

Haverhill Vision 2031

Draft Infrastructure Delivery Plan

St Edmundsbury Borough Council

April 2013

**St Edmundsbury Borough Council
West Suffolk House
Western Way
BURY ST EDMUNDS
IP33 3YU**

Contents

1.	Introduction	3
2.	Process.....	5
3	Policy Context & Growth.....	6
	National Planning Policy Framework.....	6
	Strategic Planning Framework.....	6
4.	Infrastructure Typology.....	9
5	Methodology for Assessing Need.....	12
6.	Infrastructure Needs.....	13
	Community and Cultural Facilities	23
	Health Care	27
	Utilities	28
	Affordable Housing	30
	Haverhill Infrastructure Schedule.....	33

1. Introduction

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

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

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

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

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

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

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

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

1.7 The overall levels of population, jobs and housing in the borough are all forecast to increase between now and 2031, but within those

increases lie more complex patterns and changes such as an ageing population, changes in the nature of the local economy and pockets of deprivation. Such changes can all potentially have significant impacts on the borough's infrastructure systems. This IDP reviews the existing coverage and future requirements of physical infrastructure (e.g. utilities and transport), Green Infrastructure (e.g. Green corridors and outdoor sports) and social infrastructure (e.g. schools, emergency services, etc.). The IDP provides analysis of the nature of future requirements and how and when those requirements are expected to be funded and delivered.

1.8 The aims of the IDP are:

- To review the existing provision and coverage of infrastructure, including any gaps or deficiencies;
- Identify the infrastructure required to serve the growth set out in the Vision Document;
- Ensure that infrastructure is provided in a timely manner over the plan period to 2031;
- Engage with the providers of infrastructure and keep those bodies informed of the scale and locations of the borough's growth;
- Provide information on the range of infrastructure providers and how their plans and programmes relate to the Council's own strategy; and
- Establish responsibilities, funding and timescales for delivery.

2. Process

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

3 Policy Context & Growth

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

National Planning Policy Framework

- 3.3 The National Planning Policy Framework (NPPF) replaced previous PPGs and PPSs and amalgamated them into one single document. Paragraph 157 of the NPPF states that local plans should:
- plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework;
 - be drawn up over an appropriate time scale, preferably a 15-year time horizon, take account of longer term requirements, and be kept up to date;
- 3.4 As noted above, in relation to infrastructure planning, paragraph 162 states:

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

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

Strategic Planning Framework

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

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

Towns

Bury St Edmunds
Haverhill

Key Service Centres

Barrow
Clare
Ixworth
Kedington
Stanton

Local Service Centres

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

Growth Forecasts

- 3.6 By 2031 the population of St Edmundsbury is likely to grow by 17% to around 130,000 which will require a total of 58,000 homes, representing an increase of 11,000 new homes between 2011 and 2031. The Core Strategy confirms how the new homes would be distributed across St Edmundsbury, following consultation on options for this growth in 2008. Policy CS1 of the Core Strategy identifies that 52% of the 2001-2031 growth will be in Bury St Edmunds, 34% in Haverhill and the remaining 14% across the rural area. However, taking account of the lower rates of house-building since 2001, the number of new homes to be constructed in Haverhill in the period 2012 to 2031 will need to increase to 36% of the borough total, or 4,130 homes, in order to conform with the Core Strategy. Although no forecasts have been made at a level lower than the whole borough, for the purposes of this document alone it is possible to make tentative estimates based on planned housing growth and predicted household occupancy rates.

- 3.7 The 2011 Census results indicate that the usually resident population of the Haverhill was 27,040 in 10,640 households¹. With the planned growth of 4,130 homes between 2012 and 2031 and accounting for the growth between 2011 and 2012, it is estimated that there will be around 14,790 homes in the town in 2031. At a projected rate of 2.2 homes per dwelling, this would add around 9,130 people to the Haverhill's population.
- 3.8 The Final Draft Haverhill Vision 2031 identifies sites for the provision of 904 new homes between 2012 and 2031. Table 1 lists the sites that are proposed for new homes in the Haverhill Vision 2031 document.

