



Infrastructure and Environmental Capacity Appraisal

Final Report

Appendix 8: Settlement Overviews

St Edmundsbury Borough Council

Forest Heath District Council

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Appendix 8: Settlement Overviews

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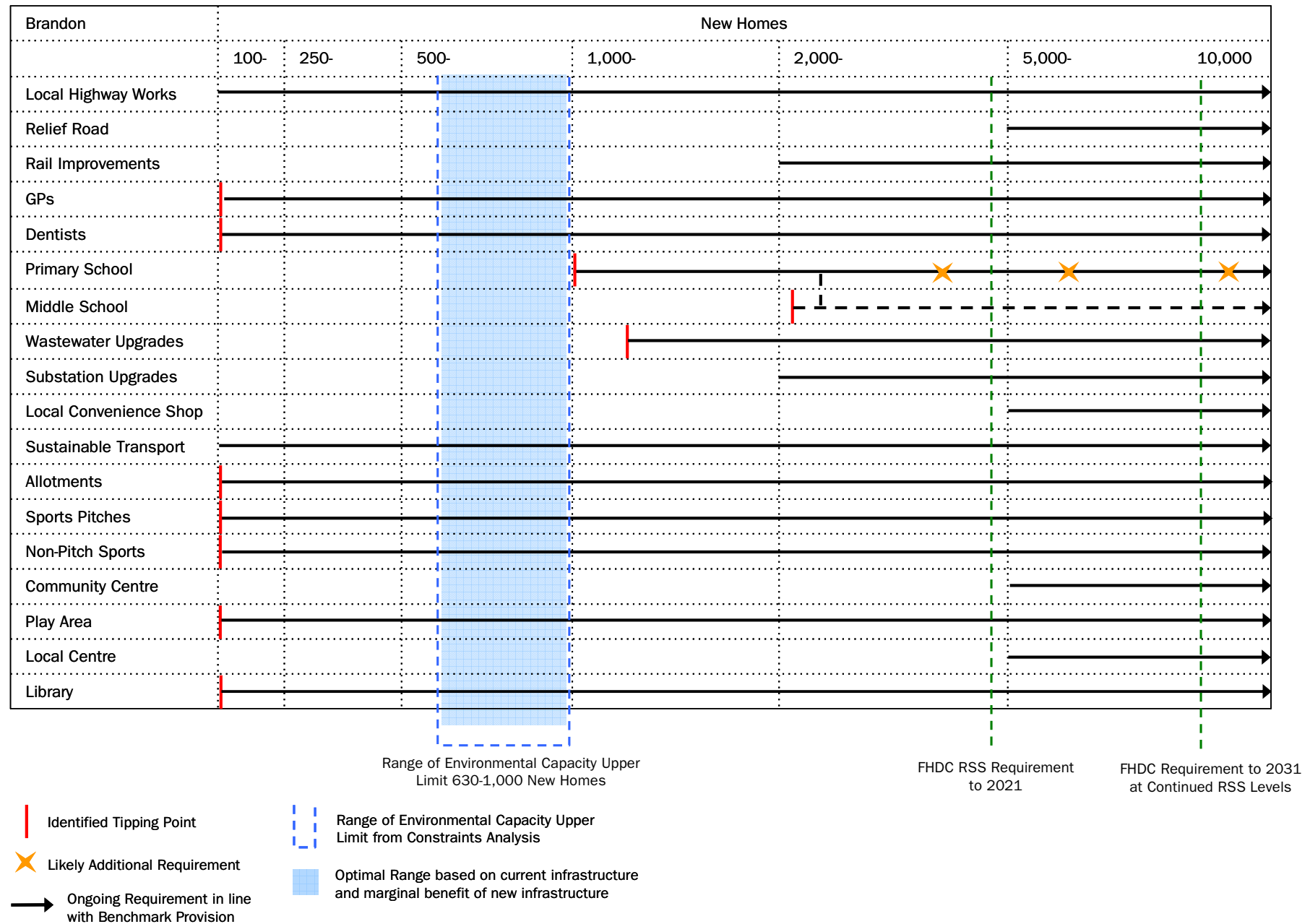
Introduction

- 1.1 This appendix gives an overview of the assessment of each settlement including:
- existing infrastructure;
 - environmental and physical constraints;
 - the identified opportunity areas and how much growth they could potentially accommodate;
 - an assessment of the optimal growth within the identified range taking account of infrastructure and other pressures; and
 - a figure identifying existing infrastructure tipping points combined with the growth ranges.
- 1.2 This overview relates to analysis undertaken at each stage of the appraisal process and gives a snapshot of the pressures in each settlement. It seeks to identify the issues associated with our growth scenarios for each settlement, if they were to go ahead during the snapshot in time that this study uses as the baseline (i.e. what pressures would arise if the growth occurred today).
- 1.3 The graphic is intended to give a visual representation of the figures and analysis contained within the main report and is not designed to be used as a definitive identification of what infrastructure is required at each level of growth, but does provide an overview of the likely types of infrastructure required.
- 1.4 The figure is not to an identified scale, but identifies the following:
-  Identified tipping point for infrastructure, whether it be capacity of existing infrastructure, or where the population of the settlement could support an additional unit of provision. Where a tipping point has not been identified, there is not a definitive point where a requirement arises, despite a likely requirement being identified.
 -  Identified requirement of additional unit of provision has been used for schools as a major infrastructure type to support growth.
 -  Ongoing infrastructure requirement which will require provision in line with the identified benchmark provision standards. Where this is dashed a requirement may become obsolete in the future (i.e. for Middle Schools which will be phased out). Not all requirements are pre-faced by a tipping point, indicating instances where a specific point has not been identified, but where broadly provision of that infrastructure will need to be considered.
 -  Range of the environmental and physical capacity upper limits of dwelling capacity derived from the analysis of physical constraints and opportunity identification.
 -  Optimal growth within the identified range taking account of infrastructure pressures, costs of mitigation and other pressures such as overall settlement suitability for sustainable growth.

- 1.5 Optimal growth is a judgement on the impact that growth will have on the provision and requirement for infrastructure and the costs of mitigating this requirement. It seeks to identify where abnormal costs may be incurred for little amounts of growth benefit. For example 8,000 homes may require one upper school but 10,000 new homes may require two upper schools, meaning that the cost of whole new upper school is incurred for only 2,000 additional homes. The optimal growth ranges also seek to take account of the suitability of the settlement for sustainable growth related to the provision of infrastructure and factors such as the need to travel. For example a settlement of population 2,000 may not be able to support a doctor's surgery, but growth to expand the population will create critical mass to support the service and ensure it remains viable. This can help to ensure the smaller settlements are well served by key day-to-day services and also reduce the need to travel by car to larger nearby settlements.
- 1.6 The optimal growth does not seek to take account of a wide range of other factors that will be material to the location and phasing of growth, but does provide a long term view on the total potential levels of growth achievable within the constraints identified. Particular regard should be had to the fact that optimal levels are not tied into RSS housing target figures and levels of optimal growth do not represent a basis for pushing for higher completions over a shorter period, although the optimal growth may be reached over a longer period beyond the RSS time-frame. Optimal growth may practically be achieved at lower levels of growth outside the range of the environmental and physical capacity upper limit that has been identified. This is likely to include optimising growth potential within the capacity constraints of existing infrastructure, which will be the most cost effective way of providing growth in the short term, but is unlikely to provide the required levels of growth to meet RSS targets.
- 1.7 It should be noted that all phasing requirements for transport works (e.g. relief roads) and substation upgrades are identified as a translation of approximated demand arising from growth, not specific points identified by the infrastructure provider. The requirement for transport upgrades will wholly depend on the specification of transport improvement brought forward (e.g. a relief road may be a small distributor road or a dual carriageway by-pass, depending on the viability, funding available and actual requirements at that point). Substation capacity and the phasing of upgrades reflects the identified general capacity to accommodate growth. These are highlighted as important considerations at that particular level of growth, but do not identify a particular tipping point.

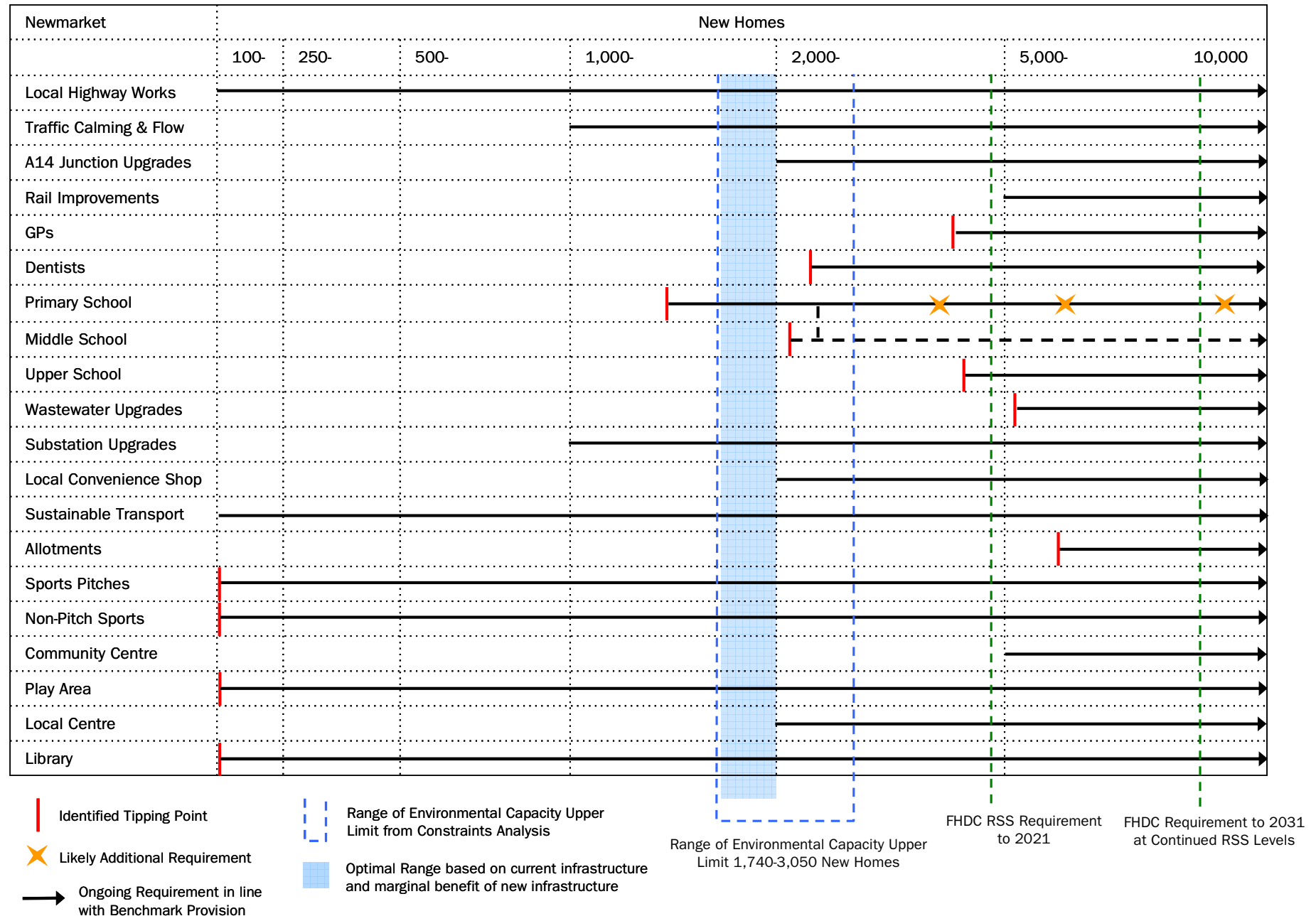
Brandon

ONS Population Estimate 2008: 9,440		Core Strategy Final Policy Option Hierarchy Position: Town	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">6.2ha Sports Grounds0.8ha Non-pitch sports1.19ha PlayspaceBrandon Leisure Centre with a 4 court sports hall and indoor bowls	Health & Emergency Services: <ul style="list-style-type: none">2 GPs in two Surgeries3 Dentists in two practices1 Nursing home providing 55 placesBrandon Police StationCommunity Paramedic ServiceBrandon Fire Station	Community & Education: <ul style="list-style-type: none">Brandon LibraryBrandon Community Centre and Old School House2 Primary Schools with capacity for 449 pupils1 Middle Schools with capacity for 381 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">Small range of comparison retailersSeveral supermarkets including Tesco and Co-opLocal Convenience StoresKey services including a main Post office, chemists, hairdressers and a Barclays Bank7 Public Houses
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">Flood corridor along riverSSSI to southBrandon Park and large areas of woodland	Built Heritage <ul style="list-style-type: none">Conservation areas in central area and listed buildings create sensitive built form	Transport <ul style="list-style-type: none">Rail service is infrequentA11 works are planned and will reduce through trafficPotential junction capacity issues	Other Constraints <ul style="list-style-type: none">General retention of character and setting through good design
Opportunity Areas			
<u>Central</u> Infill and redevelopment of sites in the existing urban envelope of the settlement. Potential for small scale edge of settlement expansion on sites located nearby to the central area near to the river, subject to implications of flood risk, and on the fringes of the settlement, where suitably located such as partially to the south. Possibility of windfall sites. Potential range 630-1,000 new homes.			
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is across the whole of the range identified. Infrastructure such as GPs and Dentists will need to be provided to address existing deficits, although it is acknowledged that there are plans for this. Other infrastructure types such as schools and utilities have existing capacity to support growth and therefore levels of growth with the whole test range are unlikely to impact significantly on the existing need for investment at these facilities. With current infrastructure pressures associated with growth unlikely to present fundamental issues, the key risks associated with growth are around the sensitive environmental and landscape constraints and the identification of individual sites which do not impact on these but can provide appropriate levels of growth. As such it is likely the optimal range will be dictated by site identification through the SHLAA and the suitability and viability of these sites, particularly in relation to potential mitigation of the issues identified in the Forest Heath HRA.			



