



# Infrastructure and Environmental Capacity Appraisal

## Final Report

### Appendix 6: Phasing and Marginal Impact Assessment

St Edmundsbury Borough Council

Forest Heath District Council

May 2009



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## Appendix 6: Phasing and Marginal Impact Assessment

### Illustrative Cumulative Infrastructure Requirements and Indicative Costs per Dwellings

This appendix identifies infrastructure requirements for each settlement at a set of scenarios ranging from 100 new homes to 5,000 new homes. This is intended to give an indication of the types of infrastructure required to address deficits and support growth and also the associated costs of providing that infrastructure. It is based upon the following:

- All infrastructure requirements are notional based on NLP's analysis of tipping points and current benchmark standards, as per the methodology for infrastructure model. Where there is a current deficit of infrastructure provision this is included as an up-front requirement (i.e. in the 100 homes scenario). The infrastructure requirements are cumulative (i.e. 500 new homes will need the identified infrastructure required to support 100 homes, 200 homes and 500 homes – new home numbers are not cumulative).
- Whilst infrastructure is identified for up to 5,000 new homes in each case, this does not necessarily mean that the settlement is suitable or can accommodate that level of growth. Where the strategic growth locations identified in the report cannot accommodate the level of growth these are identified in red.
- Fundamental and essential infrastructure is provided on an upfront basis (i.e. once the tipping point is reached a new unit of infrastructure is provided to accommodate new growth). Required infrastructure is provided on a more reactionary basis allowing a small amount of leeway (i.e. once the tipping point is reached, it does not necessarily mean a new unit of infrastructure must be provided immediately for any additional person. Infrastructure would be provided once there are enough people living within the settlement to support or justify an additional unit).
- Transport requirements are based on identified issues and likely key schemes from our stakeholder consultation. All costs attached to these are entirely notional based on an NLP assessment of the potential issues. These proxies seek to rank the transport schemes in likely scale and complexity and therefore costs in no way relate to actual projects. Our stakeholder consultation with Suffolk County Highways was unable to provide estimates, or even ballpark figures, of costs on these schemes due to the lack of information and analysis on costs of schemes currently available. In each case we have taken a view on the size of the settlement and likely theoretical future needs. For example many of the smaller settlements may need a relief road if 5,000 units were built, however, due to constraints it is wholly unlikely that they could accommodate 5,000 units and therefore relief roads are only indicated as a potential requirement if that level of development was actually delivered.
- Infrastructure is costed on a public purse basis. Commercial uses will be brought forward on a commercial basis and major utilities works will be funded through private developer connection fees to the utility provider and through their own funding mechanisms. All costs are notional and included to give an idea of the marginal costs of providing infrastructure at different levels of growth for each settlement. Where available, costs are based on the unit costs for infrastructure identified in Appendix 4. Once a specific growth strategy for the study area has been identified, with likely housing numbers for each settlement, more accurate assessments of required infrastructure, costs and phasing can be undertaken.