Table 1 - Housing allocations in Final Draft Haverhill Vision 2031

Site	Indicative number of homes
Land south of Chapelwent Road	85
Land on the corner of Millfields Way and Kestrel Road	12
Former Gasworks, Withersfield Road	10
Hamlet Croft	100
Westfield Primary School	30
Former Castle Hill Middle School	25
Wisdom Toothbrush site	76
Haverhill north west	1150
Haverhill north east	2500
Total	3988

¹ Figures are rounded

4. Infrastructure Typology

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

a 'Fundamental'

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

b 'Essential'

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

c 'Required'

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

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

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

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

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

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

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

Table 2 - Categories of different infrastructure types

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

Infrastructure Types	Fundamental	Essential	Required
Utilities			
Water	✓		
Energy	✓		
Leisure, Business and Retail			
Swimming Pools			✓
Sports Halls			✓
Indoor Bowls			✓
Business Support			✓
Arts and Culture (Galleries)			✓
Local Convenience Shop		✓	
Other Retail (including Town Centre and Key Service Centre Provision)			✓

SOURCE: The Nathaniel Lichfield and Partners Environmental Capacity Appraisal (May 2009)

5 Methodology for Assessing Need

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

Limitations of the study

- 5.4 It is acknowledged that many organisations providing services have been undergoing review and/or significant change during this study period: the Primary Care Trust has been phased out and has been replaced with the West Suffolk Clinical Commissioning Group (WSCCG) Suffolk County Council is carrying out a Schools Organisational Review (SOR) This has sometimes restricted the ability of such organisations to engage and to consider their long-term plans or even in some cases, led to the closure of some organisations. In such circumstances, the Council can only present the information available at the time and acknowledge that in some cases there is considerable uncertainty.

6. Infrastructure Needs

Transport

6.1 **Rail:** Since the late 1960's there has been no railway or station serving Haverhill and the town is now one of the largest in England without a rail service. There is little prospect of a financially viable solution for reintroducing a railway line and services to Haverhill in the period to 2031. For residents and businesses of the town to benefit from rail, providing improved bus services linking the town to stations, potentially combining bus and train tickets, is a deliverable alternative.

6.2 In the vicinity of Haverhill there are currently stations at:

- Bury St Edmunds – on the Ipswich to Peterborough line;
- Cambridge – for connections to London, the Midlands and the North;
- Whittlesford Parkway and Audley End - for services to London Liverpool Street, Cambridge, the Midlands and the north; and
- Stansted Airport – for express service to London.

It will be important to work with Cambridgeshire County Council, bus operators and the train operators to seek improvements to bus services and the connectivity with rail services.

6.3 **Highways and traffic:** It is in the interests of Haverhill that the town has good road links to larger centres and the national highway network. The A1307, between Haverhill and Cambridge has particular congestion problems, especially at peak times. There are also accident and safety issues along the route and, at Linton in particular, gaining access onto the road can be problematic. Work supporting the Core Strategy identified that additional traffic generated by the planned growth in Haverhill would not have any detrimental impact that could be overcome by traffic management measures at pinchpoints along the route. The Borough Council and Suffolk County Council have been working with Cambridgeshire County Council and South Cambridgeshire District Council to seek to identify solutions to these issues. This work will continue with a view, in particular, to increasing the speed, frequency and attraction of bus services along this corridor to improve links with both Cambridge and Stansted Airport. Bus priority measures might be required, such as bus lanes and priority signals, but as the majority of the road is in Cambridgeshire, the delivery of any scheme will rely on the continued close monitoring of all the local authorities and the engagement of operators and local communities.

6.4 Within the town itself, there are areas where some congestion occurs at peak times, although the highway works around the Cangle junction in association with the Tesco store development have improved the situation in this locality. A relief road is

proposed in association with development to the north-west of the town which will assist in the management of traffic around the town resulting from further growth.