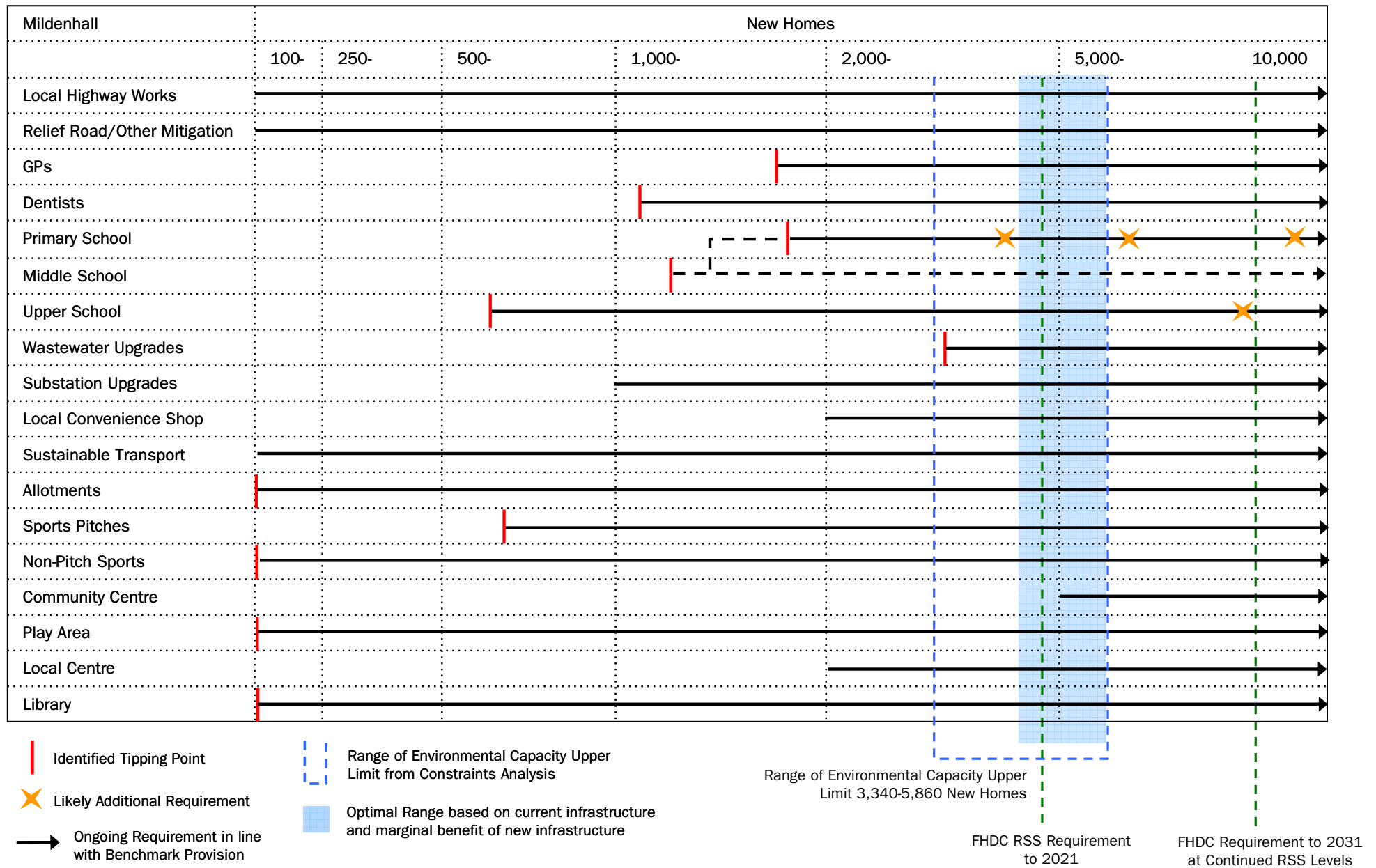
Newmarket

ONS Population Estimate 2008: 20,048		Core Strategy Final Policy Option Hierarchy Position: Town	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">6.2ha Sports Grounds0.89ha Non-pitch sports7.13ha Allotments1.64ha PlayspaceSwimming PoolSports Hall provision equivalent to 7 badminton courts	Health & Emergency Services: <ul style="list-style-type: none">18 GPs in three Surgeries13 Dentists in six practices2 Nursing homes providing 94 placesNewmarket Hospital providing outpatient servicesNewmarket Police StationNewmarket Ambulance StationNewmarket Fire Station	Community & Education: <ul style="list-style-type: none">Newmarket LibraryMemorial HallStudlands Community Centre5 Primary Schools with capacity for 780 pupils2 Middle Schools with capacity for 860 pupils1 Upper School with capacity for 880 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">King’s TheatreComprehensive range of services with good choiceSeveral local shopping paradesTown centre with substantial comparison shopping offerSeveral large supermarketsLocal convenience shops2 Post Offices15 Public Houses
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">Studland & Newmarket HeathHighly sensitive landscape characterSmall areas of potential flooding along flood corridor	Built Heritage <ul style="list-style-type: none">Conservation area central and east	Transport <ul style="list-style-type: none">Junction capacity and congestionA14 and railway provides boundary	Other Constraints <ul style="list-style-type: none">Potential settlement coalescence with Exning. Retain a buffer.Horse racing industry and horse movements
Opportunity Areas			
<u>Central</u> Infill and redevelopment of sites in the existing urban envelope of the settlement. Possibility of windfall sites. Potential range 360-630 new homes.		<u>North East</u> Strategic site extension to existing settlement area around Hatchfield Farm, which is separated from the wider character of the studlands. Potential range 1,200-2,100 new homes.	
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is towards the lower end of the range. The capacity of Newmarket’s existing highway network to accommodate significant levels of growth are a key risk in developing in and around Newmarket and lower levels of growth within the range will help to limit the mitigation required to prevent a saturation point within the highway network. To mitigate this risk ongoing highway works, such as traffic flow and calming measures should be sought in partnership with Suffolk County Council Highways. There is a potential requirement for a new Primary School which will need to be considered, although the lower level of growth also takes advantage of existing capacity in health provision. A key risk is the impact of growth on the horse racing industry and this will need to be considered at both a site specific and strategic level to ensure issues such as increased traffic do not restrict horse movements.			



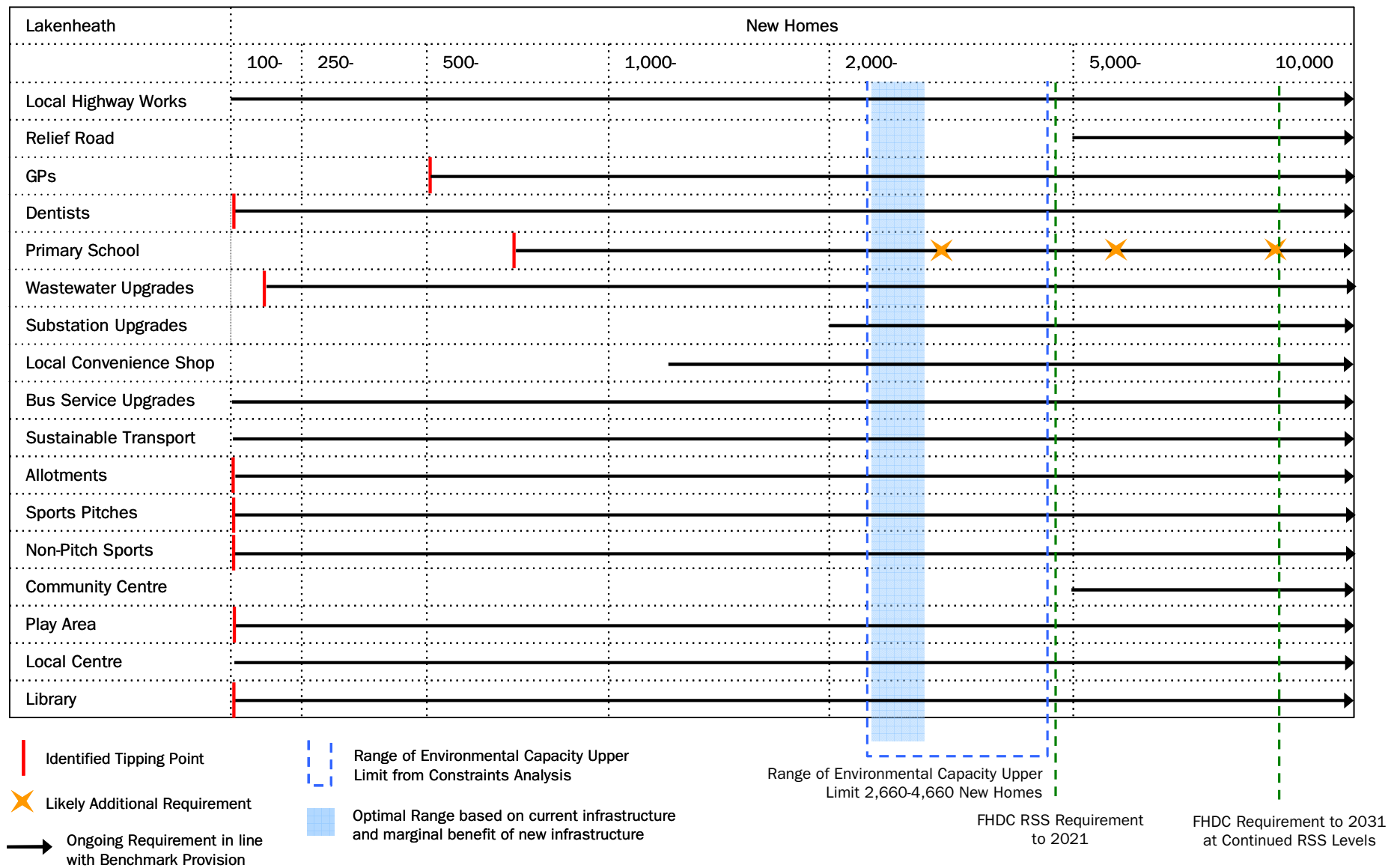
Mildenhall

ONS Population Estimate 2008: 9,324		Core Strategy Final Policy Option Hierarchy Position: Town	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">Cavenham Heath and Barton Mills Nature Reserves13.2ha Sports Grounds0.25ha Non-pitch sports0.6ha Allotments1.15ha PlayspaceSwimming PoolDome Leisure Centre Sports Hall provision equivalent to 5 badminton courts	Health & Emergency Services: <ul style="list-style-type: none">7 GPs in two Surgeries6 Dentists in two practices3 Nursing homes providing 70 placesMildenhall Police StationMildenhall Ambulance StationMildenhall Fire Station	Community & Education: <ul style="list-style-type: none">Mildenhall LibraryMildenhall Community Centre, Jubilee Centre and numerous smaller community spaces2 Primary Schools with capacity for 590 pupils2 Middle Schools with capacity for 980 pupils1 Upper School with capacity for 1,077 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">Range of town centre comparison shopsSainsbury's and Co-op supermarketsLocal convenience shops and local shopping paradesRange of services including two Post Offices and a Bank5 Public Houses2 Petrol Stations
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">Protected green land to east at Mildenhall WoodsFlood risk river corridor to south	Built Heritage <ul style="list-style-type: none">Conservation area in centre	Transport <ul style="list-style-type: none">Junction capacity in Mildenhall is limitedPotential need for a Mildenhall by-pass to reduce congestion or alternative highways solutions	Other Constraints <ul style="list-style-type: none">Potential settlement coalescence with West Row and Holywell RowCordon Sanitaire to westAirbase to north with safeguard zone
Opportunity Areas			
West Large strategic site extension to Mildenhall on the west side along West Row Road. Potential range 3,000-5,260 new homes.	Central Infill and redevelopment of sites in the existing urban envelope of the settlement. Possibility of windfall sites and small sites on the edge of built up area. Potential range 240-420 new homes.	East Small scale extension to east infilling up to boundary of landscape constraints, similar to existing development in this location. Potential range 100-180	
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is towards the high end of the range, although this is not practicable to come forward over the period to 2021 as it is above the RSS requirements for the whole district. Beyond 2031 and dependent on the spatial distribution of growth this range may be achieved in the long term. Potential new infrastructure such as 2 new primary schools and a new upper school are will need to be provided to support growth and the higher levels of growth will ensure that the most benefit is derived from the investment associated with provision. The main risk identified is current congestion in Mildenhall and either highways mitigation works or proposals for a Mildenhall relief road (which has previously been discussed, but has no current specific plans) may be required to underpin growth. Other key risks include upgrades to existing utilities with both substation capacity and wastewater capacity likely to be impacted by cumulative levels of development around Mildenhall and mitigation for this should be sought in partnership with EDF and Anglian Water respectively. Other infrastructure provision such as green, sports and social infrastructure will require consideration, although the western strategic site provides an opportunity for a masterplanned approach to growth identifying and mitigating such implications through development.			