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Newmarket	Fundamental & Essential Infrastructure	Local Highway Works (£40k)	Local Highway Works (£60k) Upgraded Substation (n/a)	Local Highway Works (£100k)	Local Highway Works (£200k) Traffic Calming & Traffic Flow Works (£1m)	Local Highway Works (£400k) A14 Junction Improvements (£2m) New Local Convenience Shop (n/a)	Local Highway Works (£1.2m) Contribution to Rail Improvements (£1m) 1GP (£545k) 3 Dentists (£1.6m) Extension to/New Primary School (150 places) (£1.8m) New Local Convenience Shop (n/a)
	Cost per unit	£400	£400	£400	£1,400	£1,900	£2,000
	Required Infrastructure	Sustainable Transport Options (£40k) 2ha Sports Pitches (£480k) 3ha Non-Pitch Sports (£2.2m) Play Area (£10k)	Sustainable Transport Options (£60k) 2ha Sports Pitches (£480k) 3ha Non-Pitch Sports (£2.2m) Play Area (£10k)	Sustainable Transport Options (£100k) 2ha Sports Pitches (£480k) Play Area (£10k)	Sustainable Transport Options (£200k) Play Area (£10k) 1ha Sports Pitches (£240k) 1ha Non-Pitch Sports (£750k)	Sustainable Transport Options (£400k) Play Area x 2 (£20k) 1ha Sports Pitches (£240k) 1ha Non-Pitch Sports (£750k) New Library/Extended (£450k) New Local Centre (n/a)	Sustainable Transport Options (£1.2m) Play Area x 6 (£60k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Pitch Sports (£1.1m) Community Centre (£450k)
	Cost per unit	£27,300	£22,000	£12,000	£7,200	£4,600	£2,800
	<b>Total:</b>	<b>£27,700</b>	<b>£22,400</b>	<b>£12,400</b>	<b>£8,600</b>	<b>£6,500</b>	<b>£4,800</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Mildenhall	Fundamental & Essential Infrastructure	Local Highway Works (£40k) Mildenhall Relief Road/Other Transport Mitigation Fund (£500k)	Local Highway Works (£60k) Mildenhall Relief Road/Other Transport Mitigation Fund (£750k)	Local Highway Works (£100k) Mildenhall Relief Road/Other Transport Mitigation Fund (£1.25m)	Local Highway Works (£200k) 800 Place Upper School (£14.8m) Mildenhall Relief Road/Other Transport Mitigation Fund (£2.5m)	Local Highway Works (£400k) 1 Dentist (£545k) Mildenhall Relief Road/Other Transport Mitigation Fund (£5m)	Local Highway Works (£1.2m) 4 GPs (£2.2m) 3 Dentists (£1.6m) New Primary School (400 places) (£4.9m) New Local Convenience Shop (n/a) Mildenhall Relief Road/Other Transport Mitigation Fund (£15m)
	Cost per unit	£5,400	£5,400	£5,400	£20,200	£13,000	£10,200
	Required Infrastructure	Sustainable Transport Options (£40k) 2ha Non-Pitch Sports (£1.5m) Play Area (£10k) 1ha Allotments (£670k)	Sustainable Transport Options (£60k) Play Area (£10k) 1ha Non-Pitch Sports (£750k)	Sustainable Transport Options (£100k) Play Area (£10k) 1ha Non-Pitch Sports (£750k)	Sustainable Transport Options (£200k) Play Area (£10k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£400k) Play Area x 2 (£20k) 1ha Allotments (£670k) 2ha Sports Pitches (£480k) 1ha Non-Pitch Sports (£750k) New Library/Extended (£450k) New Local Centre (n/a)	Sustainable Transport Options (£1.2m) Play Area x 6 (£60k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Pitch Sports (£1.1m) Community Centre (£450k) 2ha Allotments (£1.3m)
	Cost per unit	£22,000	£12,000	£7,800	£4,300	£3,600	£2,700
	<b>Total:</b>	<b>£27,400</b>	<b>£17,400</b>	<b>£13,200</b>	<b>£24,500</b>	<b>£16,600</b>	<b>£12,900</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Brandon	Fundamental & Essential Infrastructure	Local Highway Works (£40k) 3 GPs (£1.6m) 1 Dentist (£545k)	Local Highway Works (£60k) 1 GP (£545k) 1 Dentist (£545k)	Local Highway Works (£100k)	Local Highway Works (£200k) 1 GP (£545k) 1 Dentist (£545k) New Primary School (400 places) (£4.9m)	Local Highway Works (£400k) Contribution to Rail Improvements (£100k) 1 GP (£545k) 1 Dentist (£545k) 600 Place Upper School (£11m) Wastewater Treatment Upgrade (n/a)	Local Highway Works (£1.2m) Relief Road – Unlikely due to constraints (£30m) 4 GPs (£2.2m) 3 Dentists (£1.6m) Substation upgrade (n/a) New Local Convenience Shop (n/a)
	Cost per unit	£22,000	£13,300	£6,900	£9,600	£11,100	£11,400
	Required Infrastructure	Sustainable Transport Options (£40k) 1ha Non-Pitch Sports (£750k) 2.5ha Sports Pitches (£600k) 1ha Allotments (£670k) Play Area (£10k)	Sustainable Transport Options (£60k) 1ha Non-Pitch Sports (£750k) 2.5ha Sports Pitches (£600k) 1ha Allotments (£670k) Play Area (£10k)	Sustainable Transport Options (£100k) Play Area (£10k) 1ha Non-Pitch Sports (£750k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£200k) Play Area (£10k) 1ha Non-Pitch Sports (£750k) 2ha Sports Pitches (£480k)	Sustainable Transport Options (£400k) Play Area x 2 (£20k) 1ha Non-Pitch Sports (£750k) 2ha Sports Pitches (£480k) New Library/Extended (£450k) New Local Centre (n/a)	Sustainable Transport Options (£1.2m) Play Area x 6 (£60k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Pitch Sports (£1.1m) Community Centre (£450k) 2ha Allotments (£1.3m)
	Cost per unit	£20,700	£16,600	£10,500	£6,700	£4,400	£3,000