- 6.5 **Cycling and walking:** Projects for cycle and walking initiatives tend to be small-scale but can make a big difference. In this regard they are ideal candidates for government grants for Local Transport Plan Fund. Additionally, CIL funding may be used to develop the rest of the borough's cycle infrastructure to maximise opportunities arising from but not part of new development sites – this could constitute the principal mechanism for enhancing the town's cycle network. The Core Strategy seeks to promote sustainable transport and as such states that walking and cycling will be promoted above the private motor car. The Local Transport Plan 2011 – 2031 Part 2 highlights a number of improvements to roads, existing footpaths/footways and cycle paths to make travelling by bike and foot easier and therefore more attractive as an alternative.
- 6.6 Improving walking facilities around the town is a key aspiration of the Haverhill Vision document in order to link local centres, residential areas, the town centre, employment areas and schools. Removing barriers to walking and cycling will help control congestion around the town.
- 6.7 The Local Transport Plan 2011 – 2031 states that walking and cycling routes and town centre facilities are fairly well developed but they have significant gaps in provision. Further walking and cycling facilities are required to enhance and complete the existing network, especially through the improvement of cross town links between neighbourhoods and major employment destinations.
- 6.8 **Bus:** Services across the town are under threat because of funding cuts, but the remaining services could be made more attractive and easier to use. Residents also have access to the Suffolk Links Three Towns Demand Responsive Transport service to travel from the town to rural areas within its operation. This is a well established service supported by Suffolk County Council. The town is also served by Three Counties Transport, a community transport scheme which offers dial a ride services, a community minibus for hire and a community car scheme.
- 6.9 The Local Transport Plan identifies potential enhancement to the bus route network, as well as the introduction of real time passenger information to indicate at bus stops when the next bus is due. In particular, routes linking homes and jobs would be especially beneficial in increasing choices of modes of travel. We will work with Suffolk County Council, Cambridgeshire County Council and bus operators to achieve improved services to Cambridge and Bury St Edmunds.

Education

- 6.10 Suffolk County Council is the Local Education Authority covering Haverhill and has a statutory responsibility for the provision of sufficient pre-school and main stream places throughout. The County Council has requests developer contributions towards education provision from large developments (ten or more dwellings) to help off set the impact of new development, under the terms of the NPPF and in line with regulations.
- 6.11 The County Council seeks to maintain a 5-10% surplus of places, in order to facilitate parental choice², so a deficiency of places may be deemed to exist without the certainty of every local place being filled. This IDP is based on a town-wide picture in relation to capacity and demand and masks the capacities of individual schools that will be central to the determination of requests for contributions through planning obligations.
- 6.12 The data is has a September 2012 base point, and forward projections include developments of more than ten dwellings permitted at the time that the forecasts were made in 2012. The forecast is based on the most up to date information available at that time, from the Census, Area Health Authority statistics on live births, information from health visitors and doctor's practices. Whilst it is recognised that this data may not be 100% accurate, it is considered to be the best available and is made available to developers on request.
- 6.13 Until recently Haverhill had a three tier education system comprising of Primary Schools (5 – 9 age range), Middle Schools (9 – 13 age range) and Upper Schools (13 – 18 age range). However Suffolk County Council is currently undertaking a reorganisation (School Organisational Review - SOR) of Schools across the County to move towards a two tier system of primary (5 – 11 age range) and secondary schools (11 – 18 age range). This review has taken place for Haverhill and the surrounding areas and the change from three tier education to two tier education has happened.
- 6.14 Castle Manor Business and Enterprise College became Castle Manor Academy³ on 1 June 2012. It is the main sponsor academy of The Castle Partnership Academy Trust, which comprises Castle Manor Academy and Place Farm Primary Academy. Samuel Ward Secondary School is also an academy school which is partnered with Westfield Primary School, Kedington Primary School, Coupals

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

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

Primary School, Thurlow Primary School, Wickhambrook Primary School, Hundon Primary School and New Cangle Primary School.