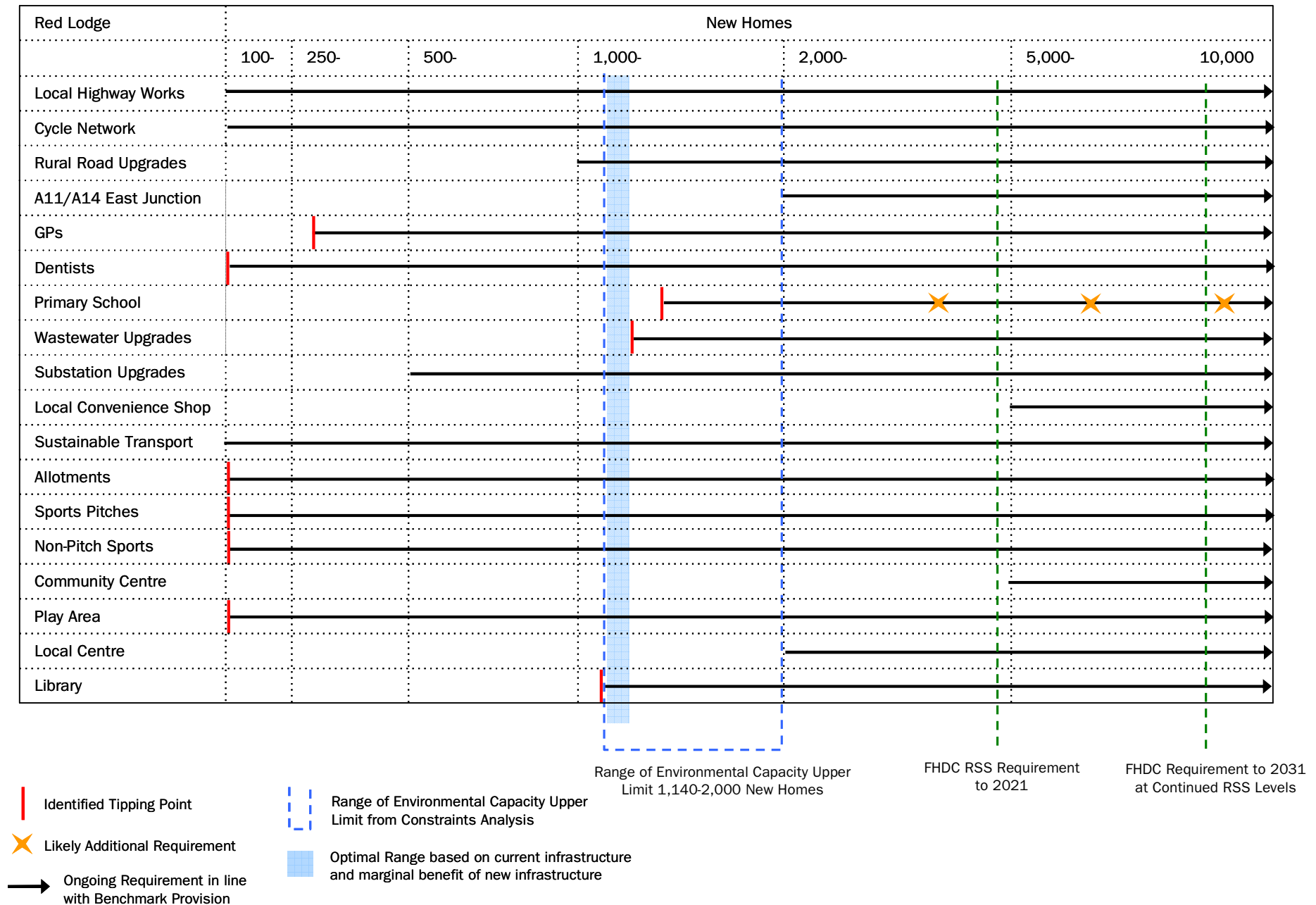
Lakenheath

ONS Population Estimate 2008: 5,285		Core Strategy Final Policy Option Hierarchy Position: Key Service Centre	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">3.7ha Sports Grounds0.3ha Non-pitch sports0.16ha Allotments0.23ha Playspace	Health & Emergency Services: <ul style="list-style-type: none">3 GPs in one Surgeries1 Nursing home providing 21 places	Community & Education: <ul style="list-style-type: none">Lakenheath LibraryLakenheath Memorial Hall, Scout Hall, Football Club and Royal British Legion Hall.1 Primary School with capacity for 250 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">Co-op convenience storeRange of services including a Post Office and a BankSeveral Public Houses
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">SSSIs to eastHeathland to eastAreas of potential flooding to immediate west and part north	Built Heritage <ul style="list-style-type: none">Conservation area in west central areaSome listed buildings	Transport <ul style="list-style-type: none">A11 junction improvements will link Lakenheath betterBus service funding is required to prevent car commuting	Other Constraints <ul style="list-style-type: none">MOD safeguard zone around Airbase
Opportunity Areas			
<u>North</u> Contained strategic site extension to Lakenheath on the north side up to flood corridor. Potential range 1,220-2,140 new homes.		<u>East</u> Extension to settlement to east without infringing on setting of SSSI. Potential range 640-1,120	
<u>Central</u> Infill and redevelopment of sites in the existing urban envelope of the settlement, including potential small extensions to south east without infringing on the heathland. Possibility of windfall sites. Potential range 600-1,050 new homes.		<u>South</u> Strategic extension to south west to west of the B1112 up to existing waterway. Potential range 200-350 new homes	
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is towards the low end of the range. A key consideration of this is the requirement for additional primary schools with high levels of growth potentially requiring an additional primary school for only small levels of potential additional growth. A key risk to development in Lakenheath is the capacity of the wastewater treatment works, which is nearing capacity and will require upgrading before new development occurs. In addition, northern expansion will particularly need to consider sustainable urban drainage systems for all surface run off to protect the Ely District Water Board land to the west and also to minimise further wastewater capacity issues. Continued bus service investment will also need to be secured to minimise likely impact of housing growth at Lakenheath with issues of out-commuting. Alternatively part of the land identified for growth may be suited to employment development to minimise this risk.			



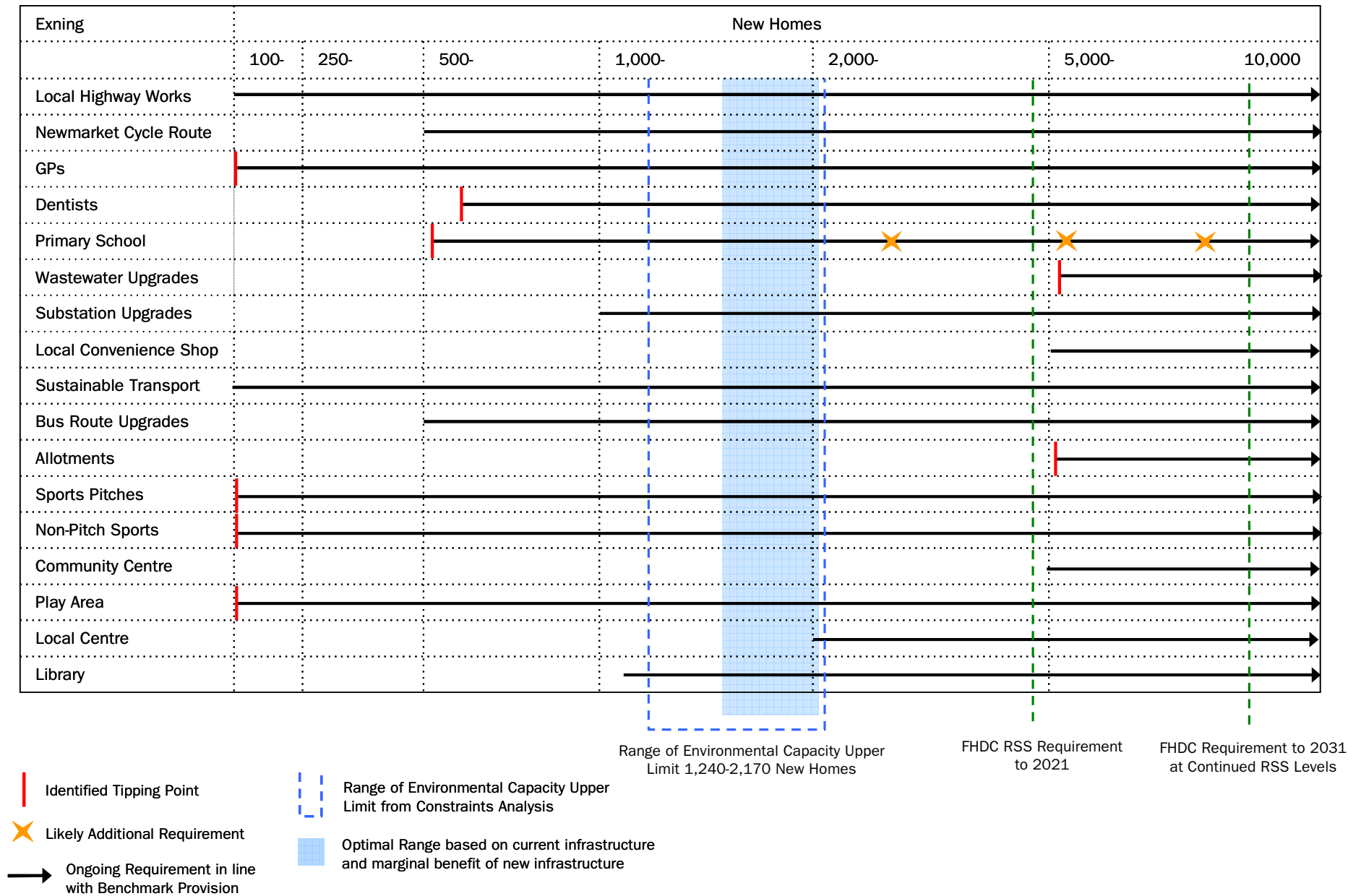
Red Lodge

ONS Population Estimate 2008: 2,261		Core Strategy Final Policy Option Hierarchy Position: Key Service Centre	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">0.4ha Playspace	Health & Emergency Services: <ul style="list-style-type: none">1 GP in one Surgery	Community & Education: <ul style="list-style-type: none">Red Lodge Millennium Centre	Retail, Services & Leisure: <ul style="list-style-type: none">Red Lodge Local ShopPost OfficePublic House
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">SSSIs in the centreStone Curlew special protection area to eastCounty wildlife site to northFlood potential along river corridor in south west	Transport <ul style="list-style-type: none">Eastbound A11 A14 junction would ease congestion, current growth will have impact on the rural road networkA11 is physical boundary to the north west	Other Constraints <ul style="list-style-type: none">Existing masterplan site in the east is a key consideration	
Opportunity Areas			
West Strategic site extension to Red Lodge up to A14 with some use of brownfield sites. Potential range 600-1,050 new homes.	North Strategic site expansion to north and east following on from masteplanned development. Potential range 200-350	South Strategic site extension to settlement to south. Potential range 340-600	
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is at the very low end of the range, although the range does not take into consideration the existing masterplan area, which will increase potential growth capacity. However, the existing infrastructure pressures for growth remain. A key risk to development in Red Lodge is the capacity of the wastewater treatment works, which is nearing capacity and will require upgrading before new development occurs. However, there are further issues identified around the upgrade of the existing wastewater facility due to further environmental constraints. Therefore development growth potential risk is minimised under this threshold, with Anglian Water needing to be consulted should any further growth be promoted. Red Lodge currently has a poor range of services and with the ongoing planned growth this will need to be addressed, particularly before any further growth is implemented. To minimise the impact of commuting, employment development within some of the opportunity areas may help to provide local employment reducing the need to travel, although growth will impact on the capacity of the rural road network for eastward travel.			



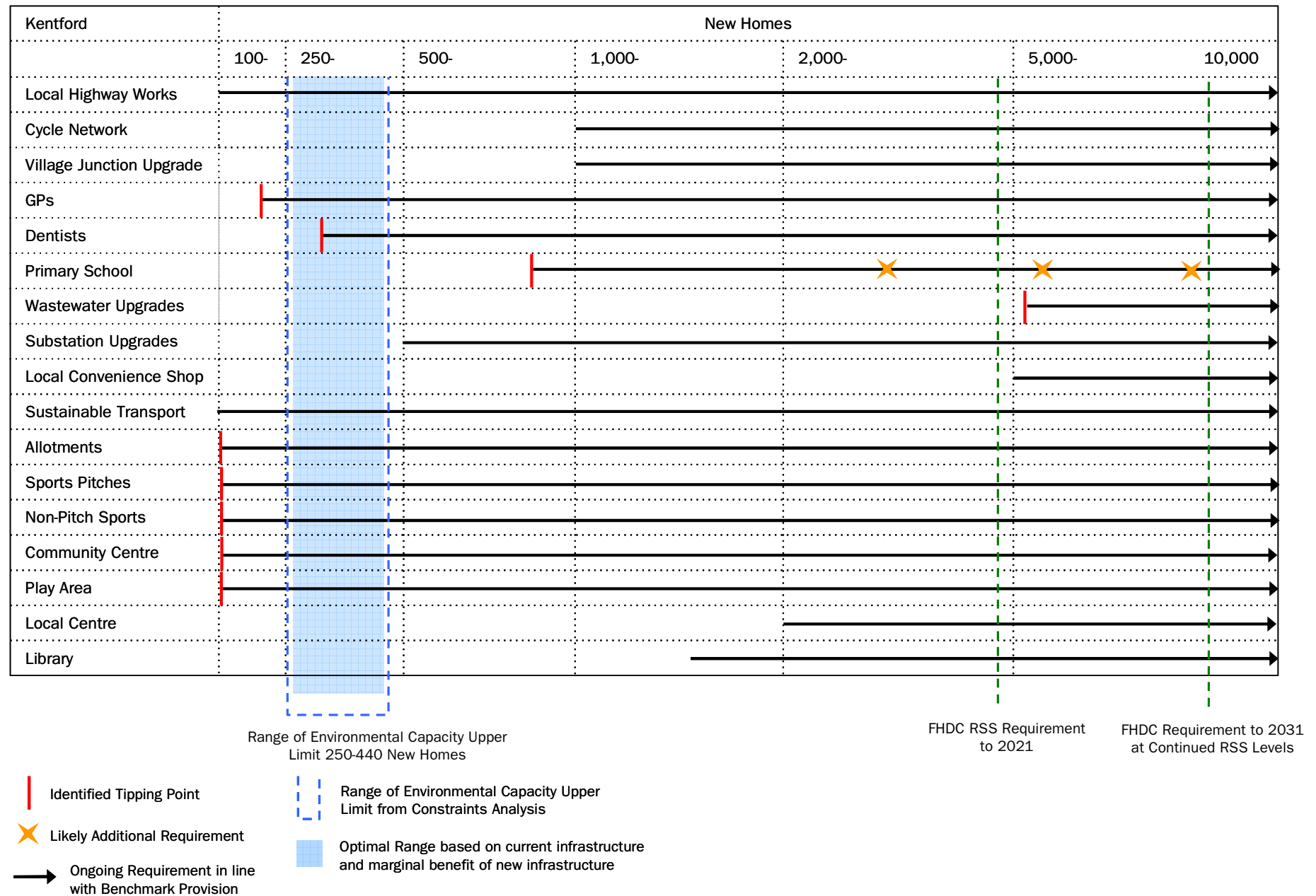
Exning

ONS Population Estimate 2008: 2,224		Core Strategy Final Policy Option Hierarchy Position: Primary Village	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">3ha Sports pitches0.3ha non-pitch sports3ha allotments0.11ha Playspace	Health & Emergency Services: <ul style="list-style-type: none">1 Dentist in one surgery	Community & Education: <ul style="list-style-type: none">Mobile Library ServiceExning Village Hall1 Primary school with capacity for 135 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">Londis General StorePost Office4 Public Houses
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">Devil’s Ditch to west	Built Heritage <ul style="list-style-type: none">Conservation area in centre	Transport <ul style="list-style-type: none">A14 forms boundary to southPotential A14 junction issuesCycle and bus links to Newmarket required	Other Constraints <ul style="list-style-type: none">Potential settlement coalescence with Burwell
Opportunity Areas			
<u>West</u> Strategic site extension to west. Potential range 1,240-2,170 new homes.			
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is at the mid/high end of the range. As per Newmarket the capacity of the existing highway network to accommodate significant levels of growth is a key risk particularly with junction capacity on the A14. Cumulative development in Exning and Newmarket is unlikely to reach the identified existing capacity ceiling at the wastewater treatment works. High levels of growth within the range will also ensure the most benefit of any new primary school that is likely to be required. Whilst Exning particularly benefits from its close proximity to Newmarket and the services there, a key risk is ensuring that travel movements are sustainable and therefore, in partnership with Suffolk County Council and the bus providers, sustainable bus services and opportunities for cycling links should be sought. Exning is also not as physically and environmentally constrained as Newmarket and therefore is more suited to higher levels of growth.			