	<b>Total:</b>	<b>£42,700</b>	<b>£29,900</b>	<b>£17,400</b>	<b>£16,300</b>	<b>£15,500</b>	<b>£14,400</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Lakenheath	Fundamental & Essential Infrastructure	Local Highway Works (£40k) 2 Dentists (£1.1m)	Local Highway Works (£60k) New/Upgraded Wastewater Treatment (n/a)	Local Highway Works (£100k) 1 Dentist (£545k)	Local Highway Works (£200k) 1 GP (£545k) 1 Dentist (£545k) New Primary School (400 places) (£4.9m)	Local Highway Works (£400k) 2 GP (£1.1m) 1 Dentist (£545k)	Local Highway Works (£1.2m) Relief Road – Unlikely due to Constraints (£30m) 4 GPs (£2.2m) 3 Dentists (£1.6m) 600 Place Upper School (£11m) Upgraded substation (n/a) New Local Convenience Shop (n/a)
	Cost per unit	£11,400	£4,800	£3,700	£8,000	£5,000	£11,200
	Required Infrastructure	Sustainable Transport Options (£40k) Bus Service Funding (£40k) Play Area (£10k) 2ha Non-Pitch Sports (£1.5m) 2ha Sports Pitches (£480k)	Sustainable Transport Options (£60k) Bus Service Funding (£60k) Play Area (£10k) 1ha Allotments (£670k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£100k) Bus Service Funding (£100k) Play Area (£10k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£200k) Bus Service Funding (£200k) Play Area (£10k) 1ha Non-Pitch Sports (£750k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£400k) Bus Service Funding (£400k) Play Area x 2 (£20k) 1ha Non-Pitch Sports (£750k) 3ha Sports Pitches (£720k) New Library/Extended (£450k) New Local Centre (n/a)	Sustainable Transport Options (£1.2m) Bus Service Funding (£1.2m) Play Area x 6 (£60k) 2ha Allotments (£1.3m) Community Centre (£450k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Pitch Sports (£1.1m)
	Cost per unit	£20,700	£12,400	£7,100	£5,000	£3,900	£3,000
	<b>Total:</b>	<b>£32,100</b>	<b>£17,200</b>	<b>£10,800</b>	<b>£13,000</b>	<b>£8,900</b>	<b>£14,200</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Red Lodge	Fundamental & Essential Infrastructure	Local Highway Works (£40k) 1 Dentist (£545k)	Local Highway Works (£60k)	Local Highway Works (£100k) Cycle Network (500k) 1 GP (£545k) Upgraded substation (n/a)	Local Highway Works (£200k) Improvements to Rural Road Network (£1m) 1 Dentist (£545k) New Primary School (400 places) (£4.9m) Upgraded Wastewater Treatment (n/a/)	Local Highway Works (£400k) Improvements to Rural Road Network (£1m) 2 GP (£1.1m) 1 Dentist (£545k)	Local Highway Works (£1.2m) 600 Place Upper School (£11m) New Local Convenience Shop (n/a) 4 GPs (£2.2m) 4 Dentists (£2.2m)
	Cost per unit	£5,900	£2,600	£3,600	£8,400	£5,700	£5,600
	Required Infrastructure	Sustainable Transport Options (£40k) 2ha Sports Pitches (£480k) Play Area (£10k)	Sustainable Transport Options (£60k) 1ha Non-Pitch Sports (£750k) Play Area (£10k)	Sustainable Transport Options (£100k) Play Area (£10k) 2ha Sports Pitches (£480k)	Sustainable Transport Options (£200k) New Library (£450k) Play Area (£10k) 1ha Allotments (£670k) 1ha Non-Pitch Sports (£750k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£400k) Play Area x 2 (£20k) 1ha Non-Pitch Sports (£750k) 3ha Sports Pitches (£720k) New Local Centre (n/a)	Sustainable Transport Options (£1.2m) Play Area x 6 (£60k) 2ha Allotments (£1.3m) Community Centre (£450k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Pitch Sports (£1.1m)
	Cost per unit	£5,300	£5,400	£3,900	£4,300	£3,100	£2,500
	<b>Total:</b>	<b>£11,200</b>	<b>£8,000</b>	<b>£7,500</b>	<b>£12,700</b>	<b>£8,800</b>	<b>£8,100</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Beck Row	Fundamental & Essential Infrastructure	Local Highway Works (£40k) 2 GP (£1.1m) 1 Dentist (£545k) Mildenhall Relief Road/Other Transport Mitigation Fund (£500k)	Local Highway Works (£60k) 1 Dentist (£545k) Mildenhall Relief Road/Other Transport Mitigation Fund (£750k)	Local Highway Works (£100k) Cycle Connection (500k) Extension to /New Primary School (150 places) (£1.8m) 1 GP (£545k) Upgraded substation (n/a) Mildenhall Relief Road/Other Transport Mitigation Fund (£1.25m)	Local Highway Works (£200k) 1 Dentist (£545k) Mildenhall Relief Road/Other Transport Mitigation Fund (£2.5m)	Local Highway Works (£400k) 2 GP (£1.1m) 1 Dentist (£545k) Mildenhall Relief Road/Other Transport Mitigation Fund (£5m)	Local Highway Works (£1.2m) 600 Place Upper School (£11m) New Local Convenience Shop (n/a) 4 GPs (£2.2m) 4 Dentists (£2.2m) Upgraded Wastewater Treatment (n/a) Mildenhall Relief Road/Other Transport Mitigation Fund (£15m)
	Cost per unit	£22,000	£14,000	£15,470	£11,000	£9,000	£9,900
	Required Infrastructure	Sustainable Transport Options (£40k) 1ha Non-Pitch Sports (£750k) 3ha Sports Pitches (£720k) Play Area (£10k)	Sustainable Transport Options (£60k) Play Area (£10k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£100k) Play Area (£10k) 1ha Allotments (£670k) 1ha Non-Pitch Sports (£750k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£200k) Play Area (£10k) New Library (£450k) 1ha Non-Pitch Sports (£750k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£400k) Play Area x 2 (£20k) 1ha Non-Pitch Sports (£750k) 3ha Sports Pitches (£720k) New Local Centre (n/a)	Sustainable Transport Options (£1.2m) Play Area x 6 (£60k) 2ha Allotments (£1.3m) Community Centre (£450k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Pitch Sports (£1.1m)
	Cost per unit	£15,000	£7,300	£7,200	£5,300	£3,800	£2,700
	<b>Total:</b>	<b>£37,000</b>	<b>£21,300</b>	<b>£22,670</b>	<b>£16,300</b>	<b>£12,800</b>	<b>£12,600</b>



