in and out of the settlements are minor roads.	The proximity of the A14 and the apparent good road links to Bury St Edmunds ensures a good access to services and employment in Bury.	Barrow has a good existing road network, though significant development may increase congestion along the A14, particularly in the peak commuting hours.	-
	Public Transport	Barrow is served by 3 bus routes running more than 5 days a week (311, 312 and 314) and is served by one bus route running less than 5 days a week (905). These provide good links to Bury St Edmunds and Newmarket. The nearest rail station is Bury St Edmunds or Kennet Station near Kentford.	Barrow is reasonably served for buses, with services to Bury St Edmunds approximately once every 2 hours taking 21 minutes during weekdays.	The reasonably short journey time to Bury St Edmunds as the main town close to Barrow means that potentially a growth in population in Barrow could create a more viable bus service, potentially increasing patronage and the frequency of service. This would be key to ensuring a sustainable settlement with practical alternatives to car-bourn travel.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+

Theme	Infrastructure Type	Existing Provision in Barrow	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Potable Water Supply	Barrow has existing mains water access.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the location of mains does not rule out any development area though there may be a requirement for minor upgrades.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Barrow, though no tipping points are identified.	+
	Foul Water Sewerage and Treatment	Barrow is served by Barrow Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that Barrow WwTW has very little headroom for additional development up to 2031, with most likely additional capacity required by 2020.	According to the SFRA and Water Cycle Study, development to the SE is preferable allowing direct connection to the WwTW. Other areas would require network upgrades. Significant new investment will be needed in wastewater treatment to support growth. Tipping Point: 144 New Homes from Barrow WwTW	- -
	Energy	There is one substation serving Barrow; Barrow substation on the Bury Grid.	Our stakeholder interview identified Barrow substation to be operating comfortably within capacity.	New development will need to be phased to ensure that the substation is not overloaded, but there appears to be limited capacity issues. Tipping Point: 2,500+ New Homes	+
Retail & Services	Local Convenience Shops	There is one local convenience store, Barrow Stores at 1 The Street.	Ideally homes should have a convenience shops capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. Areas of development outside of 800m from their nearest local convenience shop should consider providing small shop units capable of providing this function.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Barrow can currently support a 116 sq m local shop.	+
	Key Local Retail Services	There is no designated Local Centre (shopping parade) within Barrow. Barrow has a Post Office at 2 Ley Road and two Public Houses.	Provision of Key Local Retail Services is reasonable for a centre of Barrow's size. It would be expected that a Key Service Centre would provide a good provision of Key Local Retail Services such as a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows.	0

Theme	Infrastructure Type	Existing Provision in Barrow	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Summary:		<p>Barrow has a reasonable network of existing infrastructure for a Key Service Centre of its size. Particularly it is well served currently for allotments and amenity open space. Currently there is existing capacity within the primary school, although with any potential housing growth this excess will be quickly taken up. New provision and improvement of existing provision of required infrastructure such as nature reserves, outdoor sports facilities, playgrounds and key local services will all need to be considered. The key infrastructure constraints for Barrow are the provision of GP's which is nearing a tipping point and the consideration of improving public transport accessibility to ensure sustainable travel patterns where possible. As identified in the SFRA and Water Cycle Study Barrow WwTW has very little headroom to accommodate growth, which is a critical constraint that will need to be overcome.</p>		<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p> <p style="text-align: center;"> ++ + 0 - -- </p> <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	0

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
----------	---	----------	---	----------	--	----------	---

Clare	Key Service Centre	Existing Population: 1,900
--------------	---------------------------	-----------------------------------


Theme	Infrastructure Type	Existing Provision in Clare	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Clare does not have any existing designated nature reserves.	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 with a site within 2km of home. The existing provision is poor with the nearest nature reserve in Haverhill. Despite this Clare is exceptionally well served by amenity open space that is not designated as nature reserves.	In comparison with English Nature's model the tipping point has already passed, with no current nature reserves. However this is not an infrastructure type that can just be developed and depends on local distinctiveness and other provision of green space for both nature and recreation. Nature reserves are not a pre-requisite for housing development but regard should be had for future provision opportunities. Tipping Point: 0 New Homes (TP Reached)	0
	Sports Pitches	The St Edmundsbury Open Space Assessment and The Sport England Active Places database identify a 2.62 ha sports ground providing pitches for football, hockey and cricket in the Key Service Centre.	The St Edmundsbury Open Space Assessment states that pitch provision in Clare, in comparison with the NPFA guidelines of 1.2ha per 1,000 population, is exceeded. The St Edmundsbury Local Plan adopts the same provision for rural areas. The Assessment identifies that in 2005 the key priority was to replace the current inadequate sports ground pavilion with a new facility.	The St Edmundsbury Open Space Assessment identifies an adequate provision in comparison with NPFA standards. The St Edmundsbury Local Plan adopts a standard of 1.2ha per 1,000 population for pitch sports within the rural areas. Sports pitch provision is only 0.34ha above the recommended standard. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 117 New Homes	0
	Non-Pitch Sports	The St Edmundsbury Open Space Assessment identifies Clare Bowls club as the main non-pitch sports provision, although also highlights two tennis courts, totalling 0.24 ha of non-pitch provision.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. The St Edmundsbury Local Plan adopts the same provision for rural areas. The St Edmundsbury Open Space Assessment states that non pitch provision 'exceeds the NPFA standard'. Though our assumptions show an under-provision of 0.5ha.	The St Edmundsbury Open Space Assessment identifies reasonable provision in comparison with NPFA standards. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0

Theme	Infrastructure Type	Existing Provision in Clare	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Amenity Open Space	The St Edmundsbury Open Space Assessment identifies a total of 22.57has of amenity open space. This includes the Clare Country Park, Clare Priory Country Estate, Clare Common and amenity spaces on the Highfield Road Estate and Clare Heights Estate.	The St Edmundsbury Local Plan identifies a standard of 1ha of amenity open space per 1,000 population for new development. Existing provision is excellent with almost 12ha per 1,000, equivalent to 20.67ha above the amount required by the standard. The St Edmundsbury Open Space Assessment identifies that the quality of provision is also good, though Clare Country Park could benefit from benches and refreshment kiosks.	Theoretically amenity open space provision within Clare is currently very good and the key service centre could accommodate much housing growth before additional amenity open space would need to be provided. However amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. There are 20.67has of open space above and beyond the Local Plan's standard equivalent to 8,546 new households. Tipping Point: 8,546 New Homes	+
	Allotments	The St Edmundsbury Open Space Assessment identifies 40 allotment plots at Clare Allotments in between Clare Upper and Lower Commons. This is equivalent to 1 ha of allotments.	The St Edmundsbury Open Space Assessment identifies that allotment sites in Clare do have some capacity, with approximately 1/3 unused. This over provision is reflected in the existing provision of 1ha in comparison with the required provision of 0.38ha based on the St Edmundsbury Local Plan standard of 0.2ha per 1,000 population.	With a current excellent provision within the key service centre in comparison to the Local Plan standard there is current space for further allotment take-up. This may reflect the rurality of Clare and the type of housing, with most houses including a garden. Tipping Point: 1,282 New Homes	+
	Playgrounds	The St Edmundsbury Open Space Assessment identifies 2 local playgrounds One within Clare Country Park and a LEAP in the Westfield area in the south of the Key Service Centre.	The St Edmundsbury Local Plan identifies requirements for a total of 25 sq m of playspace per dwelling (1.02ha per 1,000 pop.), split between Local Areas of Play, LEAPs and NEAPs, with a LEAP within 240m of home. The St Edmundsbury Open Space Assessment identifies that the north of Clare (Clare Heights area) was poorly served with no playgrounds within 240m.	With current provision lacking within the key service centre in line with the Local Plan requirements there is a requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. The St Edmundsbury Open Space Assessment specifically identifies a new playground in Clare Heights. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Clare has 4 GPs in two surgeries: Chase, Moore & Huck; and Dr Hayhow & partners.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Clare currently has 1 GP per 475 population, showing it is currently well served.	With current good provision in Clare there is theoretical capacity for GPs to accommodate new patients derived from Housing Growth. The unused capacity of the 4 GPs could accommodate 2,026 new households. Tipping Point: 2,026 New Homes	+

Theme	Infrastructure Type	Existing Provision in Clare	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Dentists	There is no Dental Surgery in Clare.	It is most likely that residents in Clare use surgeries in Haverhill for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a dentist in Clare, which would mean an additional 100 residents or 40 households. In likelihood the residents from Clare will impact on the capacity demonstrated in Haverhill which is nearing tipping point. Tipping Point: 40 New Homes (Before a Dental Surgery could be Supported)	-
	Nursing Homes	Clare does not have a nursing home.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached. Clare could potentially accommodate a nursing home, helping to spread provision.		-
Emergency Services	Police	Clare does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	Clare does not have an ambulance station. Haverhill ambulance station is the nearest to Clare.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Clare is significantly outside the 8 minute response time isochrone from Haverhill ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+
	Fire Service	Clare fire station is on station road. It is a single bay station and is crewed by a retained staff.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Clare is fully covered by the 15 minute target response time isochrone from Clare fire station. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage. There are proposals to replace the fire station with a new building on the existing site to meet modern needs.		+
Education	Primary Schools	There are currently 135 primary school places at Clare Primary School. The current roll is 126 pupils.	There are currently 9 excess primary school places within Clare. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools, and potentially Clare Middle School closing by 2011/2012.	At the current borough-wide ratio (0.052% of population at primary school age), the 9 excess pupil places is equivalent to the pupil yield of 72 homes. This means that the existing primary school in Clare will support a small level of housing development without further investment. Tipping Point: 72 New Homes	-

Theme	Infrastructure Type	Existing Provision in Clare	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Middle Schools	There are currently 480 middle school places at Clare Middle School. The current roll is 442 pupils.	The Suffolk Education Restructuring programme identifies that Clare Middle School will potentially close by 2011/2021. The pupil numbers currently at this school will need to be accommodated elsewhere in the school system, which may cause strain on Clare's existing primary school in a two tier system, unless the middle school is converted to a primary school, which SEBC's contacts at SCC identified is not an option, or alternative provision is made.	At the current borough-wide ratio (0.049% of population at middle school age) the 38 excess pupil places is equivalent to the pupil yield of 319 homes. This means that the existing middle school in Clare theoretically will support a reasonable level of new development, though when a two tier system is adopted there may be additional demand for a primary school which this middle school may be able to accommodate. Tipping Point: 319 New Homes	-
	Upper Schools	There is no Upper School in Clare.	It is most likely that residents in Clare use upper schools in Haverhill.	The capacity for upper schools places to support new homes is dependent on the capacity of existing upper schools in Haverhill, which is likely to be taken up by development there. At the current borough-wide ratio (0.041% of population at upper school age) Clare would need an additional 7,197 new homes to support an 800 place upper school. Tipping Point: 1,776 New Homes (Across the Southern Area of the Borough)	-
Community Facilities	Libraries	Clare Library is a late 1980s purpose built 85 (GIA) sq m library. It is in a courtyard close to the shops, with flats above.	Our stakeholder interviews identified that it has undergone some improvements in the last 5 years including access, decoration and furnishing. It is open 5 days a week (25 hours). It is well used with 15,704 visitors in 2007 (equivalent to 8.3 visits per Clare resident).	On a quantitative basis, assuming no inflow of trips, there is 28 sq m of provision more than the 30 sq m per 1,000 population standard requires, potentially indicating an over-provision. Tipping Point: 386 New Homes	+
	Community Centres	Clare Town Hall (140 sq m main hall area) and Old School Community Centre are the two community focal point for the Key Service Centre.	Both of the facilities appear to be well equipped and can cater for a range of activities.	Clare's population yields a theoretical requirement for 114 sq m of Community space, which is comfortably catered for. Assuming the two centres provide circa 300 sq m, this would serve a population up to 5,000. Tipping Point: 1,300 New Homes	+
Arts, Leisure & Culture	Cinemas	There is no Cinema in Clare.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Clare.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to		+
	Sports Halls	There are no identified sports halls in Clare.			+

Theme	Infrastructure Type	Existing Provision in Clare	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Indoor Bowls	There are no indoor bowls facilities in Clare.	nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Theatres	There is no Theatre in Clare, although the Town Hall has a stage and can accommodate productions.	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	Clare has an art gallery, The Gallery, on the High Street. There is also the Ancient House museum.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+
Transport	Road Network	Clare is developed along the A1092 with the centre of the Key Service Centre at the junction with the B1063.	Our stakeholder consultation with the County Highways department identified that small amounts of new dwellings in Clare could have a substantial impact on the transport infrastructure, though local junctions upgrades should help accommodate growth.	The tipping point for Clare appears to be relative low without significant works to improve the transport network to ensure a minimal impact on the existing road network.	-
	Public Transport	Clare is served by 4 bus routes running more than 5 days a week (236, 372, 373 and 374). These provide good links to Haverhill, Bury St Edmunds and Sudbury. The nearest rail station is Sudbury.	Clare is well served for buses, with services to Haverhill (28 minutes) and Sudbury (20 minutes) hourly and services to Bury St Edmunds coinciding with rush hour commutes to Bury St Edmunds during weekdays.	The reasonably short journey time to Sudbury and Haverhill as the main towns close to Clare means that potentially a growth in population in Clare could create a more viable bus service, potentially increasing patronage and the frequency of service. This would be key to ensuring a sustainable settlement with practical alternatives to car-bourn travel.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	Clare has an existing water supply network for developers to connect to.	The Braintree District, Haverhill and Clare Water Cycle Study identifies that the Cambridge and West Suffolk Water Resource Zone has no deficits and does not identify any issues in Clare.	According to the Water Cycle Study, the potable water supply network should not be a major constraint to development around Clare, though no tipping points are identified.	+
	Foul Water Sewerage and Treatment	Clare is served by Clare Wastewater Treatment Works (WwTW).	The Braintree District, Haverhill and Clare Water Cycle Study identifies that Clare WwTW has current capacity for growth to 2021 but will be nearing capacity at that time. There is also limited scope to expand the existing WwTW and an additional WwTW site may need to be sought.	According to the Water Cycle Study, there are current issues that need to be overcome, but these can be mitigated through phasing. Their commentary and the dwelling forecasts they have used suggest that the tipping point is approximately 1,604 new households. Tipping Point: 1,604 New Homes from Clare WwTW	-

Theme	Infrastructure Type	Existing Provision in Clare	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Energy	Clare is served by the Belchamp primary substation on the Belchamp Grid station.	Our stakeholder interview did not identify any capacity issues with the Belchamp Substation and Grid with adequate capacity for village housing expansion.	New development will need to be phased to ensure that the Grid and any local substation in Clare is not overloaded. There appears to be no immediate capacity issues. Tipping Point: 500+ New Homes	+
Retail & Services	Local Convenience Shops	The main convenience store in Clare is the Co-op, which is supported by a range of small independent retailers selling convenience goods such as butchers and bakers.	Ideally homes should have a convenience shops capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. The Co-op also has the potential to act as a main shopping destination. Areas of development outside of 800m from their nearest local convenience shop should consider providing small shop units capable of providing this function.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Though it is likely the Co-op and supporting shops could potentially serve a greater community. Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Clare can currently support a 146 sq m local shop. Tipping Point: 2,000 New Homes	+
	Key Local Retail Services	Clare has a designated shopping centre within the Local Plan which centres around market hill. Some of the key services include a Post Office, a hairdressers, a chemist, several takeaways, several public houses and a number of other retailers.	Provision of Key Local Retail Services is good for a centre of Clare's size. It would be expected that a Key Service Centre would provide a good provision of Key Local Retail Services such as a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services. Clare has a number of provides a good selection of these types of uses.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows. Tipping Point: 1,300 New Homes	+
Summary:	<p>Clare has a good network of existing infrastructure for a Key Service Centre of its size. Particularly it is well served currently for allotments and amenity open space. There is also a good provision of GPs in Clare. The Library and good provision of community facilities mean that it has a range of facilities to underpin strong and vital neighbourhoods in the centre. New provision and improvement of existing provision of desirable infrastructure such as nature reserves, outdoor sports facilities and playgrounds will all need to be considered. The key infrastructure constraints for Clare are the provision of dentist which is nearing a tipping point and the consideration of transport issues if high levels of growth are to be accommodated. There is also only a small level of pupil capacity in the settlements existing schools.</p>			<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p>  <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	+

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

Ixworth	Key Service Centre	Existing Population: 2,270
----------------	---------------------------	-----------------------------------


Theme	Infrastructure Type	Existing Provision in Ixworth	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Ixworth does not have any existing designated nature reserves.	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 with a site within 2km of home. The existing provision is poor with the nearest nature reserve in Bury St Edmunds. Ixworth does have good accessibility to the countryside and Micklemere Fen, a county wildlife site is to the south of the Key Service Centre.	In comparison with English Nature's model the tipping point has already passed, with no current nature reserves. However this is not an infrastructure type that can just be developed and depends on local distinctiveness and other provision of green space for both nature and recreation. Nature reserves are not a pre-requisite for housing development but regard should be had for future provision opportunities. Tipping Point: 0 New Homes (TP Reached)	0
	Sports Pitches	The St Edmundsbury Open Space Assessment identifies the Recreation Ground as the main sports ground providing football pitches (1.84ha). The Sport England Active Places database also identifies Ixworth Middle School as providing two junior football pitches for community use, with the playing field fairly substantial (2.5ha).	In comparison with the NPFA guidelines, and the St Edmundsbury Local Plan rural standard, of 1.2ha per 1,000 population, Ixworth is well served for sports pitches, with a surplus of 2.72ha for its population. The St Edmundsbury Open Space Assessment identified that in 2005 the recreation ground appeared underused.	The St Edmundsbury Open Space Assessment identifies a 'slightly short' provision in comparison with NPFA standards, but it appears that the middle school's pitches have come into community use since then. In comparison with the standard there is a current overprovision equivalent to provision for 557 new homes. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 557 New Homes	+
	Non-Pitch Sports	The St Edmundsbury Open Space Assessment identifies Ixworth Bowls club as the main non-pitch sports provision, although it also highlights that the middle schools tennis courts are also used by the local tennis club, totalling 0.68 ha of non-pitch provision.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. The St Edmundsbury Local Plan adopts the same provision for rural areas. The St Edmundsbury Open Space Assessment states that non pitch provision 'exceeds the NPFA standard'. Though our assumptions show a requirement of 0.91ha and therefore an under-provision of 0.23ha.	The St Edmundsbury Open Space Assessment identifies reasonable provision in comparison with NPFA standards. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0

Theme	Infrastructure Type	Existing Provision in Ixworth	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Amenity Open Space	The St Edmundsbury Open Space Assessment identifies a total of 1.23 has of amenity open space. This includes Robin’s Copse, the Woodlands west of Walsham Road and the amenity areas on Scott Road and New Road.	The St Edmundsbury Local Plan identifies a standard of 1ha of amenity open space per 1,000 population for new development. Existing provision is poor with an equivalent provision of only 0.54ha per 1,000 population. The St Edmundsbury Open Space Assessment identifies that the quality of provision is mixed with some area well presented (Robin’s Copse) and some areas described as Shabby (Walsham Rd).	Theoretically amenity open space provision within Ixworth is currently poor. Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. There is a shortfall of 1.04ha of amenity open space, meaning the tipping point for open space to support new housing has already passed. Tipping Point: 0 New Homes (TP Reached)	0
	Allotments	The St Edmundsbury Open Space Assessment identifies 20 allotment plots; 5 adjacent to the Bowls Club and 15 in the Commister Lane allotments. This is equivalent to 0.5 ha of allotments.	The St Edmundsbury Open Space Assessment identifies that the allotment sites next to the bowls club are well tended to, but the Commister Lane allotments are half vacant. This low demand is reflected in the existing over-provision of 0.45ha in comparison with the St Edmundsbury Local Plan standard of 0.2ha per 1,000 population.	With a current good provision within the key service centre in comparison to the Local Plan standard there is current space for further allotment take-up. This may reflect the rurality of Ixworth and the type of housing, with most houses including a garden. Tipping Point: 95 New Homes	+
	Playgrounds	The St Edmundsbury Open Space Assessment identifies 1 local playground; within the Recreation Ground.	The St Edmundsbury Local Plan identifies requirements for a total of 25 sq m of playspace per dwelling (1.02ha per 1,000 pop.), split between Local Areas of Play, LEAPs and NEAPs, with a LEAP within 240m of home. The St Edmundsbury Open Space Assessment identifies that the north of Ixworth was poorly served and small developments should seek to provide play facilities.	With current provision lacking within the key service centre in line with the Local Plan requirements there is a requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Ixworth has 5 GPs all based in the Ixworth Surgery.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Ixworth currently has 1 GP per 454 population, showing it is currently well served.	With current good provision in Ixworth there is theoretical capacity for GPs to accommodate new patients derived from Housing Growth. The unused capacity of the 5 GPs could accommodate 2,577 new households. Tipping Point: 2,577 New Homes	+

Theme	Infrastructure Type	Existing Provision in Ixworth	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Dentists	There is no Dental Surgery in Ixworth.	It is most likely that residents in Ixworth use surgeries in Bury St Edmunds for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a dentist in Ixworth, which would mean Ixworth could currently support a single dentist. In likelihood the residents from Ixworth will impact on the good capacity demonstrated in Bury St Edmunds Tipping Point: 0 New Homes (TP Reached)	-
	Nursing Homes	Ixworth has two nursing homes, The Beeches and Ixworth Court, totalling 57 places.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached though Ixworth has a good provision already for a settlement of its size.		+
Emergency Services	Police	Ixworth is the location of the Bury Rural Police Station on the High Street.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	Ixworth does not have an ambulance station. Bury St Edmunds ambulance station is the nearest to Ixworth.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Ixworth is significantly outside the 8 minute response time isochrone from Bury St Edmunds ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+
	Fire Service	Ixworth fire station is on The Street. It is a single bay station and is crewed by a retained staff.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Ixworth is fully covered by the 15 minute target response time isochrone from Ixworth fire station. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There are currently 150 primary school places at Ixworth Primary School. The current roll is 142 pupils.	There are currently 8 excess primary school places within Ixworth. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools though Ixworth middle school is not identified for closure in the short term.	At the current borough-wide ratio (0.052% of population at primary school age), the 8 excess pupil places is equivalent to the pupil yield of 64 homes. This means that the existing primary school in Ixworth will support a small level of housing development without further investment. Tipping Point: 64 New Homes	-
	Middle Schools	There are currently 540 middle school places at Ixworth Middle School. The current roll is 396 pupils.	It is possible that in the medium term Ixworth Middle School will close as part of the Suffolk Education Restructuring programme. The pupil numbers currently at this school will need to be accommodated elsewhere in the school system, which may cause strain on Ixworth's existing primary school in a two tier system, unless the middle school is converted to a primary school or alternative provision is made.	At the current borough-wide ratio (0.049% of population at middle school age) the 144 excess pupil places is equivalent to the pupil yield of 1,211 homes. This means that the existing middle school in Ixworth theoretically will support a reasonable level of new development, though when a two tier system is adopted there may be additional demand for a primary school which this middle school may be able to accommodate. Tipping Point: 1,211 New Homes	+

Theme	Infrastructure Type	Existing Provision in Ixworth	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Upper Schools	There is no Upper School in Ixworth.	It is most likely that residents in Ixworth use upper schools in Bury St Edmunds.	The capacity for upper schools places to support new homes is dependent on the capacity of existing upper schools in Bury St Edmunds, which is likely to be taken up by development there. At the current borough-wide ratio (0.041% of population at upper school age) Ixworth would need an additional 7,044 new homes to support an 800 place upper school. Tipping Point: 1,361 New Homes (Across the Northern Area of the Borough)	-
Community Facilities	Libraries	Ixworth Library is integrated with, and occupies an area within, the village hall from which it is leased. The library is approximately 85 sq m (GIA).	Our stakeholder consultation identified that the library is very well used with 33,956 visitors in 2007 equivalent to 15 visits per Ixworth resident. The library benefits from being part of a well used village resource with activities for all ages. In the last 5 years it has been redecorated and had new furniture. It has also increased its floorspace due to demand.	On a quantitative basis, assuming no inflow of trips, there is 17 sq m of provision more than the 30 sq m per 1,000 population standard requires, potentially indicating an over-provision. However, in consideration of the level of usage the current over-provision may be necessary to ensure a good standard of provision. Tipping Point: 233 New Homes	0
	Community Centres	Ixworth Village Hall is the main community focal point for the Key Service Centre.	As above it contains Ixworth Library and the St Edmundsbury Open Space Assessment identifies it as a <i>'well equipped building with hall, public toilets and other facilities'</i> .	A 250 sq m community hall will typically provide sufficient community space for a community of approximately 4,100 people or approximately 1,700 homes. Without further details on Ixworth Village Hall's size, it would appear the Village hall if approximately 130 sq m in size, currently serves the village well. It would appear it is very well used.	+
Arts, Leisure & Culture	Cinemas	There is no Cinema in Ixworth.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Ixworth.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	There are no identified sports halls in Ixworth.			+
	Indoor Bowls	There are no indoor bowls facilities in Ixworth.			+
	Theatres	There is no Theatre in Ixworth.		Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.	

Theme	Infrastructure Type	Existing Provision in Ixworth	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Museums, Galleries & Arts Centres	Ixworth does not have any identified museums or permanent cultural attractions.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+
Transport	Road Network	Ixworth is adjacent to the A143 with a direct route to Bury St Edmunds. It is also on the A1088 which connects it to Stowmarket joining the A14 and Thetford to the north.	Our stakeholder consultation with the County Highways department did not identify any constraints or opportunities in Ixworth. The Local Plan identifies a route for a new road, which could potentially open up additional land for development.	Ixworth has a good existing road network, particularly with the Ixworth bypass, though significant development may increase congestion along the A143, particularly in the peak commuting hours.	-
	Public Transport	Ixworth is served by 3 bus routes running more than 5 days a week (304, 315 and 338). It is also served several routes running less than 5 days a week (103, 425 and 463). These provide good links to Bury St Edmunds and Diss.	Ixworth is very well served for buses, with services to Bury St Edmunds every 30 minutes taking 18 minutes Monday to Saturday. There are also regular services to Diss. Longer distance services to Ipswich run on a Tuesday.	The reasonably short journey time to Bury St Edmunds as the main town close to Ixworth means that potentially a growth in population in Ixworth could create a more viable bus service, potentially increasing patronage and the frequency of service. This would be key to ensuring a sustainable settlement with practical alternatives to car-bourn travel.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	Ixworth has large diameter mains water access throughout the Settlement.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the location of mains does not rule out any development area.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Ixworth, though no tipping points are identified.	+
	Foul Water Sewerage and Treatment	Ixworth is served by Stanton Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that Stanton WwTW has a reasonably large amount of headroom for additional development up to 2031.	According to the SFRA and Water Cycle Study, development to the North and East is preferable allowing direct connection to the rising main running to Stanton. Other areas would require network upgrades. Tipping Point: 1,547 New Homes from Stanton WwTW	+
	Energy	Ixworth can be served off of the Bury, Thetford & Stowmarket and Diss grids as required. Ixworth is served by Stanton primary substation	Our stakeholder interview identified that Stanton Substation currently has adequate capacity available at present. Village housing expansion should not create any problems, however large-scale enterprise may have an effect on the network.	In the absence of identified capacity issues, new development will need to be phased to ensure that the Grid and Stanton substation is not overloaded. There appears to be no major identified capacity issues. Tipping Point: 500+ New Homes	-

Theme	Infrastructure Type	Existing Provision in Ixworth	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Retail & Services	Local Convenience Shops	The main convenience store in Ixworth is the Premier store on the High Street.	Ideally homes should have a convenience shops capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. An 800m radius from the Premier store covers the majority of Ixworth. Areas of development outside of 800m from their nearest local convenience shop should consider providing small shop units capable of providing this function.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Depending on the size of the Premier there could be scope for further local convenience shops. Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Ixworth can currently support a 175 sq m local shop. Tipping Point: 1,130 New Homes	+
	Key Local Retail Services	Ixworth has a designated shopping centre within the Local Plan which centres around the High Street. Some of the key services include a Post Office, a hairdressers, a public house and a number of other retailers. The High Street retains much character making the centre a vibrant area.	Provision of Key Local Retail Services is reasonable for a centre of Ixworth's size. It would be expected that a Key Service Centre would provide a good provision of Key Local Retail Services such as a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services. Ixworth provides a good selection of these types of uses.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows. Tipping Point: 1,130 New Homes	+
Summary:	Ixworth has a very good network of existing infrastructure for a Key Service Centre of its size. Particularly it is well served currently by its local services, number of sports pitches and community facilities. There is also a good provision of GPs in Ixworth. Whilst there is a significant level of capacity within middle schools, currently the primary school is nearing capacity, although the School Reorganisation may alter capacity if both of these schools become lower tier in a two tier system. New provision and improvement of existing provision of desirable infrastructure such as non-pitch sports facilities, amenity open space and playgrounds a will all need to be considered. The key infrastructure constraints for Ixworth are the provision of dentist which is nearing a tipping point and the consideration of transport issues if high levels of growth are to be accommodated.			Overall Suitability for Housing Growth Based on Infrastructure Capacity:  (Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)	+

+	Current capacity that can accommodate anticipated growth.	o	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

Kedington	Key Service Centre	Existing Population: 1,915
------------------	---------------------------	-----------------------------------