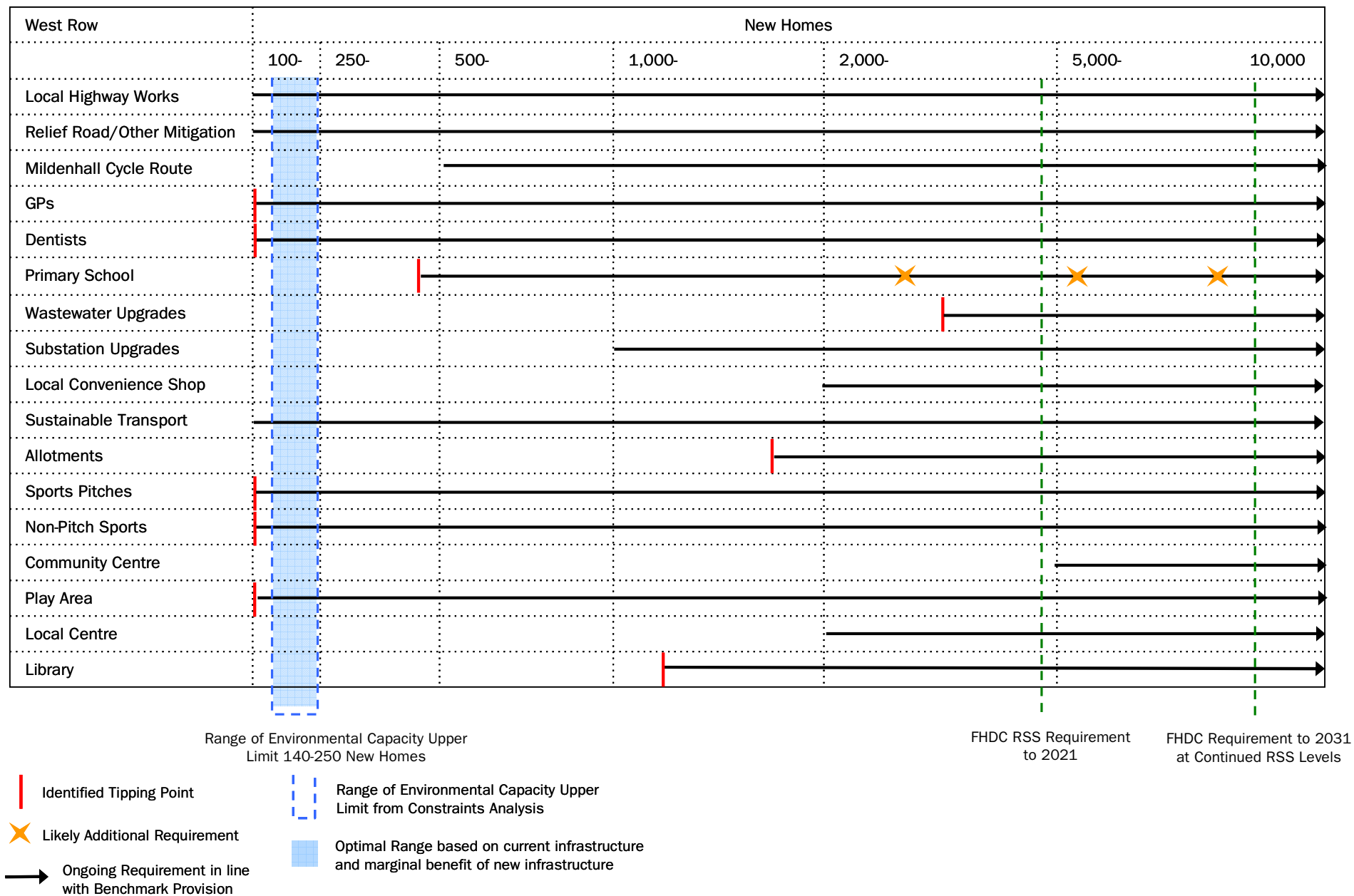
Kentford

ONS Population Estimate 2008:		1,184	Core Strategy Final Policy Option Hierarchy Position:		Primary Village
Existing Infrastructure					
Open Space & Sport: <ul style="list-style-type: none">None identified		Health & Emergency Services: <ul style="list-style-type: none">None identified		Community & Education: <ul style="list-style-type: none">Mobile Library Service	
Retail, Services & Leisure: <ul style="list-style-type: none">General Store and Post OfficePublic House					
Summary of Environmental/Physical Constraints					
Green Infrastructure <ul style="list-style-type: none">Landscape sensitivity to southFlood corridor to west		Transport <ul style="list-style-type: none">A14 forms boundary to northJunction capacity in settlementPoor connection to railway station which has infrequent service		Other Constraints <ul style="list-style-type: none">Potential settlement coalescence with Needham Street	
Opportunity Areas					
<u>Central</u> Central expansion on small strategic sites to infill existing gaps in the settlement structure. Potential range 250-440 new homes.					
Optimal Growth - Risks and Contingencies					
Optimal growth within the capacity range identified is across the identified test range. The test range of 250-440 is reasonably small scale expansion, although will significantly increase the size of Kentford potentially almost doubling its population. The key risk to providing growth is ensuring services and facilities are also provided across the board. Without these facilities growth in Kentford will not have good access to services and the settlement will not be a sustainable option with heavy reliance on services in Newmarket. For growth to come forward in a sustainable manor any level of development within the optimum range should particularly seek to improve links to Moulton for the primary school, either reopen the community centre or seek a new facility and provide a recreation space potentially including sports pitches and other sports/recreation uses.					



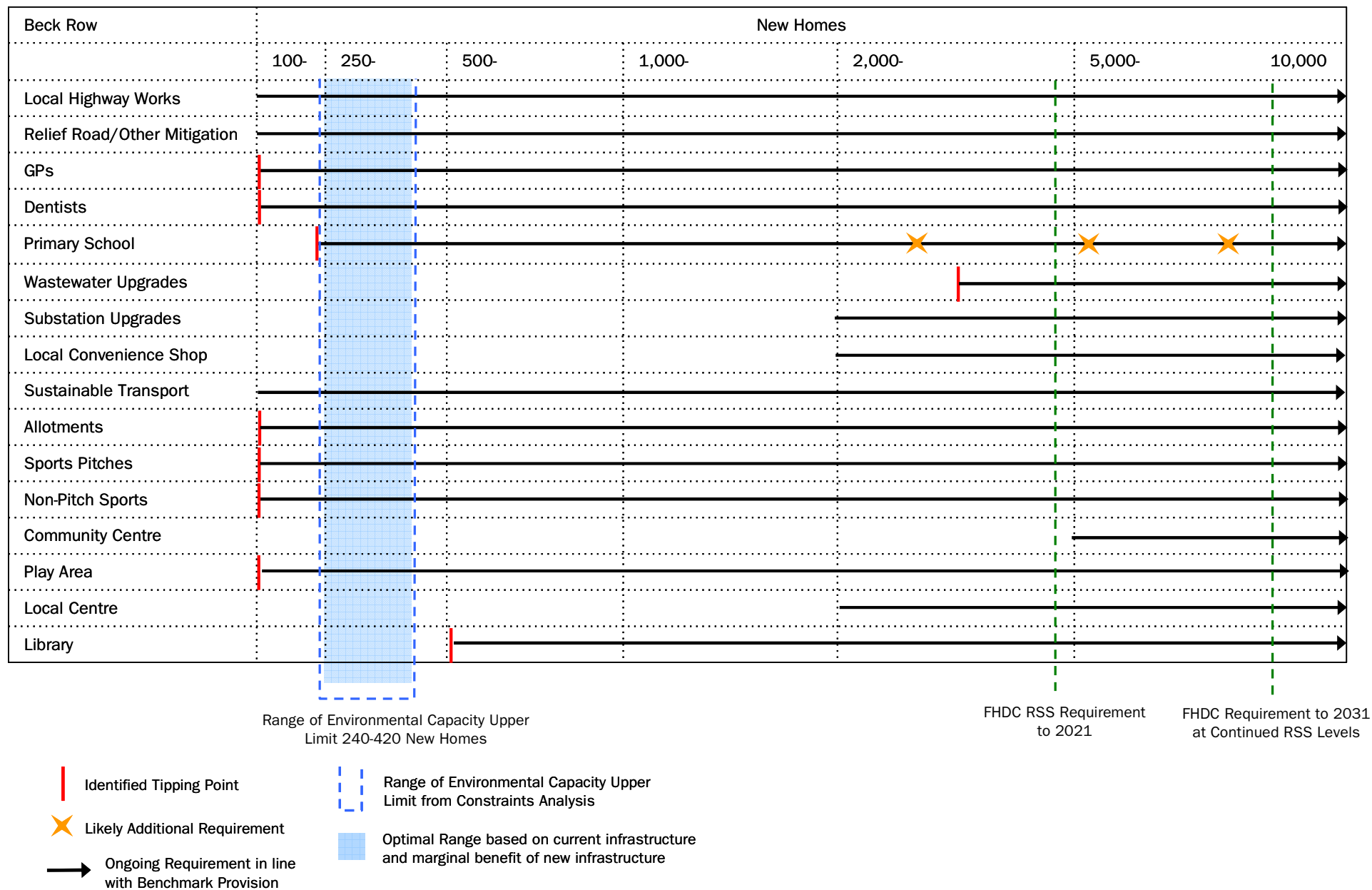
West Row

ONS Population Estimate 2008: 1,805		Core Strategy Final Policy Option Hierarchy Position: Primary Village	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">1.1ha sports pitches0.4ha non-pitch sports1.2ha allotments0.2ha playspace	Health & Emergency Services: <ul style="list-style-type: none">None identified	Community & Education: <ul style="list-style-type: none">Mobile Library ServiceWest Row Village Hall1 primary school with capacity for 140 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">West Row Village StorePost Office2 Public Houses
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">Flood corridor to south	Transport <ul style="list-style-type: none">Dispersed rural road networkWill benefit from highway improvements around wider Mildenhall area.	Other Constraints <ul style="list-style-type: none">Potential settlement coalescence with Mildenhall.Airbase white safeguard zone to north	
Opportunity Areas			
<u>Central</u> Central expansion on small strategic sites to infill existing gaps in the dispersed settlement structure. Potential range 140-250 new homes.			
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is across the identified test range. The test range of 140-250 is small scale expansion and is unlikely to create a requirement for infrastructure above and beyond what is already required. There is existing capacity in the primary school and small levels of development will help to ensure the primary school and other local services such as shops and services remain viable. Consideration should be given to cycle links to Mildenhall. It is likely that residents will continue to rely on employment and higher order services from further afield which is not desirable. Key risks include upgrades to existing utilities with both substation capacity and wastewater capacity likely to be impacted by cumulative levels of development around Mildenhall and mitigation for this should be sought in partnership with EDF and Anglian Water respectively.			