	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)	
Kentford	Fundamental & Essential Infrastructure	Local Highway Works (£40k)	Local Highway Works (£60k) 1 GP (£545k) 1 Dentist (£545k)	Local Highway Works (£100k) Upgraded substation (n/a)	Local Highway Works (£200k) T-Junction upgrade on Newmarket road (£500k) Off Road Cycle Connection to Station (£1m) New Primary School (200 places) (£2.5m) 1 GP (£545k) 1 Dentist (£545k)	Local Highway Works (£400k) 1 GP (£545k) 1 Dentist (£545k)	Local Highway Works (£1.2m) New Primary School (400 places) (£4.9m) 600 Place Upper School (£11m) New Local Convenience Shop (n/a) 4 GPs (£2.2m) 2 Dentists (£1.1m) Upgrade Wastewater Treatment (n/a)	
	Cost per unit	£400	£4,800	£2,600	£6,600	£4,000	£5,700	
	Required Infrastructure	Sustainable Transport Options (£40k) Play Area (£10k) Refurbish & Open Community Centre (£300k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£60k) Play Area (£10k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£100k) Play Area (£10k) 1ha Non-Pitch Sports (£750k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£200k) Play Area (£10k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£400k) Play Area (£10k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£400k) Play Area x 2 (£20k) New Local Centre (n/a) 1ha Non-Pitch Sports (£750k) 3ha Sports Pitches (£720k) 1ha Allotments (£670k) New Library (£450k)	Sustainable Transport Options (£1.2m) Play Area x 6 (£60k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Pitch Sports (£1.1m) Community Centre (£450k) 1ha Allotments (£670k)
	Cost per unit	£5,900	£3,600	£4,000	£2,300	£2,600	££2,200	
	<b>Total:</b>	<b>£6,300</b>	<b>£8,400</b>	<b>£6,600</b>	<b>£8,900</b>	<b>£6,600</b>	<b>£7,900</b>	