Theme	Infrastructure Type	Existing Provision in Kedington	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Kedington does not have any existing designated nature reserves.	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 with a site within 2km of home. The existing provision is poor with the nearest nature reserve in Haverhill. Kedington does have good accessibility to the countryside.	In comparison with English Nature's model the tipping point has already passed, with no current nature reserves. However this is not an infrastructure type that can just be developed and depends on local distinctiveness and other provision of green space for both nature and recreation. Nature reserves are not a pre-requisite for housing development but regard should be had for future provision opportunities. Tipping Point: 0 New Homes (TP Reached)	o
	Sports Pitches	The Sport England Active Places database also identifies the Kedington Community Centre Cricket Pitch as the only pitch in secured community use in the Key Service Centre. This sports field covers a large area and also appears to have several football pitches for the winter months. We estimate a the size of these pitches as 2.1ha	In comparison with the NPFA guidelines, and the St Edmundsbury Local Plan rural standard, of 1.2ha per 1,000 population, Kedington is poorly served for sports pitches, with a deficit of 0.2ha for its population.	In comparison with the standard there is a current under-provision. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 0 New Homes (TP Reached)	o
	Non-Pitch Sports	The main non-pitch sports provision appears to be the hard courts at the middle school and the tennis court near rectory road. We have assumed a total area of 0.2ha for this. The open space assessment did not include Kedington and our primary research did not identify further provision.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. The St Edmundsbury Local Plan adopts the same provision for rural areas. Our assumed provision show a requirement of 0.77ha for the 1,915 population and therefore and an under-provision of 0.57ha.	Our assessment shows provision is currently limited. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	o

Theme	Infrastructure Type	Existing Provision in Kedington	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Amenity Open Space	The St Edmundsbury Open Space Assessment did not include Kedington. It appears that there is a large amount of amenity open space in Kedington including small greens in the centre of the village off of School Road, amenity space around Westward Deals and land to the North of Risbridge Drive. We estimate this to total 7.2ha	The St Edmundsbury Local Plan identifies a standard of 1ha of amenity open space per 1,000 population for new development. Existing provision is very good with an equivalent provision of 3.76ha per 1,000 population.	It appears amenity open space provision within Kedington is currently good. Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. There is an excess of 5.29ha of amenity open space, equivalent to enough to support an additional 2,186 new households. Tipping Point: 2,186 New Homes	+
	Allotments	Kedington Allotments are located on land to the south of Kings Hill and west of Arms Lane. It is estimated that the allotments cover 0.73ha	Our primary research and consultation has not been able to identify how well used these allotments are nor the quality of the facilities. In comparison with St Edmundsbury Local Plan standard of 0.2ha per 1,000 population, there is currently an over provision of 0.35ha.	With a current good provision within the Key Service Centre in comparison to the Local Plan standard there is current theoretical space for further allotment take-up. Tipping Point: 718 New Homes	+
	Playgrounds	There is a playground with several items of play equipment in the amenity open space to the east of School Road. The St Edmundsbury Open Space Assessment does not include Kedington and the quality of playground provision in Kedington has not been identified in our research and consultation.	The St Edmundsbury Local Plan identifies requirements for a total of 25 sq m of playspace per dwelling (1.02ha per 1,000 pop.), split between Local Areas of Play, LEAPs and NEAPs, with a LEAP within 240m of home. The east side of Kedington therefore appears to be poorly served, with the housing area off of Westend Lane more than 350m from the playground.	With current provision lacking within the key service centre in line with the Local Plan requirements there is a requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Kedington has one GP surgery; Dr Cornish & Partners. They have 4 GPs with Surgeries in Haverhill and Kedington, with sessions in Thurlow. We therefore use a proxy of 2 GPs.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Kedington currently has 1 GP per 957 population, showing it is currently well served.	With current good provision in Kedington there is theoretical capacity for GPs to accommodate new patients derived from Housing Growth. The unused capacity of the 2 GPs could accommodate 614 new households. Tipping Point: 614 New Homes	+

Theme	Infrastructure Type	Existing Provision in Kedington	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Dentists	There is no Dental Surgery in Kedington.	It is most likely that residents in Kedington use surgeries Haverhill for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a dentist in Kedington, which would mean Kedington is close to being able to support a single dentist. In likelihood the residents from Kedington will impact on the fair capacity demonstrated in Haverhill Tipping Point: 0 New Homes (TP Reached)	-
	Nursing Homes	Kedington has on Nursing Home; Eastcotts Nursing Home with 59 resident places.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached though Kedington has a good provision already for a settlement of its size.		+
Emergency Services	Police	Kedington does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	Kedington does not have an ambulance station. Haverhill ambulance station is the nearest to Kedington.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Kedington is just beyond the 8 minute response time peak drive-time isochrone from Haverhill ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+
	Fire Service	Kedington does not have a fire station. Haverhill is the nearest fire station.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Kedington is partially covered by the 15 minute target response time peak drive time isochrone from Haverhill fire station, with only the eastern estates beyond this. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There are currently 135 primary school places at Kedington Primary School. The current roll is 116 pupils.	There are currently 19 excess primary school places within Kedington. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools.	At the current borough-wide ratio (0.052% of population at primary school age), the 19 excess pupil places is equivalent to the pupil yield of 151 homes. This means that the existing primary school in Kedington will support a small level of housing development without further investment. Tipping Point: 151 New Homes	-
	Middle Schools	There is no Middle School in Kedington.	It is most likely that residents in Kedington use middle schools in Haverhill. With the migration to a two tier system this may require expansion of primary school facilities either in Kedington, to ensure local schools for younger children, or at Upper Schools elsewhere.	The capacity for middle schools places to support new homes is dependent on the capacity of existing middle schools in Haverhill, which is likely to be taken up by development there. At the current borough-wide ratio (0.049% of population at middle school age) Kedington would need an additional 1,663 new homes to support a 600 place combined primary/middle school (as per the school restructuring). Tipping Point: 841 New Homes (Across Haverhill Catchment)	+

Theme	Infrastructure Type	Existing Provision in Kedington	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)		
	Upper Schools	There is no Upper School in Kedington.	It is most likely that residents in Kedington use upper schools in Haverhill.	The capacity for upper schools places to support new homes is dependent on the capacity of existing upper schools in Haverhill, which is likely to be taken up by development there. At the current borough-wide ratio (0.041% of population at upper school age) Kedington would need an additional 7,190 new homes to support an 800 place upper school. Tipping Point: 1,776 New Homes (Across the Southern Area of the Borough)	-	
Community Facilities	Libraries	Kedington Library is leased from the Village Community Centre, though it has its own entrance. The library is approximately 60 sq m (NIA).	Our stakeholder consultation identified that the library is poorly used with 7540 visitors in 2007 equivalent to 3.9 visits per Kedington resident. This is partly due to its location which is on the edge of the village away from other facilities with no passing trade. The library has been redecorated with some new furniture bought.	On a quantitative basis, assuming no inflow of trips, there is 2.55 sq m of provision more than the 30 sq m per 1,000 population standard requires, potentially indicating a slight over-provision. However, in consideration of the poor level of usage it is unlikely expansion is will be necessary, although location to better located premises may be a long term aim. Tipping Point: 35 New Homes	0	
	Community Centres	Kedington Village Community Centre and Kedington Royal British Legion Hall are the main community focal points for the Key Service Centre.	Both of the facilities appear to be well equipped and can cater for a range of activities.	Kedington's population yields a theoretical requirement for 114 sq m of Community space, which is comfortably catered for. Assuming the two centres provide circa 300 sq m, this would serve a population up to 5,000. Tipping Point: 1,300 New Homes	+	
Arts, Leisure & Culture	Cinemas	There is no Cinema in Kedington.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.	+	
	Swimming Pools	There is no Swimming Pool in Kedington.			+	
	Sports Halls	There are no identified sports halls in Kedington.			+	
	Indoor Bowls	There are no indoor bowls facilities in Kedington, although a carpet bowls club does use the RBL hall.			+	
	Theatres	There is no Theatre in Kedington.			Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.	+
	Museums, Galleries & Arts Centres	Kedington does not have any identified museums or permanent cultural attractions.			Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.	+

Theme	Infrastructure Type	Existing Provision in Kedington	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Transport	Road Network	Kedington is on the B1061 which connects to the A143 approximately 1km north of Kedington to provide road links to Haverhill and Bury St Edmunds.	Our stakeholder consultation with the County Highways department identified that as little as 50 new dwellings in Kedington could have an impact on the transport infrastructure, with development more suited in nearby Haverhill. However, small amounts of development may be suitable.	The tipping point for Kedington appears to be relatively low without works to improve the transport network to ensure a minimal impact on the existing road network.	-
	Public Transport	Kedington is served by 3 bus routes running more than 5 days a week (344, 345 and 346). These provide links to Haverhill and Bury St Edmunds.	Kedington is reasonably served for buses, with hourly services to Haverhill (20 minutes) and Bury St Edmunds(45 minutes) during the weekdays with additional services at peak times. However, our consultation with Suffolk County Highways identified that there was a need for a Bus Loop.	The reasonably short journey time to Haverhill as the main town close to Kedington means that potentially a growth in population in Kedington could create a more viable bus service, potentially increasing patronage and the frequency of service. This would be key to ensuring a sustainable settlement with practical alternatives to car-bourn travel.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	Kedington is not covered in The Braintree District, Haverhill and Clare Water Cycle Study or the St Edmundsbury and Forest Heath Water Cycle Study. It is assumed that current water mains are in place.	In the absence of a more robust assessment, given the close proximity to Haverhill we assume that it is facing the same capacity issues as Haverhill. Further investigations should be undertaken as to the water supply network in Kedington.	According to the Water Cycle Study, the potable water supply network should not be a major constraint to development around Haverhill and we assume this extends to Kedington, though no tipping points are identified.	+
	Foul Water Sewerage and Treatment	Kedington is served by Kedington Wastewater Treatment Works (WwTW) near the A143 North of the Key Service Centre.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study does not assess Kedington WwTW, and therefore the headroom capacity cannot be assessed.	Headroom capacity for additional demand from new development has not been assessed and therefore we are unable to make tipping point or infrastructure capacity assumptions. Further investigations should be undertaken.	?
	Energy	Kedington is served by the Wratting Substation on the Belchamp Grid.	Our stakeholder interview identified that Wratting substation is registering high peak demand but supply can be diverted from elsewhere so there is no need to upgrade at this time.	In the absence of identified capacity issues, new development will need to be phased to ensure that Wratting substation is not overloaded. There appears to be limited capacity issues. Tipping Point: 500+ New Homes	+

Theme	Infrastructure Type	Existing Provision in Kedington	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Retail & Services	Local Convenience Shops	The main convenience store in Kedington is Kedington Stores on Silver Street.	Ideally homes should have a convenience shops capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. An 800m radius from Kedington Stores covers all of Kedington. Areas of development outside of 800m from their nearest local convenience shop should consider providing small shop units capable of providing this function.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Depending on the size of Kedington Stores there could be scope for further local convenience shops. Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Kedington can currently support a 147 sq m local shop. Tipping Point: 1,275 New Homes	+
	Key Local Retail Services	Kedington does not have a designated shopping centre within the Local Plan. There is a parade of shops in the Westward Deals area which includes a post office, newsagents, hairdressers and butchers. There are also two pubs.	Provision of Key Local Retail Services is reasonable for a centre of Kedington's size. It would be expected that a Key Service Centre would provide a good provision of Key Local Retail Services such as a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services. Kedington has a number of these types of uses.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows. Tipping Point: 1,275 New Homes	+
Summary:	<p>Kedington has a reasonable network of existing infrastructure for a Key Service Centre of its size. Particularly it is well served currently by its local services, community facilities and amenity open space. There is also a good provision of GPs in Kedington. There is a small amount of capacity in the existing Primary School. New provision and improvement of existing provision of desirable infrastructure such as outdoor sports facilities and playgrounds a will all need to be considered. The key infrastructure constraints for Kedington related to transport with potential capacity issues with the road network due to the rurality of the settlement, and current bus provision requiring improvement.</p>			<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p> <p style="text-align: center;"> ++ + 0 - -- </p> <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	0

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

Risby	Key Service Centre	Existing Population: 875
--------------	---------------------------	---------------------------------


Theme	Infrastructure Type	Existing Provision in Risby	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Risby does not have any existing designated nature reserves.	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 with a site within 2km of home. The existing provision is poor with the nearest nature reserve in Bury St Edmunds. Despite this Risby is in an area of countryside with good accessibility to open green/agricultural areas.	In comparison with English Nature's model the tipping point has already passed, with no current nature reserves. However this is not an infrastructure type that can just be developed and depends on local distinctiveness and other provision of green space for both nature and recreation. Nature reserves are not a pre-requisite for housing development but regard should be had for future provision opportunities. Tipping Point: 0 New Homes (TP Reached)	0
	Sports Pitches	The Sport England Active Places database identifies playing pitch provision in secured community at Risby Parish Playing Fields (Football and Cricket Pitches). It is estimated that this total 1.2ha of sports playing field.	In comparison with the NPFA guidelines, and the St Edmundsbury Local Plan rural standard, of 1.2ha per 1,000 population, Risby is well served for sports pitches, with approximately the right level of provision for its population.	Sports pitch provision is marginally above the recommended standard, with only limited provision to support additional households. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 15 New Homes	0
	Non-Pitch Sports	The main non-pitch sports provision appears to be the outdoor bowls green located on Alexander Way, which itself is relatively small. We have assumed a total area of 0.04ha for this. The open space assessment did not include Risby and our primary research did not identify further provision.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. The St Edmundsbury Local Plan adopts the same provision for rural areas. Our assumed provision show a requirement of 0.35ha for the 875 population and therefore an under-provision of 0.32ha.	Our assessment shows provision is currently limited. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0

Theme	Infrastructure Type	Existing Provision in Risby	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Amenity Open Space	The St Edmundsbury Open Space Assessment did not assess Risby. It appears that there is a small but important amount of amenity open space in Risby including the small village greens at the centre of the settlement, an area by Church Close and a small amount around the sports field. We estimate this to total 1.06 ha	The St Edmundsbury Local Plan identifies a standard of 1ha of amenity open space per 1,000 population for new development. Existing provision is good with an equivalent provision of 1.2ha per 1,000 population.	It appears amenity open space provision within Risby is currently reasonable. Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. There is provision of 0.19ha of amenity open space over and above the standard, equivalent to enough to support only an additional 78 new households. Tipping Point: 78 New Homes	0
	Allotments	Risby Allotments are located on land to the west of the playing fields. It is estimated that the allotments cover 0.35ha	Our primary research and consultation has not been able to identify how well used these allotments are nor the quality of the facilities. In comparison with St Edmundsbury Local Plan standard of 0.2ha per 1,000 population, there is currently an over provision of 0.18ha.	With a current good provision within the Key Service Centre in comparison to the Local Plan standard there is current theoretical space for further allotment take-up. Tipping Point: 362 New Homes	+
	Playgrounds	There is a playground with several items of play equipment adjacent to the playing field. The St Edmundsbury Open Space Assessment does not assess Risby and the quality of playground provision in Risby has not been identified in our research and consultation.	The St Edmundsbury Local Plan identifies requirements for a total of 25 sq m of playspace per dwelling (1.02ha per 1,000 pop.), split between Local Areas of Play, LEAPs and NEAPs, with a LEAP within 240m of home. The existing playground is located between the main residential areas in the west/north and the east, and is not ideally placed for 240m catchment.	With current provision lacking within the Key Service Centre in line with the Local Plan requirements there is a requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Risby has no GP surgery. It is likely residents will use GP surgeries in Bury St Edmunds.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Risby currently has population of 875 suggesting that it may not have a sufficient population to support a surgery at the current time.	As a Key Service Centre a GP Surgery would help to improve available services and also support new development. Based on the suggested standards Risby requires an additional 825 population, 341 households, to support a single GP. Residents from Risby will impact on GP capacity in Bury. Tipping Point: 341 New Homes (Before a Doctors Surgery could be supported)	-

Theme	Infrastructure Type	Existing Provision in Risby	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Dentists	There is no Dental Surgery in Risby.	It is most likely that residents in Risby use surgeries in Bury St Edmunds for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a dentist in Risby, which would mean an additional 1,125 residents or 465 households. In likelihood the residents from Risby will impact on the capacity demonstrated in Bury St Edmunds. Tipping Point: 465 New Homes (Before a Dental Surgery could be Supported)	+
	Nursing Homes	Risby has tow nursing homes, Risby Hall and Risby Park Homes. They total 88 places.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached. Risby has a good provision for its settlement size and provision should potentially be spread elsewhere.		+
Emergency Services	Police	Risby does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	Risby does not have an ambulance station. Bury St Edmunds ambulance station is the nearest to Risby.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Risby is just beyond the 8 minute response peak drive time isochrone from Bury St Edmunds ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+
	Fire Service	Risby does not have a Fire station. Bury St Edmunds fire station is the nearest to Risby.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Risby is fully covered within the 15 minute target response peak drive time isochrone from the Bury St Edmunds fire station. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There are currently 147 primary school places at Risby Primary School. The current roll is 149 pupils.	Risby Primary School is currently oversubscribed by two pupils, and has been close to full rolls for the previous 4 years.	The current oversubscription of Risby Primary School identifies that there is a current capacity issue in the catchment area and there is potentially a need to expand the school, particularly in response to any new development planned. Tipping Point: 0 New Homes (TP Reached)	- -
	Middle Schools	There is no Middle School in Risby.	It is most likely that residents in Risby use middle schools in Bury St Edmunds. With the migration to a two tier system this may require expansion of facilities either in Risby to accommodate more pupils in the lower tier or at Upper Schools elsewhere.	The capacity for middle schools places to support new homes is dependent on the capacity of existing middle schools in Bury St Edmunds, which is likely to be taken up by development there. At the current borough-wide ratio (0.049% of population at middle school age) Risby would need an additional 2,093 new homes to support a 600 place combined primary/middle school (as per the school restructuring). Tipping Point: 1,236 New Homes (Across Bury Catchment)	+

Theme	Infrastructure Type	Existing Provision in Risby	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Upper Schools	There is no Upper School in Risby.	It is most likely that residents in Risby use upper schools in Bury St Edmunds.	The capacity for upper schools places to support new homes is dependent on the capacity of existing upper schools in Bury St Edmunds, which is likely to be taken up by development there. At the current borough-wide ratio (0.041% of population at upper school age) Risby would need an additional 7,620 new homes to support an 800 place upper school Tipping Point: 1,361 New Homes (Across the Northern Area of the Borough)	-
Community Facilities	Libraries	There is no Library in Risby. Risby is served by the County Council's mobile library on alternate Fridays.	It is most likely that residents in Risby use Bury St Edmunds Library as their main static Library as well as the mobile library service.	Bury St Edmunds library currently serves its catchment population well. Adopting the 30 sq m per 1,000 population standard Risby would require an additional 1,706 new homes to support a 150 sq m Library, until then the Mobile Library serves an important function. Tipping Point: 1,706 New Homes (To Support a Permanent Library Facility)	+
	Community Centres	Risby Village Hall acts as the community focal point for the Key Service Centre.	The Village Hall comprises of two halls with a kitchen, and appears to be well used with a range of regular events in the Village Hall calendar.	A 250 sq m community hall will typically provide sufficient community space for a community of approximately 4,100 people or approximately 1,700 homes. Without further details on Risby Village Hall's size and usage, it would appear the Village hall, if approximately 100 sq m in size, would currently serve the village well.	+
Arts, Leisure & Culture	Cinemas	There is no Cinema in Risby.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Risby.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	There are no identified sports halls in Risby.			+
	Indoor Bowls	There are no indoor bowls facilities in Risby.			+
	Theatres	There is no Theatre in Risby.	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	There are no formal attractions in Risby.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+

Theme	Infrastructure Type	Existing Provision in Risby	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Transport	Road Network	Risby is located to just North of the A14 very close to a junction. The other roads are relatively minor.	The proximity of the A14 and the apparent good road links to Bury St Edmunds ensures a good access to services and employment in Bury, though Risby appears dependent on the A14 for road links.	Risby has a good existing road network, though significant development may increase congestion at the junction of the A14, particularly in the peak commuting hours. This may necessitate junction improvements.	-
	Public Transport	Risby is served by the 356 bus service between Lakenheath, Mildenhall and Bury St Edmunds.	Risby is reasonably poorly served for buses. Whilst the service to Bury St Edmunds only takes 14 minutes, the service frequency is poor with only one bus every two hours totalling 8 buses a day (including an extra service in the morning and evening peak times).	The reasonably short journey time to Bury St Edmunds as the main town close to Risby means that potentially a growth in population in Risby could create a more viable bus service, potentially increasing patronage and the frequency of service. This would be key to ensuring a sustainable settlement with practical alternatives to car-bourn travel.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	Risby is identified in The St Edmundsbury and Forest Heath SFRA and Water Cycle Study as having one of the water source works in the Bury Planning Zone.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the Upper Lark Licence, which Risby comprises part, is close to the prescribed annual limit. However, the overall Supply and Demand balance is good for the area.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Risby, though no tipping points are identified.	+
	Foul Water Sewerage and Treatment	Risby is not specifically identified in The St Edmundsbury and Forest Heath SFRA and Water Cycle Study. The nearest Wastewater Treatment Works are Fornham All Saints and Barrow.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study does not identify which WwTW serves Risby.	Fornham All Saints WwTW has significant capacity, although Barrow WwTW is near to its tipping point. Additional sewer infrastructure works may be required to support large growth. Tipping Point: 12,173 New Homes from Fornham All Saints WwTW	+
	Energy	Risby is served off of Barrow primary substation, although some houses are also served off of Fornham substation on the Bury grid.	Our stakeholder interview identified Barrow and Fornham All Saints substations to be operating comfortably within capacity.	New development will need to be phased to ensure that the substations are not overloaded. Our stakeholder consultation identified that Barrow substation could accommodate village expansion, and therefore energy supply tipping point is reasonable Tipping Point: 1,000 New Homes	+

Theme	Infrastructure Type	Existing Provision in Risby	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Retail & Services	Local Convenience Shops	The only store serving a local convenience function is a farm shop, which is unlikely to fulfil a top-up shopping role.	Ideally homes should have a convenience shops capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. Risby does not currently have a store to serve this function and a centrally located convenience shop should be sought.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Risby can currently support a 70 sq m local shop. Tipping Point: 0 New Homes (TP Reached)	-
	Key Local Retail Services	There is no designated Local Centre (shopping parade) within Risby. Risby has a coffee shop along with a small local garden centre and an antiques/bric-a-brac shop. The village does have a public house.	Provision of Key Local Retail Services is poor in Risby. It would be expected that a Key Service Centre would provide a good provision of Key Local Retail Services such as a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a range of shops and services, ensuring vitality and viability, and opportunities to provide suitable locations within development should be sought as the population grows in Risby. Currently provision is very poor. Tipping Point: 0 New Homes (TP Reached)	0
Summary:	Risby has a reasonable network of existing infrastructure for a Key Service Centre of its size. One key area of potential improvement is the provision of green infrastructure, with opportunities to enhance outdoor sports provision and amenity open space. Risby Primary School is currently over-subscribed and this will mean that there may be significant up front infrastructure required to support development. It also lacks provision of health facilities and has a poor selection of key local services. Risby is located conveniently for the A14 although improved sustainable transport options may be a requirement to encourage people to not use their cars.			Overall Suitability for Housing Growth Based on Infrastructure Capacity:  (Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)	-

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

Stanton	Key Service Centre	Existing Population: 2,696
----------------	---------------------------	-----------------------------------

Theme	Infrastructure Type	Existing Provision in Stanton	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Stanton does not have any existing designated nature reserves.	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 with a site within 2km of home. The existing provision is poor with the nearest nature reserve in Bury St Edmunds. Stanton does have good accessibility to the countryside and it also has a wildflower area by St John's Church and a Community Woodland Project.	In comparison with English Nature's model the tipping point has already passed, with no current nature reserves, despite several local nature projects. However this is not an infrastructure type that can just be developed and depends on local distinctiveness and other provision of green space for both nature and recreation. Nature reserves are not a pre-requisite for housing development but regard should be had for future provision opportunities. Tipping Point: 0 New Homes (TP Reached)	0
	Sports Pitches	The St Edmundsbury Open Space Assessment identifies the Recreation Ground as the main sports ground providing football pitches (5.7ha). The Sport England Active Places database also identifies Blackbourne Middle School as providing two junior football pitches.	In comparison with the NPFA guidelines, and the St Edmundsbury Local Plan rural standard, of 1.2ha per 1,000 population, Stanton is well served for sports pitches, with a surplus of 2.46ha for its population. The St Edmundsbury Open Space Assessment identified that in 2005 the recreation ground was very well used with a number of sports clubs using it on a regular basis.	The St Edmundsbury Open Space Assessment states that using NPFA standards as a benchmark, standards are 'exceeded'. In comparison with the standard there is a current overprovision equivalent to provision for 849 new homes. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 849 New Homes	+
	Non-Pitch Sports	The St Edmundsbury Open Space Assessment identifies a range of non-pitch sports provision including Stanton Bowls club; tennis courts, an all weather court, a skate park and basketball hoops at the Recreation Ground; and hard courts at the Middle School. These total 0.6 ha of non-pitch provision.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. The St Edmundsbury Local Plan adopts the same provision for rural areas. The St Edmundsbury Open Space Assessment states that non pitch provision exceeds the NPFA standard, though our assumptions show a requirement of 1.08ha and therefore and an under-provision of 0.48ha.	The St Edmundsbury Open Space Assessment identifies reasonable provision in comparison with NPFA standards. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0

Theme	Infrastructure Type	Existing Provision in Stanton	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Amenity Open Space	The St Edmundsbury Open Space Assessment identifies a total of 3has of amenity open space. This includes the amenity land areas on Catchpole Way, Windmill Green, Buckles Field and The Chase, the latter two providing a strategic green buffer to the A143.	The St Edmundsbury Local Plan identifies a standard of 1ha of amenity open space per 1,000 population for new development. Existing provision is good with an equivalent provision of 1.11ha per 1,000 population. The St Edmundsbury Open Space Assessment identifies that Stanton has an excellent range of good quality open space.	Theoretically amenity open space provision within Stanton is currently very good. Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. There is 0.3ha of amenity open space above the benchmarked standard, meaning that existing amenity space could theoretically support 126 new households. Tipping Point: 126 New Homes	0
	Allotments	The St Edmundsbury Open Space Assessment does not identify any allotment sites within Stanton.	The absence of allotments may reflect the low density rural nature of Stanton with most of the housing having reasonable size gardens. Benchmarked against the St Edmundsbury Local Plan standard of 0.2ha per 1,000 population, there is currently a requirement for 0.54ha of allotments.	With a no provision currently within the key service centre there may be unmet demand for allotments. There is possibly a large enough population in Stanton currently to support a number of new allotment plots and if deemed necessary a site should be sought. Tipping Point: 0 New Homes (TP Reached)	0
	Playgrounds	The St Edmundsbury Open Space Assessment identifies 1 local playground; within the Recreation Ground.	The St Edmundsbury Local Plan identifies requirements for a total of 25 sq m of playspace per dwelling (1.02ha per 1,000 pop.), split between Local Areas of Play, LEAPs and NEAPs, with a LEAP within 240m of home. The St Edmundsbury Open Space Assessment identifies that there had been a number of requests for a playground north of the A143.	With current provision apparently lacking within the Key Service Centre in line with the Local Plan requirements, as many areas are outside 240m from a LEAP, there is a requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Stanton has 7 GPs with 5 based in the Stanton Health Centre and a further 2 in Dr Hassan & Partners (who actually have 4 GPs split between Stanton and Hopton).	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Stanton currently has 7 GP per 385 population, showing it is currently well served, though it may also serve other rural areas.	With current good provision in Stanton there is theoretical capacity for GPs to accommodate new patients derived from Housing Growth. The theoretical unused capacity of the 7 GPs could accommodate 3,806 new households. Tipping Point: 3,806 New Homes	+

Theme	Infrastructure Type	Existing Provision in Stanton	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Dentists	There is no Dental Surgery in Stanton.	It is most likely that residents in Stanton use surgeries in Bury St Edmunds for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a dentist in Stanton, which would mean Stanton could currently support a single dentist. In likelihood the residents from Ixworth will impact on the good capacity demonstrated in Bury St Edmunds Tipping Point: 0 New Homes (TP Reached)	-
	Nursing Homes	Stanton has one nursing home with 23 resident places.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached though Stanton has a reasonable provision already for a settlement of its size.		+
Emergency Services	Police	Stanton does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	Stanton does not have an ambulance station. Bury St Edmunds ambulance station is the nearest to Stanton.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Stanton is significantly outside the 8 minute response time isochrone from Bury St Edmunds ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+
	Fire Service	Stanton does not have a fire station. The nearest fire station is in Ixworth.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Stanton is fully covered by the Ixworth Fire Station 15 minute target response time isochrone from Ixworth fire station. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There are currently 225 primary school places at Stanton County Primary School. The current pupil roll is 139 pupils.	There are currently 86 excess primary school places within Stanton. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools though Stanton Blackbourne middle school is not identified for closure in the short term.	At the current borough-wide ratio (0.052% of population at primary school age), the 86 excess pupil places is equivalent to the pupil yield of 685 homes. This means that the existing primary school in Stanton will support some housing development without further investment, though the impact of school reorganisation on capacity will necessitate provision in the medium term. Tipping Point: 685 New Homes	+
	Middle Schools	There are currently 439 middle school places at Blackbourne Middle School in Stanton. The current roll is 393 pupils.	It is possible that in the medium term Stanton Middle School will close as part of the Suffolk Education Restructuring programme. The pupil numbers currently at this school will need to be accommodated elsewhere in the school system, which may cause strain on Stanton's existing primary school in a two tier system, unless the middle school is converted to a primary school or alternative provision is made.	At the current borough-wide ratio (0.049% of population at middle school age) the 46 excess pupil places is equivalent to the pupil yield of 387 homes. This means that the existing middle school in Stanton theoretically will support a reasonable level of new development, though when a two tier system is adopted there may be additional demand for a primary school which this middle school may be able to accommodate. Tipping Point: 387 New Homes	+

Theme	Infrastructure Type	Existing Provision in Stanton	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Upper Schools	There is no Upper School in Stanton.	It is most likely that residents in Stanton use the upper school in Thurston, though they may also use schools in Bury St Edmunds or Diss. The capacity for upper schools places to support new homes is dependent on the capacity of existing upper schools in surrounding areas, which is likely to be taken up by development there.	At the current borough-wide ratio (0.041% of population at upper school age) Stanton would need an additional 6,867 new homes to support an 800 place upper school. Stanton may be well located to develop an upper school away from Bury St Edmunds, to ease pressures there and support new development in Stanton and Ixworth if there was sufficient demand. Tipping Point: 1,361 New Homes (Across the Northern Area of the Borough)	-
Community Facilities	Libraries	There is no Library in Stanton. Stanton is served by the County Council's mobile library on alternate Wednesdays and Thursdays.	It is most likely that residents in Stanton use Ixworth or Bury St Edmunds Libraries as their main static Library, as well as the mobile library service.	Ixworth and Bury St Edmunds libraries both currently serve their catchment population well, with high levels of use. Adopting the 30 sq m per 1,000 population standard Stanton would require an additional 953 new homes to support a 150 sq m Library, until then the Mobile Library serves an important function. Tipping Point: 953 New Homes (To Support a Permanent Library Facility)	+
	Community Centres	Stanton Village Hall, located adjacent to the Recreation Field and owned by the Parish Council, is the main community focal point for the Key Service Centre.	The existing Village Hall is dated and in poor condition. Planning Permission has been granted for redevelopment of the Village Hall including refurbishment of the existing hall and an extension for a kitchen and social club. Currently the Parish Council are costing the project before proceeding with the scheme, which will bring the facility up to a good standard.	A 250 sq m community hall will typically provide sufficient community space for a community of approximately 4,100 people or approximately 1,700 homes. The granted planning permission outlines a new Village Hall of 883 sq m gross (assumed approximately 600 sq m net), which would suggest that once the Hall has undergone redevelopment it would provide for a community of up to 9,840 population, though this is wholly dependent on implementation of this project coming forward, which will require Parish Council funding.	-
Arts, Leisure & Culture	Cinemas	There is no Cinema in Stanton.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Stanton.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	There are no identified sports halls in Stanton.			+
	Indoor Bowls	There are no indoor bowls facilities in Stanton.			+
	Theatres	There is no Theatre in Stanton.		Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.	