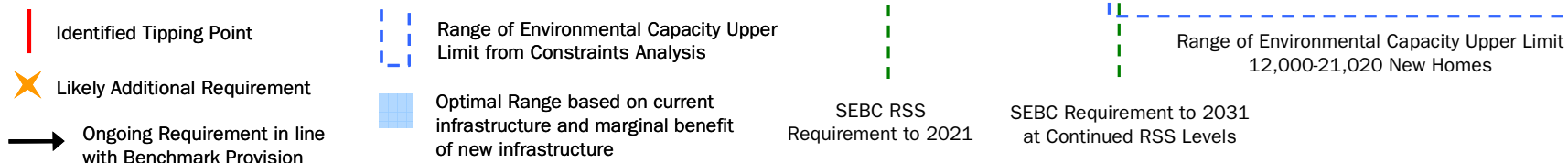
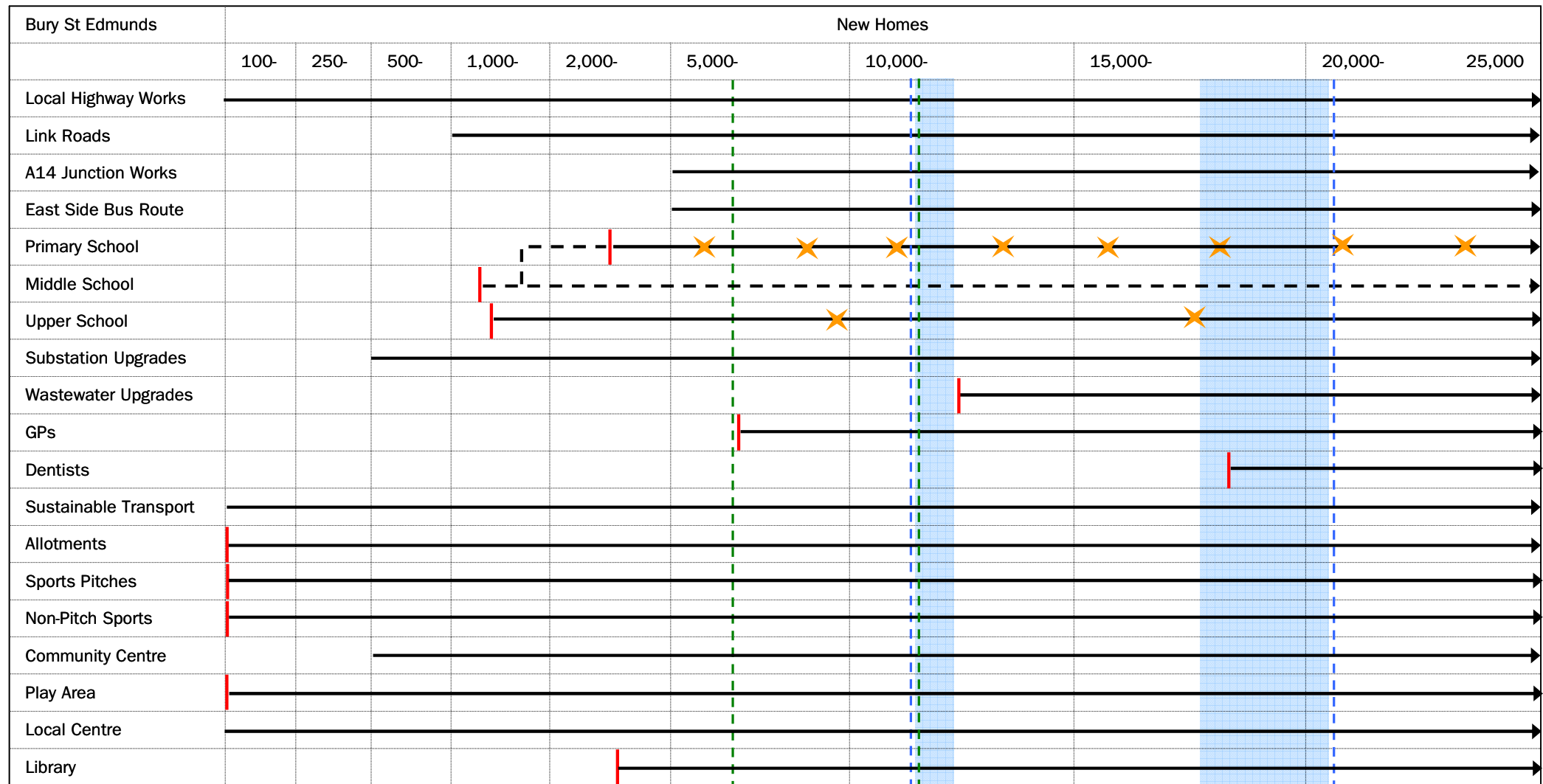
Beck Row

ONS Population Estimate 2008: 3,758		Core Strategy Final Policy Option Hierarchy Position: Primary Village	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">• 19ha nature reserve• 0.9ha sports pitches• 0.06ha playspace	Health & Emergency Services: <ul style="list-style-type: none">• 1 Nursing home providing 6 places	Community & Education: <ul style="list-style-type: none">• Mobile Library Service• Beck Row Community Centre• 1 primary school with capacity for 186 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">• Londis General Store• Post Office• Public Houses
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">• Local Nature Reserve at centre of settlement	Transport <ul style="list-style-type: none">• Congestion around airbase. Will benefit from highway improvements around Beck Row and Mildenhall, particularly if a relief road comes forward in the longer term.• A1101 provides boundary to south	Other Constraints <ul style="list-style-type: none">• Airbase white safeguard zone to south and west• Potential coalescence with Holywell Row and Wilde Street	
Opportunity Areas			
<u>Central</u> Central expansion on small strategic sites to infill existing gaps in the settlement structure. Potential range 240-420 new homes.			
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is across the identified test range. The key risk to this range is the likely impact on Primary School capacity with a tipping point being reached at the low end. This may need to be mitigated through upgrades/expansion to the existing primary school as it would not be appropriate to provide a whole new primary school for a reasonably small level of growth. Also congestion is a risk which could be mitigated through highway works or potentially a benefit from a Mildenhall relief road if this came forward as part of wider growth in the area, although no proposals currently exist and further work on what the mitigation could be will need to be undertaken. Upgrades to existing utilities are also likely to be required with both substation capacity and wastewater capacity likely to be impacted by cumulative levels of development around Mildenhall and mitigation for this should be sought in partnership with EDF and Anglian Water respectively. Particularly growth in Beck Row should support provision of a GP surgery as the settlement is at a size where it could theoretically support one, providing an important local service within walking catchment of residents.			



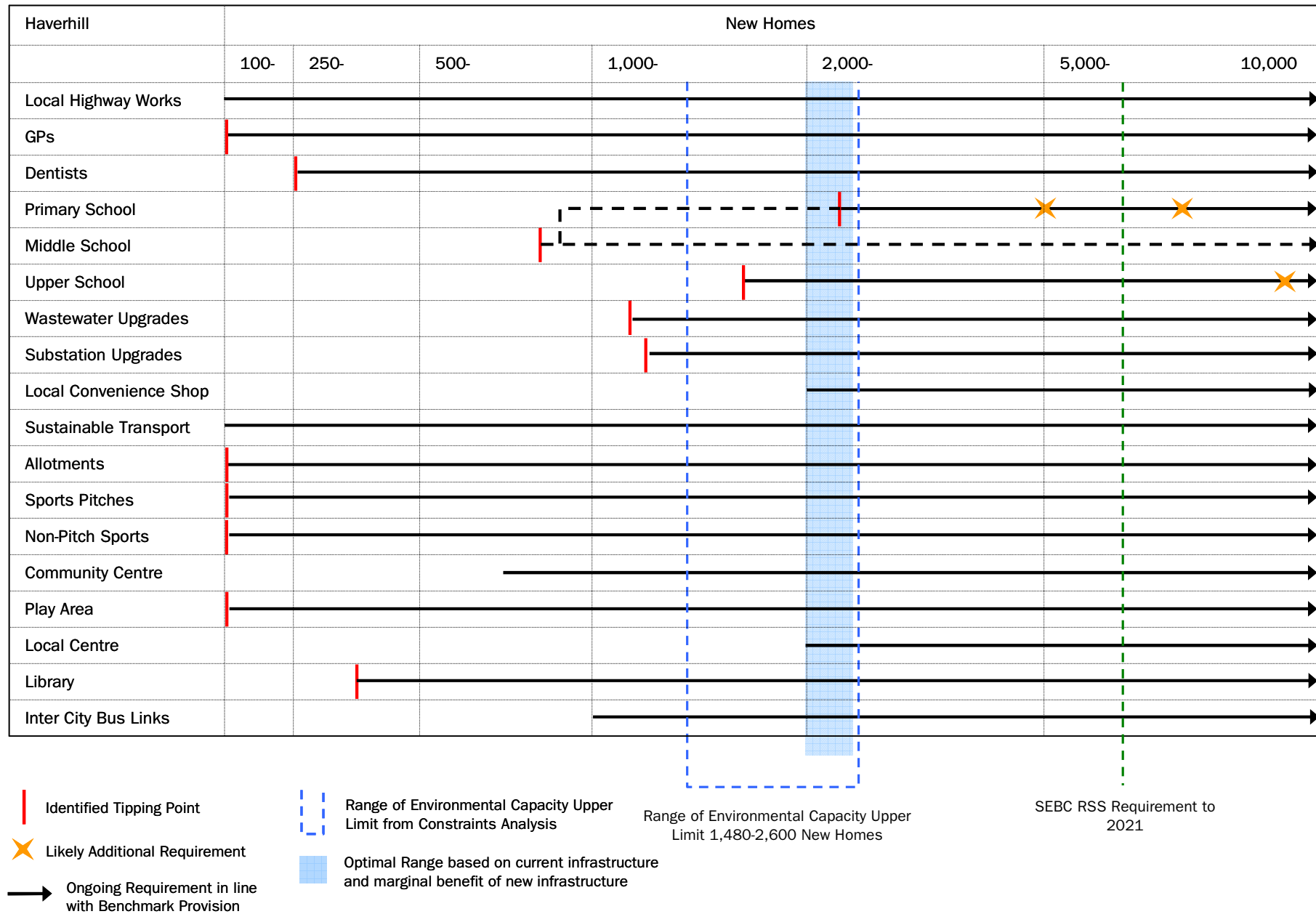
Bury St Edmunds

ONS Population Estimate 2008:		37,575	Core Strategy Preferred Options Hierarchy Position:		Town	
Existing Infrastructure						
Open Space & Sport: <ul style="list-style-type: none">18.7ha Local Nature Reserve18ha Sports Grounds3.36ha Non-Pitch Sports160ha Amenity Open Space5.75ha Allotments16 PlaygroundsMain Swimming PoolSports Halls equivalent to 24 Badminton Courts		Health & Emergency Services: <ul style="list-style-type: none">West Suffolk HospitalBMI Private Hospital32 GPs in 5 Surgeries41 Dentists in 9 Surgeries15 Nursing Homes with 436 placesPolice Station, Fire Station & Ambulance Station		Community & Education: <ul style="list-style-type: none">Bury St Edmunds LibraryRange of large and small Community Centres10 Primary Schools with capacity for 2508 pupils5 Middle Schools with capacity for 2,789 pupils3 Upper Schools with capacity for 3,050 pupils		Retail, Services & Leisure: <ul style="list-style-type: none">2 CinemasTheatreComprehensive range of services with good choice6 local centresTown centre with substantial comparison shopping offerSeveral large supermarketsLocal convenience shops
Summary of Environmental/Physical Constraints						
Green Infrastructure <ul style="list-style-type: none">Flood risk along river corridorsNowton and Ickworth ParksCounty wildlife sites		Built Heritage <ul style="list-style-type: none">Central conservation areaKey views around cathedral		Transport <ul style="list-style-type: none">A14 Junction improvements and link roads to enable growth and prevent congestionImprovements to existing bus network in the town		Other Constraints <ul style="list-style-type: none">Potential settlement coalescence with villages such as Westley, Fornham, Horringer and Great Barton.
Opportunity Areas						
<u>North West</u> Strategic site extension to existing settlement area. Potential range 980-1,720 new homes.		<u>North</u> Strategic site extension to existing settlement area. Potential range 4,340-7,600 new homes.		<u>East</u> Strategic site extension to existing settlement area. Potential range 980-1,720 new homes.		
<u>West</u> Strategic site extension to existing settlement area. Potential range 3,440-6,020 new homes.		<u>Central</u> Infill and redevelopment of sites in the existing urban envelope of the settlement. Possibility of windfall sites. Potential range 360-630 new homes.		<u>South East</u> Strategic site extension to existing settlement area and sites along river corridor closer to central areas. Potential range 1,900-3,340 new homes. Employment potential north of A14.		
Optimal Growth - Risks and Contingencies						
The environmental capacity range for Bury St Edmunds is above the housing levels required by the RSS to 2021 for the whole Borough. This highlights that over the study period the total levels of potential growth identified for Bury St Edmunds will not be achievable, as it outstrips the RSS numbers by a large margin and does not spatially distribute growth. However, this level of development may be required in the longer term beyond 2031 to accommodate ongoing growth. Optimal growth within the capacity range identified is polarised. Lower levels of growth will minimise costs associated with substantial infrastructure provision such as mitigating highway congestion and upgrading/providing new sites for wastewater treatment. In either case provision of schools and health facilities will need to be phased in line with growth. At the higher levels of growth the costs associated with upgrading existing facilities and providing new facilities for sports and leisure uses is spread across a greater level of growth, maximising the marginal benefit from the required infrastructure. Key risks will be the ability to ensure sustainable growth by providing patterns of development and infrastructure investment that supports walking, cycling and public transport. Risks over the historic environment in Bury St Edmunds and the character of the settlement can be mitigated through appropriate development design.						