- 6.15 Applications can also be made to the Secretary of State to establish Free Schools, which would also be outside the control of the local authority. To date, there have been no applications for free schools in Haverhill.
- 6.16 The County Council's approach is to work with school providers and the Borough Council to provide sufficient, high quality school places in accessible locations, in support of parental choice and to encourage sustainable and healthy modes of transport. Haverhill Vision 2031 has set out a strategy to support this approach. The County and Borough Councils are developing new working relationships with those schools not under local authority control, not least for the purposes of managing growth, and are confident of effective long term working relationships for securing education contributions and providing additional capacity in appropriate locations.
- 6.17 **Pre Schools:** The Childcare Act 2006 places a duty on Suffolk County Council to play a lead role in facilitating the provision of pre school childcare within the broader framework of shaping childrens services in partnership with the private, voluntary and independent sectors.
- 6.18 Section 7 of the Childcare Act sets out a duty to secure free early years provision for pre school children of a prescribed age. The current requirement is to ensure 15 hours per week of free provision over 38 weeks of the year for all 3 and 4 years-olds. This means pre school provision is now not just a market provided facility. The 2011 Education Act extended the County Council's statutory responsibility to ensure provision for every disadvantaged two year old. This may lead the County Council to increase the level of contribution that it seeks, dependent on deprivation levels.
- 6.19 Suffolk County Council estimate that demand for 0.07 pre school places⁴ arises from each new home in Haverhill, though specific funding requests made of developments will be based on the capacity of the existing local provision that might serve that development. For Haverhill, a total contribution figure for pre-school places is set out below based upon the amount of housing planned across the town. That figure is determined by the following formula:

Pupil yield per dwelling (0.07) x cost of each place (£6091) x dwellings proposed

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

6.20 Haverhill Vision 2031 makes provision for 4,350 additional homes between 2012 and 2031 and pre-school requirements can be established as follows:

Homes	4,350
Pre-school pupil yield	$4350 \times 0.7 = 304.5$ places
Cost	$304.5 * = \text{£}1,854,709$
Cost per house	£426.37

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

6.21 **Primary Schools:** An increase in population will increase demand for school places. In some locations there may not be capacity to accommodate this demand and new schools or extensions to existing schools will be needed to accommodate the additional pupils. In some instances additional land will be required to allow a school to expand, or entirely new schools will be provided.

6.21 The Haverhill Vision 2031 sets out strategic areas of growth around the town. These areas of growth total around 4,350 dwellings including development on two strategic sites. The strategic sites are of a scale that will warrant new primary schools sites to be provided within their development. However within the existing built up area of the town a number of primary schools may need to expand their capacity to take significant numbers of new pupils because of school site constraints. If sufficient additional primary school capacity cannot be found at a suitable central location or locations it may be that the planned new primary schools within the strategic growth areas will be need to be larger, in order to accommodate the overall increase in demand.

6.22 Suffolk County Council estimate that demand for 0.25 primary school places⁵ arises from each new home in Haverhill, though specific funding requests made of developments will be based on the capacity of the existing local provision that might serve that development. For Haverhill, a total contribution figure for pre-school places is set out below based upon the amount of housing planned across the town. That figure is determined by the following formula:

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

6.23 Haverhill Vision 2031 makes provision for 4,350 additional homes between 2012 and 2031 and primary school requirements can be established as follows:

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

Homes	4,350
Primary school pupil yield	4350 x 0.25 = 1087.5 places
Cost	1087.5 x £12,181 = £13,246,838
Cost per house	£3045.25

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

- 6.24 The table below shows the number of children on role in each primary school in Haverhill in 2012/13 and the capacity of those schools. The total capacity across the town for the 2012/13 year is also shown (Total excludes St Felix RC Catholic Primary School).

	Number's on role	Capacity	Space
Primary School	12/13	12/13	12/13
Burton End CP School	403	420	17
Clements CP School	228	210	-18
New Cangle CP School	273	242	-31
Place Farm Academy	379	420	41
Coupals CP School	250	262	12
Westfield CP School	283	420	137
St Felix RC Primary School	284	315	
	Total		158

- 6.25 Based on capacity as of September 2012, and seeking to maintain 5% of spare capacity, there are 127 primary school places 'available'. Given this surplus, this means that, in theory, 508 new dwellings could be built before additional capacity was required.