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Exning	Fundamental & Essential Infrastructure	Local Highway Works (£40k) 1 GP (£545k)	Local Highway Works (£60k)	Local Highway Works (£100k) Newmarket Cycle Connection (500k) 1 GP (£545k)	Local Highway Works (£200k) New Primary School (200 places) (£2.5m) 1 Dentist (£545k)	Local Highway Works (£400k) 2 GPs (£1.1m) 1 Dentist (£545k) Upgraded substation (n/a)	Local Highway Works (£1.2m) New Primary School (400 places) (£4.9m) 600 Place Upper School (£11m) 4 GPs (£2.2m) 4 Dentists (£2.2m) Upgraded Wastewater Treatment (n/a) New Local Convenience Shop (n/a)
	Cost per unit	£5,850	£2,600	£3,800	£5,100	£3,600	£5,700
	Required Infrastructure	Sustainable Transport Options (£40k) Play Area (£10k)	Sustainable Transport Options (£60k) Play Area (£10k)	Sustainable Transport Options (£100k) Bus Routes to Newmarket Station (£1m) Play Area (£10k) 1ha Non-Pitch Sports (£750k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£200k) Play Area (£10k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£400k) New Local Centre (n/a) Play Area x 2 (£20k) New Library (£450k) 1ha Non-Pitch Sports (£750k) 2ha Sports Pitches (£480k)	Sustainable Transport Options (£1.2m) Play Area x 6 (£60k) Community Centre (£450k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Pitch Sports (£1.1m)
	Cost per unit	£500	£500	£4,400	£2,700	£2,400	£1,900
	<b>Total:</b>	<b>£6,350</b>	<b>£3,100</b>	<b>£8,200</b>	<b>£7,800</b>	<b>£6,000</b>	<b>£7,600</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
West Row	Fundamental & Essential Infrastructure	Local Highway Works (£40k) 1 GP (£545k) 1 Dentist (£545k) Mildenhall Relief Road/Other Transport Mitigation Fund (£500k)	Local Highway Works (£60k) Mildenhall Relief Road/Other Transport Mitigation Fund (£750k)	Local Highway Works (£100k) Cycle Connection (500k) Mildenhall Relief Road/Other Transport Mitigation Fund (£1.25m)	Local Highway Works (£200k) New Primary School (200 places) (£2.5m) 1 GP (£545k) 1 Dentist (£545k) Mildenhall Relief Road/Other Transport Mitigation Fund (£2.5m)	Local Highway Works (£400k) 2 GPs (£1.1m) 1 Dentist (£545k) Upgrade Substation (n/a) Mildenhall Relief Road/Other Transport Mitigation Fund (£5m)	Local Highway Works (£1.2m) New Primary School (400 places) (£4.9m) 600 Place Upper School (£11m) New Local Convenience Shop (n/a) 4 GPs (£2.2m) 4 Dentists (£2.2m) Upgrade Wastewater Treatment (n/a) Mildenhall Relief Road/Other Transport Mitigation Fund (£15m)
	Cost per unit	£16,300	£9,800	£8,600	£10,600	£8,800	£10,800
	Required Infrastructure	Sustainable Transport Options (£40k) Play Area (£10k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£60k) Play Area (£10k)	Sustainable Transport Options (£100k) Play Area (£10k) 1ha Sports Pitches (£240k)	Sustainable Transport Options (£200k) Play Area (£10k) 1ha Non-Pitch Sports (£750k) 2ha Sports Pitches (£480k)	Sustainable Transport Options (£400k) New Local Centre (n/a) Play Area x 2 (£20k) New Library (£450k) 1ha Non-Pitch Sports (£750k) 2ha Sports Pitches (£480k)	Sustainable Transport Options (£1.2m) Play Area x 6 (£60k) Community Centre (£450k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Pitch Sports (£1.1m)
	Cost per unit	£2,900	£1,400	£1,400	£2,200	£2,100	£1,800
	<b>Total:</b>	<b>£19,200</b>	<b>£11,200</b>	<b>£10,000</b>	<b>£12,800</b>	<b>£10,900</b>	<b>£12,600</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Bury St Edmunds	Fundamental & Essential Infrastructure	Local Highway Works (£40k)	Local Highway Works (£60k)	Local Highway Works (£100k) Upgrade to Substations (n/a)	Local Highway Works (£200k) Link Roads, NW behind Fornham, off Sudbury Road & East of Westley (£1.5m)	Local Highway Works (£400k) 600 Place Primary School (£7.3m) 800 Place Upper School (£14.8m) New Local Convenience Shop (n/a) Cycle Network (£500k)	Local Highway Works (£1.2m) New Local Convenience Shop (n/a) East Side Dedicated Bus Route (£1m) Replacement Junction 43 on A14 (£10m) Cycle Network (£500k)
	Cost per unit	£400	£400	£400	£1,900	£12,400	£7,500
	Required Infrastructure	Sustainable Transport Options (£40k) 2ha Allotments (£1.3m) 1.1ha Sports Pitches (£265k) 0.5ha Non-Pitch Sports (£375k)	Sustainable Transport Options (£60k) 1.7ha Sports Pitches (£380k) 0.75ha Non-Pitch Sports (£560k)	Sustainable Transport Options (£100k) Play Area (£10k) Community Centre (£450k) 2.8ha Sports Pitches (£660k) 1.25ha Non-Pitch Sports (£940k)	Sustainable Transport Options (£200k) Play Area (£10k) 5.5ha Sports Pitches (£1.3m) 2.5ha Non-Pitch Sports (£1.9m)	Sustainable Transport Options (£400k) New Local Centre (n/a) Play Area x 2 (£20k) 11ha Sports Pitches (£2.6m) 5ha Non-Pitch Sports (£3.7m)	Sustainable Transport Options (£1.2m) New/Extended Library (£450k) Play Area x 6 (£60k) 1ha Allotments (£650k) Community Centre (£450k) 33ha Sports Pitches (£8m) 15ha Non-Pitch Sports (£11.2m)
	Cost per unit	£20,000	£12,000	£10,300	£8,600	£7,600	£7,500
	<b>Total:</b>	<b>£20,400</b>	<b>£12,400</b>	<b>£10,700</b>	<b>£10,500</b>	<b>£20,000</b>	<b>£15,000</b>