Theme	Infrastructure Type	Existing Provision in Stanton	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Museums, Galleries & Arts Centres	Stanton does not have any identified museums or permanent cultural attractions.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+
Transport	Road Network	Stanton is adjacent to the A143 with direct routes to Bury St Edmunds and Diss.	Our stakeholder consultation with the County Highways department did not identify any constraints or opportunities in Stanton.	Stanton has a good existing road network though significant development may increase congestion along the A143, particularly in the peak commuting hours.	-
	Public Transport	Stanton is served by 3 bus routes running more than 5 days a week (304, 337, 338 and 377). It is also served several routes running less than 5 days a week (103, 66 and 463). These bus services provide good links to Bury St Edmunds, Diss and Stowmarket.	Stanton is very well served for buses, with services to Bury St Edmunds approximately every 30 minutes taking 26 minutes Monday to Saturday. There are also regular services to Diss. Longer distance services to Ipswich run on a Tuesday.	The location of Stanton with good, regular bus services to Bury St Edmunds, Diss and Stowmarket places it well as a rural area where sustainable growth could occur. Growth in population could make bus services more viable by increasing patronage. This would be key to ensuring a sustainable settlement with practical alternatives to car-bourn travel.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	Stanton has a major mains network entering from the west, with a robust existing network.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the existing mains network is unlikely to constrain development.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Stanton, though no tipping points are identified.	+
	Foul Water Sewerage and Treatment	Stanton is served by Stanton Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that Stanton WwTW has a reasonably large amount of headroom for additional development up to 2031 and that the WwTW is centrally located for Stanton.	According to the SFRA and Water Cycle Study no directions of growth are ruled out the be the location of the WwTW. Tipping Point: 1,547 New Homes from Stanton WwTW	+
	Energy	Stanton can be served off of the Bury, Thetford & Stowmarket and Diss grids as required. Stanton is served by Stanton primary substation	Our stakeholder interview identified that Stanton Substation currently has adequate capacity available at present. Village housing expansion should not create any problems, however large-scale enterprise may have an effect on the network.	In the absence of identified capacity issues, new development will need to be phased to ensure that the Grid and Stanton substation is not overloaded. There appears to be no major identified capacity issues. Tipping Point: 500+ New Homes	-

Theme	Infrastructure Type	Existing Provision in Stanton	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Retail & Services	Local Convenience Shops	The main convenience store in Stanton is the Stanton Stores Premier on The Street.	Ideally homes should have a convenience shops capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. An 800m radius from the Premier store covers the majority of Stanton. Areas of development outside of 800m from their nearest local convenience shop should consider providing small shop units capable of providing this function.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Depending on the size of the Premier there could be scope for further local convenience shops. Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Stanton can currently support a 208 sq m local shop.	+
	Key Local Retail Services	Stanton has a designated shopping centre within the Local Plan which centres around The Street and Stanton Memorial. Some of the key services include a Post Office, a hairdressers, public houses, a bakery, a fish and chip shop and two petrol stations. There are also a number of other local businesses.	Provision of Key Local Retail Services is good for a centre of Stanton's size. It would be expected that a Key Service Centre would provide a good provision of Key Local Retail Services such as a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services. Stanton provides a good selection of these types of uses.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows.	+
Summary:	<p>Stanton has a very good network of existing infrastructure for a Key Service Centre of its size. Particularly it is well served currently by its local services, with existing capacity in its primary school and middle school to support a reasonable level of development. There is an excellent provision of GPs in Stanton, although there are currently no dentists. New provision and improvement of existing provision of green infrastructure such as non-pitch sports facilities, amenity open space, allotments and playgrounds may be required, although current sports pitch provision is good. Stanton's physical infrastructure is good with substantial capacity for Wastewater Treatment and a reasonable transport infrastructure in place.</p>			<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p> <p style="text-align: center;"> ++ + 0 - -- </p> <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	+

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
----------	---	----------	---	----------	--	----------	---

Wickhambrook	Key Service Centre	Existing Population: 880
---------------------	---------------------------	---------------------------------

Theme	Infrastructure Type	Existing Provision in Wickhambrook	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Wickhambrook does not have any existing designated nature reserves.	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 with a site within 2km of home. The existing provision is poor with the nearest nature reserves in Bury St Edmunds or Haverhill. Wickhambrook does have good accessibility to the countryside given its rural location.	In comparison with English Nature's model the tipping point has already passed, with no current nature reserves, despite several local nature projects. However this is not an infrastructure type that can just be developed and depends on local distinctiveness and other provision of green space for both nature and recreation. Nature reserves are not a pre-requisite for housing development but regard should be had for future provision opportunities. Tipping Point: 0 New Homes (TP Reached)	0
	Sports Pitches	The Sport England Active Places database identifies playing pitch provision in secured community at Wickhambrook Recreation Ground (Adult and Junior Football Pitch). It is estimated that this totals 1.75ha of sports playing field.	In comparison with the NPFA guidelines, and the St Edmundsbury Local Plan rural standard, of 1.2ha per 1,000 population, Wickhambrook is well served for sports pitches, with an equivalent of 2ha per 1,000 population.	Sports pitch provision is above the recommended standard, with a small level of additional provision, in comparison with the benchmark standard, to support additional households. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 239 New Homes	+
	Non-Pitch Sports	The main non-pitch sports provision appears to be the outdoor bowls green, skateboard park and tennis courts located adjacent to the Recreation Field. We have assumed a total area of 0.35ha for this. The open space assessment did not assess Wickhambrook and our primary research did not identify further provision.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. The St Edmundsbury Local Plan adopts the same provision for rural areas. Our assumed provision show a requirement of 0.35ha for the 880 population and therefore provision is in line with the standard.	Our assessment shows provision is currently reasonable for the small settlement. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0

Theme	Infrastructure Type	Existing Provision in Wickhambrook	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Amenity Open Space	The St Edmundsbury Open Space Assessment did not assess Wickhambrook. It appears that there is 1.2 ha of amenity open space, including parts of the recreation ground not used for sports and the area of scrub land behind houses to the East of Nunnery Green.	The main amenity open space at the centre of the Key Service Centre appears to be the area of scrub land, with no formal use as amenity open space, which could benefit from qualitative improvements. The St Edmundsbury Local Plan identifies a standard of 1ha of amenity open space per 1,000 population for new development. Existing provision is good with an equivalent provision of 1.36ha per 1,000 population.	It appears amenity open space provision within Wickhambrook is currently reasonable. Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. There is provision of 0.32ha of amenity open space over and above the standard, equivalent to enough to support an additional 132 new households. Tipping Point: 132 New Homes	0
	Allotments	We have not identified any allotment sites in Wickhambrook.	The absence of allotments may reflect the low density rural nature of Wickhambrook with most of the housing having reasonable size gardens. Benchmarked against the St Edmundsbury Local Plan standard of 0.2ha per 1,000 population, there is currently a requirement for 0.54ha of allotments.	With a no provision currently within the key service centre there may be unmet demand for allotments. There is possibly a large enough population in Wickhambrook currently to support a number of new allotment plots and if deemed necessary a site should be sought. Tipping Point: 0 New Homes (TP Reached)	0
	Playgrounds	There is a playground with several items of play equipment adjacent to the recreation field. The St Edmundsbury Open Space Assessment does not assess Wickhambrook and the quality of playground provision in Wickhambrook has not been identified in our research or consultation.	The St Edmundsbury Local Plan identifies requirements for a total of 25 sq m of playspace per dwelling (1.02ha per 1,000 pop.), split between Local Areas of Play, LEAPs and NEAPs, with a LEAP within 240m of home. The existing playground is located on the east of the settlement boundary. The north-west areas are not within the 240m catchment.	With current provision lacking within the Key Service Centre in line with the Local Plan requirements there is a requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	The Wickhambrook Surgery has 3 GPs.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Wickhambrook currently has 1 GP per 293 population, showing it is currently very well served, though Wickhambrook Surgery may also serve much of the rural area between Bury St Edmunds and Haverhill.	With current good provision in Wickhambrook there is theoretical capacity for GPs to accommodate new patients derived from Housing Growth. Assuming the GPs will only serve a local population the 3 GPs could accommodate 1,745 new households. Tipping Point: 1,745 New Homes	+

Theme	Infrastructure Type	Existing Provision in Wickhambrook	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Dentists	There is no Dental Surgery in Wickhambrook.	It is most likely that residents in Wickhambrook use surgeries in Bury St Edmunds or Haverhill for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a single dentist in Wickhambrook, which would mean Wickhambrook would need to have a substantially larger population. In likelihood the residents from Wickhambrook will impact on capacity demonstrated in Bury St Edmunds and Haverhill. Tipping Point: 463 New Homes (Before a Dental Surgery could be Supported)	+
	Nursing Homes	Wickhambrook has no nursing homes.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached and as Wickhambrook doesn't currently have a Nursing Home it may be a good location for one to ensure a geographical spread.		-
Emergency Services	Police	Wickhambrook does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	Wickhambrook does not have an ambulance station. Wickhambrook is half way between Haverhill and Bury St Edmunds Ambulance Stations.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Wickhambrook is significantly outside the 8 minute response time isochrone from Bury St Edmunds and Haverhill ambulance stations. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+
	Fire Service	Wickhambrook Fire Station is located outside the settlement, south of the A143, at Clopton Hall. It is a single bay station and is crewed by a retained staff.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Wickhambrook is fully covered by the Wickhambrook Fire Station 15 minute target response time isochrone from Wickhambrook fire station. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There are currently 135 primary school places at Wickhambrook County Primary School. The current pupil roll is 83 pupils.	There are currently 52 excess primary school places within Wickhambrook. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools.	At the current borough-wide ratio (0.052% of population at primary school age), the 52 excess pupil places is equivalent to the pupil yield of 414 homes. This means that the existing primary school in Wickhambrook will support some housing development without further investment, though the impact of school reorganisation on capacity will necessitate provision in the medium term. Tipping Point: 414 New Homes	+

Theme	Infrastructure Type	Existing Provision in Wickhambrook	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Middle Schools	There is no Middle School in Wickhambrook.	It is most likely that residents in Wickhambrook use middle schools in Bury St Edmunds or Haverhill. With the migration to a two tier system this may require expansion of facilities either in Wickhambrook to accommodate more pupils in the lower tier or at Upper Schools elsewhere.	The capacity for middle schools places to support new homes is dependent on the capacity of existing middle schools in Bury and Haverhill, which is likely to be taken up by development there. At the current borough-wide ratio (0.049% of population at middle school age) Wickhambrook would need an additional 2,091 new homes to support a 600 place combined primary/middle school (as per the school restructuring). Tipping Point: 1,236 New Homes (Across Bury Catchment)	-
	Upper Schools	There is no Upper School in Wickhambrook.	It is most likely that residents in Wickhambrook use upper schools in Bury St Edmunds.	The capacity for upper schools places to support new homes is dependent on the capacity of existing upper schools in Bury St Edmunds, which is likely to be taken up by development there. At the current borough-wide ratio (0.041% of population at upper school age) Risby would need an additional 7,620 new homes to support an 800 place upper school Tipping Point: 1,361 New Homes (Across the Northern Area of the Borough)	-
Community Facilities	Libraries	There is no Library in Wickhambrook. Wickhambrook is served by the County Council's mobile library on alternate Wednesdays and Thursdays.	It is most likely that residents in Wickhambrook use Haverhill or Bury St Edmunds Libraries as their main static Library, as well as the mobile library service.	Haverhill and Bury St Edmunds libraries both currently serve their catchment population well, with high levels of use. Adopting the 30 sq m per 1,000 population standard Wickhambrook would require an additional 1704 new homes to support a 150 sq m Library, until then the Mobile Library serves an important function. Tipping Point: 1,704 New Homes (To Support a Permanent Library Facility)	+
	Community Centres	Wickhambrook Memorial Social Centre, located adjacent to the Recreation Field, along with the Women's Institute Hall are the main community focal point for the Key Service Centre.	The existing Memorial Social Centre has a main hall, snooker room, club room with bar, pavilion with bar, toilets and kitchen. It appears to be well used with clubs and events on most days of the week.	A 250 sq m community hall will typically provide sufficient community space for a community of approximately 4,100 people or approximately 1,700 homes. Wickhambrook's current population would yield a requirement for a small village hall, and as such the range of facilities on offer suggests that it exceeds this and provision is currently very good.	+
Arts, Leisure & Culture	Cinemas	There is no Cinema in Wickhambrook.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Wickhambrook.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often		+

Theme	Infrastructure Type	Existing Provision in Wickhambrook	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Sports Halls	There are no identified sports halls in Wickhambrook.	they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Indoor Bowls	There are no indoor bowls facilities in Wickhambrook.			
	Theatres	There is no Theatre in Wickhambrook.	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	Wickhambrook does not have any identified museums or permanent cultural attractions.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+
Transport	Road Network	Wickhambrook is adjacent to the B1063 which heads towards Newmarket northwards and joins with the A143 approximately 2km south of Wickhambrook.	Our stakeholder consultation with the County Highways department did not identify any constraints or opportunities in Wickhambrook.	Wickhambrook has a good existing road network though significant development may increase congestion in the Key Service Centre and contribute to cumulative congestion along the A143, particularly in the peak commuting hours.	-
	Public Transport	Wickhambrook is served by several bus routes running more than 5 days a week (344/346, 314, 341 and 343). These provide services to Haverhill and Bury St Edmunds.	Wickhambrook is reasonably served for buses, with services to Bury St Edmunds and Haverhill every 2 hours (with additional services at peak time) taking 40 minutes Monday to Saturday. Wickhambrook is off of the main bus corridor and our stakeholder consultation with Suffolk County Highways identified that there was a requirement for additional bus investment to subsidise services.	The location of Wickhambrook in between Haverhill and Bury St Edmunds, but not greatly accessible by public transport to either with 40 minute bus rides, means public transport is a key concern in creating sustainable development. Potentially additional population could help to sustain a more frequent bus service.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	Wickhambrook is not assessed as part of The St Edmundsbury and Forest Heath SFRA and Water Cycle Study. The existing infrastructure is unknown.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the Wickhambrook is within the Bury Water Resource Planning Zone which is within the Cambridgeshire and West Suffolk Water Resource Zone. These areas are identified as having significant headroom to 2019.	According to the SFRA and Water Cycle Study, the tipping point for potable water should not be reached for the Resource Zone as a whole until 2019, which means Wickhambrook, assuming its current mains network is adequate, would not be constrained by water supply issues.	+

Theme	Infrastructure Type	Existing Provision in Wickhambrook	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Foul Water Sewerage and Treatment	Wickhambrook is served by Wickhambrook Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study does not assess Wickhambrook WwTW, and therefore the headroom capacity cannot be assessed.	Headroom capacity for additional demand from new development has not been assessed and therefore we are unable to make tipping point or infrastructure capacity assumptions.	?
	Energy	Wickhambrook is served by the Boxted substation on the Bury/Belchamp grid.	Our stakeholder consultation identified that Boxted substation is operating comfortably within capacity.	New development will need to be phased to ensure that the Grid and any Boxted substation are not overloaded. With current capacity there is headroom to accommodate new development. Tipping Point: 1,000+ New Homes	+
Retail & Services	Local Convenience Shops	The main convenience store in Wickhambrook is Thorns Corner Stores in the South of Wickhambrook.	Ideally homes should have a convenience shops capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. An 800m radius from the Thorns Corner store covers the majority of Wickhambrook. Areas of development outside of 800m from their nearest local convenience shop should consider providing small shop units capable of providing this function.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Depending on the size of Thorns Corner store there could be scope for further local convenience shops. Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Wickhambrook can currently support a 68 sq m local shop. Tipping Point: 1,700 New Homes	+
	Key Local Retail Services	Wickhambrook does not have a designated shopping centre within the Local Plan. Despite this some of the key services include a Post Office and Petrol Station (as part of Thorns Corner) and two public houses. There are also a number of other local businesses.	Provision of Key Local Retail Services is reasonably good for a centre of Wickhambrook's size. It would be expected that a Key Service Centre would provide a good provision of Key Local Retail Services such as a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services. Wickhambrook provides a good selection of these types of uses.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows. Tipping Point: 1,700 New Homes	+

Theme	Infrastructure Type	Existing Provision in Wickhambrook	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Summary:		<p>Wickhambrook has a good network of existing infrastructure for a Key Service Centre of its size. Particularly it is well served currently for sports pitches and the 3 GP surgery is a very important service. The primary school has a reasonable level of capacity for new pupils. New provision and improvement of existing provision of green infrastructure such as non-pitch sports facilities, amenity open space, allotments and playgrounds needs to be considered. Wickhambrook's physical infrastructure requires further investigation to better understand Energy and Wastewater capacity as well as further identification of costs associated with key transport schemes such as bus investment. The key infrastructure constraints for Wickhambrook relate to its distance from Haverhill and Bury St Edmunds as the nearest towns with higher order facilities. This means that Wickhambrook is reasonably isolated from some important infrastructure types, particularly upper schools and leisure facilities such as cinemas and swimming pools.</p>		<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p> <p style="text-align: center;"> ++ + 0 - -- </p> <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	0

+	Current capacity that can accommodate anticipated growth.	o	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

Newmarket	Town	Existing Population: 20,048
------------------	-------------	------------------------------------

Theme	Infrastructure Type	Existing Provision in Newmarket	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Newmarket does not have any existing designated nature reserves.	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 with a site within 2km of home. The existing provision is poor with the nearest nature reserves being Chippenham Fen and Wicken Fen, which are short distances north of Newmarket. Newmarket is constrained in terms of space for nature reserves by the studland surrounding Newmarket.	In comparison with English Nature's model the tipping point has already passed, with no current nature reserves, despite several local nature projects. However this is not an infrastructure type that can just be developed and depends on local distinctiveness and other provision of green space for both nature and recreation. Nature reserves are not a pre-requisite for housing development but regard should be had for future provision opportunities. Tipping Point: 0 New Homes (TP Reached)	o
	Sports Pitches	The Forest Heath Playing Pitch Strategy Identifies 19.6ha of playing pitches in community use in Newmarket. The Sport England Active Places database identifies The George Lambton Playing Fields and Studlands Park as the main sport pitch locations, along with provision at Newmarket's Middle Schools.	In comparison with the NPFA guidelines of 1.2ha per 1,000 population, Newmarket is well served for sports pitches, with an equivalent of approximately 1ha per 1,000 population.	Sports pitch provision is below the recommended standard, with a small deficit in provision, in comparison with the benchmark standard. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 0 (TP Reached)	o
	Non-Pitch Sports	The Forest Heath Playing Pitch Strategy Identifies the main non-pitch sports provision as 8 tennis courts at Newmarket Lawn Tennis Club, the Bowls Green on the avenue, Studlands Park Multi-Use Games Area and two basketball hoops. We estimate this to total 0.89ha There is further provision at a number of the schools but that are not in community use.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. This would yield a requirement of 8ha of non-pitch sports provision. Even when including the 1.12ha in educational, but not community, use provision is still significantly below the NPFA standard.	Our assessment shows provision is currently poor in Newmarket, with a deficit of 6ha against the benchmark standard. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	o


Theme	Infrastructure Type	Existing Provision in Newmarket	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Amenity Open Space	Audits of amenity open space are not currently available for Forest Heath, and therefore we have not been able to identify a baseline position for the provision of amenity open space.	Newmarket should seek to ensure there is approximately 1ha of amenity open space or parks for every 1,000 population. It appears that Newmarket is very well served for open space, particularly with large amounts of studland located around the settlement.	Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. Due to limited data on the quantum of amenity open space it has not been possible to identify any tipping points.	?
	Allotments	Our research identifies that there are 3 main allotment sites in Newmarket; Willow Crescent; and Field Terrance. Our estimations are that these total 7.13ha	Forest Heath does not have a specific allotment standard, however, benchmarked against the St Edmundsbury standard of 0.2ha per 1,000 population, there is currently a requirement for only 3.1ha of allotments. We have not been able to ascertain the condition or usage of these.	With current provision 4ha above the benchmark standard there is currently an excellent provision of allotments in Newmarket. This is equivalent of enough to support 6,452 new households. Tipping Point: 6,452 New Homes	+
	Playgrounds	The Forest Heath Playing Pitch Strategy and FHDC GIS information identifies 1.64ha of play-space in Newmarket including several Local Equipped Areas of Play.	NPFA identifies a standard of 0.8ha per 1,000 population. This would generate a requirement for 16ha of play-space. The existing playgrounds are distributed well throughout Newmarket, with most areas covered by a 240m catchment from an area of open play-space.	With current provision significantly below the NPFA standard within the Town there is a theoretical requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate. Due to the location of Newmarket it is possible that people may also use Hospital and A&E services in Cambridge. FHDC identified that information received from the PCT indicated Newmarket hospital is surplus to capacity and the hospital is reducing in size.		+
	GPs	Newmarket has 18 GP's in three Surgeries, all of which are located near the town centre in the south of the urban area.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Newmarket currently has 1 GP per 1,115 population, showing it is currently very well served, though Newmarket may also serve much of the rural areas around.	With current good provision in Newmarket there is theoretical capacity for GPs to accommodate new patients derived from Housing Growth. Assuming the GPs will only serve a local population the 18 GPs could accommodate 4,364 new households. Tipping Point: 4,364 New Homes	+

Theme	Infrastructure Type	Existing Provision in Newmarket	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Dentists	There are 13 dentists in Newmarket across 6 practices.	National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate. In Newmarket the equivalent provision is 1 dentist per 1,542 population, although it is likely Newmarket dentists serve a much wider catchment area.	With current good provision in Newmarket there is theoretical capacity for Dentists to accommodate new patients derived from housing growth. Assuming the dentists will only serve a local population the 13 dentists could accommodate 2,462 new homes Tipping Point: 2,462 New Homes	+
	Nursing Homes	Newmarket has two nursing homes providing a total of 94 resident places.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached, though Newmarket does already have a reasonably good provision.		+
Emergency Services	Police	Newmarket Police Station is located on Vicarage Road.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	There is an ambulance station in Newmarket which covers the majority of the town within its 8 minute catchment.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. However, Newmarket does have an ambulance station with an 8 minute travel isochrone which covers the majority of the settlement and it would be expected that East of England Ambulance would maintain an adequate coverage.		+
	Fire Service	Newmarket Fire Station is located on Willie Snaith Road. It is a three bay station and is crewed by a day-crew.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Newmarket is fully covered by the Newmarket Fire Station 15 minute target response time isochrone from Newmarket fire station. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There are 5 primary schools in Newmarket with a total capacity of 780 pupils. The combined current roll is 657 pupils.	There are currently 123 excess primary school places within Newmarket. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools. Most of Newmarket is within walking distance of a primary school although the north area near Studland Park is slightly beyond this catchment.	At the current district-wide ratio (0.035% of population at primary school age), the 123 excess pupil places is equivalent to the pupil yield of 1,441 homes. This means that the existing primary schools in Newmarket will support some housing development without further investment, though the impact of school reorganisation on capacity may necessitate provision of new/expanded schools in the medium term. Tipping Point: 1,441 New Homes	+

Theme	Infrastructure Type	Existing Provision in Newmarket	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Middle Schools	There are two middle schools in Newmarket; Scaltback and St Felix. They have a combined capacity of 860 pupil places, and a combined current roll of 706 pupils. These serve the whole of the south of the district.	There are currently 154 excess middle school places within Newmarket. With the migration to a two tier system these pupil places will need to be provided for elsewhere in primary and upper schools, or these middle schools could be converted to a primary school function. This may cause additional pressures elsewhere in the system. The Schools Reorganisation Review submitted proposals to committee in February 2009 to close middle school functions in Newmarket with a final decision to be made in Summer.	At the current district-wide ratio (0.03% of population at middle school age), the 154 excess pupil places is equivalent to the pupil yield of 2,101 homes. This means that the existing middle school network in Newmarket is likely to support a reasonable amount of growth in Forest Heath before the school reorganisation occurs. Tipping Point: 2,101 New Homes (Across the South of the District)	-
	Upper Schools	Newmarket Upper School is one of only two Upper Schools in Forest Heath. It has 880 pupil places and a current roll of 586 pupils.	There are currently 294 excess upper school places within Newmarket. Provision of upper school places in Newmarket supports the whole of the south of the District, with the only other upper school in the District in Mildenhall.	At the current borough-wide ratio (0.026% of population at upper school age), the 294 excess pupil places is equivalent to the pupil yield of 4,619 homes. This means that the existing upper school in Newmarket will support a reasonably good proportion of the potential housing growth in Forest Heath before further capacity is required. Tipping Point: 4,619 New Homes (Across the Southern Area of the District)	+
Community Facilities	Libraries	Newmarket Library is in a leased unit in The Guineas shopping centre. It totals 609 sq m (GIA)	Newmarket Library is regarded as an important market town library, though our consultation with SCC identified that the current first floor location and unimpressive frontage are both significant drawbacks, and alternative suitable sites would be considered. It is reasonably well used with 167,700 visitors in 2007 (8.36 visits per Newmarket resident).	On a quantitative basis, assuming no inflow of trips, there is only minimal provision above the 30 sq m per 1,000 population benchmark standard (7 sq m). This would equate to enough provision for 100 new homes, suggesting that the tipping point is close, and larger premises may be requisite in SCC consideration of new sites. Tipping Point: 100 New Homes (Assuming No Inflow from Rural Areas)	0

Theme	Infrastructure Type	Existing Provision in Newmarket	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)		
	Community Centres	The Forest Heath Built Facilities Study identifies two main community facilities in Newmarket; Memorial Hall and Studlands Community Centre. GIS data supplied by FHDC identifies a total of 8 community facilities including the above as well as Foley House, Scout Halls and Church Halls in community use.	The Built facilities study identifies Memorial Hall as having main hall and licensed bar and is used for a variety of private and community events and Studlands Community Centre as a more localised centre with a range of community based groups and activities hosted there. The location of the community facilities does leave central-western parts of the urban area outside of walkable catchment (800m).	At a benchmark standard of 60 sq m of community space per 1,000 pop, there is a theoretical requirement for 1,200 sq m of community space in Newmarket. Newmarket's eight existing community centres appear to serve a very good function, though the built facilities audit and GIS data does not sizes, capacity issues or assumptions to base tipping points on.	0	
Arts, Leisure & Culture	Cinemas	There is no Cinema in Newmarket.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+	
	Swimming Pools	Newmarket swimming pool is part of the Leisure Centre complex.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide. In addition to typical sports provision, Newmarket has an excellent range of facilities for Horse Racing which has a national catchment.		+	
	Sports Halls	There is a 4 court sports hall at Newmarket Leisure Centre, and a further 3 courts at Scaltback Middle School.			+	
	Indoor Bowls	There are no indoor bowls facilities in Newmarket.			+	
	Theatres	King's Theatre in Newmarket can seat 123 people.		Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	The two main attractions in Newmarket are The National Horse Racing Museum and the Vestey Gallery of British Sporting Art.		Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+
Transport	Road Network	Newmarket's drive-time isochrone of 20 minutes at the peak time is reasonably large with the road network supporting 20 minute trips to the edges of Cambridge, Bury St Edmunds and Ely. Newmarket is skirted by the A14 with the A1034 running through the centre of the town (which becomes the A11 to Norwich).		The Suffolk Local Transport Plan identifies Newmarket as an area suffering under the high level of daily vehicle movements with significant out commuting to Cambridge. Our stakeholder interviews with Suffolk County Highways department identified that Newmarket did not have any major transport infrastructure issues, but that that traffic calming measures would reduce congestion and delay any works required to the A14 junctions.	It appears that whilst Newmarket has significant levels of out-commuting, the current road network is fit-for-purpose. Newmarket is particularly reliant on junction capacity at the A14 junctions as the main routes for most car journeys outside of the town. Although Suffolk County Highways did not identify any major issues there will still be a requirement for ongoing investment to ensure the road network is capable of supporting growth.	-