- 6.26 **Secondary Schools:** The current secondary provision in the town is located at Castle Manor Academy and Samuel Ward Academy. As is illustrated in the table below, as of September 2012 there was a total capacity of 2361 places at these schools.

The table below shows the number of children on role in each primary school in Haverhill in 2012/13 and the capacity of those schools. The total capacity across the town for the 2012/13 year is also shown.

	Number's on role	Capacity	Space
Secondary School	12/13	12/13	12/13
Castle Manor Academy	805	1234	429
Samuel Ward Academy	1176	1127	51
Total	1981	2361	480

- 6.27 Suffolk County Council estimate that 0.18 secondary school places⁶ will be needed for each new home in Haverhill and the Vision 2031 document makes provision for 4,350 new homes by 2031. The amount of pupil space required for this development is calculated as follows:

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

The need for spaces is calculated as follows:

Homes	4,350
Primary school pupil yield	4350 x 0.18 = 783 places
Cost	783 x £18,355 = £14,371,965
Cost per house	£3,303.90

Based on capacity as of September 2012, and seeking to maintain 5% of spare capacity, there are 456 secondary school places 'available'. Given this surplus, this means that, in theory, 2,533 new dwellings could be built before additional capacity is required. However, when developers bring sites forward they should discuss with Suffolk County Council what the current local schools capacity are and what the requirements are based on the situation at that time.

- 6.28 **6th Form education:** There is currently no dedicated 6th form centre in Haverhill. Suffolk County Council estimates that 0.04 6th Form education places⁷ will be needed for each new home in Haverhill and the Vision 2031 document makes provision for 4,350 new homes by 2031. The amount of pupil space required for this development is calculated as follows:

Pupil yield per dwelling (0.04) x cost of each place (£19907) x dwellings proposed

The need for spaces is calculated as follows:

Homes	4,350
Primary school pupil yield	4350 x 0.04 = 174 places
Cost	174 x £19907 = £3,463,818
Cost per house	£796.28

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

⁷ (Section 106 Developers Guide to Infrastructure Contributions in Suffolk-May 2012 Topic Paper 4 – Education Provision)

Open Space and Green Infrastructure

- 6.29 As previously stated, the Nathaniel Lichfield and Partners Environmental Capacity Appraisal (May 2009) categorised different infrastructure types (see Table 2) and aimed to set out the current provision for types of infrastructure.
- 6.30 The council adopted its Supplementary Planning Document for Open Space, Sport and Recreation Facilities in December 2012. This Supplementary Planning Document (SPD) sets out the Councils approach to the provision of open space, sport and recreation facilities in conjunction with new housing development. This guidance has been prepared to give developers and the public up-to date information on developer contributions that are reasonably related in scale and kind to development proposals.
- 6.31 For Open Space, Green Infrastructure, Community and Cultural Facilities the SPD will be used to determine that amount of infrastructure required and the cost of providing that infrastructure. This was due to the document being so up to date and its relationship to other studies as evidence base.
- 6.32 **Parks and Gardens:** These are accessible, high quality opportunities for informal recreation and community events. Examples of these are Formal Parks or Country Parks such as the Recreation Ground on Camps Road and East Town Park. The St Edmundsbury Open Space Assessment identified that there were 46 hectares of country parks, parks and recreation grounds in Haverhill. The SPD states that 0.25ha should be provided for every 1,000 people (2.5 m² per person). The cost of this infrastructure is £72m² and this equates to £180 per person. Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. This results in a total contribution for Parks and Gardens of £1,722,600 or £396 per dwelling. This growth would require 2.4 hectares of new parks and gardens.
- 6.33 **Natural and semi-natural greenspaces** – The primary purpose of such spaces is to provide locations for wildlife conservation, biodiversity and environmental education and awareness. Examples of this would be woodlands and flood meadows. The SPD states that 0.25ha should be provided for every 1000 population (2.5 m² per person). The cost of this infrastructure is £15m² and this equates to £37.50 per person. Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. This results in a total contribution for natural and semi – natural greenspaces of £123,000 or £82.50 per dwelling. This growth would require 0.8 hectares of new natural and semi- natural greenspaces.