	New Homes	10,000 (24,200 pop.)	15,000 (36,300 pop.)	20,000 (48,400 pop.)
Bury St Edmunds	Fundamental & Essential Infrastructure	Local Highway Works (£2m) New Local Convenience Shop (n/a) 2 x 600 Place Primary School (£14.6m) 800 Place Upper School (£14.8m) 4 New GPs (£2.2m) Cycle Network (£1m)	Local Highway Works (£2m) New Local Convenience Shop (n/a) Upgrade to Wastewater Treatment Works (£n/a) 2 x 600 Place Primary School (£14.6m) 7 New GPs (£3.8m) Cycle Network (£1m)	Local Highway Works (£2m) New Local Convenience Shop (n/a) 2 x 600 Place Primary School (£14.6m) 800 Place Upper School (£14.8m) 7 New GPs (£3.8m) 2 New Dentists (£1.1m) Cycle Network (£1m)
	Cost per unit	£7,200	£6,200	£6,500
	Required Infrastructure	Sustainable Transport Options (£2m) Community Centre (£450k) 25ha Sports Pitches (£6m) 8ha Non-Pitch Sports (£6m) New Local Centre (n/a) Play Area x 10 (£100k)	Sustainable Transport Options (£2m) Community Centre (£450k) 20ha Sports Pitches (£4.8m) 3ha Non-Pitch Sports (£2.2m) New Local Centre (n/a) Play Area x 10 (£100k) New/Extended Library (£900k)	Sustainable Transport Options (£2m) Community Centre (£450k) 20ha Sports Pitches (£4.8m) 3ha Non-Pitch Sports (£2.2m) New Local Centre (n/a) Play Area x 10 (£100k)
	Cost per unit	£5,200	£4,200	£3,600
	<b>Total:</b>	<b>£12,400</b>	<b>£10,400</b>	<b>£10,100</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Haverhill	Fundamental & Essential Infrastructure	Local Highway Works (£40k) 8 GPs (£4.4m) 1 Dentist (£545k)	Local Highway Works (£60k) Upgrade to Substations (n/a)	Local Highway Works (£100k)	Local Highway Works (£200k) 1 GP (£545k) 1 Dentist (£545k)	Local Highway Works (£400k) New Wastewater Works (n/a) 800 Place Upper School (£14.8m) 2 GPs (£1.1m) 1 Dentist (£545k) New Local Convenience Shop (n/a) Cycle Network (£500k)	Local Highway Works (£1.2m) Upgrade to Substations (n/a) 600 Place Combined School (£7.3m) 4 GPs (£2.2m) 4 Dentists (£2.2m) New Local Convenience Shop (n/a) Cycle Network (£500k)
	Cost per unit	£50,000	£20,000	£10,000	£6,500	£11,500	£7,600
	Required Infrastructure	Sustainable Transport Options (£40k) 4ha Allotments (£2.7m) Play Area (£10k) 0.8ha Sports Pitches (£190k) 0.4ha Non-Pitch Sports (£300k)	Sustainable Transport Options (£60k) 1.2ha Sports Pitches (£290k) 0.6ha Non-Pitch Sports (£450k)	Sustainable Transport Options (£100k) New/Extended Library (£450k) Play Area (£10k) Community Centre (£450k) 2ha Sports Pitches (£480k) 1ha Non-Pitch Sports (£750k)	Sustainable Transport Options (£200k) Inter City Commuter Bus Links (£1m) Play Area (£10k) 4ha Sports Pitches (£960k) 2ha Non-Pitch Sports (£1.5m)	Sustainable Transport Options (£400k) Play Area x 2 (£20k) 2.4ha Sports Pitches (£580k) New Local Centre (n/a) 8ha Sports Pitches (£1.9m) 4ha Non-Pitch Sports (£3m)	Sustainable Transport Options (£1.2m) Play Area x 6 (£60k) 1ha Allotments (£650k) Community Centre (£450k) 24ha Sports Pitches (£5.8m) 12ha Non-Pitch Sports (£9m)
	Cost per unit	£32,000	£16,000	£12,000	£10,000	£8,000	£6,600
	<b>Total:</b>	<b>£82,000</b>	<b>£36,000</b>	<b>£22,000</b>	<b>£16,500</b>	<b>£19,500</b>	<b>£14,200</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Barrow	Fundamental & Essential Infrastructure	Local Highway Works (£40k)	Local Highway Works (£60k) 1 GP (£545k) 1 Dentist (£545k) New/Extended Wastewater Works (n/a) Extension to /New Primary School (150 places) (£1.8m)	Local Highway Works (£100k)	Local Highway Works (£200k) 1 Dentist (£545k)	Local Highway Works (£400k) 1 GP (£545k) 1 Dentist (£545k) New Local Convenience Shop (n/a) New Primary School (400 places) (£4.9m)	Local Highway Works (£1.2m) 5 GPs (£2.7m) 3 Dentists (£1.6m) New Local Convenience Shop (n/a) Relief Road (£20m) 800 Place Upper School (£14.8m) Upgrade to Substation (n/a)
	Cost per unit	£400	£12,000	£6,000	£4,000	£5,000	£10,000
	Required Infrastructure	Sustainable Transport Options (£40k) 1ha Sports Pitch (£240k)	Sustainable Transport Options (£60k)	Sustainable Transport Options (£100k) Play Area (£10k) 1.2ha Sports Pitches (£290k)	Sustainable Transport Options (£200k) Play Area (£10k) 1.2ha Sports Pitches (£290k) 1ha Non-Pitch Sports (£750k)	Sustainable Transport Options (£400k) New Local Centre (n/a) New Library (£750k) Play Area x 2 (£20k) 2.4ha Sports Pitches (£580k) 1ha Non-Pitch Sports (£750k)	Sustainable Transport Options (£1.2m) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Sports Pitches (£1.1m) Play Area x 6 (£60k) 1ha Allotments (650k) Community Centre (£450k)
	Cost per unit	£2,800	£1,500	£1,500	£2,000	£2,250	£2,000
	<b>Total:</b>	<b>£3,200</b>	<b>£13,500</b>	<b>£7,500</b>	<b>£6,000</b>	<b>£7,250</b>	<b>£12,000</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Clare	Fundamental & Essential Infrastructure	Local Highway Works (£40k) 1 Dentist (£545k)	Local Highway Works (£60k) Extension to Primary School (150 places) (£1.8m)	Local Highway Works (£100k)	Local Highway Works (£200k) 1 Dentist (£545k)	Local Highway Works (£400k) New Wastewater Works (n/a) New Primary School (400 places) (£4.9m) 1 Dentist (£545k) New Local Convenience Shop (n/a)	Local Highway Works (£1.2m) Upgrade to Substation (n/a) 600 Place Upper School (£11m) 4 GPs (£2.2m) 4 Dentists (£2.2m) New Local Convenience Shop (n/a) Relief Road (£20m)
	Cost per unit	£6,000	£10,000	£5,000	£3,300	£4,500	£9,000
	Required Infrastructure	Sustainable Transport Options (£40k) Play Area (£10k)	Sustainable Transport Options (£60k)	Sustainable Transport Options (£100k) 1ha Sports Pitches (£240k) 1ha Non-Sports Pitches (£750k) Play Area (£10k)	Sustainable Transport Options (£200k) 1ha Sports Pitches (£240k) Play Area (£10k) New/Extended Library (£450k)	Sustainable Transport Options (£400k) Community Centre (£450k) 3ha Sports Pitches (£720k) 1ha Non-Pitch Sports (£750k) Play Area x 2 (£20k)	Sustainable Transport Options (£1.2m) 1.8ha Allotments (£1.2m) Play Area x 6 (£60k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Sports Pitches (£1.1m) Community Centre (£450k) New/Extended Library (£450k)
	Cost per unit	£500	£450	£2,400	£2,100	£2,200	£2,200
	<b>Total:</b>	<b>£6,500</b>	<b>£10,450</b>	<b>£7,400</b>	<b>£5,400</b>	<b>£6,700</b>	<b>£11,200</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Ixworth	Fundamental & Essential Infrastructure	Local Highway Works (£40k) 1 Dentist (£545k)	Local Highway Works (£60k) Extension to /New Primary School (150 places) (£1.8m)	Local Highway Works (£100k)	Local Highway Works (£200k) 1 Dentist (£545k)	Local Highway Works (£400k) New Primary School (400 places) (£4.9m) New/Upgraded Wastewater Works (n/a) Upgrade to Substations (n/a) 1 Dentist (£545k) New Local Convenience Shop (n/a)	Local Highway Works (£1.2m) Upgrade to Substations (n/a) 600 Place Upper School (£11m) 3 GPs (£1.6m) 4 Dentists (£2.2m) New Local Convenience Shop (n/a) Relief Road (£20m)
	Cost per unit	£5,900	£9,800	£5,100	£3,300	£4,600	£9,000
	Required Infrastructure	Sustainable Transport Options (£40k)	Sustainable Transport Options (£60k)	Sustainable Transport Options (£100k) Play Area (£10k) 1.2ha Sports Pitches (£290k) 1ha Non-Sports Pitches (£750k)	Sustainable Transport Options (£200k) Play Area (£10k) 1.2ha Sports Pitches (£290k) New/Extended Library (£450k)	Sustainable Transport Options (£400k) New Local Centre (n/a) Play Area x 2 (£20k) 2.4ha Sports Pitches (£580k) 1ha Non-Pitch Sports (£750k)	Sustainable Transport Options (£1.2m) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Sports Pitches (£1.1m) Play Area x 6 (£60k) 1ha Allotments (650k) Community Centre (£450k) New/Extended Library (£450k)
	Cost per unit	£400	£400	£2,500	£2,200	£2,000	£2,000
	<b>Total:</b>	<b>£6,300</b>	<b>£10,200</b>	<b>£7,600</b>	<b>£5,500</b>	<b>£6,600</b>	<b>£11,000</b>