Theme	Infrastructure Type	Existing Provision in Newmarket	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Public Transport	Newmarket has a good bus network with regular services to Cambridge, Ely, Bury St Edmunds and Mildenhall. Newmarket also has a railway station with hourly services to Cambridge and Ipswich (via Bury St Edmunds).	With regular bus services to Cambridge (4+ services an hour taking between 30-60 minutes) combined with hourly train services Newmarket is very well served for public transport in the sub-region. There is also a reasonably comprehensive service for local trips. Our stakeholder consultation with Suffolk County Highways identified that Newmarket is well provided for bus routes and that there is also a good cycle network.	Newmarket has a good public transport network, particularly in comparison to more rural areas, and is also strategically located to make good use of its strong public transport links to Cambridge, reducing the impact of car-bourn commuting. Newmarket's public transport network is therefore well placed to support additional growth which will increase patronage and potentially give cause to increase efficiency and frequency of services.	+
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that Newmarket has large diameter strategic mains in proximity to most areas.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identified the Cambridgeshire and West Suffolk Water Resource Zone as having significant headroom to 2019. Development to the south may require upgraded mains.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Newmarket, though no tipping points are identified for water supply or the water network.	+
	Foul Water Sewerage and Treatment	Newmarket is served by Newmarket Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the location of the WwTW makes NE sites preferable otherwise upgrades to the network may be required. Newmarket WwTW has significant headroom.	According to the SFRA and Water Cycle Study, Newmarket WwTW can accommodate 5,210 new dwellings within its existing headroom. Tipping Point: 5,210 New Homes from Newmarket WwTW	+
	Energy	Newmarket is served by Newmarket major substation.	Our consultation with EDF Energy identified that Newmarket Substation is currently reaching capacity, but that EDF already has plans to upgrade the substation to meet demand.	Whilst the substation is nearing capacity, EDF have identified this and are planning to upgrade the substation. Although the tipping point may be nearing additional capacity is likely to come forward in due course. Tipping Point 0-500 New Homes from Newmarket Substation	-
Retail & Services	Town Centre	The Forest Heath Retail and Town Centre Study outlined that there is currently 13,650 sq m of comparison retail floorspace in Newmarket.	The study identified that in 2006 Newmarket was performing well in comparison goods although there was potential to improve. By 2011 Newmarket could sustain a further 2,675 sq m of new comparison shops, rising to 10,766 sq m by 2021.	The study states there is capacity for a reasonable amount of new comparison goods retail floorspace by 2011 based on their forecast expenditure rates, however, this will be provided on a commercial basis and is unlikely to be significant in terms of supporting housing growth.	0

Theme	Infrastructure Type	Existing Provision in Newmarket	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Local Convenience Shops	Newmarket has two major convenience stores suitable for main shopping, Tesco and Waitrose, as well as further retailers capable of providing this function including a Marks & Spencer Foodhall, Iceland and a Netto. There are also several local convenience shops for top-up shopping including a Spar, Costcutter, Premier and Co-op.	Ideally homes should have a convenience shop capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. The existing convenience shops provide a good coverage for Newmarket.	The Forest Heath Retail and Town Centre Study outlined that there is current overtrading in the supermarkets and that Newmarket could support a new supermarket by 2011 with capacity for 3,379 sq m. Given the existing good network of convenience shops current provision serves its intended purpose very well.	+
	Key Local Retail Services	Newmarket Town Centre as a Market Town has a full range of services providing Key Local Retail Services for the local population. Further provision in local parades throughout the urban area further enhance accessibility to these services. Newmarket has two post offices and 15 public houses as well as 3 petrol stations.	Provision of Key Local Retail Services is good for a Market Town such as Newmarket. It would be expected that the town centre would provide most if not all the following Key Local Retail Services: a store for main and top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services.	Whilst the range of Key Local Retail Services within the town centre are comprehensive, in outlying residential areas local parades should be maintained and developed to ensure Local Services are provided at a neighbourhood level. A population of 2,500 to 5,000 in a new development area should be able to support a range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows.	+
Summary:	Newmarket has a very good network of existing infrastructure for a Town of its size. Particularly it is well served currently for key infrastructure types including health, with a large number of GPs and Dentists, and education, with existing pupil places in all three levels of schools to support medium-high levels of growth in the Town. Newmarket also has a very good range of local services and a choice of supermarkets for main food shopping. The provision of outdoor sports facilities has potential for improvement, although provision of allotments as a green infrastructure type is excellent. The key infrastructure pressures for Newmarket at present are Newmarket substation which is nearing capacity and potential for congestion on the road network. There is also a need for consideration of the pressures growth presents on the horse racing industry (although this is not an infrastructure type and as such a tipping point would not be able to be established).			Overall Suitability for Housing Growth Based on Infrastructure Capacity:  (Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)	++

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
----------	---	----------	---	----------	--	----------	---

Mildenhall	Town	Existing Population: 9,324
-------------------	-------------	-----------------------------------

Theme	Infrastructure Type	Existing Provision in Mildenhall	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Cavenham Heath National Nature Reserve (204ha) is located to the South East of Mildenhall and Barton Mills Local Nature Reserve (10ha) is also just to the South East of Mildenhall.	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 with a site within 2km of home. The existing provision is very good with Mildenhall close to both a national and local nature reserve.	In comparison with English Nature's model the provision of nature reserves nearby to Mildenhall is very good with 214 ha for the local area. This is equivalent provision for 214,000 people, which is well above any potential growth. Tipping Point: 80,000 New Homes	+
	Sports Pitches	The Forest Heath Playing Pitch Strategy Identifies 13.2ha of playing pitches in community use in Mildenhall. The Sport England Active Places database identifies Dome Leisure Centre, Jubilee Playing Fields and Mildenhall Town Football Club as the main sport pitch locations.	In comparison with the NPFA guidelines of 1.2ha per 1,000 population, Mildenhall is well served for sports pitches, with an equivalent of approximately 1.4ha per 1,000 population.	Sports pitch provision exceeds the recommended standard, with a good level of provision in comparison with the benchmark standard, equivalent to enough to support the population of 693 new homes. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 693 New Homes	+
	Non-Pitch Sports	The Forest Heath Playing Pitch Strategy Identifies the main non-pitch sports provision as the Bowls Green and Multi-Use Games Area at the upper school. We estimate this to total 0.25ha	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. This would yield a requirement of 3.7ha of non-pitch sports provision. Even when including the provision at educational establishments which may not be in community use, provision is still significantly below the NPFA standard. There appears to particularly be a shortage of tennis courts.	Our assessment shows provision is currently poor in Mildenhall, with a deficit of 3.5ha against the benchmark standard. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0


Theme	Infrastructure Type	Existing Provision in Mildenhall	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Amenity Open Space	Audits of amenity open space are not currently available for Forest Heath, and therefore we have not been able to identify a baseline position for the provision of amenity open space.	Mildenhall should seek to ensure there is approximately 1ha of amenity open space or parks for every 1,000 population. It appears that Mildenhall is reasonably well served for open space, with large areas off of Scott Avenue and to the east of St Catherine's Close.	Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. Due to limited data on the quantum of amenity open space it has not been possible to identify any tipping points.	?
	Allotments	Our research identifies that there is 1 main allotment site in Mildenhall, to the south of Queensway. Our estimations are that this totals 0.6ha	Forest Heath does not have a specific allotment standard, however, benchmarked against the St Edmundsbury standard of 0.2ha per 1,000 population, there is currently a requirement for 1.9ha of allotments. We have not been able to ascertain the condition or usage of the site.	With current provision below the benchmark standard there is currently a theoretical requirement in Mildenhall for allotments. Tipping Point: 0 New Homes (TP Reached)	0
	Playgrounds	The Forest Heath Playing Pitch Strategy and FHDC GIS information identifies 1.15ha of play-space in Mildenhall including Neighbourhood and Local Equipped Areas of Play.	NPFA identifies a standard of 0.8ha per 1,000 population. This would generate a requirement for 7.5ha of play-space. The existing playgrounds are distributed well throughout Mildenhall, with only the north of the urban area, which is predominantly industrial uses, outside of a 240m catchment.	With current provision significantly below the NPFA standard within the Town there is a theoretical requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Mildenhall has 7 GP's in two Surgeries, both of which are located near the town centre in the south of the urban area.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Mildenhall currently has 1 GP per 1,332 population, showing it is currently very well served, though Mildenhall may also serve much of the rural areas around.	With current good provision in Mildenhall there is theoretical capacity for GPs to accommodate new patients derived from Housing Growth. Assuming the GPs will only serve a local population the 7 GPs could accommodate 4,364 new households. Tipping Point: 1,768 New Homes	+

Theme	Infrastructure Type	Existing Provision in Mildenhall	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Dentists	There are 6 dentists in Mildenhall across 2 practices.	National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate. In Mildenhall the equivalent provision is 1 dentist per 1,554 population, although it is likely Mildenhall dentists serve a much wider catchment area.	With current good provision in Mildenhall there is theoretical capacity for Dentists to accommodate new patients derived from housing growth. Assuming the dentists will only serve a local population the 6 dentists could accommodate 1,107 new homes Tipping Point: 1,107 New Homes	+
	Nursing Homes	Mildenhall has three nursing homes providing a total of 70 resident places.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached, though Mildenhall does already have a reasonably good provision.		+
Emergency Services	Police	Mildenhall Police Station is located on Kingsway.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	There is an ambulance station in Mildenhall which covers the majority of the town within its 8 minute catchment.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. However, Mildenhall does have an ambulance station with an 8 minute travel isochrone which covers the majority of the settlement and it would be expected that East of England Ambulance would maintain an adequate coverage.		+
	Fire Service	Mildenhall Fire Station is located on North Terrace. It is a single bay station and is crewed by a retained crew.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Mildenhall is fully covered by the Mildenhall Fire Station 15 minute target response time isochrone from Mildenhall fire station. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There are 2 primary schools in Mildenhall with a total capacity of 590 pupils. The combined current roll is 437 pupils.	There are currently 153 excess primary school places within Mildenhall. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools. Most of Mildenhall is within walking distance of a primary school although the south east area is slightly beyond this catchment.	At the current district-wide ratio (0.035% of population at primary school age), the 153 excess pupil places is equivalent to the pupil yield of 1,793 homes. This means that the existing primary schools in Mildenhall will support some housing development without further investment, though the impact of school reorganisation on capacity may necessitate provision of new/expanded schools in the medium term. Tipping Point: 1,793 New Homes	+

Theme	Infrastructure Type	Existing Provision in Mildenhall	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Middle Schools	There are two middle schools in Mildenhall; College Heath and Riverside. They have a combined capacity of 980 pupil places, and a combined current roll of 886 pupils. These serve the central area of the district.	There are currently 94 excess middle school places within Mildenhall. With the migration to a two tier system these pupil places will need to be provided for elsewhere in primary and upper schools, or these middle schools could be converted to primary schools. This may cause additional pressures elsewhere in the system. The Schools Reorganisation Review submitted proposals to committee in February 2009 to close middle school functions in Mildenhall with a final decision to be made in Summer.	At the current district-wide ratio (0.03% of population at middle school age), the 94 excess pupil places is equivalent to the pupil yield of 1,283 homes. This means that the existing middle school network in Mildenhall is likely to support a reasonable amount of growth in Forest Heath before the school reorganisation occurs. Tipping Point: 1,283 New Homes (Across the Central Area of the District)	-
	Upper Schools	Mildenhall College of Technology is one of only two Upper Schools in Forest Heath. It has 1,077 pupil places and a current roll of 1,034 pupils.	There are currently 43 excess upper school places within Mildenhall. Provision of upper school places in Mildenhall supports the whole of the north of the District, with the only other upper school in the District in Newmarket.	At the current borough-wide ratio (0.026% of population at upper school age), the 43 excess pupil places is equivalent to the pupil yield of 676 homes. This means that the existing upper school in Mildenhall will support only a small proportion of the potential housing growth in Forest Heath before further capacity is required. Tipping Point: 676 New Homes (Across the Northern Area of the District)	-
Community Facilities	Libraries	Mildenhall Library is located on a purpose built 'campus' with library, clinic, police and fire stations. It is held freehold by SCC and totals 237 sq m (GIA)	Our consultation with SCC identified that the current co-location with services is beneficial, but that potentially a town centre site would be better. The library has undergone some minor refurbishment in the last 5 years. It is reasonably well used with 47,736 visitors in 2007 (5.12 visits per Mildenhall resident).	On a quantitative basis, assuming no inflow of trips, there is slightly less provision than the 30 sq m per 1,000 population benchmark standard. This means that additional population growth and usage of the library may require extension with potential scope for a town centre site to further increase patronage. Tipping Point: 0 New Homes (TP Reached)	0
	Community Centres	The Forest Heath Built Facilities Study identifies two main community facilities in Mildenhall; Mildenhall Community Centre and Jubilee Centre. The Forest Heath Parish Profile and Settlement Hierarchy Report identifies additional spaces in community use at the Scout Hall, Sea Cadet Hall and the Bunbury Rooms.	The Built facilities study identifies that both Mildenhall Community Centre and Jubilee Centre are well used and well situated. The location of the community facilities does leave the northern parts of the urban area outside of walkable catchment (800m), though only a small proportion of this are residential areas.	At a benchmark standard of 60 sq m of community space per 1,000 pop, there is a theoretical requirement for 560 sq m of community space in Mildenhall. Mildenhall's numerous existing community centres appear to serve a very good function, though the built facilities audit and GIS data does not identify sizes, capacity issues or assumptions to base tipping points on. Potentially large new developments may need new community provision.	0

Theme	Infrastructure Type	Existing Provision in Mildenhall	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Arts, Leisure & Culture	Cinemas	There is no Cinema in Mildenhall.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	Mildenhall & District swimming pool is located on recreation way near to the town centre.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	There are the equivalent of 5 courts of sports hall at Dome Leisure Centre.			+
	Indoor Bowls	There are no indoor bowls facilities in Mildenhall.			+
	Theatres	There is no Theatre in Mildenhall	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	The main attraction in Mildenhall is the Mildenhall Museum.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+
Transport	Road Network	Mildenhall's drive-time isochrone of 20 minutes at the peak time is reasonably large with the road network supporting 20 minute trips to the edges of Newmarket, Thetford and Brandon. Mildenhall is centred around the A1101 and the B1102.	The Suffolk Local Transport Plan identifies Mildenhall as an area suffering under the high level of daily vehicle movements with significant levels of commuting. Our stakeholder interviews with Suffolk County Highways department identified that the junctions at the centre of Mildenhall were under significant strain.	It appears that Mildenhall has significant levels of out-commuting and the current road network is under strain with existing junction capacity issues. This issue, highlighted by Suffolk County Highways, could necessitate new roads to ease through traffic in Mildenhall town centre, such as a by-pass or relief road, which could further open up areas suitable for development. New investment will be needed in the highway network to support further growth. Further work on requirements with SCC and funding for specific schemes to be undertaken.	-
	Public Transport	Mildenhall has a good bus network with regular services to Thetford, Brandon, Newmarket and Bury St Edmunds. Mildenhall is also a stop for daily long distance services to London and to Stansted/Heathrow/Gatwick.	With regular hourly bus services to most of main nearby settlement and also daily long distance services to London and the Airports, Mildenhall is well served for bus transport in the sub-region and beyond.	Mildenhall has a good bus network, particularly in comparison to more rural areas. Long distance services are unlikely to be for frequent (daily) use, but do provide an invaluable long distance link for a town not on the rail network. Additional growth may increase patronage and potentially give cause to increase efficiency and frequency of services.	+
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+

Theme	Infrastructure Type	Existing Provision in Mildenhall	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Potable Water Supply	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that Mildenhall has large diameter strategic main to the west of the town.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identified the Cambridgeshire and West Suffolk Water Resource Zone as having significant headroom to 2019. Development to the south and east may require upgraded mains.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Mildenhall, though no tipping points are identified for water supply or the water network.	+
	Foul Water Sewerage and Treatment	Mildenhall is served by Mildenhall Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the location of the WwTW makes sites to the west of Mildenhall preferable otherwise upgrades to the network may be required. Mildenhall WwTW has significant headroom.	According to the SFRA and Water Cycle Study, Mildenhall WwTW can accommodate 3,483 new dwellings within its existing headroom. Tipping Point: 3,483 New Homes from Mildenhall WwTW	+
	Energy	Mildenhall is served by Mildenhall major substation.	Our consultation with EDF Energy identified that Mildenhall Substation is currently registering high peak demand but that supply can be diverted from elsewhere. EDF have identified that there is no need to upgrade at this time.	Although there are no immediate issues, the high peak demand indicates that potentially only a reasonable level of additional demand will have a significant impact. Tipping Point: 500-2,500 New Homes from Mildenhall Substation	-
Retail & Services	Town Centre	The Forest Heath Retail and Town Centre Study outlined that there is currently 4,349 sq m of comparison retail floorspace in Mildenhall.	The study identified that in 2006 Mildenhall was under-performing in comparison goods retailing with poor sales densities. It identifies that by 2011 Mildenhall could sustain a further 205 sq m of new comparison shops, rising to 821 sq m by 2021.	The study states there is capacity for a small amount of new comparison goods retail floorspace by 2011 based on their forecast expenditure rates, however, this will be provided on a commercial basis and is unlikely to be significant in terms of supporting housing growth.	0
	Local Convenience Shops	Mildenhall has two major convenience stores suitable for main shopping Sainsbury's and Co-op, these will also cater for top-up shopping too. There are also smaller stores including McColls, Spar and Barleycorn.	Ideally homes should have a convenience shop capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. Both of Mildenhall's main convenience shops are located in the Town Centre to the south, leaving some areas of the north and east of the settlement outside of this catchment.	The Forest Heath Retail and Town Centre Study outlined that convenience floorspace is trading well with good sale densities. By 2011 there is identified capacity for 527 sq m of convenience floorspace rising to 726 sq m by 2021.	+

Theme	Infrastructure Type	Existing Provision in Mildenhall	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Key Local Retail Services	Mildenhall Town Centre as a Market Town has a full range of services providing Key Local Retail Services for the local population. Further provision in local parades throughout the urban area further enhance accessibility to these services. Mildenhall has two post offices, 5 public houses, two petrol stations and the vast majority of other services expected for a town of its size, including a Bank.	Provision of Key Local Retail Services is good for a Market Town such as Mildenhall. It would be expected that the town centre would provide most if not all the following Key Local Retail Services: a store for main and top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services.	Whilst the range of Key Local Retail Services within the town centre is comprehensive, in outlying residential areas local parades should be maintained and developed to ensure Local Services are provided at a neighbourhood level. With Mildenhall's current population it should be able to support a town centre with most key services, as well as a number of local parades, ensuring a range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows.	+
Summary:	Mildenhall has a very good network of existing infrastructure for a Town of its size. Particularly it is well served currently for sports pitches and nature reserves. The health facilities in Mildenhall are also very good with surplus provision of GPs and Dentists for its population. New provision and improvement of existing provision of green infrastructure such as non-pitch sports facilities, allotments and playgrounds needs to be considered. Mildenhall's physical infrastructure is reasonable with identified current capacity at Mildenhall Substation and much headroom at Mildenhall Wastewater Treatment Works. The key infrastructure constraint for Mildenhall is the current traffic capacity within Mildenhall Town Centre. Suffolk County Highways identified that this could potentially take no more vehicle movements and therefore the provision of the A11/A1101 relief road is a key infrastructure scheme to unlock development in Mildenhall and surrounding settlements such as West Row. Once this is provided it will ensure Mildenhall's overall infrastructure capacity to support growth is reasonably high.			Overall Suitability for Housing Growth Based on Infrastructure Capacity:  (Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)	+

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

Brandon	Town	Existing Population: 9,440
----------------	-------------	-----------------------------------

Theme	Infrastructure Type	Existing Provision in Brandon	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Brandon does not have a local nature reserve, although the 98ha Thetford Heath National Nature Reserve is nearby in Elveden.	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 with a site within 2km of home. The existing provision is poor with no local nature reserves in Brandon.	In comparison with English Nature's model the provision of nature reserves in and around Brandon is poor, though there may be many other natural green spaces. Nature reserves are not necessarily a type of infrastructure that can just be developed, however, consideration should be given to provision. Tipping Point: 0 New Homes (TP Reached)	0
	Sports Pitches	The Forest Heath Playing Pitch Strategy Identifies 6.2ha of playing pitches in community use in Brandon. These sports pitches are located at Breckland Middle School and the Remembrance playing fields.	NPFA guidelines suggest a benchmark standard of 1.2ha per 1,000 population. Brandon has an equivalent provision of approximately 0.66ha per 1,000 population.	Sports pitch provision is poor in comparison with the benchmark standard, with a theoretical deficit of 5.1ha. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 0 New Homes (TP Reached)	0
	Non-Pitch Sports	The Forest Heath Playing Pitch Strategy Identifies the main non-pitch sports provision as the Bowls Green, the tennis court at Remembrance Playing Field, a number of basketball hoops and the Multi-Use Games Area at Breckland Middle School. We estimate this to total 0.8ha	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. This would yield a requirement of 3.8ha of non-pitch sports provision. Even when including the provision at educational establishments which may not be in community use, provision is still significantly below the NPFA standard.	Our assessment shows provision is currently poor in Brandon, with a deficit of 3ha against the benchmark standard. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0


Theme	Infrastructure Type	Existing Provision in Brandon	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Amenity Open Space	Audits of amenity open space are not currently available for Forest Heath, and therefore we have not been able to identify a baseline position for the provision of amenity open space.	Brandon should seek to ensure there is approximately 1ha of amenity open space or parks for every 1,000 population. It appears that Brandon is reasonably well served for open space. Although there appears to be only small pockets of open space within the urban areas, the close proximity of all the settlement to parts of Thetford Forest which abuts the settlement boundary and also green space along the River Little Ouse means good provision is very accessible.	Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. Due to limited data on the quantum of amenity open space it has not been possible to identify any tipping points.	?
	Allotments	Our research identifies that there are no allotments in Brandon.	Forest Heath does not have a specific allotment standard, however, benchmarked against the St Edmundsbury standard of 0.2ha per 1,000 population, there is currently a requirement for 1.9ha of allotments.	With current provision below the benchmark standard there is currently a theoretical requirement in Brandon for allotments. Tipping Point: 0 New Homes (TP Reached)	0
	Playgrounds	The Forest Heath Playing Pitch Strategy and FHDC GIS information identifies 1.19ha of play-space in Brandon including Neighbourhood and Local Equipped Areas of Play.	NPFA identifies a standard of 0.8ha per 1,000 population. This would generate a requirement for 7.6ha of play-space. The existing playgrounds are distributed well throughout Brandon.	With current provision significantly below the NPFA standard within the Town there is a theoretical requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Brandon has 2 GP's in two Surgeries, both of which are located near the town centre.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Brandon currently has 1 GP per 4,720 population, showing Brandon is currently very poorly served for GPs.	With current poor provision in Brandon there is a theoretical requirement for between 3 and 4 more GPs to support the existing population in Brandon. A Health Centre has recently received planning permission which will go some way to rectifying this, but significant new investment will be needed in this to support growth. Tipping Point: 0 New Homes (TP Reached)	- -

Theme	Infrastructure Type	Existing Provision in Brandon	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Dentists	There are 3 dentists in Brandon across 2 practices.	National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate. In Brandon the equivalent provision is 1 dentist per 3,146 population, showing Brandon is currently poorly served for dentists.	With current poor provision in Brandon there is a theoretical requirement for 1-2 new Dentists to support the existing population Brandon, with new housing bringing additional requirements above this. New investment in ensuring dentist provision will be needed in this to support growth Tipping Point: 0 (TP Reached)	- -
	Nursing Homes	Brandon has one nursing homes providing a total of 55 resident places.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached, though Brandon does already have a reasonably good provision.		+
Emergency Services	Police	Brandon Police Station is located on the High Street.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	There is no ambulance station in Brandon, though there is a community paramedic service.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Brandon does not have an ambulance station and is not within the 8 minute response time catchment from Mildenhall ambulance station, which is the nearest in the study area. It would be expected that the East of England ambulance service would maintain an adequate provision.		+
	Fire Service	Brandon Fire Station is located on George Street. It is a single bay station and is crewed by a retained crew.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Brandon is fully covered by the Brandon Fire Station 15 minute target response time isochrone from Brandon fire station. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There are 2 primary schools in Brandon with a total capacity of 449 pupils. The combined current roll is 362 pupils.	There are currently 87 excess primary school places within Brandon. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools. Both schools are located centrally meaning some of the outlying housing areas are beyond an 800m walking radius.	At the current district-wide ratio (0.035% of population at primary school age), the 87 excess pupil places is equivalent to the pupil yield of 1,019 homes. This means that the existing primary schools in Brandon will support some housing development without further investment, though the impact of school reorganisation on capacity may necessitate provision of new/expanded schools in the medium term. Tipping Point: 1,019 New Homes	+

Theme	Infrastructure Type	Existing Provision in Brandon	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Middle Schools	There is one middle school in Brandon. Breckland Middle School has a capacity of 381 pupil places and a current roll of 354 pupils. This serves the North of the District.	There are currently 27 excess middle school places within Brandon. With the migration to a two tier system these pupil places will need to be provided for elsewhere in primary and upper schools, or these middle schools could be converted to primary schools. This may cause additional pressures elsewhere in the system.	At the current district-wide ratio (0.03% of population at middle school age), the 27 excess pupil places is equivalent to the pupil yield of 368 homes. This means that the existing middle school network in Brandon is likely to support a small amount of growth in Forest Heath before the school reorganisation occurs, when these places will be accommodated elsewhere in the system. Tipping Point: 368 New Homes (Across the Northern Area of the District)	-
	Upper Schools	Brandon does not currently have an upper school.	It is likely that pupils in Brandon either use the upper school in Mildenhall, though they may also go to schools in Thetford. Provision of upper school places in Mildenhall supports the whole of the north of the District, with the only other upper school in the District in Newmarket.	At the current district-wide ratio (0.026% of population at upper school age) Brandon or its catchment would need an additional 8,664 new homes to support an 800 place upper school. Tipping Point: 676 New Homes (Across the Northern Area of the District)	-
Community Facilities	Libraries	Brandon Library is located within a 1960s built community centre owned Freehold by Suffolk county council. It totals 205 sq m (NIA)	Our consultation with SCC identified that the library is due to move into the planned Brandon Healthy Living Centre where it will occupy a space of similar proportions, but will improve the location. It is reasonably well used with 51,740 visitors in 2007 (5.48 visits per Brandon resident).	On a quantitative basis, assuming no inflow of trips, there is slightly less provision than the 30 sq m per 1,000 population benchmark standard. This means that additional population growth and usage of the library may require larger premises. Tipping Point: 0 New Homes (TP Reached)	0
	Community Centres	The main community facilities in Brandon are Brandon Community Centre and the Old School House.	The Forest heath Built facilities Study did not assess provision at this location and as such no further assessment was able. The location of the community facilities both towards the centre of the settlement does leave western residential areas outside of an 800m walkable catchment.	At a benchmark standard of 60 sq m of community space per 1,000 pop, there is a theoretical requirement for 566 sq m of community space in Brandon. Brandon's two existing community centres may serve this requirement well, though the built facilities audit and GIS data does not identify sizes, capacity issues or assumptions to base tipping points on. Potentially large new developments may need new community provision.	0
Arts, Leisure & Culture	Cinemas	There is no Cinema in Brandon.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Brandon.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often		+

Theme	Infrastructure Type	Existing Provision in Brandon	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Sports Halls	There is a 4 court sports hall at Brandon Leisure Centre.	they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Indoor Bowls	There are 2 indoor bowls rinks at Brandon Leisure Centre.			+
	Theatres	There is no Theatre in Brandon.	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	The main attraction in Brandon is the Brandon Heritage Centre.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+
Transport	Road Network	Brandon is centred around the fork of the A1065 with the B1106 and B1107.	The Suffolk Local Transport Plan identifies Brandon as an area suffering under the high level of daily vehicle movements with significant levels of commuting. Our stakeholder consultation with Suffolk County Highways identified that there is a relief road proposed by private developer to the north west of the settlement. Although there is political support for such an option Suffolk CC have no plans or funding to pursue a relief road. A11 improvement works are proposed and may commence as early as 2010. The A11 improvement is intended to reduce the amount of heavy vehicle traffic using Brandon. It will also reduce general through traffic.	Small scale infill development would not be restricted by highways infrastructure, however, such development would need to pool funds to provide any significant investment in infrastructure over and above site specific local junction improvements where required.	-

Theme	Infrastructure Type	Existing Provision in Brandon	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Public Transport	Brandon has a good bus network with regular services to Thetford and Mildenhall. Brandon also has a railway station to the north of the settlement although services are infrequent, limiting use for commuting.	Our stakeholder consultation with Suffolk County Highways identified that public transport investment is required as part of any new development proposals. Investment has already been made into 'real-time' bus information within Brandon which could be expanded with further funding. Negotiations with National Express regarding increasing frequency of the railway service is essentially a revenue constraint as a balance between time lost stopping at the station against passenger fares collected from Brandon. A developer contribution lump sum to National Express would assist these negotiations.	Brandon has a good public transport network, which is particularly underlined by the railway station which means in theory Brandon has the potential for sustainable strategic transport links. Small to medium levels of development are unlikely to have a significant impact.	+
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that Brandon its extraction point and main in the east from Thetford.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identified the Cambridgeshire and West Suffolk Water Resource Zone as having significant headroom to 2019. Development away from the east and the main may require upgrades to the network.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Brandon, though no tipping points are identified for water supply or the water network.	+
	Foul Water Sewerage and Treatment	Brandon is served by Brandon Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the location of the WwTW makes western sites preferable otherwise upgrades to the network may be required. Brandon WwTW has a reasonable headroom.	According to the SFRA and Water Cycle Study, Brandon WwTW can accommodate 1,354 new dwellings within its existing headroom. Tipping Point: 1,354 New Homes from Brandon WwTW	+
	Energy	Brandon is served by Brandon major substation.	Our consultation with EDF Energy identified that Brandon Substation is currently operating comfortably within capacity.	Whilst there is current identified capacity at the substation it should not constrain growth. We assume it could therefore accommodate a good level of new housing. Tipping Point 2,500+ New Homes from Brandon Substation	+