- 6.34 **Green Corridors** - These provide walking, cycling or horse riding routes, whether for leisure purposes or travel and incidental opportunities for wildlife migration. Examples of this would be former railway line – linear walks, linear woodlands/ shelter belts and recreational paths. The SPD states that 0.145ha should be provided for every 1,000 population (1.45 m² per person). The cost of this infrastructure is £15m² and this equates to £21.75 per person. Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. This results in a total contribution for green corridors of £208,147 or £47.85 per dwelling. This growth would require 1.3 hectares of new green corridors.
- 6.35 **Outdoor Sports Facilities** – These facilities provide opportunities to participate in outdoor sports such as pitch sports, tennis, bowls, athletics or countryside and water sports. The SPD states that 1.2ha should be provided for every 1000 population (12m² per person). The cost of this infrastructure is £21m² and this equates to £252 per person. Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. This results in a total contribution for outdoor sports facilities of £2,411,640 or £554.40 per dwelling. This growth would require 11.5 hectares of new outdoor sports facilities.
- 6.36 **Amenity greenspaces** – These spaces provide opportunities for informal activities close to home or work enhancement of the appearance of residential or other areas. Examples of this would be residential amenity greens, highway verges and other green spaces. The SPD states that 0.13ha should be provided for every 1000 population (1.3 m² per person). The cost of this infrastructure is £15m² and this equates to £19.50 per person. Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. This results in a total contribution for amenity greenspaces of £186,615 or £42.90 per dwelling. This growth would require 12,441 square metres of new amenity greenspace.
- 6.37 **Provision for children and young people** – These are areas designed and designated primarily for play and social interaction involving children and young people, such as equipped play areas ball courts, skateboard areas and teen shelters. Examples of this would be LAP, LEAP, NEAP and other play facility. The SPD states that 0.25ha should be provided for every 1000 population (2.45m² per person). The cost of this infrastructure is £170m² and this equates to £425 per person. Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570

people. This results in a total contribution for provision for children and young people of £4,067,250 or £935 per dwelling. This growth would require 2.34 hectares of provision for children and young people, although it is acknowledged that provision must be related to neighbourhoods and localities.

- 6.38 **Allotments** - Allotments have been an integral part of urban landscapes in the UK for over a century. Their main use is for growing vegetables and other crops, but they also provide recreational and wildlife benefits. Recently there has been an upsurge in interest in allotments given growing concern about good quality, locally produced food and sustainability. Current trends show an increase in demand regionally and locally. This demand is likely to increase with new development.
- 6.39 The Nathaniel Lichfield and Partners Environmental Capacity Appraisal (May 2009) highlighted that there was an under provision of allotments in the town and this deficit remains. The St Edmundsbury Open Space Assessment 2005 states that 0.15 m² of allotment provision is required for every person. The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 0.15 m² of allotment provision costs £45 per person.
- 6.40 Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. Based on the standards above, this growth would require 0.14 hectares of allotments, costing £430,650.
- 6.41 **Cemeteries** – For the purposes of this IDP, cemeteries consist of land set aside for the burial of the deceased and include crematoria. Many have also become important places for wildlife and provide space for quiet contemplation. It is noted that early in the plan period, it will be necessary to make land available for a new cemetery as the existing site in Withersfield Road is reaching capacity. The borough council will continue to investigate the most appropriate and viable location for this facility and the means to bring the site forward. The St Edmundsbury Cemeteries Strategy 2008 states that 0.25 m² is required for every person. The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 0.25 m² of Churchyard and cemetery provision costs £6.25 per person.
- 6.42 Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. Based on the standards

above, this growth would require 0.23 hectares of space, costing £59,812 excluding any required expansion of a crematorium. This represents a cost of £13.75 per dwelling for the planned growth in Haverhill over the planned period.