	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Kedington	Fundamental & Essential Infrastructure	Local Highway Works (£40k) 1 Dentist (£545k)	Local Highway Works (£60k) Extension to /New Primary School (150 places) (£1.8m)	Local Highway Works (£100k)	Local Highway Works (£200k) 1 Dentist (£545k) Bus Loop (£3m)	Local Highway Works (£400k) Upgrade to Substations (n/a) 2 GPs (£1.1m) 1 Dentist (£545k) New Primary School (400 places) (£4.9m) New Local Convenience Shop (n/a)	Local Highway Works (£1.2m) 600 Place Upper School (£11m) 4 GPs (£2.2m) 4 Dentists (£2.2m) New Local Convenience Shop (n/a) Relief Road (£20m)
	Cost per unit	£5,900	£9,800	£5,100	£6,300	£6,600	£10,000
	Required Infrastructure	Sustainable Transport Options (£40k)	Sustainable Transport Options (£60k)	Sustainable Transport Options (£100k) 1.2ha Sports Pitches (£290k) 1ha Non-Sports Pitches (£750k) Play Area (£10k)	Sustainable Transport Options (£200k) New/Extended Library (£450k) 1.2ha Sports Pitches (£290k) Play Area (£10k)	Sustainable Transport Options (£400k) 1.5ha Non-Sports Pitches (£1.1m) 3ha Sports Pitches (£720k) New Local Centre (n/a) Play Area x 2 (£20k)	Sustainable Transport Options (£1.2m) Community Centre (£450k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Sports Pitches (£1.1m) Play Area x 6 (£60k) New/Extended Library (£450k)
	Cost per unit	£400	£400	£2,700	£2,300	£2,300	£2,000
	<b>Total:</b>	<b>£6,300</b>	<b>£10,200</b>	<b>£7,800</b>	<b>£8,600</b>	<b>£8,900</b>	<b>£12,000</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Risby	Fundamental & Essential Infrastructure	Local Highway Works (£40k) Extension to /New Primary School (150 places) (£1.8m)	Local Highway Works (£60k)	Local Highway Works (£100k) 1 Dentist (£545k) 1 GP (£545k)	Local Highway Works (£200k) 1 Dentist (£545k) 1 GP (£545k) New Primary School (400 places) (£4.9m)	Local Highway Works (£400k) New Local Convenience Shop (n/a) New Library (£450k) 1 Dentist (£545k) 2 GP (£1.1m)	Local Highway Works (£1.2m) Relief Road (£20m) New Local Convenience Shop (n/a) 600 Place Upper School (£11m) Upgrade to Substations (n/a) 4 GPs (£2.2m) 4 Dentists (£2.2m)
	Cost per unit	£18,400	£7,600	£6,200	£9,300	£5,900	£9,700
	Required Infrastructure	Sustainable Transport Options (£40k)	Sustainable Transport Options (£60k)	Sustainable Transport Options (£100k) 1.2ha Sports Pitches (£290k) 1ha Non-Sports Pitches (£750k) Play Area (£10k)	Sustainable Transport Options (£200k) Play Area (£10k) 1.2ha Sports Pitches (£290k)	Sustainable Transport Options (£400k) 1.5ha Non-Sports Pitches (£1.1m) 3ha Sports Pitches (£720k) New Local Centre (n/a) Play Area x 2 (£20k) 1ha Allotments (650k)	Sustainable Transport Options (£1.2m) Community Centre (£450k) 1.5ha Non-Pitch Sports (£1.1m) 8.7ha Sports Pitches (£2.1m) Play Area x 6 (£60k) New Library (£1.2m) 1ha Allotments (650k)
	Cost per unit	£400	£400	£2,500	£1,750	£2,300	£2,300
	<b>Total:</b>	<b>£18,800</b>	<b>£8,000</b>	<b>£8,700</b>	<b>£11,050</b>	<b>£8,200</b>	<b>£12,000</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Stanton	Fundamental & Essential Infrastructure	Local Highway Works (£40k) 1 Dentist (£545k)	Local Highway Works (£60k)	Local Highway Works (£100k) 1 Dentist (£545k) Extension to /New Primary School (150 places) (£1.8m)	Local Highway Works (£200k) Upgrade to Substation (n/a)	Local Highway Works (£400k) New Local Convenience Shop (n/a) New/Upgraded Wastewater Treatment Works (n/a) 1 Dentist (£545k) New Primary School (400 places) (£4.9m)	Local Highway Works (£1.2m) 600 Place Upper School (£11m) Relief Road (£20m) New Local Convenience Shop (n/a) 2 GPs (£1.1m) 4 Dentists (£2.2m)
	Cost per unit	£5,900	£2,600	£6,200	£3,300	£4,600	£8,900
	Required Infrastructure	Sustainable Transport Options (£40k) Play Area (£10k)	Sustainable Transport Options (£60k)	Sustainable Transport Options (£100k) Play Area (£10k)	Sustainable Transport Options (£200k) 1ha Sports Pitches (£240k) 1ha Non-Pitch Sports (£750k) Play Area (£10k)	Sustainable Transport Options (£400k) Play Area x 2 (£20k) New Local Centre (n/a) 1.5ha Non-Pitch Sports (£1.1m) 2ha Sports Pitches (£480k) 1ha Allotments (650k) New Library (£450k)	Sustainable Transport Options (£1.2m) Play Area x 6 (£60k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Pitch Sports (£1.1m) Extended Library (£200k) Community Centre (£450k) 2ha Allotments (£1.3m)
	Cost per unit	£500	£440	£440	£1,400	£2,300	£2,200
	<b>Total:</b>	<b>£6,400</b>	<b>£3,040</b>	<b>£6,640</b>	<b>£4,700</b>	<b>£6,900</b>	<b>£11,100</b>