Theme	Infrastructure Type	Existing Provision in Brandon	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Retail & Services	Town Centre	The Forest Heath Retail and Town Centre Study outlined that there is currently 1,326 sq m of comparison retail floorspace in Brandon.	The study identified that in 2006 Brandon was performing very poorly in terms of comparison goods retailing. This further means that by 2011 Mildenhall could sustain only 48 sq m of new comparison shops, rising to 191 sq m by 2021.	The study states there is limited capacity for a new comparison goods retail floorspace by 2011 based on their forecast expenditure rates. The town centre is performing reasonably poorly, meaning there is no requirement for new floorspace, though more expenditure from new households could help to improve the position.	+
	Local Convenience Shops	Brandon has several major convenience stores suitable for main shopping; Tesco, Co-op and Aldi. In addition there are several local shops for top-up shopping including Premier, Spar and Londis convenience stores.	Ideally homes should have a convenience shop capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. The larger supermarkets are located close to the centre although the other stores ensure a good coverage of Brandon.	The Forest Heath Retail and Town Centre Study outlined that the shops are currently trading strongly, with good sales densities. There is limited residual convenience goods expenditure in Brandon and as such there is only capacity for 207 sq m of convenience floorspace to 2011, rising to 400 be 2021.	+
	Key Local Retail Services	Brandon Town Centre as a Small Market Town has a good range of services providing for the local population. Brandon has a main post office, several chemists, several hairdressers, a number of takeaways, 7 public houses and a Barclays bank.	Provision of Key Local Retail Services is good for a Market Town such as Brandon. It would be expected that the town centre would provide most if not all the following Key Local Retail Services: a store for main and top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services.	Whilst the range of Key Local Retail Services within the town centre are comprehensive, in outlying residential areas local parades should be maintained and developed to ensure Local Services are provided at a neighbourhood level. A population of 2,500 to 5,000 in a new development area should be able to support a range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows.	+
Summary:	<p>Brandon has a mixed provision of existing infrastructure for a Town of its size. Infrastructure types including provision of local shops and services, indoor sports facilities and capacity of utilities infrastructure are all very good with capacity to accommodate growth. The primary schools in the Town has much capacity for new pupils and the middle school has a small amount of capacity. In contrast health facilities such as GPs and dentists are under significant strain with a deficit of 3-4 GPs for a settlement of Brandon's size. Community facilities and green infrastructure could also need additional provision, with outdoor sports facilities currently limited in provision and no existing allotment facilities.</p>			<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p> <p>  </p> <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	0

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
----------	---	----------	---	----------	--	----------	---

Lakenheath	Key Service Centre	Existing Population: 5,285
-------------------	---------------------------	-----------------------------------


Theme	Infrastructure Type	Existing Provision in Lakenheath	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Lakenheath does not have a local nature reserve.	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 with a site within 2km of home. The existing provision is poor with no local nature reserves in Lakenheath.	In comparison with English Nature's model the provision of nature reserves in and around Lakenheath is poor, though there may be many other natural green spaces. Nature reserves are not necessarily a type of infrastructure that can just be developed, however, consideration should be given to provision. Tipping Point: 0 New Homes (TP Reached)	0
	Sports Pitches	The Forest Heath Playing Pitch Strategy Identifies 3.7ha of playing pitches in community use in Lakenheath. These sports pitches are located at Lakenheath Playing Fields and The Pit.	In comparison with the NPFA guidelines of 1.2ha per 1,000 population, Lakenheath is poorly served with an equivalent of approximately 0.7ha per 1,000 population.	Sports pitch provision is poor in comparison with the benchmark standard, with a theoretical deficit of 2.6ha. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 0 New Homes (TP Reached)	0
	Non-Pitch Sports	The Forest Heath Playing Pitch Strategy Identifies the main non-pitch sports provision as the Bowls Green and the Tennis Court at Lakenheath Playing Fields. We estimate this to total 0.3ha.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. This would yield a requirement of 2.1ha of non-pitch sports provision. Provision is below the NPFA standard.	Our assessment shows provision is currently poor in Lakenheath, with a deficit of 1.8ha against the benchmark standard. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0

Theme	Infrastructure Type	Existing Provision in Lakenheath	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Amenity Open Space	Audits of amenity open space are not currently available for Forest Heath, and therefore we have not been able to identify a baseline position for the provision of amenity open space.	Lakenheath should seek to ensure there is approximately 1ha of amenity open space or parks for every 1,000 population. It appears that Lakenheath adequately served for open space with a number of small open spaces, such as the area around Pashford Close.	Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. Due to limited data on the quantum of amenity open space it has not been possible to identify any tipping points.	?
	Allotments	Our research identifies that there appears to be a small allotment facility to the south of Maids Cross Hill. We estimate it totals 0.16ha	Forest Heath does not have a specific allotment standard, however, benchmarked against the St Edmundsbury standard of 0.2ha per 1,000 population, there is currently a requirement for 1.1ha of allotments.	With current provision 0.9ha below the benchmark standard there is currently a theoretical requirement in Lakenheath for allotments. Tipping Point: 0 New Homes (TP Reached)	0
	Playgrounds	The Forest Heath Playing Pitch Strategy and FHDC GIS information identifies 0.23ha of play-space in Lakenheath including the Skate Park at the playing fields and a play area on Station Road.	NPFA identifies a standard of 0.8ha per 1,000 population. This would generate a requirement for 4.2ha of play-space. The existing playgrounds are located in the north and south of the settlement, providing a good geographic coverage.	With current provision significantly below the NPFA standard within the Key Service Centre there is a theoretical requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Lakenheath has 3 GP's in one Surgery.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Lakenheath currently has 1 GP per 1,761 population, showing it is current provision is in line with the benchmark standard.	With current good provision in Lakenheath there is the right number of GPs for its current population. Additional housing growth may require provision of additional GPs as the population grows, though the current GPs could take some strain. Tipping Point: 500 New Homes	+
	Dentists	There is no Dental Surgery in Lakenheath.	It is most likely that residents in Lakenheath use surgeries Mildenhall or Brandon for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a dentist in Lakenheath, which would mean Lakenheath is currently in deficit of 2 dentists. Tipping Point: 0 New Homes (TP Reached)	-

Theme	Infrastructure Type	Existing Provision in Lakenheath	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Nursing Homes	Lakenheath has one nursing homes providing a total of 21 resident places.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached, though Lakenheath does already have a reasonable provision.		+
Emergency Services	Police	Lakenheath does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	Lakenheath does not have an ambulance station. Mildenhall ambulance station is the nearest to Lakenheath.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Lakenheath is only slightly beyond the 8 minute response time isochrone from Mildenhall ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+
	Fire Service	Lakenheath does not have a fire station. The nearest fire station is in Mildenhall.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Lakenheath is fully covered by the Mildenhall Fire Station 15 minute target response time isochrone from Mildenhall fire station. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There is 1 primary schools in Lakenheath with a total capacity of 250 pupils. The current roll is 186 pupils.	There are currently 64 excess primary school places within Lakenheath. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools. Most of Lakenheath is within walking distance of the primary school as it is located centrally.	At the current district-wide ratio (0.035% of population at primary school age), the 64 excess pupil places is equivalent to the pupil yield of 750 homes. This means that the existing primary schools in Lakenheath will support some housing development without further investment, though the impact of school reorganisation on capacity may necessitate provision of new/expanded schools in the medium term. Tipping Point: 750 New Homes	+
	Middle Schools	There is no Middle School in Lakenheath.	It is most likely that residents in Lakenheath use middle schools in Brandon or Mildenhall. With the migration to a two tier system this may require expansion of facilities either in Lakenheath to accommodate more pupils in the lower tier or at Upper Schools elsewhere.	The capacity for middle schools places to support new homes is dependent on the capacity of existing middle schools in Brandon and Mildenhall, which is likely to be taken up by development there. At the current borough-wide ratio (0.03% of population at middle school age) Lakenheath would need an additional 1,596 new homes to support a 600 place combined primary/middle school (as per the school restructuring). Tipping Point: 368 New Homes (Across the Northern Area of the District)	-

Theme	Infrastructure Type	Existing Provision in Lakenheath	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Upper Schools	There is no Upper School in Lakenheath.	It is likely that pupils in Lakenheath use the Upper School in Mildenhall.	The capacity for upper schools places to support new homes is dependent on the capacity of the existing upper school in Mildenhall, which is likely to be taken up by development there. At the current borough-wide ratio (0.026% of population at upper school age) Lakenheath would need an additional 10,300 new homes to support an 800 place upper school Tipping Point: 676 New Homes (Across the Northern Area of the District)	-
Community Facilities	Libraries	Lakenheath Library is located in a prominent 1914 shop on the High Street, though away from the other shops in the settlement. It is 72 sq m (GIA).	Our consultation with SCC identified that the library has recently undergone refurbishment, including a small extension of the public area. It is moderately well used with 23,192 visitors in 2007 (4.39 visits per Lakenheath resident).	On a quantitative basis, assuming no inflow of trips, there is significantly less provision than the 30 sq m per 1,000 population benchmark standard. This means that additional population growth and usage of the library may require extension though the current facility is potentially adequate for current levels of usage. Tipping Point: 0 New Homes (TP Reached)	0
	Community Centres	The Forest Heath Built Facilities Study identifies the Lakenheath Memorial Hall as the main community facility in Lakenheath. The Forest Heath Parish Profile and Settlement Hierarchy Report identifies additional spaces in community use at the Scout Hall, Football Club and Royal British Legion.	The Built facilities study identifies that Lakenheath Memorial Hall is a well used and managed facility and does not identify any aspirations for improvements. The location of the community facilities means most areas are within 800m walk of a local community facility.	At a benchmark standard of 60 sq m of community space per 1,000 pop, there is a theoretical requirement for 317 sq m of community space in Lakenheath. Lakenheath's numerous existing community centres appear to serve a very good function, though the built facilities audit and GIS data does not identify sizes, capacity issues or assumptions to base tipping points on. Potentially large new developments may need new community provision.	+
Arts, Leisure & Culture	Cinemas	There is no Cinema in Lakenheath.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Lakenheath.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	There are no sports halls in Lakenheath.			+
	Indoor Bowls	There is no Indoor Bowls provision in Lakenheath.			+
	Theatres	There is no Theatre in Lakenheath		Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.	

Theme	Infrastructure Type	Existing Provision in Lakenheath	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Museums, Galleries & Arts Centres	We have not identified any attractions in Lakenheath.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+
Transport	Road Network	Lakenheath is located on the B1112 which runs north-south through the settlement. This links Lakenheath to Mildenhall to the south.	Our stakeholder consultation with Suffolk County Council identified that additional commuter development should be avoided by providing suitable local employment opportunity reducing the need to travel to Cambridge which is a main travel implication. There are A11 junction improvements proposed to link better to Lakenheath.	Our Stakeholder Consultation identified that there is currently capacity on the road network and that proposed growth of around 1000 dwellings would not result in over capacity on the local road network.	+
	Public Transport	Lakenheath has a poor bus service as it is not on any major routes between main settlements.	Our stakeholder consultation with Suffolk County Highways identified that to prevent further commuting a bus service would potentially require investment of over £100,000 a year in perpetuity unless significant increase in population is proposed.	Lakenheath appears to have a poor bus service and does not have the sufficient critical mass to support a long distance bus service to provide an alternative for commuters.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that Lakenheath has a large diameter main running along eastern edge of town which should allow development.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identified the Cambridgeshire and West Suffolk Water Resource Zone as having significant headroom to 2019. Development away from the eastern edge may require upgraded mains.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Lakenheath, though no tipping points are identified for water supply or the water network.	+
	Foul Water Sewerage and Treatment	Lakenheath is served by Lakenheath Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the location of the WwTW makes North and West sites preferable otherwise upgrades to the network may be required. Lakenheath WwTW has severely constrained headroom.	According to the SFRA and Water Cycle Study, Lakenheath WwTW can only accommodate 169 new dwellings within its existing headroom. It does identify that there are only minor constraints to upgrading the existing WwTW, which will need to be done before significant new development. Tipping Point: 169 New Homes from Lakenheath WwTW	-

Theme	Infrastructure Type	Existing Provision in Lakenheath	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Energy	Lakenheath is served by Lakenheath major substation.	Our consultation with EDF Energy identified that Lakenheath Substation is currently operating comfortably within capacity.	Whilst there is current identified capacity at the substation it should not constrain growth. We assume it could therefore accommodate a good level of new housing. Tipping Point 2,500+ New Homes from Lakenheath Substation	+
Retail & Services	Local Convenience Shops	The main convenience store in Lakenheath is the Co-op on The High Street.	Ideally homes should have a convenience shops capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. An 800m radius from the Co-op leaves the northern and southern edges of Lakenheath outside of this catchment.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). It appears that the Co-op performs this function very well. Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Lakenheath can currently support a 430 sq m local convenience store, which is potentially greater than the Co-op provides.	0
	Key Local Retail Services	Lakenheath has a range of Key Local Retail Services include a Post Office, opticians, public houses and one bank, a Lloyds TSB.	Provision of Key Local Retail Services is reasonable for a centre of Lakenheath's size. It would be expected that a Key Service Centre would provide a good provision of Key Local Retail Services such as a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services. Lakenheath provides a good selection of these types of uses.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a full range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows. Lakenheath has a population that could potentially support an additional local parade away from the high street to serve residential areas.	+
Summary:	<p>Lakenheath has a good network of existing infrastructure for a Key Service Centre of its size. Particularly it is well served currently for local services, though a wider coverage for local convenience shops would enhance provision. The primary school has a good level of capacity for new pupils and the existing provision of community centres is good with several facilities. New provision and improvement of existing provision of green infrastructure such as pitch and non-pitch sports facilities, allotments and playgrounds needs to be considered. Lakenheath's physical infrastructure capacity is mixed, with the substation currently operating comfortably within capacity but headroom for only a very small amount of development at Lakenheath Wastewater Treatment Works. Public transport is another key constraint with bus services currently requiring continual investment to ensure a frequent service.</p>			<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p>  <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	+

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
----------	---	----------	---	----------	--	----------	---

Red Lodge	Key Service Centre	Existing Population: 2,261
------------------	---------------------------	-----------------------------------


Theme	Infrastructure Type	Existing Provision in Red Lodge	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Red Lodge does not have a local nature reserve, although the 98ha Thetford Heath National Nature Reserve is nearby in Elveden.	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 with a site within 2km of home. The existing provision is poor with no local nature reserves in Red Lodge.	In comparison with English Nature's model the provision of nature reserves in and around Red Lodge is poor, though there may be many other natural green spaces. Nature reserves are not necessarily a type of infrastructure that can just be developed, however, consideration should be given to provision. Tipping Point: 0 New Homes (TP Reached)	0
	Sports Pitches	Both The Forest Heath Playing Pitch Strategy and Sport England's Active Places database did not identify any sports pitches in Red Lodge.	NPFA guidelines suggest a standard of 1.2ha per 1,000 population. This would equate to provision of 2.7ha in Red Lodge.	For a settlement of Red Lodge's size it would be expected that some form of sports pitches would be available for community use, though it is likely the continued development will include some form of provision in the near future. Tipping Point: 0 New Homes (TP Reached)	0
	Non-Pitch Sports	The Forest Heath Playing Pitch Strategy does not identify any non-pitch sports provision in Red Lodge, however, provision may be coming forward as part of the continued development.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. This would yield a requirement of 0.9ha of non-pitch sports provision.	There is currently a deficit of 0.9ha of non-pitch sports provision in Red Lodge. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0
	Amenity Open Space	Audits of amenity open space are not currently available for Forest Heath, and therefore we have not been able to identify a baseline position for the provision of amenity open space.	Red Lodge should seek to ensure there is approximately 1ha of amenity open space or parks for every 1,000 population. It appears that Red Lodge is currently well served for open space with the large open area between Turnpike Road and Heatherset Road.	Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. Due to limited data on the quantum of amenity open space it has not been possible to identify any tipping points.	?

Theme	Infrastructure Type	Existing Provision in Red Lodge	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Allotments	Our research identifies that there are no allotments in Red Lodge, but an allotment association has been formed and the allotments are due to be developed.	Forest Heath does not have a specific allotment standard, however, benchmarked against the St Edmundsbury standard of 0.2ha per 1,000 population, there is currently a requirement for 0.5ha of allotments.	With current provision below the benchmark standard there is currently a theoretical requirement in Red Lodge for allotments, although existing plans appear to be in the pipeline. Any new allotment should be 0.5-1ha to ensure adequate provision for the future. Tipping Point: 0 New Homes (TP Reached)	0
	Playgrounds	The Forest Heath Playing Pitch Strategy and FHDC GIS information identifies 0.4ha of play-space in Red Lodge at the playground to the north of Heatherset Way.	NPFA identifies a standard of 0.8ha per 1,000 population. This would generate a requirement for 1.8ha of play-space. The existing playground is located centrally, but a 240m catchment leaves large parts of the settlement without local provision.	With current provision significantly below the NPFA standard within the Key Service Centre there is a theoretical requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Red Lodge has 1 GP in one Surgery.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Red Lodge currently has 1 GP for its 2,261 population, showing it is current slightly below benchmark standard.	Whilst current provision in Red Lodge is below the recommended standards there is not necessarily a population large enough to warrant a second GP. Further housing growth could lead to additional pressures with the benchmark suggesting a second GP should be provided for circa 3,000 population. Tipping Point: 300 New Homes	-
	Dentists	There is no Dental Surgery in Red Lodge.	It is most likely that residents in Red Lodge use surgeries Newmarket for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a dentist in Red Lodge, which would mean Red Lodge could currently support a single dentist. Tipping Point: 0 New Homes (TP Reached)	-
	Nursing Homes	Red Lodge does not have a nursing home.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached, and as Red Lodge does not have any current provision it could be a potential area to ensure good geographic provision.		-
Emergency Services	Police	Red Lodge does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+

Theme	Infrastructure Type	Existing Provision in Red Lodge	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Ambulance	Red Lodge does not have an ambulance station. Mildenhall ambulance station is the nearest to Red Lodge.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Red Lodge is within the 8 minute response time isochrone from Mildenhall ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+
	Fire Service	Red Lodge does not have a fire station. The nearest fire station is in Mildenhall.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Red Lodge is fully covered by the both Mildenhall and Newmarket Fire Station's 15 minute target response time isochrone. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There is no Primary School in Red Lodge.	It is anticipated that a Primary School will be provided as part of the proposed growth of Red Lodge, and has been identified as part of the masterplan.	At the current district-wide ratio (0.035% of population at primary school age) to support a 200 place primary school Red Lodge would require a population of 5,660. This is equivalent to 1,408 new households. Currently Red Lodge could support an 80 place primary school. Tipping Point: 1,408 New Homes (To Support a 200 Pupil Primary School)	-
	Middle Schools	There is no Middle School in Red Lodge.	It is most likely that residents in Red Lodge use middle schools in Newmarket or Mildenhall. With the migration to a two tier system the development of any primary school will need to account for the accommodation of more pupils in the lower tier or at Upper Schools elsewhere.	At the current borough-wide ratio (0.03% of population at middle school age) Red Lodge would need an additional 2,847 new homes to support a 600 place combined primary/middle school (as per the school restructuring). Tipping Point: 2,101 New Homes (Across the South of the District)	+
	Upper Schools	There is no Upper School in Red Lodge.	It is likely that pupils in Red Lodge use the Upper Schools in Newmarket or Mildenhall.	The capacity for upper schools places to support new homes is dependent on the capacity of the existing upper school in Newmarket, which is likely to be taken up by development there. At the current borough-wide ratio (0.026% of population at upper school age) Red Lodge would need an additional 11,600 new homes to support an 800 place upper school. Tipping Point: 4,619 New Homes (Across the Southern Area of the District)	-

Theme	Infrastructure Type	Existing Provision in Red Lodge	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Community Facilities	Libraries	There is no Library in Red Lodge. Red Lodge is served by the County Council's mobile library on alternate Sundays.	It is most likely that residents in Red Lodge use Newmarket Library as their main static Library as well as the mobile library service.	Newmarket library currently serves its catchment population well. Adopting the 30 sq m per 1,000 population standard Red Lodge would require an additional 1,133 new homes to support a 150 sq m Library, until then the Mobile Library serves an important function. Tipping Point: 1,133 New Homes (To Support a Permanent Library Facility)	0
	Community Centres	The Forest Heath Built Facilities Study identifies the main community facility in Red Lodge as the Red Lodge Millennium Centre.	The Built facilities study identifies that the Millennium Centre is owned and run by the Parish Council. Built in 1999 it is a modern facility which is large and well used. The location of the Millennium Centre, at the centre of Red Lodge, means it is easily accessible for the whole of the settlement.	At a benchmark standard of 60 sq m of community space per 1,000 pop, there is a theoretical requirement for 135 sq m of community space in Red Lodge. The Millennium Centre appears to far exceed this requirement although the Built Facilities Study and GIS data does not identify sizes, capacity or tipping points.	+
Arts, Leisure & Culture	Cinemas	There is no Cinema in Red Lodge.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Red Lodge.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	There are no sports halls in Red Lodge.			+
	Indoor Bowls	There is no Indoor Bowls provision in Red Lodge.		+	
	Theatres	There is no Theatre in Red Lodge	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	We have not identified any attractions in Red Lodge.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+

Theme	Infrastructure Type	Existing Provision in Red Lodge	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Transport	Road Network	Red Lodge is located on the B1085 and is adjacent to the A11 which provides a by-pass preventing through traffic.	Our stakeholder interviews with Suffolk County Highways department identified that the main issue with the road network around Red Lodge is that the junction between the A11 and the A14 does not allow for eastbound travel. All eastbound traffic has to either take a rural route or go in to Newmarket and come back out, which is an issue for consideration in the context of potential growth at Red Lodge with the existing masterplan and likely further development.	Although Red Lodge is well located for the road network, the lack of an eastbound junction towards Bury St Edmunds is a constraint, particularly in a settlement considered a commuter town. Investment in the highway network will need to be considered in order to support growth in Red Lodge without major impacts on the highway network. Further work on requirements and funding partners for specific schemes will need to be undertaken in conjunction with SCC.	-
	Public Transport	Red Lodge has a reasonable bus network with regular services to Mildenhall and Newmarket. Kennet Station is also reasonably close.	With regular hourly bus services to Mildenhall and Newmarket Red Lodge has public transport accessibility to these Towns. Our stakeholder consultation with Suffolk County Highways identified that Red Lodge needs to ensure provision of services to minimise the need for people to travel.	Red Lodge has a good bus network service. Additional growth may increase patronage and potentially give cause to increased efficiency and frequency of services. Our stakeholder consultation did not identify any issues with public transport in Red Lodge.	+
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that Red Lodge has large diameter strategic mains in proximity to most areas except the west with an already developed network to support development to the east.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identified the Cambridgeshire and West Suffolk Water Resource Zone as having significant headroom to 2019. Development to the west may required network upgrades.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Red Lodge though no tipping points are identified for water supply or the water network.	+
	Foul Water Sewerage and Treatment	Red Lodge is served by Tuddenham Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the rising main runs to the South East of the settlement. Tuddenham WwTW has limited headroom and is significantly constrained due to its location adjacent to an SSSI.	According to the SFRA and Water Cycle Study, Tuddenham WwTW can accommodate 1,310 new dwellings within its existing headroom, which is due to be reached by 2025. In addition the WwTW is potentially unsuitable for upgrade which is a major constraint. Tipping Point: 1,310 New Homes from Tuddenham WwTW	-

Theme	Infrastructure Type	Existing Provision in Red Lodge	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Energy	Red Lodge is served by Kennet major substation.	Our consultation with EDF Energy identified that Kennet Substation is currently reaching capacity, but that EDF already has plans in the pipeline to upgrade the substation to meet demand. However, there may be a requirement for a circuit upgrade between substations.	Whilst the substation is nearing capacity, EDF have identified this and are planning to upgrade the substation. Although the tipping point may be nearing additional capacity is likely to come forward in due course. Tipping Point 0-500 New Homes from Kennet Substation	-
Retail & Services	Local Convenience Shops	The main convenience store in Red Lodge is the Red Lodge Local Shop.	Ideally homes should have a convenience shops capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. Red Lodge Local Shop is located very centrally with all parts of the settlement within an 800m catchment.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Red Lodge can currently support a 184 sq m local convenience store. Tipping Point: 1,132 New Homes	+
	Key Local Retail Services	Red Lodge has a small range of Key Local Retail Services include a Post Office, public house and café.	Provision of Key Local Retail Services is poor for a centre of Red Lodge's size. It would be expected that a Key Service Centre would provide a good provision of Key Local Retail Services such as a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services. Red Lodge only provides a few of these types of uses.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a full range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows. Red Lodge has a population that could potentially support more services, and its planned growth will provide such opportunities.	0
Summary:	Red Lodge has a reasonable network of existing infrastructure, though its planned expansion will ensure that provision is improved along with growth, in line with the Red Lodge Masterplan. Currently the provision of Key Local Services is reasonably poor with a limited number of shops. There are also currently no outdoor sports provision in Red Lodge and also no allotments and the primary school is yet to be built although all these local services are planned in accordance with the Red Lodge Masterplan. The school is likely to come forward in the next phase of development. Red Lodge's physical infrastructure is also currently constrained with Kennet Substation and Tuddenham Waste Water Treatment Works currently nearing capacity. The provision of dentists and GPs will also need to be increased to support development.			Overall Suitability for Housing Growth Based on Infrastructure Capacity:  (Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)	0

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

Beck Row	Primary Village	Existing Population: 3,758
-----------------	------------------------	-----------------------------------


Theme	Infrastructure Type	Existing Provision in Beck Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Beck Row has 19ha of Nature Reserve at Aspsall Close.	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 with a site within 2km of home. The existing provision is excellent in Beck Row.	In comparison with English Nature's model the provision of nature reserves in Beck Row is very good, with an equivalent provision of 5ha per 1,000 population. Using the benchmark standard this totals enough provision for 6,328 new homes. Tipping Point: 6,328 New Homes	+
	Sports Pitches	The Forest Heath Playing Pitch Strategy identifies a single senior football pitch as the sports pitch provision in Beck Row. This is to the east of Oak Drive and we estimate this totals 0.9ha.	The NPFA guidelines suggest a benchmark standard of 1.2ha per 1,000 population. Beck Row has an equivalent provision of approximately 0.24ha per 1,000 population.	Sports pitch provision is very poor in comparison with the benchmark standard, with a theoretical deficit of 3.6ha. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 0 New Homes (TP Reached)	0
	Non-Pitch Sports	The Forest Heath Playing Pitch Strategy does not identify any non-pitch sports provision in Beck Row.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. This would yield a requirement of 1.5ha of non-pitch sports provision.	There is a deficit of 1.5ha in Beck Row. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0
	Amenity Open Space	Audits of amenity open space are not currently available for Forest Heath, and therefore we have not been able to identify a baseline position for the provision of amenity open space.	Beck Row should seek to ensure there is approximately 1ha of amenity open space or parks for every 1,000 population. It appears that Beck Row is particularly well served for open space with the large open space north of St John's Street.	Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. Due to limited data on the quantum of amenity open space it has not been possible to identify any tipping points.	?