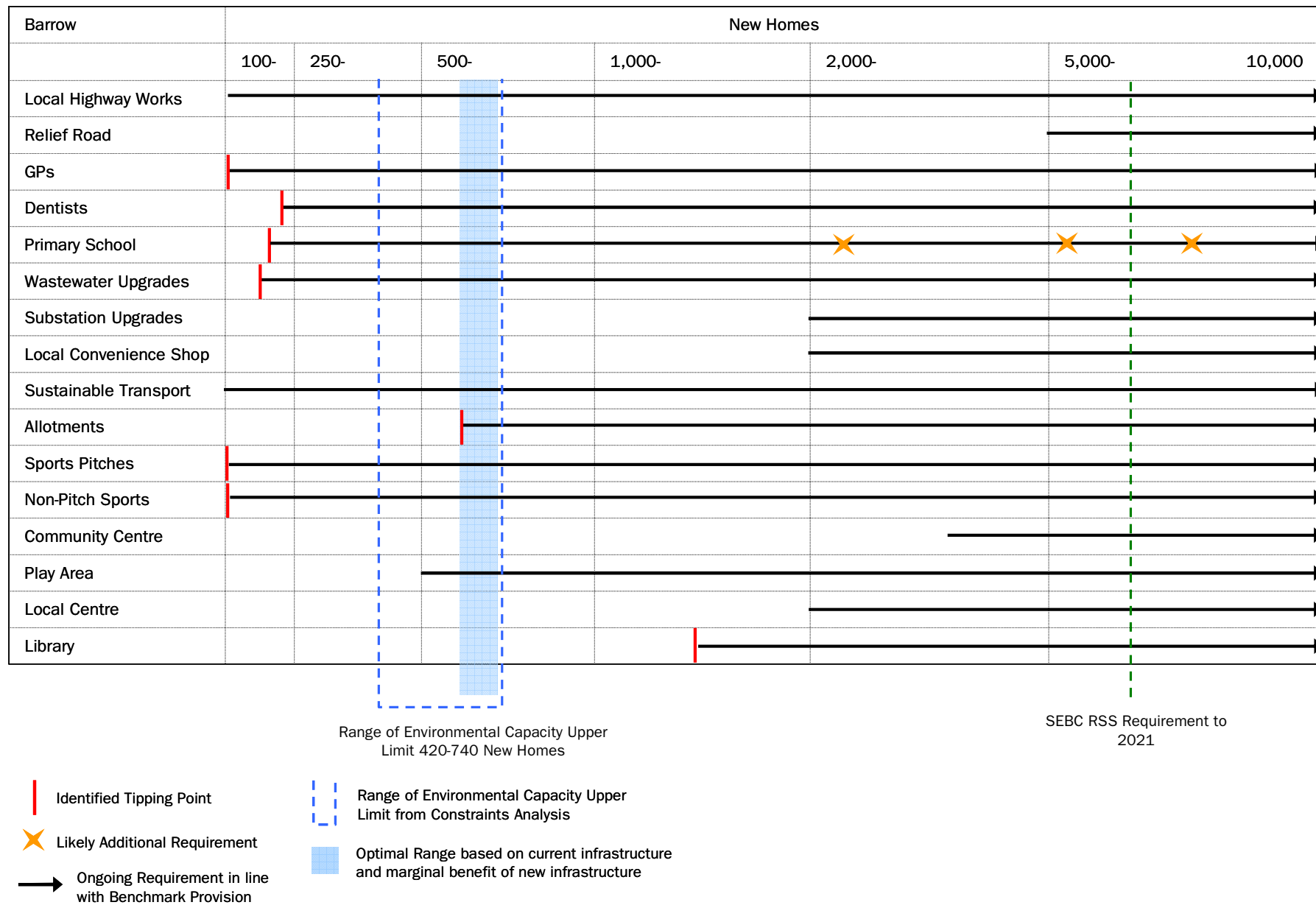
Haverhill

ONS Population Estimate 2008: 23,881		Core Strategy Preferred Options Hierarchy Position: Town	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">14.9ha Local Nature Reserve13ha Sports Grounds0.62ha Non-Pitch Sports77ha Amenity Open Space0.95ha Allotments8 PlaygroundsMain Swimming PoolSports Halls equivalent to 14 Badminton Courts	Health & Emergency Services: <ul style="list-style-type: none">6 GPs in 3 Surgeries11 Dentists in 3 Surgeries5 Nursing Homes with 63 placesPolice StationFire StationAmbulance Station	Community & Education: <ul style="list-style-type: none">Haverhill LibrarySeveral Community CentresHaverhill Town Hall7 Primary Schools with capacity for 1,662 pupils3 Middle Schools with capacity for 1,323 pupils2 Upper Schools with capacity for 1,557 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">2 CinemasHaverhill Arts CentreComprehensive range of services with good choiceTown centre with comparison shopping offerTwo large supermarketsRange of local convenience shops
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">Flood risk along stream/drainage corridors particularly in north westNorney Plantation to northSeveral open spaces within existing settlement	Transport <ul style="list-style-type: none">Significant out-flow commuting to CambridgeCongestion through central areas, particularly at peak timesRequirement for good inter-city bus links	Other Constraints <ul style="list-style-type: none">Potential settlement coalescence with villages such as Kedington, Withersfield, Little Wratting and Calford GreenA1017 provides existing defensible boundary to the south of the settlement	
Opportunity Areas			
Central Infill and redevelopment of sites in the existing urban envelope of the settlement. Possibility of windfall sites. Potential range 60-110 new homes.	North East Strategic site extension to existing settlement area similar in nature to existing local plan designation for expansion to north. Potential range 1,420-2,490 new homes. If the SAM and farm buildings at Great Wilsey are brought into use and integrated (protecting the SAM as appropriate) as part of the development through creative planning this range could be increased, although a cautious approach to this potential constraint has been utilised and mitigation could be found.		
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is towards the higher end of the range. Provision of new primary and secondary schools is likely to be required within the upper capacity range following a migration to a two tier education system and in recognition of the wider role Haverhill has in upper school provision across the south of the Borough. Higher levels of growth will ensure the most marginal benefit per additional dwelling through the provision of required infrastructure, particularly given existing deficits within some infrastructure types. The key risk associated with growth in Haverhill is the continuance of the settlement as a commuter satellite town to Cambridge and this should sought to be addressed through suitable employment growth in Haverhill to support a growth in population as well as improvements in inter-city bus links to Cambridge, which may become more viable with greater numbers of commuters from a larger population. It is likely that utilities will require upgrades to support growth and the Council should work together with partners including Anglian Water for wastewater and EDF for energy to ensure these can come forward.			



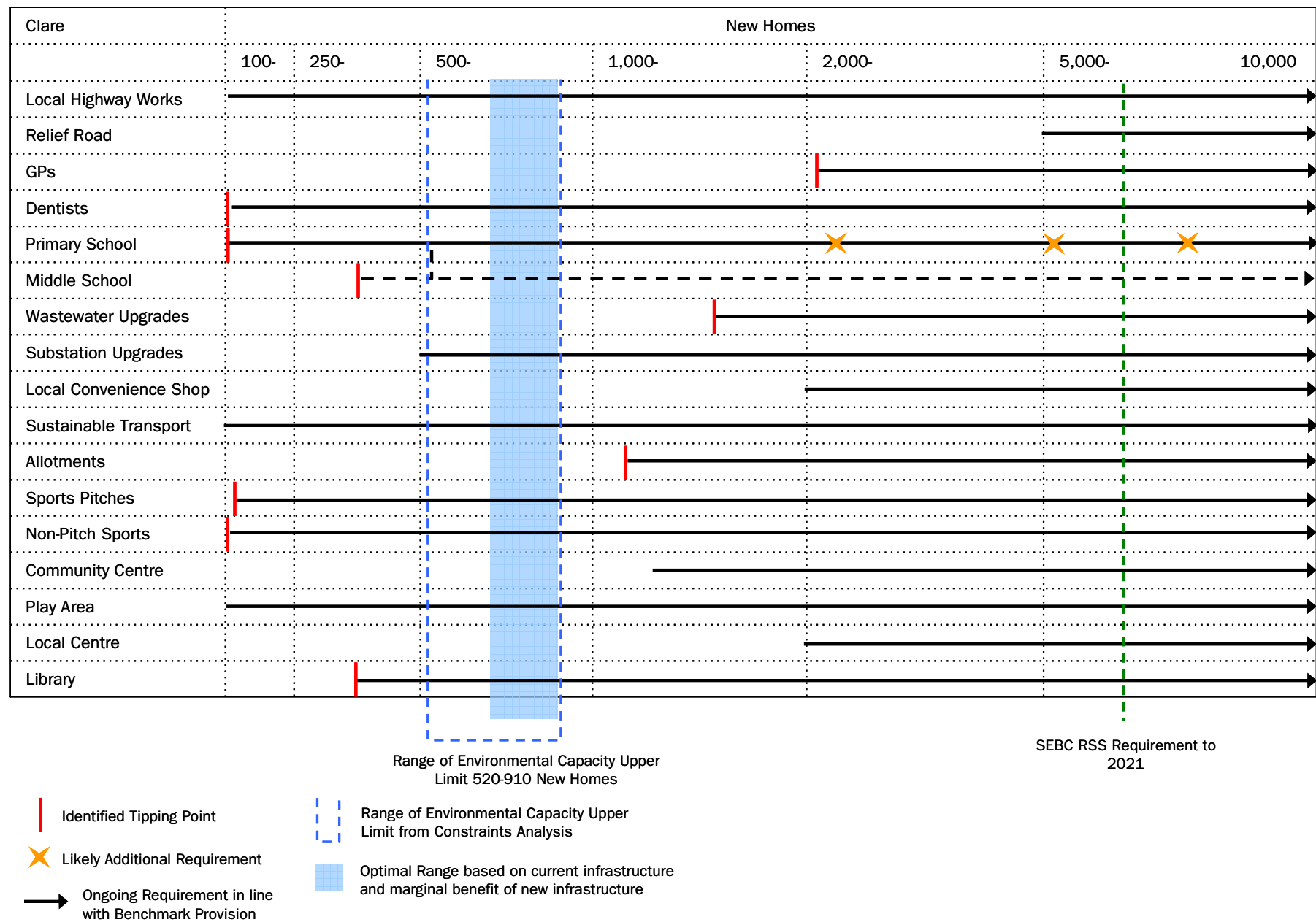
Barrow

ONS Population Estimate 2008: 1,508		Core Strategy Preferred Options Hierarchy Position: Key Service Centre	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">1.98ha Sports GroundTennis Courts and Basketball Hoops2.17ha Amenity Open Space0.6ha Allotments1 Playground	Health & Emergency Services: <ul style="list-style-type: none">1 GP at the Barrow Hill Surgery	Community & Education: <ul style="list-style-type: none">Mobile Library ServiceBarrow Village Hall1 Primary School with capacity for 146 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">Barrow Stores convenience shopPost Office2 Public Houses
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">Village greenCounty wildlife site to south west, Wilsummer Wood	Built Heritage <ul style="list-style-type: none">Setting of Scheduled Ancient Monument to northKey views from Denham Castle	Transport <ul style="list-style-type: none">Proximity to Bury St Edmunds as a main settlement with employment and services	Other Constraints <ul style="list-style-type: none">Potential settlement coalescence with Burthorpe and Denham End
Opportunity Areas			
<u>South</u> Strategic site extension to existing settlement area within walkable distance of the existing village centre. Will ensure a compact core and growth to ensure settlement is of a size to ensure provision of services is viable. Potential range 420-740 new homes.			
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is towards the higher end of the range. There are likely requirements for provision of new infrastructure including GPs, a Dentist and a new or expanded primary school. Particularly the higher range of development will ensure that there is a sufficient population in Barrow to support a wide range of services, minimising the need to travel to Bury St Edmunds for such services. Provision of allotments, sports pitches and non-pitch sports could also be tied into new development. Key risks associated with development include the requirement for upgrades to the wastewater treatment works, which should be identified in partnership with Anglian Water to ensure growth can come forward.			