	New Homes	100 (242 pop.)	250 (604 pop.)	500 (1,209 pop.)	1,000 (2,418 pop.)	2,000 (4,836 pop.)	5,000 (12,090 pop.)
Wickhambrook	Fundamental & Essential Infrastructure	Local Highway Works (£40k)	Local Highway Works (£60k) 1 Dentist (£545k)	Local Highway Works (£100k) Extension to /New Primary School (150 places) (£1.8m)	Local Highway Works (£200k)	Local Highway Works (£400k) Bus Investment (£5m) New Local Convenience Shop (n/a) New Primary School (400 places) (£4.9m) 1 Dentist (£545k)	Local Highway Works (£1.2m) Relief Road (£20m) 600 Place Upper School (£11m) New Local Convenience Shop (n/a) 4 GPs (£2.2m) 3 Dentists (£1.6m)
	Cost per unit	£400	£2,600	£5,100	£2,600	£6,700	£9,800
	Required Infrastructure	Sustainable Transport Options (£40k)	Sustainable Transport Options (£60k) Play Area (£10k)	Sustainable Transport Options (£100k) Play Area (£10k)	Sustainable Transport Options (£200k) 2ha Sports Pitches (£480k) 1ha Non-Pitch Sports (£750k) Play Area (£10k)	Sustainable Transport Options (£400k) Play Area x 2 (£20k) New Library (£450k) New Local Centre (n/a)	Sustainable Transport Options (£1.2m) Play Area x 6 (£60k) 8.7ha Sports Pitches (£2.1m) 1.5ha Non-Pitch Sports (£1.1m) Extended Library (£200k) Community Centre (£450k) 1ha Allotments (650k)
	Cost per unit	£400	£440	£440	£1,700	£1,300	£1,700
	<b>Total:</b>	<b>£800</b>	<b>£3,040</b>	<b>£5,540</b>	<b>£4,300</b>	<b>£8,000</b>	<b>£11,500</b>



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