Community and Cultural Facilities

- 6.43 Described below are built facilities and include all facilities that are managed by the local authority. Those facilities that are managed privately or by schools/colleges etc would be included if they are subject to a public access agreement with the local authority.
- 6.44 **Sports halls with community access** - A sports hall providing for team indoor sports (basketball, netball, volleyball, 5-a-side football) will be some 32m x 18m (hall activity area), able to accommodate four badminton courts with safe run-off areas. A hall of this size with a multi-purpose floor will frequently be divided by curtains to enable mixed activity use and sometimes cricket nets. Smaller halls are less flexible commensurate with size. A sports hall may be used for team sports and clubs, martial arts, community activities and classes, large meetings, often as a polling station, again by all sections of the community within the town or sub-area that it serves.
- 6.45 Larger communities may require an eight badminton court equivalent sized sports hall for greater flexibility of use which may include sports competitions, exhibitions and shows for example. It could be a specialist regional facility for a particular sport, such as martial arts or badminton, subject to the specifications of the hall. The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 48.3 m² of sports halls is required for every 1,000 population. Sports halls cost £1,859.48 per square metre. Therefore the contribution cost per person is £89.81 and this is reflected in the SPD.
- 6.46 Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. Based on the standards above, this growth would require 462 square metres of sports hall at a cost of £859,079 which equates to £197 per dwelling.
- 6.47 **Fitness gyms (all provision)** - Fitness gyms are traditionally provided within local sports and leisure centres, provided by the local authority, sometimes within education establishments linked to a sports hall where the community is encouraged to use the facility which also provides an income for the school, or within the private sector (fitness clubs and hotels). They are usually require membership and combine gym equipment for aerobic or resistance supervised activity, free weights and exercise classes. In the private sector, hotel gyms are usually provided to attract other money

making activity such as business conferences but they also open up to the community, as do fitness club chains, on a membership basis. Local authority and school gyms will usually offer a 'pay and play' option for community use.

- 6.48 Where provided by the public sector, fitness gyms are more likely to operate GP referral schemes and special equipment for disabled people, while all provide programmes linked to improved health through exercise. Gyms may provide between 20 and 90 pieces of equipment, or 'stations', subject to location and demand. The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 20 m² of fitness centres are required for every 1,000 population. Fitness gyms cost £1,859.48 per square metre. Therefore the contribution cost per person is £37.19 and this is reflected in the SPD.
- 6.49 Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. Based on the standards above, this growth would require 462 square metres of new fitness gym at a cost of £859,079 which equates to £197 per dwelling.
- 6.50 **Swimming pools with community access** - The standard size swimming pool promoted by the Amateur Swimming Association is a 25m x 4 lane (8.8m width) or 6-lane (12.5m width) pool, the latter offering greater opportunity and flexibility for club development, training and galas, exercise swimming and lessons and includes spectating facilities. A separate shallow learner pool may be provided specifically aimed at teaching people to swim. A swimming pool is sometimes provided by a local authority for community access (eg Haverhill Leisure Centre) and sometimes located within a school facility. In addition to swimming, activities such as sub-aqua, water-polo and diving (diving pool) might take place if sufficient space, depth and time can be provided. The National Curriculum requires compulsory teaching of swimming to Key Stage 3 in primary schools.
- 6.51 The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 9.91m² of swimming pools is required for every 1,000 population. Swimming pools costs £12,024.62 per square metre. Therefore the contribution cost per person is £119.16 (this figure includes ancillaries) and this is reflected in the SPD. Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. Therefore, based upon the planned growth of Haverhill, the future cost of additional swimming pool provision will be £1,140,361. This

represents a cost of £262.16 per dwelling for the planned which would potentially deliver a further 95 square metres of pool facility.