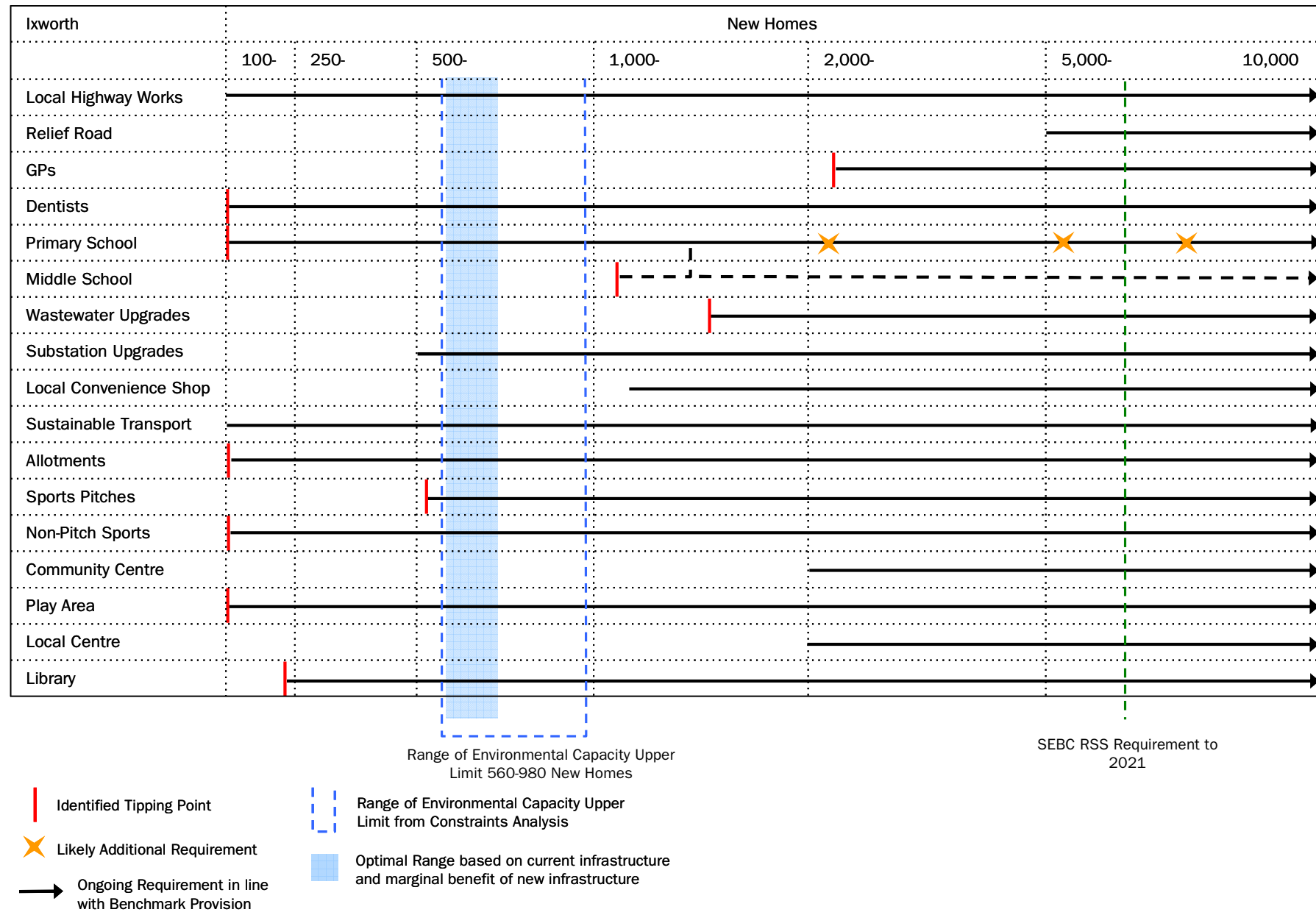
Clare

ONS Population Estimate 2008: 1,900		Core Strategy Preferred Options Hierarchy Position: Key Service Centre	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">• 2.62ha sports grounds• 0.24ha non-pitch sports• 22.57ha Amenity Open Space including Clare Country Park• 1ha Allotments• 2 local playgrounds	Health & Emergency Services: <ul style="list-style-type: none">• 4 GPs in 2 surgeries• Fire Station	Community & Education: <ul style="list-style-type: none">• Clare Library• Clare Town Hall and Old School Community Centre• 1 Primary School with capacity for 135 pupils• 1 Middle School with capacity for 480 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">• Co-op convenience store• Independent convenience retailers• Good range of key services including post office, hairdressers, chemist• Public Houses
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">• Country Park and Clare Common• Flood risk along river corridors to south and through settlement	Built Heritage <ul style="list-style-type: none">• Conservation area covers much of settlement	Transport <ul style="list-style-type: none">• Small levels of development could have significant impacts on local junctions	Other Constraints <ul style="list-style-type: none">• Settlement is relatively linear
Opportunity Areas			
<u>North</u> Small strategic extension to existing settlement area within walkable distance of the existing village centre. Potential range 80-140 new homes.	<u>South</u> Strategic extension to existing settlement area close on land behind existing built up area. Potential range 200-350 new homes.	<u>East</u> Strategic extension to existing settlement area close to the existing village centre. Potential range 240-420 new homes.	
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is the mid-to-high end of the range. Provision of infrastructure that represents large investment such as the requirement for a new primary school to support growth would be supported by higher levels of growth to ensure that the most benefit is derived from the investment into that infrastructure. Clare may require new upgrades to the substation which is a key risk, although capacity for wastewater is good. Higher levels of growth within the range will further help to support the range of services Clare currently provides. Despite the potential for growth the capacity of local junctions to cope with additional vehicle movements is a key risk, and mitigation should be sought either as part of new development or through funding, including developer contributions, to ensure that the impact of congestion is minimised and local junctions can cope.			



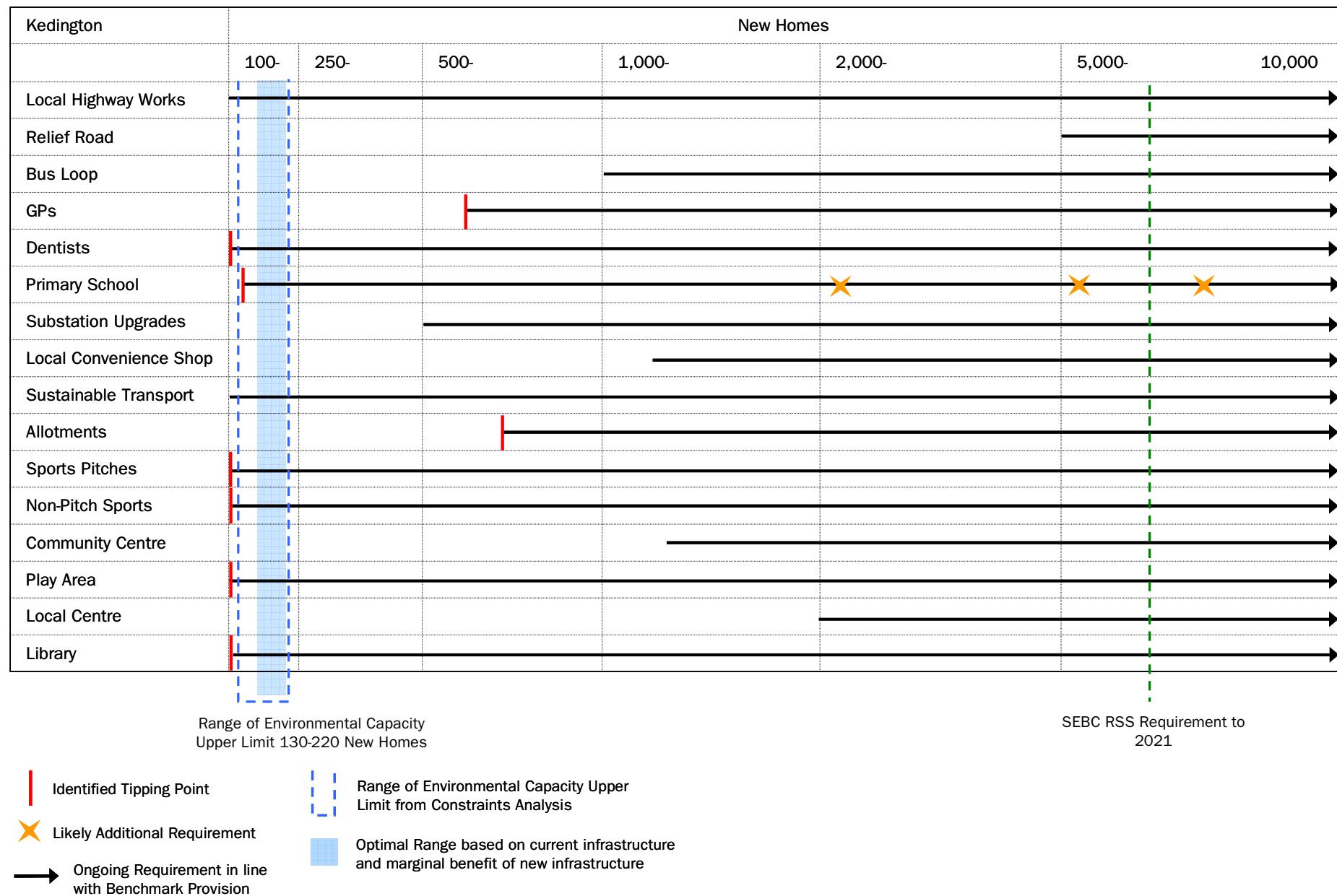
Ixworth

ONS Population Estimate 2008: 2,270		Core Strategy Preferred Options Hierarchy Position: Key Service Centre	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">• 4.34ha sports grounds• 0.68ha non-pitch sports• 1.23ha Amenity Open Space• 0.5ha Allotments• 1 local playground	Health & Emergency Services: <ul style="list-style-type: none">• 5 GPs at Ixworth Surgery• Bury Rural Police Station• Ixworth Fire Station• 2 Nursing Homes with 57 places	Community & Education: <ul style="list-style-type: none">• Ixworth Library• Ixworth Village Hall• 1 Primary School with capacity for 150 pupils• 1 Middle School with capacity for 540 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">• Premier convenience store• Range of key services including post office and hairdresser• Public Houses
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">• Flood risk along river corridors to south and west of settlement	Built Heritage <ul style="list-style-type: none">• Conservation area covers south west part of settlement	Transport <ul style="list-style-type: none">• A143 and A1088 provide defensible boundaries to settlement• Local plan identifies new road to open up development opportunities	
Opportunity Areas			
North East Strategic extension to existing settlement area within existing roads which provide natural boundary to growth. Potential range 560-980 new homes.			
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is the low end of the range. Stanton wastewater treatment works will require upgrades if higher levels of development in both Ixworth and Stanton are pursued which may represent a high cost for the ability to accommodate small amounts of additional growth. Ixworth is currently one of the larger Key Service Settlements and currently supports a good range of services and lower levels of growth from the identified test range would be sufficient to continue this. The spatial constraints of flooding to the south and west and the existing roads to the east and north lend themselves to defined boundaries for an expanded settlement. The key risks will be ensuring that additional primary school capacity is sought, although this may come from the migration to a two tier education system. Suffolk County Council's School Organisation Review will provide more definitive overview of this issue.			



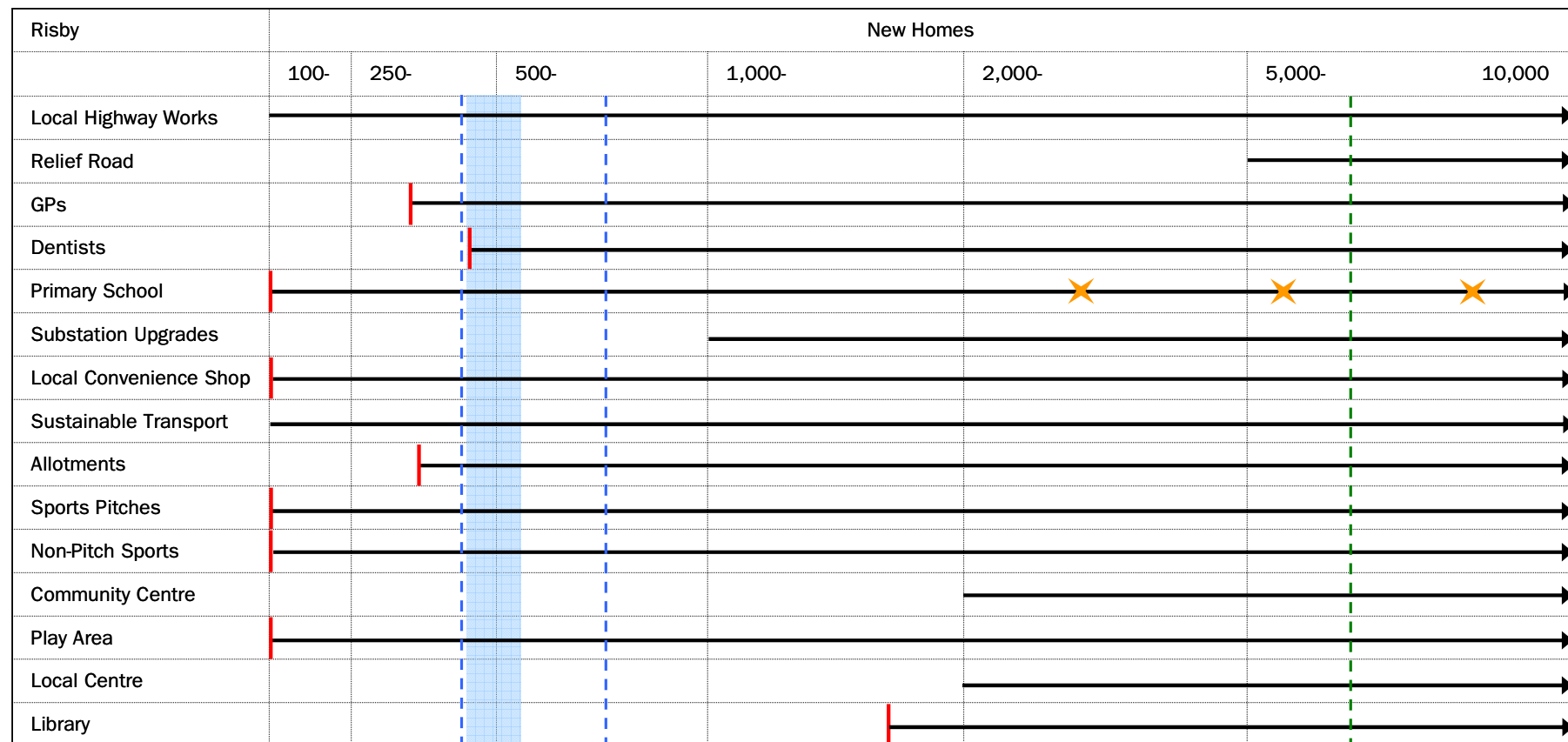
Kedington

ONS Population Estimate 2008: 1,915		Core Strategy Preferred Options Hierarchy Position: Key Service Centre	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">2.1ha sports grounds0.2ha non-pitch sports1.23ha Amenity Open Space including Clare Country Park0.73ha Allotments1 local playground	Health & Emergency Services: <ul style="list-style-type: none">4 GPs in a single surgery1 Nursing Home with 59 places	Community & Education: <ul style="list-style-type: none">Kedington LibraryKedington Village Community Centre and Kedington Royal British Legion Hall1 Primary School with capacity for 135 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">Kedington Stores convenience storeRange of key services in the Westward Deals parade including a Post OfficePublic Houses
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">Flood risk along river corridor running through the centre of settlementCentral green area	Built Heritage <ul style="list-style-type: none">Existing character of settlement	Transport <ul style="list-style-type: none">Small levels of development could have significant impacts on local junctions	Other Constraints <ul style="list-style-type: none">Proximity to Haverhill will encourage use of local services there
Opportunity Areas			
<u>Central</u> Small scale infill development and small sites on the edge of the existing built up area where sites are well located in relation to the village and its structure. Potential range 130-220 new homes.			
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is the mid-to-high end of the range. Kedington Primary School is likely to require investment to accommodate additional pupils associated with growth at Kedington, with higher growth levels likely to ensure there are sufficient additional pupils to make investment in the school more beneficial. This is a key risk and should be considered in partnership with Suffolk County Council through the School Organisation Review. Additional population will help to underpin the good range of services already located in the settlement and higher levels of growth would be able to take advantage of existing excellent local infrastructure provision such as the GP surgery and the services provided along the Westward Deal shopping parade. However, even with growth Kedington is likely to be reliant on Haverhill for higher order and larger shops and services, such as comparison shopping and supermarkets.			