Theme	Infrastructure Type	Existing Provision in Beck Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Allotments	Our research identifies that there are no allotments in Beck Row.	Forest Heath does not have a specific allotment standard, however, benchmarked against the St Edmundsbury standard of 0.2ha per 1,000 population, there is currently a requirement for 0.8ha of allotments.	With current provision below the benchmark standard there is currently a theoretical requirement in Beck Row for allotments. Tipping Point: 0 New Homes (TP Reached)	0
	Playgrounds	The Forest Heath Playing Pitch Strategy and FHDC GIS information identifies one neighbourhood equipped area of play (NEAP) to the east of the primary school, totalling 0.06ha	NPFA identifies a standard of 0.8ha per 1,000 population. This would generate a requirement for 3.0ha of play-space. The existing playground is located centrally, but a 240m catchment leaves large parts of the settlement without local provision.	With current provision significantly below the NPFA standard within the Village there is a theoretical requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Beck Row has no GP surgery.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Beck Row currently has population of 3,758 suggesting that it currently has a sufficient population to support a GP surgery.	As a Primary Village a GP Surgery would help to improve available services and also support new development. Based on the suggested standards Beck Row could support a 2 GP surgery. Residents from Beck Row will impact on GP capacity in Mildenhall. Tipping Point: 0 (TP Reached)	- -
	Dentists	There is no Dental Surgery in Beck Row.	It is most likely that residents in Beck Row use surgeries Mildenhall for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a dentist in Beck Row, which would mean Beck Row could support a surgery with its existing population. In likelihood the residents from Beck Row will impact on capacity in Mildenhall. Tipping Point: 0 (TP Reached)	- -
	Nursing Homes	Beck Row has one nursing homes providing a total of six resident places.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached. Beck Rows provision is relatively limited with potential scope to expand provision.		-
Emergency Services	Police	Beck Row does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+
	Ambulance	Beck Row does not have an ambulance station. Mildenhall ambulance station is the nearest to Beck Row.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Beck Row is beyond the 8 minute response time isochrone from Mildenhall ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+

Theme	Infrastructure Type	Existing Provision in Beck Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Fire Service	Beck Row does not have a fire station. The nearest fire station is in Mildenhall.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Beck Row is fully covered by the both Mildenhall Fire Station's 15 minute target response time drive-time isochrone. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There is 1 primary schools in Beck Row with a total capacity of 186 pupils. The current roll is 166 pupils.	There are currently 20 excess primary school places within Beck Row. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools. Most of Beck Row is within walking distance of the primary school as it is located centrally.	At the current district-wide ratio (0.035% of population at primary school age), the 20 excess pupil places is equivalent to the pupil yield of 234 homes. This means that the existing primary schools in Beck Row will support some housing development without further investment, though the impact of school reorganisation on capacity may necessitate provision of new/expanded schools in the medium term. Tipping Point: 234 New Homes	+
	Middle Schools	There is no Middle School in Beck Row.	It is most likely that residents in Beck Row use middle schools in Mildenhall. With the migration to a two tier system this may require expansion of facilities either in Beck Row to accommodate more pupils in the lower tier or at Upper Schools elsewhere.	The capacity for middle schools places to support new homes is dependent on the capacity of existing middle schools in Mildenhall, which is likely to be taken up by development there. At the current borough-wide ratio (0.03% of population at middle school age) Beck Row would need an additional 2,228 new homes to support a 600 place combined primary/middle school (as per the school restructuring). Tipping Point: 1,283 New Homes (Across the Central Area of the District)	+
	Upper Schools	There is no Upper School in Beck Row.	It is likely that pupils in Beck Row use the Upper School in Mildenhall.	The capacity for upper schools places to support new homes is dependent on the capacity of the existing upper school in Mildenhall, which is likely to be taken up by development there. At the current borough-wide ratio (0.026% of population at upper school age) Beck Row would need an additional 11,000 new homes to support an 800 place upper school Tipping Point: 676 New Homes (Across the Northern Area of the District)	-

Theme	Infrastructure Type	Existing Provision in Beck Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Community Facilities	Libraries	There is no Library in Beck Row. Beck Row is served by the County Council's mobile library on alternate Wednesdays.	It is most likely that residents in Beck Row use Mildenhall Library as their main static Library as well as the mobile library service.	Mildenhall library currently serves its catchment population reasonably. Adopting the 30 sq m per 1,000 population standard Beck Row would require an additional 514 new homes to support a 150 sq m Library, until then the Mobile Library serves an important function. Tipping Point: 514 New Homes (To Support a Permanent Library Facility)	0
	Community Centres	The Forest Heath Built Facilities Study identifies Beck Row Community Centre on Lamble Close as the main community facility in the settlement.	The Built facilities study identifies that the Community Centre includes a large hall (which is in joint use as the school hall) and is well used. There is an existing opportunity to extend the hall which has been expressed as an aspiration, potentially suggesting that current provision is reaching capacity.	At a benchmark standard of 60 sq m of community space per 1,000 pop, there is a theoretical requirement for 525 sq m of community space in Beck Row. Beck Row Community Centre appears to serve a very good function, however, there is an identified opportunity to extend the hall. The built facilities audit and GIS data does not identify sizes, capacity issues or assumptions to base tipping points on.	0
Arts, Leisure & Culture	Cinemas	There is no Cinema in Beck Row.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Beck Row.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	There are no sports halls in Beck Row.			+
	Indoor Bowls	There is no Indoor Bowls provision in Beck Row.			+
	Theatres	There is no Theatre in Beck Row	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	We have not identified any attractions in Beck Row.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+

Theme	Infrastructure Type	Existing Provision in Beck Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Transport	Road Network	Beck Row is located on A1101 which runs through the Primary Village.	Beck Row is on the north side of Mildenhall Airbase where the main airbase amenities and buildings are located which means it has additional traffic associated with the airbase. Our stakeholder consultation with Suffolk County Highways department identified that highways works to mitigate the impact of growth, potentially including a relief road would substantially reduce traffic.	Our stakeholder consultation identified that small scale development is not out of the question in Beck Row however mitigation of current congestion problems should be investigated.	-
	Public Transport	Beck Row has a limited bus service with infrequent services to Mildenhall and Thetford.	Our stakeholder consultation identified that additional bus services will be encouraged to serve any new development and may require developer contributions.	Beck Row suffers from similar problems to Lakenheath in that it is not on the main bus corridors and is not of a sufficient size to support a frequent bus service. Additional growth may increase patronage and potentially give cause to increase efficiency and frequency of services.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that Beck Row has good access to large mains, throughout.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identified the Cambridgeshire and West Suffolk Water Resource Zone as having significant headroom to 2019.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Beck Row, though no tipping points are identified for water supply or the water network.	+
	Foul Water Sewerage and Treatment	Beck Row is served by Mildenhall Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the location of the WwTW makes eastern sites preferable otherwise upgrades to the network may be required. Mildenhall WwTW has significant headroom.	According to the SFRA and Water Cycle Study, Mildenhall WwTW can accommodate 3,483 new dwellings within its existing headroom. Tipping Point: 3,483 New Homes from Mildenhall WwTW	+
	Energy	Beck Row is served by Mildenhall major substation.	Our consultation with EDF Energy identified that Mildenhall Substation is currently registering high peak demand but that supply can be diverted from elsewhere. EDF have identified that there is no need to upgrade at this time.	Although there are no immediate issues, the high peak demand indicates that potentially only a reasonable level of additional demand will have a significant impact. Tipping Point: 500-2,500 New Homes from Mildenhall Substation	-

Theme	Infrastructure Type	Existing Provision in Beck Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Retail & Services	Local Convenience Shops	Beck Row has a Londis General Store.	Ideally homes should have a convenience shop capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. The Londis store is located centrally with only small peripheral areas outside of an 800m catchment.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Beck Row can currently support a 306 sq m local convenience store.	+
	Key Local Retail Services	Beck Row has a small range of Key Local Retail Services include a Post Office, public house and several takeaways.	Provision of Key Local Retail Services is poor for a centre of Beck Row's size, though reflects its status as a primary village. Desirable Key Local Retail Services would include a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a full range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows. Beck Row has a population that could potentially support more services.	0
Summary:	Beck Row has a reasonable network of existing infrastructure for a Primary Village, however many of its residents work on the Air Base and may use services there that are not necessarily open to community use. This means that provision of many infrastructure types, such as sports facilities, is relatively poor. There are also no GPs or Dentists which it size would be able to support. There is only a reasonable amount of capacity from Mildenhall substation, although the Wastewater Treatment Works has significant headroom. Beck Row Primary school has a small amount of capacity for new pupils. The existing road network suffers from congestion from the Airbase and current public transport is reasonably poor, meaning the transport network is a key constraint, though this may be eased either through specific mitigation measures related to development or alternatively larger scale measures such as a relief road.			Overall Suitability for Housing Growth Based on Infrastructure Capacity:  (Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)	0

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

Kentford	Primary Village	Existing Population: 1,184
-----------------	------------------------	-----------------------------------


Theme	Infrastructure Type	Existing Provision in Kentford	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Kentford does not have a local nature reserve.	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 with a site within 2km of home. The existing provision is poor with no local nature reserves in Kentford.	In comparison with English Nature's model the provision of nature reserves in and around Kentford is poor, though there may be many other natural green spaces. Nature reserves are not necessarily a type of infrastructure that can just be developed, however, consideration should be given to provision. Tipping Point: 0 New Homes (TP Reached)	0
	Sports Pitches	Both The Forest Heath Playing Pitch Strategy and Sport England's Active Places database did not identify any sports pitches in Kentford.	NPFA guidelines suggest a standard of 1.2ha per 1,000 population. This would equate to provision of 1.4ha in Red Lodge.	For a settlement of Kentford's size it would be expected that some form of sports pitches would be available for community use. A suitable site should be sought with further scoping work for a playing pitch undertaken as part of future development. Tipping Point: 0 New Homes (TP Reached)	0
	Non-Pitch Sports	The Forest Heath Playing Pitch Strategy identifies that there is no non-pitch sports provision in Kentford.	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. This would yield a requirement of 0.5ha of non-pitch sports provision.	Kentford currently has a deficit of 0.5ha of non-pitch sports provision. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, bowls greens, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0
	Amenity Open Space	Audits of amenity open space are not currently available for Forest Heath, and therefore we have not been able to identify a baseline position for the provision of amenity open space.	Kentford should seek to ensure there is approximately 1ha of amenity open space or parks for every 1,000 population. It appears that Kentford has limited formal open space although it is very rural in nature with agricultural uses surrounding.	Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. Due to limited data on the quantum of amenity open space it has not been possible to identify any tipping points.	?

Theme	Infrastructure Type	Existing Provision in Kentford	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Allotments	Our research did not identify any allotments in Kentford.	Forest Heath does not have a specific allotment standard, however, benchmarked against the St Edmundsbury standard of 0.2ha per 1,000 population, there is currently a requirement for 0.2ha of allotments.	With current provision below the benchmark standard there is currently a theoretical requirement in Kentford for a small allotment site. Tipping Point: 0 New Homes (TP Reached)	0
	Playgrounds	The Forest Heath Playing Pitch Strategy and FHDC GIS information does not identify any playgrounds or playareas in Kentford.	NPFA identifies a standard of 0.8ha per 1,000 population. This would generate a requirement for 0.5ha of play-space.	With no current provision for the existing population there is a significant requirement for a play area within the settlement. This should be at least 0.5ha, and potentially larger to support any future growth. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Kentford has no GP surgery.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Kentford currently has population of 1,184 suggesting that it currently does not have a sufficient population to support a GP surgery.	As a Primary Village a GP Surgery would help to improve available services and also support new development. Based on the suggested standards Kentford could support a GP with a population of 1,700, equivalent to 213 new homes. Residents from Kentford will impact on GP capacity in Newmarket. Tipping Point: 213 New Homes (Before a GP could be supported)	+
	Dentists	There is no Dental Surgery in Kentford.	It is most likely that residents in Kentford use surgeries Newmarket for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a dentist in Kentford, which would mean Kentford would need 816 greater population, equivalent to 337 new homes. In likelihood the residents from Kentford will impact on capacity in Newmarket. Tipping Point: 337 New Homes (Before a Dentist could be supported)	+
	Nursing Homes	Kentford does not have a Nursing Home.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached, and as Kentford does not have any current provision it could be a potential area to ensure good geographic provision.		-
Emergency Services	Police	Kentford does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+

Theme	Infrastructure Type	Existing Provision in Kentford	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Ambulance	Kentford does not have an ambulance station. Newmarket ambulance station is the nearest to Kentford.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Kentford is within the 8 minute response time isochrone from Newmarket ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+
	Fire Service	Kentford does not have a fire station. The nearest fire station is in Newmarket.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Kentford is fully covered by Newmarket Fire Station's 15 minute target response time drive-time isochrone. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There is no Primary School within Kentford. There is a Primary School nearby in Moulton which has 200 pupil places and a current roll of 128.	There are currently 72 excess primary school places that can serve Kentford. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools. Kentford is beyond walkable distance to Moulton (approximately 2km), which is not ideal.	At the current district-wide ratio (0.035% of population at primary school age), the 72 excess pupil places is equivalent to the pupil yield of 844 homes. This means that the existing primary school that serves Kentford will support some housing development without further investment, though the impact of school reorganisation on capacity may necessitate provision of new/expanded schools in the medium term. Tipping Point: 844 New Homes	+
	Middle Schools	There is no Middle School in Kentford.	It is most likely that residents in Kentford use middle schools in Newmarket. With the migration to a two tier system this may require new facilities in Kentford, or more likely take-up and extension of Moulton Primary School as required, to accommodate more pupils in the lower tier.	The capacity for middle schools places to support new homes is dependent on the capacity of existing middle schools in Newmarket which is likely to be taken up by development there. At the current borough-wide ratio (0.03% of population at middle school age) Kentford would need an additional 3,293 new homes to support a 600 place combined primary/middle school (as per the school restructuring). Tipping Point: 2,101 New Homes (Across the South of the District)	-
	Upper Schools	There is no Upper School in Kentford.	It is likely that pupils in Kentford use the Upper School in Newmarket.	The capacity for upper schools places to support new homes is dependent on the capacity of the existing upper school in Newmarket, which is likely to be taken up by development there. At the current borough-wide ratio (0.026% of population at upper school age) Kentford would need an additional 11,000 new homes to support an 800 place upper school Tipping Point: 4,619 New Homes (Across the Southern Area of the District)	-

Theme	Infrastructure Type	Existing Provision in Kentford	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Community Facilities	Libraries	There is no Library in Kentford. Kentford is served by the County Council's mobile library on alternate Sundays.	It is most likely that residents in Kentford use Newmarket Library as their main static Library as well as the mobile library service.	Newmarket library currently serves its catchment population well. Adopting the 30 sq m per 1,000 population standard Kentford would require an additional 1,578 new homes to support a 150 sq m Library, until then the Mobile Library serves an important function. Tipping Point: 1,578 New Homes (To Support a Permanent Library Facility)	0
	Community Centres	The Forest Heath Built Facilities Study identifies Kentford Village Hall on Bury Road as the main community facility in the settlement.	The Built facilities study identifies that Kentford Village Hall is not currently in use and that the association want to sell or redevelop the site. FHDC identify that a new village hall is proposed as part of the 'Friskies' development planning approval.	At a benchmark standard of 60 sq m of community space per 1,000 pop, there is a theoretical requirement for 71 sq m of community space in Kentford. Currently Kentford does not have any community facility available for use, highlighting an underprovision. Tipping Point: 0 New Homes (TP Reached)	0
Arts, Leisure & Culture	Cinemas	There is no Cinema in Kentford.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Kentford.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	There are no sports halls in Kentford.			+
	Indoor Bowls	There is no Indoor Bowls provision in Kentford.			+
	Theatres	There is no Theatre in Kentford	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	We have not identified any attractions in Kentford.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+

Theme	Infrastructure Type	Existing Provision in Kentford	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Transport	Road Network	Kentford is centred around the junction of the B1506 and the B1085. It is just south of the A14 with eastbound junctions to the east of Kentford.	Our stakeholder interviews with Suffolk County Highways department identified that there is out-commuting to Cambridge. In addition the local cross roads may present safety issues as a result of additional development as the route through Kentford is the main signposted route off of the A14 to Newmarket. There is also no footpath along the road to the station and traffic on the route means there access safety issues. There is no room to upgrade this link and a new cycle/footpath link may need to be sought.	It appears that Kentford has a reasonable road network, however, our stakeholder consultation identified that it is not a preferred location for significant growth by Suffolk County Highways due to lack of existing facilities and difficult access to the station requiring the majority of trips to be made by private car. Any levels of development above only small infill may require new junction works and provision of new off-road cycle and pedestrian network to link it with the station and potentially Moulton where there is a school.	-
	Public Transport	Kentford has a good bus service with the 11 service providing hourly services between Bury St Edmunds and Cambridge via Kentford and Newmarket. Kentford is also in close proximity to Kennet Railway Station.	With regular hourly bus services Kentford appears to be well served for buses. Whilst the station is major benefit and gives the potential for development of a commuter settlement based around the rail service, in reality Kentford's physical links to the station are poor.	Kentford has the potential for a very good public transport, however, as identified in our stakeholder consultation, more sustainable connections to Newmarket are required and access to the station needs to be significantly improved.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that Kentford has large diameter strategic mains in proximity to most areas.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identified the Cambridgeshire and West Suffolk Water Resource Zone as having significant headroom to 2019.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Kentford, though no tipping points are identified for water supply or the water network.	+
	Foul Water Sewerage and Treatment	Kentford is served by Newmarket Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the rising main to Newmarket leaves the village in the south-west so development is preferable there. Newmarket WwTW has significant headroom.	According to the SFRA and Water Cycle Study, Newmarket WwTW can accommodate 5,210 new dwellings within its existing headroom. Tipping Point: 5,210 New Homes from Newmarket WwTW	+

Theme	Infrastructure Type	Existing Provision in Kentford	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Energy	Kentford is served by Kennet major substation.	Our consultation with EDF Energy identified that Kennet Substation is currently reaching capacity, but that EDF already has plans in the pipeline to upgrade the substation to meet demand. However, there may be a requirement for a circuit upgrade between substations.	Whilst the substation is nearing capacity, EDF have identified this and are planning to upgrade the substation. Although the tipping point may be nearing additional capacity is likely to come forward in due course. Tipping Point 0-500 New Homes from Kennet Substation	-
Retail & Services	Local Convenience Shops	Kentford has a General Store, but it has not been identified how suitable this store is for top-up shopping.	Ideally homes should have a convenience shop capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. Kentford is a small settlement and most of the settlement is within an 800m catchment.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Kentford can currently support a 96 sq m local convenience store.	+
	Key Local Retail Services	Kentford has a very small range of Key Local Retail Services predominantly a Post Office and public house.	Provision of Key Local Retail Services is poor for a centre of Kentford's size, though reflects its status as a primary village. Desirable Key Local Retail Services would include a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a full range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows. Kentford's population may not be able to support more services, but additional growth will help to create enough people to sustain the existing services.	0
Summary:	<p>Kentford has a very poor range of services currently, with most types of 'Required' infrastructure currently not located in the village including sports pitches, non-pitch sports, allotments, playgrounds, library and many of the identified key local services. Although the village had a village hall the Built Facilities study identified that it is currently not in use. The nearest primary school is in Moulton a short distance away, although this does have good pupil capacity. There are no health facilities in the village, although it is theoretically not large enough to support a GP or dentist. Kennet substation is nearing capacity although Newmarket Wastewater Treatment Works, which serves Kentford, has significant headroom. The transport network has the potential to be good, particularly with the proximity of the A14 and the existing railway station, however, works may need to come forward to ensure the road network is not congested or hazardous and the station is accessible. Overall Kentford's lack of existing facilities is a constraint that will need to be addressed to bring forward growth.</p>			<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p> <p>  </p> <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	-

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

Exning	Primary Village	Existing Population: 2,224
---------------	------------------------	-----------------------------------


Theme	Infrastructure Type	Existing Provision in Exning	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	Exning does not have a local nature reserve.	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 with a site within 2km of home. The existing provision is poor with no local nature reserves in Exning.	In comparison with English Nature's model the provision of nature reserves in and around Exning is poor, though there may be many other natural green spaces. Nature reserves are not necessarily a type of infrastructure that can just be developed, however, consideration should be given to provision. Tipping Point: 0 New Homes (TP Reached)	0
	Sports Pitches	The Forest Heath Playing Pitch Strategy identifies three sports pitches in Exning. A football pitch at Lacey's Lane, a junior football pitch at Exning Rec and a Cricket Pitch at Exning Park. We estimate this totals 3ha.	The NPFA guidelines suggest a benchmark standard of 1.2ha per 1,000 population. Exning has an equivalent provision of approximately 1.35ha per 1,000 population, showing it is currently well served.	Sports pitch provision is good in comparison with the benchmark standard, with a theoretical surplus of 0.3ha, equivalent to provision for 114 houses. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 114 New Homes	0
	Non-Pitch Sports	The Forest Heath Playing Pitch Strategy Identifies the main non-pitch sports provision as the three tennis courts at Exning Park and Lacey's Lane and the basketball provision at Exning Rec. We estimate this to total 0.3ha	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. This would yield a requirement of 0.9ha of non-pitch sports provision.	Our assessment shows provision is currently below the benchmark standard with a deficit of 0.6ha. To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0
	Amenity Open Space	Audits of amenity open space are not currently available for Forest Heath, and therefore we have not been able to identify a baseline position for the provision of amenity open space.	Exning should seek to ensure there is approximately 1ha of amenity open space or parks for every 1,000 population. It appears that Exning has an excellent provision of open space with numerous large areas of open space around the village.	Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. Due to limited data on the quantum of amenity open space it has not been possible to identify any tipping points.	?

Theme	Infrastructure Type	Existing Provision in Exning	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Allotments	Our research identifies that there is a large allotment site located behind the houses on Lacey's Lane. We estimate that this totals 3ha.	Forest Heath does not have a specific allotment standard, however, benchmarked against the St Edmundsbury standard of 0.2ha per 1,000 population, there is currently a requirement for 0.4ha of allotments.	With current provision significantly above the benchmark standard there is currently an excellent provision of allotments in Exning., equivalent to enough to support an additional 5,284 households. Tipping Point: 5,284 New Homes	+
	Playgrounds	The Forest Heath Playing Pitch Strategy and FHDC GIS information identifies 0.11ha of neighbourhood equipped area of play at the recreation ground in Exning.	NPFA identifies a standard of 0.8ha per 1,000 population. This would generate a requirement for 1.8ha of play-space. The existing playground is located in the west of the village, with parts of the east of the village some distance from the NEAP.	With current provision significantly below the NPFA standard within the Village there is a theoretical requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	Exning has no GP surgery.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. Exning currently has population of 2,224 suggesting that it currently has a sufficient population to support a GP surgery.	As a Primary Village a GP Surgery would help to improve available services and also support new development. Based on the suggested standards Exning could support a single GP surgery although residents from Exning may chose to use GPs in Newmarket impacting on the good GP capacity there. Tipping Point: 0 (TP Reached)	-
	Dentists	There is a single Dentist in Exning.	National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate. There is currently 1 dentist for 2,224 population.	Currently provision is approximately in line with national standards. To support a second dentist the population would need to expand by approximately 1,500, equivalent to 620 new dwellings. Tipping Point: 620 New Homes (Before a Dentist could be supported)	+
	Nursing Homes	Exning does not have a Nursing Home.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached, and as Exning does not have any current provision it could be a potential area to ensure good geographic provision.		-
Emergency Services	Police	Exning does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+

Theme	Infrastructure Type	Existing Provision in Exning	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Ambulance	Exning does not have an ambulance station. Newmarket ambulance station is the nearest to Exning.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. Exning is within the 8 minute response time isochrone from Newmarket ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+
	Fire Service	Exning does not have a fire station. The nearest fire station is in Newmarket.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. Exning is fully covered by Newmarket Fire Station's 15 minute target response time drive-time isochrone. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	Exning Primary School has 135 pupil places and a current roll of 89 pupils.	There are currently 46 excess primary school places in Exning. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools. Exning Primary School is centrally located and therefore most of the village is within 800m walking distance.	At the current district-wide ratio (0.035% of population at primary school age), the 46 excess pupil places is equivalent to the pupil yield of 539 homes. This means that the existing primary school in Exning will support some housing development without further investment, though the impact of school reorganisation on capacity may necessitate provision of new/expanded schools in the medium term. Tipping Point: 539 New Homes	+
	Middle Schools	There is no Middle School in Exning.	It is most likely that residents in Exning use middle schools in Newmarket. With the migration to a two tier system this may take up existing capacity in Exning Primary School or necessitate additional provision in Exning or Newmarket to serve the area, if Middle Schools are closed but not replaced.	The capacity for middle schools places to support new homes is dependent on the capacity of existing middle schools in Newmarket which is likely to be taken up by development there. At the current borough-wide ratio (0.03% of population at middle school age) Exning would need an additional 2,862 new homes to support a 600 place combined primary/middle school (as per the school restructuring). Tipping Point: 2,101 New Homes (Across the South of the District)	-
	Upper Schools	There is no Upper School in Exning.	It is likely that pupils in Exning use the Upper School in Newmarket.	The capacity for upper schools places to support new homes is dependent on the capacity of the existing upper school in Newmarket, which is likely to be taken up by development there. At the current borough-wide ratio (0.026% of population at upper school age) Exning would need an additional 11,649 new homes to support an 800 place upper school Tipping Point: 4,619 New Homes (Across the Southern Area of the District)	-

Theme	Infrastructure Type	Existing Provision in Exning	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Community Facilities	Libraries	There is no Library in Exning. Exning is served by the County Council's mobile library on alternate Saturdays.	It is most likely that residents in Exning use Newmarket Library as their main static Library as well as the mobile library service.	Newmarket library currently serves its catchment population well. Adopting the 30 sq m per 1,000 population standard Exning would require an additional 1,148 new homes to support a 150 sq m Library, until then the Mobile Library serves an important function. Tipping Point: 1,148 New Homes (To Support a Permanent Library Facility)	0
	Community Centres	The Forest Heath Built Facilities Study identifies Exning Village (Church) Hall as the main community facility in the settlement. The Parish Profile & Hierarchy Report also identifies St Martin's Church Hall and the Scout Hall as community space.	The Built facilities study identifies that Exning Village Hall is a small well used hall, though it could benefit from internal minor improvements. The location of the community facilities, dispersed through the central areas of the village, means that the whole settlement is within walking distance (800m) of a community facility.	At a benchmark standard of 60 sq m of community space per 1,000 pop, there is a theoretical requirement for 133 sq m of community space in Exning. Exning's three existing community centres appear to serve a very good function, though the built facilities audit and GIS data does not identify sizes, capacity issues or assumptions to base tipping points on. Potentially large new developments may need new community provision.	+
Arts, Leisure & Culture	Cinemas	There is no Cinema in Exning.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in Exning.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	There are no sports halls in Exning.			+
	Indoor Bowls	There is no Indoor Bowls provision in Exning.		+	
	Theatres	There is no Theatre in Exning	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	We have not identified any attractions in Exning.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+

Theme	Infrastructure Type	Existing Provision in Exning	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Transport	Road Network	Exning is located north of the A14 on the B1103, it is close to the A14 Newmarket junction.	Our stakeholder interviews with Suffolk County Highways department identified that development will exacerbate capacity issues with Junction 37 of the A14 and A142, but that this is not a significant risk to delivery of growth. It was identified that a cycle connection under the A14 should be investigated providing convenient link to Newmarket town centre.	Exning does not appear to have any significant road network issues, although the cumulative impact of development in the area on Junction 37 of the A14 will need to be more fully assessed once growth levels are identified.	-
	Public Transport	Exning has a good bus network with regular services to Newmarket and Cambridge. It also has peak hour services direct to Bury St Edmunds.	With regular half hourly bus services to Newmarket and Cambridge, Exning is well served. Our stakeholder consultation with Suffolk County Highways identified that investment in bus service links to Newmarket could be developer funded.	It appears that Exning has good local bus service links into Newmarket which has a good range of higher order services.	+
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that areas in and around Exning are all in proximity to has large diameter strategic mains.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identified the Cambridgeshire and West Suffolk Water Resource Zone as having significant headroom to 2019.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around Exning, though no tipping points are identified for water supply or the water network.	+
	Foul Water Sewerage and Treatment	Exning is served by Newmarket Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the location of the WwTW makes NW sites preferable otherwise upgrades to the network may be required. Newmarket WwTW has significant headroom.	According to the SFRA and Water Cycle Study, Newmarket WwTW can accommodate 5,210 new dwellings within its existing headroom. Tipping Point: 5,210 New Homes from Newmarket WwTW	+
	Energy	Exning is served by Exning major substation.	Our consultation with EDF Energy identified that Exning Substation is currently registering high peak demand, but that supply can be diverted from elsewhere.	Although there are no immediate issues, the high peak demand indicates that potentially only a reasonable level of additional demand will have a significant impact. There may be a requirement to upgrade within the Study Period. Tipping Point: 500-2,500 New Homes from Exning Substation	-

Theme	Infrastructure Type	Existing Provision in Exning	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Retail & Services	Local Convenience Shops	Exning has a Londis General Store as its local convenience shop.	Ideally homes should have a convenience shop capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. Exning is a small settlement and all of the settlement is within an 800m catchment of the Londis store.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m Exning can currently support a 181 sq m local convenience store. Tipping Point: 1,148 New Homes	+
	Key Local Retail Services	Exning has a small range of Key Local Retail Services including a Post Office, 4 public houses, a hairdressers and a café.	Provision of Key Local Retail Services is reasonable for a centre of Exning's size. Desirable Key Local Retail Services would include a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services. Exning has a number of these uses and it's proximity to Newmarket provides further key services.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a full range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows. Growth in Exning would help support additional services and ensure the viability of existing services.	+
Summary:	<p>Exning has a good network of existing infrastructure for a village of its size and it is also located nearby to further amenities in Newmarket. Particularly it is well served currently for green infrastructure, with a good level of sports pitch provision, lots of amenity open space and a large allotment site. The primary school has a reasonable level of capacity for new pupils and middle school and upper schools are located nearby in Newmarket. Exning's physical infrastructure is good, with current capacity within Exning substation and significant headroom in Newmarket Wastewater Treatment Works. The key infrastructure pressures in Exning are the current lack of GPs in the village and also the capacity of junction 37 on the A14. Exning's location near to Newmarket means it has many facilities nearby, but to ensure that it is accessible to residents, consideration should be given to improving bus services and providing direct and off-road pedestrian and cycle links between Exning and Newmarket.</p>			<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p>  <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	0

+	Current capacity that can accommodate anticipated growth.	0	'Required' Infrastructure that may need to be provided.	-	'Fundamental' and 'Essential' Infrastructure that will require provision as population grows	-	Current under provision/problems and critical to housing growth
---	---	---	---	---	--	---	---

West Row	Primary Village	Existing Population: 1,805
-----------------	------------------------	-----------------------------------


Theme	Infrastructure Type	Existing Provision in West Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Green Infrastructure	Nature Reserves	West Row does not have a local nature reserve.	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 with a site within 2km of home. The existing provision is poor with no local nature reserves in West Row.	In comparison with English Nature's model the provision of nature reserves in and around West Row is poor, though there may be many other natural green spaces. Nature reserves are not necessarily a type of infrastructure that can just be developed, however, consideration should be given to provision. Tipping Point: 0 New Homes (TP Reached)	0
	Sports Pitches	The Forest Heath Playing Pitch Strategy identifies the West Row Rec as the only playing pitch in West Row. It has a senior and junior football pitch and we estimate it to total 1.1ha.	NPFA guidelines suggest a benchmark standard of 1.2ha per 1,000 population. West Row has an equivalent provision of approximately 0.6ha per 1,000 population.	Sports pitch provision is poor in comparison with the benchmark standard, with a theoretical deficit of 1.1ha. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure. Tipping Point: 0 New Homes (TP Reached)	0
	Non-Pitch Sports	The Forest Heath Playing Pitch Strategy identifies the main non-pitch sports provision as the tennis courts and bowls green at West Row Recreation Ground. We estimate this to total 0.4ha	The NPFA standard is 0.4ha per 1,000 population for non-pitch sports. This would yield a requirement of 0.7ha of non-pitch sports provision. West Row's provision is slightly below this, with a deficit of 0.3ha against the benchmark.	To support any further housing development consideration should be given to the provision of non-pitch sports facilities (such as ball courts, tennis courts, skateboard parks etc.) either on site or through contributions to an off-site scheme. Non-pitch sports are a 'Required' infrastructure, desirable to complement housing growth, but not a major constraint to development. Tipping Point: 0 New Homes (TP Reached)	0
	Amenity Open Space	Audits of amenity open space are not currently available for Forest Heath, and therefore we have not been able to identify a baseline position for the provision of amenity open space.	West Row should seek to ensure there is approximately 1ha of amenity open space or parks for every 1,000 population. It appears that West Row has numerous small area of pocket open space, such as those on Wellington Close, Church Gardens and the Village Green.	Amenity open space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice. Due to limited data on the quantum of amenity open space it has not been possible to identify any tipping points.	?

Theme	Infrastructure Type	Existing Provision in West Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Allotments	Our research identifies that the Gravel Drove allotment site is the main allotments serving West Row. We estimate these to total 1.2ha though there are no formal facilities.	Forest Heath does not have a specific allotment standard, however, benchmarked against the St Edmundsbury standard of 0.2ha per 1,000 population, there is currently a requirement for only 0.4ha of allotments.	With current provision exceeding the benchmark standard there is currently good provision of allotment in West Row. This is equivalent of enough provision for an additional 1,735 new homes. Tipping Point: 1,735 New Homes	+
	Playgrounds	The Forest Heath Playing Pitch Strategy and FHDC GIS information identifies 0.2ha of play-space in West Row at the Recreation Ground.	NPFA identifies a standard of 0.8ha per 1,000 population. This would generate a requirement for 1.4ha of play-space. The existing playground is located centrally in West Row, with a reasonable catchment given its size.	With current provision significantly below the NPFA standard within the Village there is a theoretical requirement for new and improved play areas to support existing areas, as well as new playgrounds to support new development. Tipping Point: 0 New Homes (TP Reached)	0
Health	Hospitals	West Suffolk Hospital in Bury St Edmunds is the main hospital which serves most of the Study Area.	Hospital provision is a Study Area wide infrastructure and local capacity assumptions are not appropriate.		+
	GPs	West Row has no GP surgery.	National standards from the NHS and Department of Health suggest standards of approximately 1 GP per 1,700 population. West currently has population of 1,805 suggesting that it currently has a sufficient population to support a single GP.	As a Primary Village a GP Surgery would help to improve available services and also support new development. Based on the suggested standards West Row could support a single GP surgery. Residents from West Row may chose to use a GP Mildenhall which will impact on the good GP capacity there. Tipping Point: 0 (TP Reached)	-
	Dentists	There is no Dental Surgery in West Row.	It is most likely that residents in West Row use surgeries Mildenhall for their dentist. National standards from the University of Bath, School for Health (2004) identified a threshold of 1 dentist per 2,000 population was appropriate.	Theoretically a population of 2,000 could support a dentist in Beck Row, which would mean West Row could support a surgery with a population 200 greater. In likelihood the residents from West Row will impact on capacity in Mildenhall. Tipping Point: 82 New Homes (Before a Dentist could be Supported)	-
	Nursing Homes	Kentford does not have a Nursing Home.	Nursing Homes are provided on a commercial basis and are not necessarily required to be locationally specific. At a study-area wide scale the tipping point has already been reached, and as West Row does not have any current provision it could be a potential area to ensure good geographic provision.		-
Emergency Services	Police	West Row does not have a police station.	Policing is a County-wide service and local capacity assumptions are not appropriate. However, it would be expected that Suffolk Police would continue to maintain a neighbourhood presence.		+

Theme	Infrastructure Type	Existing Provision in West Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Ambulance	West Row does not have an ambulance station. Mildenhall ambulance station is the nearest to West Row.	Ambulance provision is a regional service and provision is on a wide spatial scale and is also highly mobile. West Row is outside the 8 minute response time isochrone from Mildenhall ambulance station. It would be expected that East of England Ambulance service would maintain an adequate coverage.		+
	Fire Service	West Row does not have a fire station. The nearest fire station is in Newmarket.	Fire and Rescue is a County-wide service and provision is on a wide spatial scale with a network of stations. West Row is fully covered by Mildenhall Fire Station's 15 minute target response time drive-time isochrone. It would be expected that Suffolk Fire and Rescue would maintain an adequate coverage.		+
Education	Primary Schools	There is 1 primary schools in West Row with a total capacity of 140 pupils. The current roll is 104 pupils.	There are currently 36 excess primary school places within West Row. This capacity may be taken up through the Suffolk Education Restructuring programme with some middle school functions reverting to primary schools. West Row is a dispersed village and the Primary School is located in the north, meaning areas of the south of the village are outside 800m walking distance.	At the current district-wide ratio (0.035% of population at primary school age), the 36 excess pupil places is equivalent to the pupil yield of 422 homes. This means that the existing primary schools in West Row will support some housing development without further investment, though the impact of school reorganisation on capacity may necessitate provision of new/expanded schools in the medium term. Tipping Point: 422 New Homes	+
	Middle Schools	There is no Middle School in West Row.	It is most likely that residents in West Row use middle schools in Mildenhall. With the migration to a two tier system this may require expansion of facilities either in West Row to accommodate more pupils in the lower tier or at Upper Schools elsewhere.	The capacity for middle schools places to support new homes is dependent on the capacity of existing middle schools in Mildenhall, which is likely to be taken up by development there. At the current borough-wide ratio (0.03% of population at middle school age) West Row would need an additional 3,036 new homes to support a 600 place combined primary/middle school (as per the school restructuring). Tipping Point: 1,283 New Homes (Across the Central Area of the District)	-
	Upper Schools	There is no Upper School in West Row.	It is likely that pupils in West Row use the Upper School in Mildenhall.	The capacity for upper schools places to support new homes is dependent on the capacity of the existing upper school in Mildenhall, which is likely to be taken up by development there. At the current borough-wide ratio (0.026% of population at upper school age) West Row would need an additional 11,900 new homes to support an 800 place upper school Tipping Point: 676 New Homes (Across the Northern Area of the District)	-

Theme	Infrastructure Type	Existing Provision in West Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
Community Facilities	Libraries	There is no Library in West Row. West Row is served by the County Council's mobile library on alternate Wednesdays.	It is most likely that residents in West Row use Mildenhall Library as their main static Library as well as the mobile library service.	Mildenhall library currently serves its catchment population reasonably. Adopting the 30 sq m per 1,000 population standard West Row would require an additional 1,321 new homes to support a 150 sq m Library, until then the Mobile Library serves an important function. Tipping Point: 1,321 New Homes (To Support a Permanent Library Facility)	0
	Community Centres	The Forest Heath Built Facilities Study identifies the West Row Village Hall as the main community facility in the settlement. There is also the former Village Hall, though it has not been identified if this is still in use.	The Built facilities study identifies that the new village hall has recently been built and is therefore in good condition. Given it has recently been built it would be assumed that the facility can support the settlements population.	At a benchmark standard of 60 sq m of community space per 1,000 pop, there is a theoretical requirement for 108 sq m of community space in West Row. As a new facility the amount of usage has not been audited in the built facilities study and GIS data does not identify sizes, capacity issues or assumptions to base tipping points on. Potentially large new developments may need new community provision.	0
Arts, Leisure & Culture	Cinemas	There is no Cinema in West Row.	Cinemas provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Swimming Pools	There is no Swimming Pool in West Row.	Leisure and sports provision such as a Swimming Pools, Sports Halls and Indoor Bowls facilities are usually located in urban areas where a large population that can sustain a viable level of usage. Often they are located together within a leisure centre, but provision may also be stand alone or part of a school. In the study area it is therefore likely that the populations in the rural areas will travel to nearby sports facilities in a larger settlement. On this basis provision is assessed on a study-area wide basis using the assumption that people are willing to travel and that there is a required critical mass of population to ensure viability that the rural areas cannot provide.		+
	Sports Halls	There are no sports halls in West Row.			+
	Indoor Bowls	There are 3 rinks at West Row Indoor Bowls Club.			+
	Theatres	There is no Theatre in West Row	Theatres provide a leisure attraction to a large catchment, with people often taking linked trips to town centres for shopping/leisure purposes. Therefore provision is on a study area-wide basis.		+
	Museums, Galleries & Arts Centres	We have not identified any attractions in West Row.	Cultural and heritage attractions, such as museums, galleries and arts centres are inherently difficult to quantify in terms of current provision and future provision to ensure a health cultural sector. Main attractions are likely to be located in tourist areas and the larger settlements and are considered on a Study-wide basis.		+
Transport	Road Network	West Row is a dispersed settlement with urban areas on a number of roads. The main route is West Row Road, which is the main route between West Row and Newmarket.	Our stakeholder consultation with Suffolk County Highways department identified that the mitigation potentially including transport works or a new relief road around Mildenhall would help to ease traffic congestion in this location.	Our stakeholder consultation identified that small scale development is suitable, but that sustainable forms of transport should be provided linking West Row to Mildenhall and Beck Row with additions to the Cycle network being a priority.	-

Theme	Infrastructure Type	Existing Provision in West Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Public Transport	West Row has a reasonable bus network with services to Mildenhall, Lakenheath, Newmarket and Bury St Edmunds.	Frequency of the bus service is reasonably poor and our stakeholder consultation identified that small growth levels would not provide significant funding to increase public transport facilities between West Row and Mildenhall unless funds could be pooled with development at Mildenhall.	West Row has a reasonable bus network but suffers from an infrequent service. Additional growth may increase patronage and potentially give cause to increase efficiency and frequency of services.	-
Waste & Utilities	Waste & Recycling	Whilst waste and recycling is administered by each local authority, such capacity issues are identified at a county-wide level in the Waste & Minerals DPD. It would be expected for the local authority to ensure a good collection service operates for new homes.			+
	Potable Water Supply	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that West Row has large diameter strategic mains in proximity to all areas.	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identified the Cambridgeshire and West Suffolk Water Resource Zone as having significant headroom to 2019.	According to the SFRA and Water Cycle Study, the potable water supply network should not be a major constraint to development around West Row, though no tipping points are identified for water supply or the water network.	+
	Foul Water Sewerage and Treatment	West Row is served by Mildenhall Wastewater Treatment Works (WwTW).	The St Edmundsbury and Forest Heath SFRA and Water Cycle Study identifies that the location of the WwTW makes eastern sites preferable otherwise upgrades to the network may be required. Mildenhall WwTW has significant headroom.	According to the SFRA and Water Cycle Study, Mildenhall WwTW can accommodate 5,210 new dwellings within its existing headroom. Tipping Point: 3,483 New Homes from Mildenhall WwTW	+
	Energy	West Row is served by Mildenhall major substation.	Our consultation with EDF Energy identified that Mildenhall Substation is currently registering high peak demand, but that supply can be diverted from elsewhere.	Although there are no immediate issues, the high peak demand indicates that potentially only a reasonable level of additional demand will have a significant impact. There may be a requirement to upgrade within the Study Period. Tipping Point: 500-2,500 New Homes from Mildenhall Substation	-
Retail & Services	Local Convenience Shops	West Row Village Store is the only general store in West Row and is located in the north of the settlement.	Ideally homes should have a convenience shop capable of providing for top-up shopping within walking distance (i.e. within 800m). This ensures provision of a key local facility and encourages sustainable shopping patterns, reducing the need to use a car. West Row is a dispersed settlement and as such parts of the southern area are over 800m from the Convenience Shop.	There is also a requirement for a critical mass of enough homes to ensure such shops remain viable (e.g. a small supermarket of 400 sq m would require approximately 5,000 population). Assuming 20% of all convenience shopping is spent on top-up shopping, using expenditure per person, based on a 'local shop' sale density of £4,000 per sq m West Row can currently support a 147 sq m local convenience store. Tipping Point: 1,321 New Homes	0

Theme	Infrastructure Type	Existing Provision in West Row	Provision Commentary & Rationale	Tipping Point for Infrastructure Type (Capacity for New Homes)	
	Key Local Retail Services	West Row has a small range of Key Local Retail Services including a Post Office, Café and two Public Houses.	Provision of Key Local Retail Services is reasonable for a centre of West Row's size, though reflects its status as a primary village. Desirable Key Local Retail Services would include a store for top-up shopping, a bank, a Post Office, a newsagent, an off licence, a takeaway/café, a public house, a hairdressers, a chemist or other such services.	New development will help to provide a critical mass within the Key Service Centre to support the provision of a range of Key Local Retail Services. A population of 2,500 to 5,000 should be able to support a full range of shops and services, ensuring vitality and viability, and suitable locations within development to provide additional key services should be sought as the population grows. West Row's population may not be able to support more services, but additional growth will help to create enough people to sustain the existing services, particularly if creating an 800m walkable neighbourhood.	+
Summary:	West Row has a reasonable network of existing infrastructure for a Primary Village of its size. The primary school has a reasonable level of capacity for new pupils and it has retained services such as a post office and a café. New provision and improvement of existing provision of green infrastructure such as non-pitch sports facilities, amenity open space and playgrounds needs to be considered. West Row's physical infrastructure is reasonable with some capacity from Mildenhall substation and good headroom in Mildenhall Wastewater Treatment Works. The key infrastructure constraints for West Row relate to its rural road network which is unlikely to be able to support high levels of development and also its health services, with no GPs currently serving the Village and no dentists.			<p>Overall Suitability for Housing Growth Based on Infrastructure Capacity:</p> <div style="text-align: center;">  </div> <p>(Note: this is a baseline position and does not consider environmental constraints nor the costs associated with additional infrastructure)</p>	0

Data Sets for Existing Infrastructure

Green Infrastructure

Nature Reserves – Source: Natural England

Location	Town	Type	Size (ha)
St Edmundsbury			
Thetford Heath	Elveden	National NR	98.26
Bradfield Woods	Gedding	National NR	62.32
Moreton Hall Community Woods	Bury St Edmunds	Local NR	18.47
Haverhill Railway Walks	Haverhill	Local NR	14.09
Forest Heath			
Maidscross Hill	Lakenheath	Local NR	49.54
Cavenham Heath	Mildenhall	National NR	204
Barton Mills	Barton Mills	Local NR	10.86
Aspall Close	Beck Row	Local NR	19.06

Sports Pitches – Source: Sport England’s Active Places

Location	Town	Postcode	Type of Pitch	Access Policy	Notes
St Edmundsbury					
Howard Middle School	Bury St Edmunds	IP32 6SA	Full sized Football	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
Northumberland Recreation Ground	Bury St Edmunds	IP32 6LS	Junior Football	Free Public Access	
St Benedict's Catholic School	Bury St Edmunds	IP32 6RH	Cricket	Sports Club / Community Association	
			Full sized Football	Sports Club / Community Association	
			Hockey	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
Bury St Edmunds County Upper School	Bury St Edmunds	IP32 6RF	Full sized Football	Sports Club / Community Association	
Oakes Wood Playing Field	Bury St Edmunds	IP32 6QD	Full sized Football	Pay and Play	
King Edward VI Upper School	Bury St Edmunds	IP33 3BH	Synthetic Turf Pitch	Sports Club / Community Association	Floodlit

Location	Town	Postcode	Type of Pitch	Access Policy	Notes
Bury St Edmunds Leisure Centre	Bury St Edmunds	IP33 3TT	Synthetic Turf Pitch	Pay and Play	Floodlit
Westley Middle School	Bury St Edmunds	IP33 3JB	Full sized Football	Sports Club / Community Association	
			Full sized Football	Sports Club / Community Association	
			Senior Rugby Union	Sports Club / Community Association	
			Senior Rugby Union	Sports Club / Community Association	
			Hockey	Sports Club / Community Association	
			Hockey	Sports Club / Community Association	
Tollgate Football Field	Bury St Edmunds	IP33 3XA	Full sized Football	Pay and Play	
			Full sized Football	Pay and Play	
Gainsborough Recreation Ground	Bury St Edmunds	IP33 3QQ	Full sized Football	Pay and Play	
			Junior Football	Pay and Play	
Horringer Court Middle School	Bury St Edmunds	IP33 2EX	Full sized Football	Sports Club / Community Association	
St Louis Middle School	Bury St Edmunds	IP33 3PH	Full sized Football	Sports Club / Community Association	
Bury Town Football Club	Bury St Edmunds	IP33 1XP	Full sized Football	Sports Club / Community Association	Floodlit
British Sugar Sports & Social Club	Bury St Edmunds	IP32 7BB	Full sized Football	Registered Membership Use	
St James Middle School	Bury St Edmunds	IP33 1YB	Full sized Football	Sports Club / Community Association	
			Hockey	Free Public Access	
			Junior Football	Free Public Access	
			Rounders	Free Public Access	
			Rounders	Free Public Access	
			Rounders	Free Public Access	
Moreton Hall Preparatory School	Bury St Edmunds	IP32 7BJ	Cricket	Free Public Access	
			Hockey	Free Public Access	
			Rounders	Free Public Access	
			Senior Rugby Union	Free Public Access	
			Senior Rugby Union	Free Public Access	
			Senior Rugby Union	Free Public Access	
Hardwick Heath	Bury St Edmunds	IP33 2RB	Junior Football	Free Public Access	
Hardwick Middle School	Bury St Edmunds	IP33 2PD	Junior Football	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
Victory Sports Ground	Bury St Edmunds	IP33 2BX	Full sized Football	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
Nowton Park Sports Field	Bury St Edmunds	IP29 5LU	Full sized Football	Pay and Play	

Location	Town	Postcode	Type of Pitch	Access Policy	Notes
			Full sized Football	Pay and Play	
			Synthetic Turf Pitch	Pay and Play	
Fornham All Saints Recreation Ground	Fornham All Saints	IP28 6JT	Full sized Football	Pay and Play	
The Drift	Culford	IP28 6DR	Junior Football	Pay and Play	
Culford School Sports Centre	Culford	IP28 6TX	Junior Football	Sports Club / Community Association	
			Junior Rugby League	Free Public Access	
			Junior Rugby League	Free Public Access	
			Synthetic Turf Pitch	Registered Membership Use	Floodlit
Ixworth Village Meadow	Ixworth	IP31 2HH	Full sized Football	Pay and Play	
Ixworth Middle School	Ixworth	IP31 2HS	Junior Football	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
Pakenham Playing Field	Pakenham	IP31 2JS	Full sized Football	Sports Club / Community Association	
RAF Honington	Honington	IP31 1RD	Senior Rugby Union	Free Public Access	
RAF Honington	Honington	IP31 1EE	Synthetic Turf Pitch	Sports Club / Community Association	Floodlit
Bardwell Playing Field	Bardwell	IP31 1AB	Full sized Football	Pay and Play	
			Junior Football	Pay and Play	
Stanton Parish Playing Fields	Stanton	IP31 2BX	Full sized Football	Pay and Play	
			Full sized Football	Pay and Play	
Blackbourne Middle School	Stanton	IP31 2AW	Junior Football	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
Hepworth Recreation Ground	Hepworth	IP22 2PU	Full sized Football	Pay and Play	
Hopton Village Hall	Hopton	IP22 2QY	Junior Football	Sports Club / Community Association	
Euston Park	Euston	IP24 2QW	Full sized Football	Sports Club / Community Association	
			Full sized Football	Sports Club / Community Association	
Cherry Trees School	Risby	IP28 6QJ	Hockey	Pay and Play	
Risby Parish Playing Fields	Risby	IP28 6RQ	Cricket	Free Public Access	
			Junior Football	Pay and Play	
Ousden Playing Field	Ousden	CB8 8TW	Cricket	Free Public Access	
			Full sized Football	Pay and Play	
Chedburgh Parish Field	Chedburgh	IP29 4UP	Full sized Football	Pay and Play	
Hawstead Parish Playing Field	Hawstead	IP29 5NP	Full sized Football	Pay and Play	
Great Whelnetham Community Centre	Great Whelnetham	IP30 0TX	Full sized Football	Pay and Play	
			Junior Football	Free Public Access	
Rougham Playing Field	Rougham	IP30 9JN	Full sized Football	Sports Club / Community Association	
Wickhambrook Recreation Ground	Wickhambrook	CB8 8XR	Full sized Football	Sports Club / Community Association	

Location	Town	Postcode	Type of Pitch	Access Policy	Notes
Great Thurlow Recreation Ground	Great Thurlow	CB9 7LJ	Cricket	Free Public Access	
Hundon Football Field	Hundon	C010 8EE	Full sized Football	Pay and Play	
Stansfield Village Hall & Playing Field	Stansfield	C010 8LP	Cricket	Free Public Access	
Withersfield Parish Sports Ground	Withersfield	CB9 7SF	Full sized Football	Pay and Play	
			Junior Football	Free Public Access	
			Cricket	Free Public Access	
Grampian Sports & Social Club	Little Wratting	CB9 7TD	Full sized Football	Registered Membership Use	
			Junior Football	Registered Membership Use	
Kedington Community Centre	Kedington	CB9 7QQ	Cricket	Free Public Access	
Parkway Middle School	Haverhill	CB9 7YD	Junior Football	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
Castle Manor College	Haverhill	CB9 9JE	Full sized Football	Sports Club / Community Association	
			Full sized Football	Sports Club / Community Association	
Haverhill Leisure Centre	Haverhill	CB9 0ER	Synthetic Turf Pitch	Pay and Play	Floodlit
Church Lane Playing Field	Stoke By Clare	C010 8JB	Full sized Football	Sports Club / Community Association	
Clare Playing Field	Clare	C010 8PJ	Junior Football	Free Public Access	
			Junior Football	Free Public Access	
Cavendish Sports Ground	Cavendish	C010 8AD	Cricket	Free Public Access	
Forest Heath					
Barton Mills Village Green	Barton Mills	IP28 6AP	Full sized Football	Pay and Play	
Breckland Middle School	Brandon	IP27 0NJ	Full sized Football	Sports Club / Community Association	
			Full sized Football	Sports Club / Community Association	
College Heath Middle School	Mildenhall	IP28 7PT	Junior Football	Free Public Access	
Dome Leisure Centre	Mildenhall	IP28 7HT	Rounders	Free Public Access	
			Rounders	Free Public Access	
			Rounders	Free Public Access	
Eriswell Road	Lakenheath	IP27 9AF	Full sized Football	Pay and Play	
			Junior Football	Pay and Play	
Exning Football Ground	Exning	CB8 7HL	Full sized Football	Pay and Play	
George Lambton Playing Fields	Newmarket	CB8 7XN	Full sized Football	Pay and Play	
			Full sized Football	Pay and Play	
			Full sized Football	Pay and Play	
			Full sized Football	Pay and Play	
Jubilee Playing Fields	Mildenhall	IP28 7HG	Full sized Football	Pay and Play	
Mildenhall Town Football Club	Mildenhall	IP28 7HG	Full sized Football	Pay and Play	

Location	Town	Postcode	Type of Pitch	Access Policy	Notes
RAF Mildenhall	Mildenhall	IP28 8NF	American Football	Free Public Access	
			Baseball	Free Public Access	
			Baseball	Free Public Access	
Scaltback Middle School	Newmarket	CB8 0DJ	Full sized Football	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
			Senior Rugby Union	Free Public Access	
St. Felix Middle School	Newmarket	CB8 7BE	Junior Football	Sports Club / Community Association	
			Junior Football	Sports Club / Community Association	
Studlands Park	Newmarket	CB8 7BW	Full sized Football	Pay and Play	
The Street	Eriswell	IP27 9BH	Junior Football	Pay and Play	
The Village Green	Santon Downham	IP27 0TW	Full sized Football	Pay and Play	
Wings Road	Lakenheath	IP27 9HW	Full sized Football	Sports Club / Community Association	

Allotments – Source: St Edmundsbury Open Space Assessment and NLP Desk Based Research

Settlement	Name	Plots	Size (ha)
St Edmundsbury			
Barrow	Burthorpe Allotments	8	0.2
Barrow	Mill Lane Allotments	16	0.4
Haverhill	Manor Road Allotments	23	0.575
Haverhill	Wisdoms Allotments	15	0.375
Fornham All Saints	Fornham All Saints Allotments	24	0.6
Bury St Edmunds	Westley Road Allotments	8	0.2
Bury St Edmunds	Raingate Allotments	20	0.5
Bury St Edmunds	Barn Lane Allotments	2	0.05
Bury St Edmunds	Vinefield Allotments	10	0.25
Bury St Edmunds	Cotton Lane Allotments	92	2.3
Bury St Edmunds	Sicklemere Allotments	30	0.75
Bury St Edmunds	Nowton Road Allotments	68	1.7
Clare	Clare Allotments	40	1
Ixworth	Commister Lane Allotments	15	0.375
Ixworth	Allotments next to bowls club	5	0.125

Kedington	Arms Lane/King's Hill Allotments	29	0.725
Risby	Aylmer Close Allotments	14	0.35
Forest Heath			
Newmarket	Willow Crescent		3.5
Newmarket	St Johns Avenue		1
Newmarket	Field Terrace		2.63
Exning	Frogmore		3
Mildenhall	South of Queensway		0.6
Lakenheath	Maids Cross Hill		0.16
West Row	Gravel Drove		1.2

Playgrounds – Source: Forest Heath Playing Pitch Strategy & FHDC GIS data

Location	Address	Owner	Size (ha)	Facilities
Forest Heath				
BARTON MILLS	PF between The Street and Grange Lane	PC	0.05	
BECK ROW	East of Primary School	PC	0.06	
BRANDON	Remembrance PF	BRPFC	0.68	
	S. of Thetford Road	FHDC	0.05	Ball Court
	Seymour Avenue	FHDC	0.05	
	Adj. Warren Close	FHDC	0.05	Ball Ct/LEAP
	Warren Close		0.07	LAP
	Lilac Close	FHDC	0.03	
	Brandon Rec Ground, Victoria Avenue		0.08	NEAP
	Brandon Rec Ground, Victoria Avenue		0.03	LAP
	Teal Walk		0.02	LEAP
	Country Park	SCC	0.05	
	Woodcock Rise		0.02	LEAP
	Brandon Rec Ground, Victoria Avenue		0.06	NEAP
ELVEDEN	Recreation Ground	Elveden Est.	0.05	
ERISWELL	Recreation Ground	Elveden Est.	0.05	
EXNING	Recreation Ground	PC	0.11	NEAP
FRECKENHAM	E. of Chippenham Rd.	PC	0.05	
GAZELEY	W. of Stubbins Lane	PC	0.05	
LAKENHEATH	Village PF (2)	PFA	0.19	Skate Park

Location	Address	Owner	Size (ha)	Facilities
	Station Road		0.04	LEAP
MILDENHALL	St. John's Close CC (3)	FHDC	0.64	NEAP
	King Street	PC	0.2	
	Miles Hawk Way	FHDC	0.02	LAP
	Oxford Close	FHDC	0.02	
	Peterhouse Close	FHDC	0.04	LEAP
	Douglas Park	FHDC	0.02	
	Charles Melrose Close (3)	FHDC	0.12	
	Macpherson Robertson Way	FHDC	0.02	
	Jubilee Playing Fields	FHDC	0.05	Ball Court
	Comet Way (2)		0.02	LAP
MOULTON	Playing Field	PC	0.08	NEAP
NEWMARKET	Studlands Park	FHDC	0.05	Ball Court
	Studlands Park	FHDC	0.2	
	Greville Starkey Av.	FHDC	0.19	LEAP
	Lady Wolverton PF	FHDC	0.17	LEAP
	Manderston Rd.	FHDC	0.08	
	New Cheveley Rd	FHDC	0.35	LEAP
	King Edward VII Mem. Gdns	TC	0.05	
	Icewell Hill	FHDC	0.02	
	Hodgekins Yard, All Saints	FHDC	0.03	LEAP
	Mill Bank	FHDC	0.09	LAP
	Churchill Court	FHDC	0.08	LEAP
	Green Road	FHDC	0.02	
	Rockfield House	FHDC	0.02	
	Barry Lynham Drive	FHDC	0.02	
	George Lambton PF	FHDC	0.06	Skate Park
	Heasman Close (2)		0.04	
	Bury Road		0.17	
RED LODGE	N. of Heatherset Way	PC	0.39	
TUDDENHAM	Playing Fields	PC	0.02	
WEST ROW	Recreation Ground	PFA	0.2	
WORLINGTON	Worlington		0.1	NEAP

Health

Hospitals – Source: NHS

Hospitals with A&E Departments					
Hospital	Address	Town/Village	Postcode	Total Beds	Provider
West Suffolk Hospital	Hardwick Lane	Bury St Edmunds	IP33 2QZ	480	Suffolk PCT
Other Hospitals					
Hospital	Address	Town/Village	Postcode	Total Beds	Provider
BMI Bury St Edmunds	St. Marys Square	Bury St Edmunds	IP33 2AA	31	Private Hospital
Newmarket Hospital	Exning Road	Newmarket	CB8 7JG	16	Cambridge University Hospitals
Newmarket Community Hospital	56 Exning Road	Newmarket	CB8 7JG		Suffolk PCT

GPs – Source: NHS

Surgery	Address	Town/Village	Postcode	No. Of GP's
Barrow Hill Surgery	Barrow Hill	Barrow	IP29 5DX	1
Chase, Moore & Huck	High Street	Clare	CO10 8NY	3
Dr A Hassan & partners	Avicenna, High Street	Hopton	IP22 2QX	4
	10 The Chase	Stanton	IP31 2XA	
Dr Bailey & Partners	Fred Archer Way	Newmarket	CB8 8NU	6
Dr Cornish & partners	36 School Road	Kedington	CB9 7NG	4
	Camps Road	Haverhill	CB9 8HF	
		Thurlow/Great Wratting	CB9 ???	
Dr D Watson & partners	Victoria Street	Bury St Edmunds	IP33 3BB	5
Dr Daley & Partners	135 High Street	Brandon	IP27 9EP	1
Dr Evans & partners	The Guildhall Surgery, Lower Baxter Street	Bury St Edmunds	IP33 1ET	6
Dr Hayhow & partners	Nethergate Street	Clare	CO10 8NP	1
Dr Hutton & Hopkinson	Turnpike Road (Reynard Surgery)	Red Lodge	IP28 8LB	2
	10-10a Market Place	Mildenhall	IP28 7EF	
Dr Mohan & partners	Camps Road	Haverhill	CB9 8HF	2
Dr P Kilner & Partners	1 Angel Hill	Bury St Edmunds	IP33 1LU	8
Drs T Daley, S Raton-Lunn & Bower	135 High Street	Lakenheath	IP27 9EP	3
Elbourne Surgery	31 High Street	Brandon	IP27 0AQ	1
Ixworth Surgery	Peddars Close	Ixworth	IP31 2HD	5
Market Cross Surgery	7 Market Place	Mildenhall	IP28 7EG	6