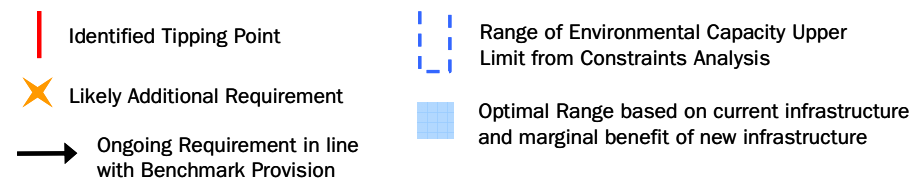
Risby

ONS Population Estimate 2008: 875		Core Strategy Preferred Options Hierarchy Position:		Key Service Centre
Existing Infrastructure				
Open Space & Sport: <ul style="list-style-type: none">1.2ha sports grounds0.04ha non-pitch sports1.06ha Amenity Open Space including Clare Country Park0.35ha Allotments1 local playground	Health & Emergency Services: <ul style="list-style-type: none">2 Nursing Homes with 88 places	Community & Education: <ul style="list-style-type: none">Mobile Library ServiceRisby Village Hall1 Primary School with capacity for 147 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">1 Public House	
Summary of Environmental/Physical Constraints				
Green Infrastructure <ul style="list-style-type: none">County wildlife site to eastStone Curlew SPA	Built Heritage <ul style="list-style-type: none">Conservation area	Transport <ul style="list-style-type: none">Dependent on car travel and the A14 for access to servicesA14 provides barrier to south	Other Constraints <ul style="list-style-type: none">Calor Gas Consultation Zone	
Opportunity Areas				
South Small scale strategic extension to south up to A14. Potential range 440-770 new homes.				
Optimal Growth - Risks and Contingencies				
Optimal growth within the capacity range identified is the low-to-mid end of the range. Risby Primary School will require investment to accommodate additional pupils as it is currently oversubscribed. There may be a requirement for a new school and this is a key risk and should be considered in partnership with Suffolk County Council through the School Organisation Review. Whilst levels of growth higher than those identified through the constraints analysis range would help to underpin the provision of new services, it is unlikely that up to 770 new homes would promote Risby as a sustainable settlement, and it is likely that residents would continue to use services in Bury St Edmunds. Given Risby’s current limited provision of infrastructure and the potential costs associated with providing infrastructure for levels of growth that is limited by environmental and physical constraints a lower level of growth is appropriate.				



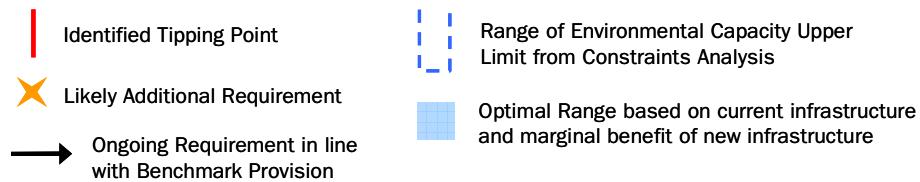
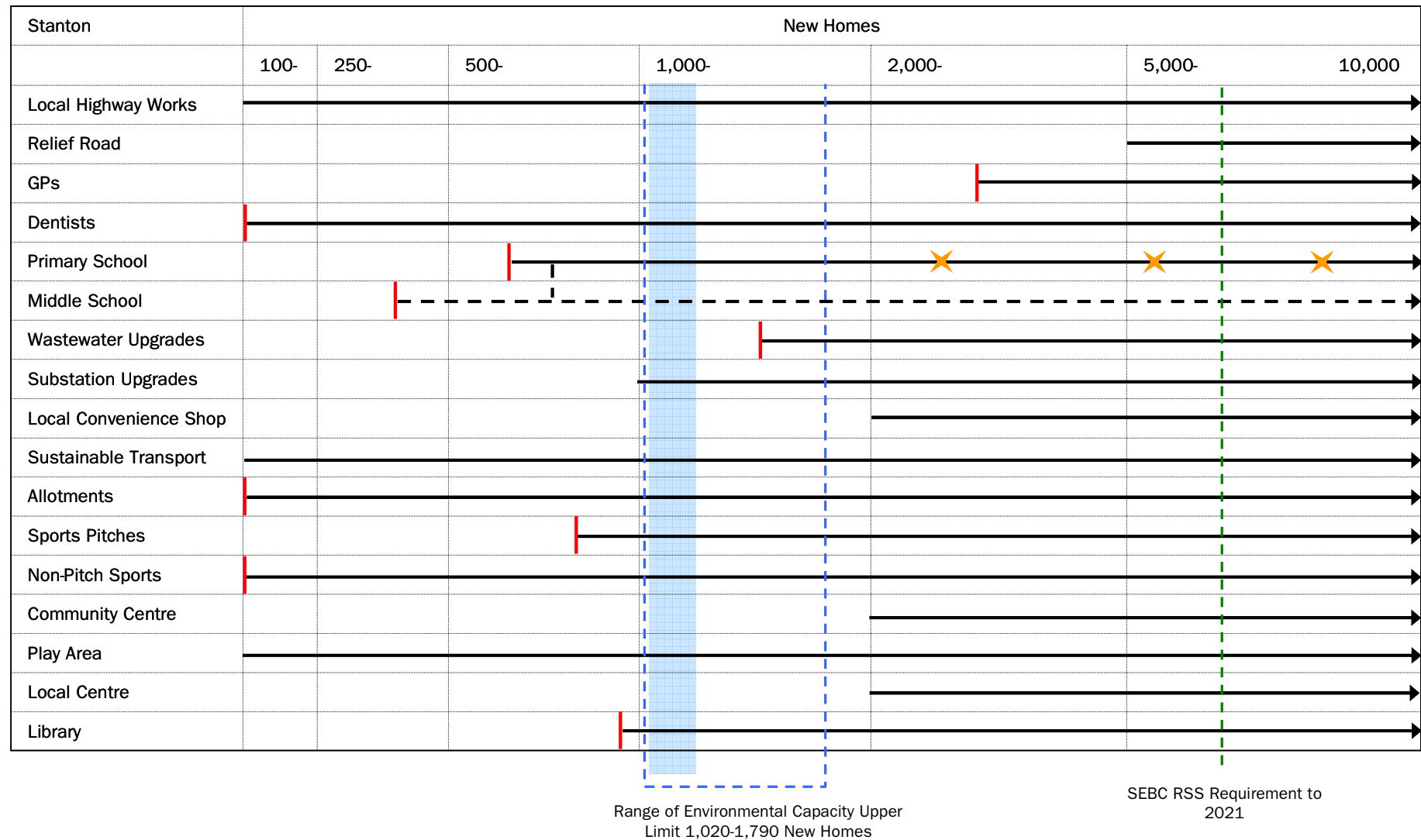
Range of Environmental Capacity Upper
Limit 440-770 New Homes

SEBC RSS Requirement to
2021



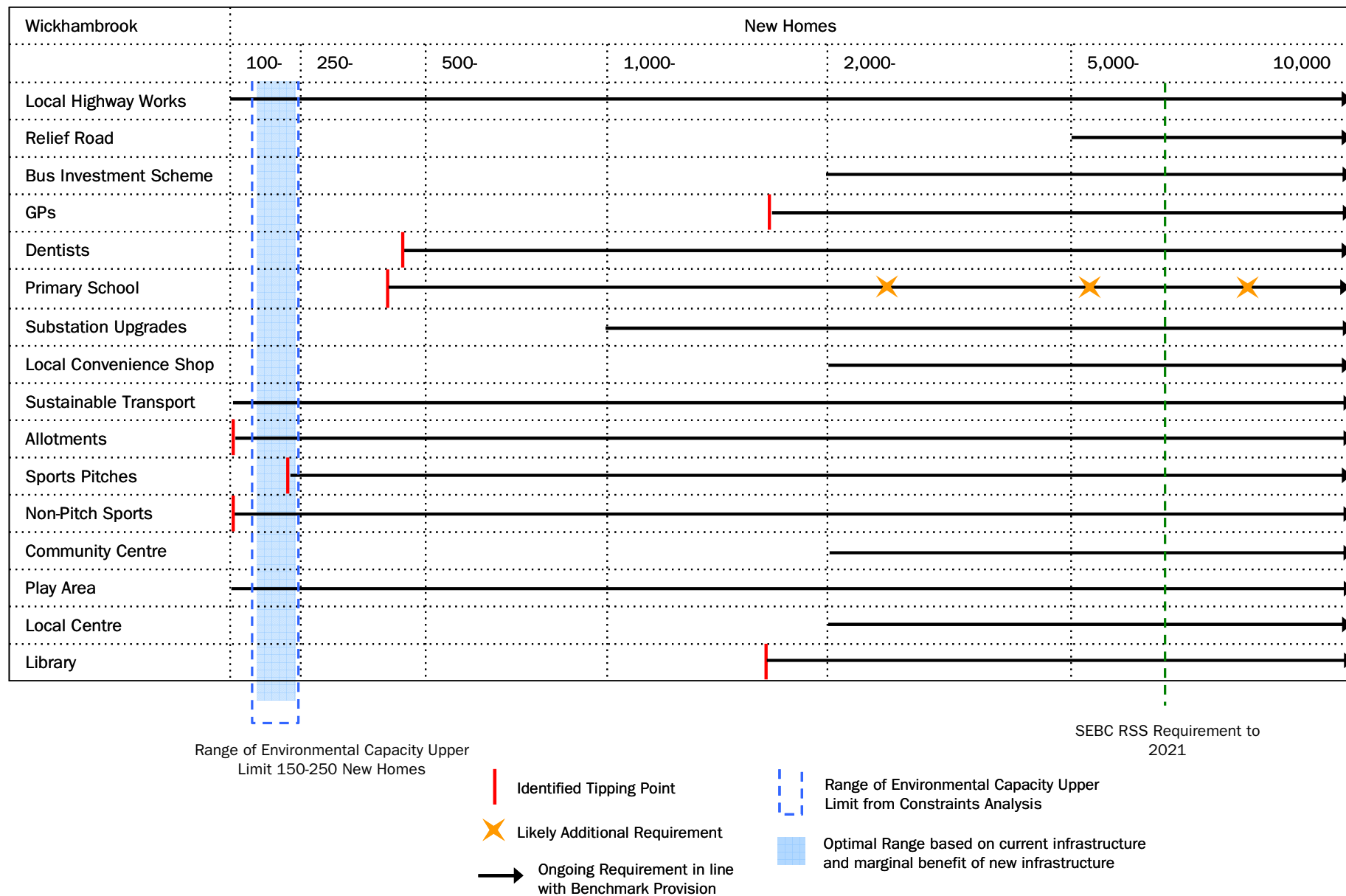
Stanton

ONS Population Estimate 2008: 2,696		Core Strategy Preferred Options Hierarchy Position: Key Service Centre	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">5.7ha sports grounds0.6ha non-pitch sports3ha Amenity Open Space1 local playground	Health & Emergency Services: <ul style="list-style-type: none">7 GPs in two Surgeries1 Nursing Home with 23 places	Community & Education: <ul style="list-style-type: none">Mobile Library ServiceStanton Village Hall1 Primary School with capacity for 225 pupils1 Middle School with capacity for 439 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">Stanton Stores convenience storeRange of key services including post office, bakery and hairdresserPublic HousesPetrol Stations
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">Flood risk to north of A143SSSIs to southCounty wildlife site to east	Built Heritage <ul style="list-style-type: none">Conservation area in centreStanton Windmill	Transport <ul style="list-style-type: none">A143 provides defensible boundary to settlement	Other Constraints <ul style="list-style-type: none">Potential coalescence with Upthorpe through large growth
Opportunity Areas			
South West Strategic extension to existing settlement area. Potential range 640-1,120 new homes.		East Strategic extension to existing settlement area. Potential range 380-670 new homes.	
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is the low end of the range. Stanton wastewater treatment works will require upgrades if higher levels of development in both Ixworth and Stanton are pursued which may represent a high cost for the ability to accommodate small amounts of additional growth. Therefore, lower levels of growth within existing headroom capacity are considered suitable. Stanton, along with Ixworth, is currently one of the larger Key Service Settlements and currently supports a good range of services and lower levels of growth from the identified test range would be sufficient to continue this. The spatial constraints of the existing road to the north and the SSSIs to the south lend themselves to defined boundaries for an expanded settlement. The key risks will be ensuring that additional primary school capacity is sought in partnership with Suffolk County Council. Growth in Stanton and Ixworth will also help to support bus services to the two settlements.			



Wickhambrook

ONS Population Estimate 2008: 880		Core Strategy Preferred Options Hierarchy Position: Key Service Centre	
Existing Infrastructure			
Open Space & Sport: <ul style="list-style-type: none">1.75 sports grounds0.35ha non-pitch sports1.2ha Amenity Open Space including Clare Country Park1 local playground	Health & Emergency Services: <ul style="list-style-type: none">3 GPs in the Wickhambrook SurgeryWickhambrook Fire Station	Community & Education: <ul style="list-style-type: none">Mobile Library ServiceWickhambrook Memorial Social Centre1 Primary School with capacity for 135 pupils	Retail, Services & Leisure: <ul style="list-style-type: none">Thorns Corner Stores convenience shop (post office and petrol station)2 Public Houses
Summary of Environmental/Physical Constraints			
Green Infrastructure <ul style="list-style-type: none">Park gate landscapeFlood zones to east	Built Heritage <ul style="list-style-type: none">Conservation area	Transport <ul style="list-style-type: none">Long distance from Haverhill and Bury St Edmunds – long Bus JourneysA14 provides barrier to south	Other Constraints <ul style="list-style-type: none">Potential coalescence of Wickhambrook’s hamlets (Malting Green, Attelon Green, Malting End and Wickham Street) and retention of this Hamlet character
Opportunity Areas			
<u>Central</u> Small scale infill development and small sites on the edge of the existing built up area where sites are well located in relation to the village and its structure. Potential range 150-250 new homes.			
Optimal Growth - Risks and Contingencies			
Optimal growth within the capacity range identified is the across the whole range. There is existing infrastructure capacity within GP and Dentist provision and a good level of spare pupil capacity within the Primary School. Whilst provision of allotments, sports pitches and non-pitch sports will need to be addressed, overall Wickhambrook’s infrastructure will be able to accommodate the potential level of growth, subject to suitable sites coming forward. Although Wickhambrook is reasonably isolated from higher order services found in Haverhill or Bury St Edmunds, it does have a range of local services that can provide for a day-to-day local need and small levels of growth will continue to support these.			





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