Surgery	Address	Town/Village	Postcode	No. Of GP's
Mount Farm Surgery	Lawson Place	Bury St Edmunds	IP32 7EW	8
Oakfield Surgery	Vicarage Road	Newmarket	CB8 8HP	4
Stanton Health Centre	12 The Chase	Stanton	IP31 2XA	5
Stourview Medical Centre	Crown Passage, High Street	Haverhill	CB9 8AG	2
The Rookery Medical Centre	Rookery House, The Rookery	Newmarket	CB8 8NW	8
The Swan Surgery	Northgate Business Park	Bury St Edmunds	IP33 1AE	5
Wickhambrook Surgery	Boyden Close, Nunnery Green	Wickhambrook	CB8 8XU	3

Dentists – Source: NHS

Surgery	Address	Town/Village	Postcode	No. Of Dentists
Abbey Dental Practice	11 Angel Hill	Bury St Edmunds	IP33 1UZ	6
ADP Bury St Edmunds	53 Risbygate Street	Bury St Edmunds	IP33 3AZ	7
ADP Mildenhall	8 The Churchyard	Mildenhall	IP28 7EE	2
Cathedral Dental Practice	15 Angel Hill	Bury St Edmunds	IP33 1UZ	3
Dentata Charta	48 Bury Road	Newmarket	CB8 7BT	2
Guildhall Dental Surgery	85 Guildhall Street	Bury St Edmunds	IP33 1PY	7
Haverhill Dental Centre	35 Queen Street	Haverhill	CB9 9DZ	2
Henderson House Dental Practice	3 Wrattling Road	Haverhill	CB9 0DA	4
Olive Dental Care	13-15 Oxford Street	Exning	CB8 7EW	1
Saxon House	84 Hollow Road	Bury St Edmunds	IP32 7AZ	1
Starburst Dental Care Ltd	9 Bury Road	Brandon	IP27 0BU	1
Sycamore House Dental Practice	Northgate Business Park	Bury St Edmunds	IP33 1AE	3
Thatch Dental Surgery	1 King Street	Mildenhall	IP28 7ES	4
The Dental Surgery	123 High Street	Newmarket	CB8 9AE	2
The Dental Surgery	105 High Street	Newmarket	CB8 8JH	3
The Dental Surgery	96/98 High Street	Newmarket	CB8 8JX	1
The Dental Surgery	18 All Saints Road	Newmarket	CB8 8ET	4
The Dental Surgery	Withersfield Road	Haverhill	CB9 9LA	5
The Dental Surgery	High Street	Hopton	IP22 2QX	3
The Dental Surgery	8b Looms Lane	Bury St Edmunds	IP33 1HE	1
The Dental Surgery	The Manor	Barton Mills	IP28 6BL	1
The Dental Surgery	42 High Street	Brandon	IP27 0AQ	2

Surgery	Address	Town/Village	Postcode	No. Of Dentists
The Dental Surgery	112 Northgate Street	Bury St Edmunds	IP33 1HP	7
The Dental Surgery	Blomfield House, Looms Lane	Bury St Edmunds	IP33 1HE	6

Residential Care Homes – Source: www.carehome.co.uk

Home	Type	Address	Town/Village	Postcode	Resident Capacity
St Edmundsbury					
North Court Care Home	Care with Nursing	108 Northgate Street	Bury St Edmunds	IP33 1HS	65
Ashmore	Care with Nursing		Stanton	IP31 2AD	23
Cornwallis Court	Care with Nursing	Hospital Road	Bury St Edmunds	IP33 3NH	74
Eastcotts Nursing Home	Care with Nursing		Kedington	CB9 7UN	59
Glastonbury Court	Care with Nursing	Glastonbury Road	Bury St Edmunds	IP33 2EX	48
Pinford End	Care with Nursing		Bury St Edmunds	IP29 5NU	40
Risby Hall Nursing Home	Care with Nursing		Risby	IP28 6RS	34
Risby Park Nursing Home	Care with Nursing		Risby	IP28 6RS	54
St Peter`s Cottage Nursing Home	Care with Nursing	29 Risbygate	Bury St Edmunds	IP33 3RJ	15
Fornham House	Carehome		Fornham St Martin	IP31 1SR	66
Montana	Carehome		Great Barton	IP31 2RF	19
The Beeches	Carehome		Ixworth	IP31 2HJ	35
Cambridge House	Carehome		Haverhill	CB9 9DJ	3
Cedar Lodge	Carehome	Hengrave Road	Culford	IP28 6LA	25
Chestnut House	Carehome	The Vineyards	Bury St Edmunds	IP33 1YU	8
Davers Court	Carehome	Shakers Lane	Bury St Edmunds	IP32 7BN	34
Drummond Court	Carehome		Bury St Edmunds	IP33 3NN	36
The Grange	Carehome		Bury St Edmunds	IP33 2JT	9
Grenville House	Carehome		Haverhill	CB9 7RN	7
Hillcrest	Carehome		Bury St Edmunds	IP32 6BB	13
Hilltop House	Carehome		Bury St Edmunds	IP32 7ER	12
Ixworth Court	Carehome		Ixworth	IP31 2HD	22
Manson House	Carehome		Bury St Edmunds	IP33 1HP	22
The Martins	Carehome	Vinefields	Bury St Edmunds	IP33 1YA	42
The Pines	Carehome		Bury St Edmunds	IP28 6TN	12
Place Court	Carehome	Camps Road	Haverhill	CB9 8HF	32
Residential Care Home	Carehome		Haverhill	CB9 0LH	5

Residential Care Home	Carehome	31 Cumberland Avenue	Bury St Edmunds	IP32 6TG	6
The Swallows	Carehome		Haverhill	CB9 7AA	16
Forest Heath					
Brandon Park Residential & Nursing Home	Care with Nursing	Bury Road	Brandon	IP27 0SU	55
Kingfisher House Care Home	Care with Nursing	St Fabians Close	Newmarket	CB8 0EJ	91
Mabbs Hall Care Home	Care with Nursing		Mildenhall	IP28 7EQ	29
Wings	Carehome		Beck Row	IP28 8DP	6
Crossways	Carehome	North Terrace	Mildenhall	IP28 7AE	8
Hawthorns	Carehome		Newmarket	CB8 0FB	3
Lakenheath Village Home	Carehome		Lakenheath	IP27 9HF	21
Middle Field Manor	Carehome	The Street	Barton Mills	IP28 6AW	15
Wamil Court	Carehome		Mildenhall	IP28 7JU	33

Emergency Services

Police – Source: Suffolk Constabulary

Police Station	Address	Town	Postcode
Forest Heath			
Brandon Police Station	6 High Street	Brandon	IP27 0AQ
Mildenhall Police Station	Kingsway	Mildenhall	IP28 7HS
Newmarket Police Station	Vicarage Road	Newmarket	CB8 8HR
St Edmundsbury			
Bury Rural Police Station	High Street	Ixworth	IP31 2HN
Bury St Edmunds Police Station	Raingate Street	Bury St Edmunds	IP33 2AP
Haverhill Police Station	Swan Lane	Haverhill	CB9 9EQ

Fire & Rescue – Source: Suffolk Fire and Rescue

Fire Station	Type	Address	Town	Postcode	Vehicle Bays
Forest Heath					
Brandon Fire Station	Retained	George Street	Brandon	IP27 0BX	1
Mildenhall Fire Station	Retained	North Terrace	Mildenhall	IP28 7AA	1
Newmarket Fire Station	Day Crew	Willie Snaith Road	Newmarket	CB8 7TG	3
St Edmundsbury					

Bury Fire Station	Whole Time	Parkway (North)	Bury St Edmunds	IP33 3BA	4
Ixworth Fire Station	Retained	The Street	Ixworth	IP31 2HN	1
Wickhambrook Fire Station	Retained	Clopton Hall	Wickhambrook	CB8 8PF	1
Haverhill Fire Station	Day Crew	Lordscroft Lane	Haverhill	CB9 0ER	2
Clare Fire Station	Retained	Station Road	Clare	CO10 8NJ	1

Education

Primary Schools – Source: Suffolk CC

St Edmundsbury Borough Council Primary Schools	Accommodation			Actual Peak Summer Term Rolls				
	Permanent	Temporary	Total	2004	2005	2006	2007	2008
Bardwell CEVCP	75	0	75	61	56	57	54	52
Barnham CEVCP	115	0	115	79	87	107	109	108
Barningham CEVCP	90	0	90	72	65	71	75	66
Barrow CEVCP	146	0	146	130	122	133	117	124
Bse:Abbots Green Community Primary	150	0	150	0	0	97	136	149
Bse:Guildhall Feoffment CP	247	0	247	265	272	253	231	220
Bse:Hardwick Primary	180	0	180	179	193	201	182	175
Bse:Howard CP	225	0	225	185	178	160	165	166
Bse:Sebert Wood CP	300	0	300	310	285	259	262	275
Bse:Sextons Manor CP	180	0	180	170	151	143	138	139
Bse:St Edmund's Catholic Primary	300	0	300	317	298	292	281	294
Bse:St Edmundsbury CEVAP	283	0	283	248	249	252	228	228
Bse:Tollgate Primary	343	0	343	284	267	238	210	189
Bse:Westgate CP	300	0	300	256	246	237	237	226
Cavendish CEVCP	75	0	75	60	58	61	52	44
Clare CP	135	0	135	105	118	126	127	126
Gt Barton CEVCP	150	0	150	135	129	132	134	129
Gt Whelnetham CEVCP	90	0	90	83	73	82	71	70
H/hill:Burton End CP	324	0	324	287	274	266	269	267
H/hill:Clements CP	200	0	200	165	164	157	142	140
H/hill:Coupals CP	243	0	243	211	200	203	193	175
H/hill:New Cangle CP	225	0	225	212	202	198	198	192
H/hill:Place Farm CP	300	0	300	292	285	270	278	270

H/hill:St Felix RCP	220	0	220	175	197	217	204	184
H/hill:Westfield CP	150	0	150	140	141	140	128	123
Honington CEVCP	150	0	150	113	115	114	122	124
Hopton CEVCP	90	0	90	72	78	84	75	80
Hundon CP	75	0	75	55	63	61	62	61
Ickworth Park Primary	200	0	200	184	174	189	180	179
Ixworth CEVCP	150	0	150	147	143	153	141	142
Kedington Primary	135	0	135	114	113	117	112	116
Risby CEVCP	147	0	147	144	145	142	144	149
Rougham CEVCP	125	0	125	117	120	120	117	118
Stanton CP	225	0	225	146	146	127	128	139
Thurlow CEVCP	90	0	90	64	72	74	57	55
Wickhambrook CP	135	0	135	106	105	104	89	83
St Edmundsbury Borough Council Totals	6568	0	6568	5683	5584	5637	5448	5377

Forest Heath District Council	Accommodation			Actual Peak Summer Term Rolls				
Primary Schools	Permanent	Temporary	Total	2004	2005	2006	2007	2008
Brandon:Forest CP	225	0	225	208	191	204	207	200
Brandon:Glade CP	224	0	224	182	194	167	165	162
Elveden CEVAP	53	0	53	51	53	45	49	52
Lakenheath CP	250	0	250	224	227	200	200	186
M/hall:Beck Row Primary	186	0	186	182	191	175	170	166
M/hall:Gt Heath Primary	290	60	350	228	212	195	157	152
M/hall:St Mary's CEVAP	300	0	300	280	285	273	279	285
M/hall:West Row CP	140	0	140	115	127	124	109	104
Moulton CEVCP	200	0	200	105	103	114	120	128
Nmkt:All Saints CEVAP	150	0	150	145	145	138	124	121
Ex:Exning Primary	135	0	135	120	122	117	95	89
Nmkt:Houldsworth Valley Primary	150	0	150	117	122	84	82	98
Nmkt:Laureate CP	150	0	150	133	138	134	136	129
Nmkt:Paddocks Primary	150	0	150	120	117	135	128	132
Nmkt:St Louis RCP	180	0	180	146	152	151	158	177
Tuddenham CEVCP	63	87	150	85	87	84	89	85
Forest Heath District Council Primary Totals	2846	147	2993	2441	2466	2340	2268	2266

Middle Schools – Source: Suffolk CC

	Accommodation			Forecast Numbers on Roll (Including Housing)				
	Permanent	Temporary	Total	2008/09	2009/10	2010/11	2011/12	2012/13
SEBC Middles								
BSE: Hardwick	344	34	378	427	441	451	474	484
BSE: Horringer Court	491	0	491	371	365	344	367	365
BSE: Howard	400	0	400	315	285	281	272	268
BSE: St James	496	0	496	482	495	451	452	458
BSE: St Louis	530	30	560	582	593	586	594	594
Ixworth	540	0	540	396	396	400	420	437
Stanton: Blackbourne	432	0	432	393	381	374	350	355
BSE: Westley	464	0	464	465	470	445	404	389
Clare	480	0	480	442	444	322	Closed	Closed
HH: Castle Hill	420	0	420	328	314	229	Closed	Closed
HH: Chalkstone	424	0	424	399	396	293	Closed	Closed
HH: Parkway	479	0	479	496	534	423	Closed	Closed
Totals	5500	64	5564	5096	5114	4599	3333	3350
FHDC Middles								
MH: College Heath	420	0	420	376	398	380	367	374
MH: Riverside	560	0	560	510	588	623	632	661
NM: Scaltback	400	0	400	357	384	398	403	414
NM: St Felix	460	0	460	349	388	415	403	444
Brandon: Breckland	381	0	381	354	360	359	334	330
Totals	2221	0	2221	1946	2118	2175	2139	2223

Upper Schools – Source: Suffolk CC

	Accommodation			Forecast Numbers on Roll (Including Housing)				
	Permanent	Temporary	Total	2008/09	2009/10	2010/11	2011/12	2012/13
SEBC Uppers								
BSE: County Upper	1,006	0	1006	937	952	962	936	948
BSE: King Eds	1,428	0	1428	1416	1429	1468	1461	1531
BSE: St Benedict's	616	0	616	562	575	567	563	563
HH: Castle Manor	758	0	758	581	602	602	973	950
HH: Samuel Ward	799	0	799	798	788	783	1083	1104

Totals	4,607	0	4,607	4,294	4,346	4,382	5,016	5,096
FHDC Uppers								
Newmarket Upper School	880	0	880	586	630	701	699	705
Mildenhall College of Technology	1077	0	1077	1034	1162	1214	1280	1349
Totals	1957	0	1957	1620	1792	1915	1979	2054

Community Facilities

Libraries – Source: Suffolk CC

Library	Address	Town	Postcode	Size sqm
Forest Heath				
Brandon Library	Community Centre, Bury Road	Brandon	IP27 0BU	206
Lakenheath Library	65 High Street	Lakenheath	IP27 9DS	72
Mildenhall Library	Chestnut Close	Mildenhall	IP28 7NL	237
Newmarket Library	1a The Rookery	Newmarket	CB8 8EQ	609
St. Edmundsbury				
Bury St Edmunds Library	Sergeants Walk	Bury St Edmunds	IP33 1TZ	1,400
Kedington Library	Community Centre, Arms Lane	Kedington	CB9 7QQ	60
Clare Library	The Guild Hall, High Street	Clare	CO10 8NY	85
Haverhill Library	Camps Road	Haverhill	CB9 8HB	330
Ixworth Library	High Street	Ixworth	IP31 2HH	85

Community Centres – Sources: Forest Heath Parish Profile & Settlement Hierarchy; St Edmundsbury Community Centre Review; and NLP Research

Community Facility	Address	Settlement
Forest Heath		
Village Hall		Barton Mills
Community Centre	Warren Close	Brandon
Church Hall	Victoria Avenue	Brandon
Village Hall	London Road	Elveden
The Reading Room	The Street	Eriswell
St Martin's Church Hall	Church Lane	Exning

Methodist Chapel Hall	Chapel Street	Exning
Village Hall	Fordham Road	Freckenham
Village Hall		Herringswell
Community Centre		Icklingham
Village Hall		Kentford
Village Hall	High Street	Lakenheath
Royal British Legion	High Street	Lakenheath
Methodist Chapel Hall	Back Street	Lakenheath
Football Clubhouse	The Pit, Wings Rd	Lakenheath
Scout Hut	The Pit, Wings Rd	Lakenheath
West Row Village Hall		West Row
St Peter's Church Hall		West Row
Jubilee Centre		Mildenhall
Bumbery Rooms		Mildenhall
Scout Hut		Mildenhall
Sea Cadet Hut		Mildenhall
St Johns Community Centre		Mildenhall
Bridge Street Meeting Place	Bridge Street	Moulton
Memorial Hall	High Street	Newmarket
Palace House	Palace House Street	Newmarket
Turner Hall	nr St Mary's Church	Newmarket
Catholic Church Hall		Newmarket
Masonic Hall		Newmarket
Millenium Centre		Red Lodge
Village Hall		Santon Downham
Community Centre	Beck Row	Rows & Kenny Hill
Village Hall	Holywell Row	Rows & Kenny Hill
Village Hall		Tuddenham
Village Hall	The Street	Worlington
St Edmundsbury		
Tithe Barn Village Hall		Bardwell
Royal British Legion		Bardwell
Village Hall		Barnham
Village Hall	Sandy Lane	Barningham
Village Hall		Barrow
The Athenaeum		Bury St Edmunds

Corn Exchange		Bury St Edmunds
The Public Venue		Bury St Edmunds
Masonic Hall	Chequer Square	Bury St Edmunds
1st Bury St Edmunds Scout Group		Bury St Edmunds
Odd Fellows Hall		Bury St Edmunds
Moreton Hall		Bury St Edmunds
Newbury Community Centre		Bury St Edmunds
Southgate Community Centre		Bury St Edmunds
Westbury Community Centre		Bury St Edmunds
Clare Town Hall		Clare
Community Centre		Clare
Village Hall		Coney Weston
Village Hall	Queen Street	Cowlinge
Village Hall		Great Barton
Haverhill Arts Centre	High Street	Haverhill
Chalkstone Community Centre		Haverhill
Leiston Community Centre		Haverhill
Village Hall		Hopton
Horringer Community Centre		Horringer
Ixworth Village Hall		Ixworth
Kedington Community Centre		Kedington
Royal British Legion Hall		Kedington
Village Hall	New Common Rd	Market Weston
Village Hall		Pakenham
Whepstead Community Centre		Whepstead
Risby Village Hall		Risby
Stanton Village Hall		Stanton
Memorial Social Centre		Wickhambrook
Women's Institute Hall		Wickhambrook

Arts, Leisure and Culture

Cinemas

Cinema	Town	Seats	Screens	Postcode
Cineworld	Bury St Edmunds	1500	8	IP33 3BA
Hollywood Cinema	Bury St Edmunds	313	2	IP33 1NE
Cineworld	Haverhill	897	5	CB9 0ER
Haverhill Arts Centre Cinema	Haverhill	210	1	CB9 8AR

Theatres

Theatre	Town	Capacity	Postcode
Theatre Royal	Bury St Edmunds	360	IP33 1QR
King's Theatre	Newmarket	123	CB8 0JW

Swimming Pools – Source: Sport England Active Places

Location	Postcode	Pool	Width	Length	Sqm	Lanes	Owner
St Edmundsbury							
Bury St Edmunds Leisure Centre	IP33 3TT	Main Pool	12.5	25	312.5	6	Local Authority
		Pirate Pool (Leisure)	8	20	160	0	
		Teaching Pool	5	20	100	5	
		Activity Pool	8	12.5	100	0	
Clarice House Health Club, Bury	IP29 5PH	Pool	8	20	160	-	Commercial
Moreton Hall Health Club, Bury	IP32 7BL	Pool	8	15	120	-	Commercial
LA Fitness, Bury	IP32 7BY	Pool	8	20	160	-	Commercial
Suffolk Hotel & Golf Club, Fornham	IP28 6JQ	Pool	8	17	136	-	Commercial
Culford School Sports, Culford	IP28 6TX	Main Pool	13	25	325	6	Independent School
RAF Honnington	IP31 1EE	Main Pool	9	25	225		MOD
Forest Heath							
Mildenhall & District Swimming Pool	IP28 7HG	Main Pool	8.5	25	212.5		Local Authority
Edge Health & Fitness, Newmarket	CB8 7BX	Main Pool	7.5	15	112.5		Commercial
Newmarket Swimming Pool	CB8 9AP	Main Pool	13.71	22.9	314.0	5	Local Authority
Atlantic Health & Spa, Cavendish	CO10 8BW	Pool	6.5	12.5	81.25		Commercial
Haverhill Leisure Centre	CB9 0ER	Main Pool	12	25	300	5	Local Authority

Sports Halls – Source: Sport England Active Places

Location	Postcode	Hall	Sqm	Badminton Courts	Access Policy
St Edmundsbury					
Howard Middle School, Bury	IP32 6SA	Main	486	3	Sports Club/Community Assoc
St Benedict's Catholic School, Bury	IP32 6RH	Main	200	1	Sports Club/Community Assoc
Bury St. Edmunds County Upper School	IP32 6RF	Main	540	4	Sports Club/Community Assoc
		Main	180	1	
King Edward VI Upper School, Bury	IP33 3BH	Main	561	4	Sports Club/Community Assoc
		Main	180	1	
		Activity	400	0	
		Activity	306	0	
Bury St Edmunds Leisure Centre	IP33 3TT	Main	438	5	Pay and Play
Westley Middle School, Bury	IP33 3JB	Main	228	1	Sports Club/Community Assoc
St Louis Middle School, Bury	IP33 3PH	Main	180	1	Sports Club/Community Assoc
Horringer Court Middle School, Bury	IP33 2EX	Main	180	1	Sports Club/Community Assoc
Hardwick Middle School, Bury	IP33 2PD	Main	180	1	Sports Club/Community Assoc
Priory School, Bury	IP32 7BH	Main	180	1	Sports Club/Community Assoc
Culford School Sports Centre	IP28 6TX	Main	918	6	Sports Club/Community Assoc
RAF Honnington	IP31 1EE	Main	549	4	Sports Club/Community Assoc
Castle Manor College, Haverhill	CB9 9JE	Main	459	3	Sports Club/Community Assoc
		Main	180	1	
		Activity	180	0	
Samuel Ward Upper School, Haverhill	CB9 OLD	Main	486	3	Sports Club/Community Assoc
		Main	180	1	
Chalkstone Middle School, Haverhill	CB9 0JB	Main	180	1	Sports Club/Community Assoc
Haverhill Leisure Centre	CB9 0ER	Main	810	5	Pay and Play
SEBC TOTAL			8181	48	
Forest Heath					
Newmarket Leisure Centre	CB8 0EA	Main	576	4	Pay and Play
Scaltback Middle School	CB8 0DJ	Main	486	3	Sports Club/Community Assoc
Dome Leisure Centre, Mildenhall	IP28 7HT	Main	549	4	Pay and Play
		Main	180	1	
Brandon Leisure Centre	IP27 0JB	Main	594	4	Pay and Play
FHDC TOTAL			2385	16	

Indoor Bowls – Source: Sport England Active Places

Location	Postcode	Hall	Sqm	Rinks	Access Policy
Brandon Leisure Centre	IP27 0JB	Main	342	2	Pay and Play
Lakenheath Indoor Bowls Club	IP27 9HN	Main	547	3	Pay and Play
Risbygate Indoor Bowls Club, Bury	IP33 3RR	Main	648	4	Registered Membership
Haverhill Indoor Bowls Club, Haverhill	CB9 0EP	Main	648	4	Pay and Play
West Row Indoor Bowls Club, West Row				3	Registered Membership

Museums, Galleries and Arts Centres

Facility	Town	Postcode
Arts Centres		
Town Hall Arts Centre	Haverhill	CB9 8AR
Blackthorpe Barn Arts Centre	Rougham	IP30 9LZ
Art Galleries		
Bury St Edmunds Art Gallery	Bury St Edmunds	IP33 1BT
Chimney Mill Galleries	Bury St Edmunds	IP28 6ER
The Gallery	Clare	CO10 8NY
The 1st Floor Gallery	Haverhill	CB9 9ED
Vestey Gallery of British Sporting Art	Newmarket	CB8 8JH
Museums		
Moyse's Hall Museum	Bury St Edmunds	IP33 1DX
Sue Ryder Foundation Museum	Cavendish	CO10 8AY
Ancient House Museum	Clare	CO10 8NY
Suffolk Regiment Museum	Bury St Edmunds	IP33 3RN
Haverhill & District Local History Centre	Haverhill	CB9 8AR
The Malthouse Project	Bury St Edmunds	IP33 3AA
West Stow Anglo-Saxon Village	West Stow	IP28 6HG
The National Horseracing Museum	Newmarket	CB8 8JH
Mildenhall Museum	Mildenhall	IP28 7EX
The East of England Military Museum	Barnham	IP24 2SY
Brandon Heritage Centre	Brandon	IP27 0BX
Abbey Visitor Centre	Bury St Edmunds	IP33 1RS
Rougham Tower	Rougham	IP30 9XA

Retail and Services

Retail Centres

Town Centres		
Location	Town	Postcode*
St. Edmundsbury		
Bury St Edmunds	Bury St Edmunds	IP33 1EB
Haverhill	Haverhill	CB9 8AF
Forest Heath		
Newmarket	Newmarket	CB8 8UQ
Mildenhall	Mildenhall	IP28 7ER
Brandon	Brandon	IP27 0AA
Local Centres/Key Service Centres		
Location	Town	Postcode*
St. Edmundsbury		
Hardwick Precinct	Bury St Edmunds	IP33 2RH
Stamford Court	Bury St Edmunds	IP33 2DF
Glastonbury Road	Bury St Edmunds	IP33 2EX
Lake Avenue	Bury St Edmunds	IP32 6HZ
St Olaves Precinct	Bury St Edmunds	IP32 6SP
Mount Farm, Moreton Hall	Bury St Edmunds	IP32 7EW
Clements Precinct	Haverhill	CB9 8JN
Clare	Clare	CO10 8PB
Ixworth	Ixworth	IP31 2HH
Stanton	Stanton	IP31 2BT
Forest Heath		
Lakenheath	Lakenheath	IP27 9DT
Red Lodge	Red Lodge	IP28 8LR

* Postcodes broadly represent the centre of the defined retail/service area

Supermarkets and Local Convenience Stores

Store	Address	Town	Postcode
Spar		Barningham	
Barrow Stores	1 The Street	Barrow	

Store	Address	Town	Postcode
Tesco	London Road	Brandon	IP27 0LD
Co-op	High Street	Brandon	IP27 0AA
Aldi	62 High Street	Brandon	IP27 0AU
Premier Stores	London Road	Brandon	IP27 0ER
Spar	High Street	Brandon	
Londis	Thetford Road	Brandon	
J Sainsbury	Beddingfield Way	Bury St Edmunds	IP32 7BT
Tesco	St Saviours Interchange	Bury St Edmunds	IP32 7JS
Somerfield	Mildenhall Road	Bury St Edmunds	IP32 6EN
Tesco Express	Lowson Place	Bury St Edmunds	IP32 7EW
Tesco Express	Horringer	Bury St Edmunds	IP33 2DF
Waitrose	Robert Bobby Way	Bury St Edmunds	IP33 3DH
Marks & Spencer Food Hall	23 Buttermarket	Bury St Edmunds	IP33 1DT
Iceland	5/6 Cornhill	Bury St Edmunds	IP33 1BE
Londis	Woodpit	Bury St Edmunds	IP30 9SA
Costcutter	1 Newmarket Road	Bury St Edmunds	IP33 3HA
Premier Stores	2 Glastonbury Rd	Bury St Edmunds	IP33 2EX
Premier Stores	4/5 South Parade	Bury St Edmunds	IP32 6HZ
One Stop	30a-32 Cadogan Rd	Bury St Edmunds	IP33 3QJ
Co-op	Market Hill	Clare	CO10 8NY
Londis	Oxford Street	Exning	CB8 7EW
Co-op	12 Jubilee Walk	Haverhill	CB9 8DA
Aldi	Lordscroft Lane	Haverhill	CB9 0ER
J Sainsbury	Haycocks Road	Haverhill	CB9 7YL
Costcutter	Sturmer Road	Haverhill	CB9 7UU
Premier Stores	23 Queen's Street	Haverhill	CB9 9DZ
Premier Stores	13 High Street	Ixworth	IP31 2HH
Kedington Stores		Kedington	
Kedington Butcher		Kedington	
Co-op	46-50 High Street	Lakenheath	IP27 9DS
J Sainsbury	32 St. Andrews Street	Mildenhall	IP28 7HB
Co-op	Kings Street	Mildenhall	IP28 7EZ
Waitrose	31 High Street	Newmarket	CD8 8LX
Marks & Spencer Food Hall	8 The Rookerycentre	Newmarket	CB8 8EG
Iceland	1 Crown Walk	Newmarket	CB8 8NG

Store	Address	Town	Postcode
Tesco	Fordham Road	Newmarket	CB8 7AH
Netto	Fordham Retail Park	Newmarket	CB8 7SX
Co-op	2-5 Elizabeth Parade	Newmarket	CB8 0BP
Costcutter	127 Exning Road	Newmarket	CB8 0EL
Premier Stores	102 Valley Way	Newmarket	CB8 0QL
Spar	Vicarage Road	Newmarket	
Red Lodge Local Shop		Red Lodge	
Londis		Rows & Kenny Hill	
Premier Stores	Landon House	Stanton	IP31 2BP
Premier Stores	Thorns Corner	Wickambrook	CB8 8XW



Nathaniel Lichfield and Partners

14 Regent's Wharf

All Saints Street

London N1 9RL

T: 020 7837 4477

E: london@nlpplanning.com

www.nlpplanning.com