- 6.52 **Synthetic turf pitches all provision** - These have become increasingly popular in recent years with the suggested standard being 1 for every 25,000 population. The synthetic turf is traditionally sand-filled to accommodate in the main football training and hockey training and matches – the sport of hockey and most leagues and competitions now play on synthetic turf – but technology also allows waterbased pitches (for top level hockey) and 3rd generation (3G) rubber crumb filled pitches for football use only. These are extremely popular and well used by community clubs and schools. They are frequently located within school grounds or adjacent to a local sports centre where management arrangements are in place. They are usually floodlit within permitted lux levels to optimize their use throughout the year. Half size or smaller synthetic turf pitches (sometimes called Multi-Use Games Areas) are also used for other outdoor games (tennis, netball, basketball). These provide local community access within a managed environment for recreational activities.
- 6.53 The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 225.78 m² of pitch is required for every 1,000 population. Synthetic turf pitches cost £98.33 per square metre. Therefore the contribution cost per person is £22.20 and this is reflected in the SPD.
- 6.54 Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. Based on the standards above, this growth would require 2,160 square metres of new synthetic pitch at a cost of £212,463 which equates to £48.84 per dwelling.
- 6.55 **Indoor bowls** - Indoor bowls centres come into their own between September and March outside the traditional outdoor bowls season. They provide between two and seven rinks, again subject to location and demand. Very popular amongst the older age-group, they are increasingly attracting younger people to the sport. The larger centres tend to be sub-regional with a membership level which might exceed 500 coming from many outdoor bowls clubs. They may include social facilities more widely used by the community. Smaller centres are more local in nature. All attract community use and generally reserve rink time for 'pay and play' access by the local community. Indoor rinks are sometimes provided as a separate hall within the leisure centre of large town.
- 6.56 The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 0.010m² of indoor bowls are

required for every 1,000 population. Indoor bowls hall costs £1,745.48 per square metre. Therefore the contribution cost per person is £17.63 and this is reflected in the SPD.

- 6.57 Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. Based on the standards above, this growth would require 995 square metres of new indoor bowls provision at a cost of £1,739,974 which equates to £399 per dwelling.
- 6.58 **Community Halls** - The St Edmundsbury Borough Council Supplementary Planning Document for Open Space, Sport and Recreation Facilities (adopted in December 2012) states that 61m² of community hall is required for every 1,000 population. Community Halls cost £2,171.58 per square metre. Therefore the contribution cost per person is £132.47 and this is reflected in the SPD.
- 6.59 Haverhill Vision 2031 makes provision for 4,350 new homes by 2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. Therefore, based upon the planned growth of Haverhill, there would be a need of 583 square metres of new community hall at a cost of £1,267,703. This represents a cost of £291.42 per dwelling.
- 6.60 **Libraries and Archive Provision** - Libraries play an important role in supporting learning and increasing literacy, providing access to opportunities to read for pleasure and for information, addressing loneliness and social isolation, tackling digital exclusion and helping people find training and jobs. Local authorities have a responsibility under the 1964 Public Libraries and Museums Act to provide a comprehensive and efficient library service. Since August 2012, Suffolk's libraries have been delivered by Suffolk Libraries Industrial and Provident Society (IPS) Ltd, an independent charitable and community-led organisation contracted to the county council. Haverhill is served by the library in Camps Road.
- 6.61 Suffolk County Council seeks developer contributions to meet the demands caused by housing growth. Based on an approach developed by the former Museums, Libraries and Archives Council, a regionally adjusted standard charge of £90 per person in new housing is sought. Developer contributions will be spent by the Suffolk Libraries IPS, in consultation with communities, based on local needs and opportunities and in line with regulations covering planning obligations. It is envisaged that that existing libraries will be improved and new opportunities for outreach and co-location with other services sought. For example, new development may be expected to provide or contribute to a collection/drop off facility. Haverhill Vision 2031 makes provision for 4,350 new homes by

2031. The projected occupation level of future dwellings in the borough is 2.2 people per dwelling. Therefore this would increase the population of the town by 9,570 people. This would generate a contribution of £861,300.

- 6.62 West Suffolk is also served by the Bury St Edmunds branch of the Suffolk Records Office, which is approved by The National Archive as a place for local records to be stored, meeting the obligation placed upon the local authority by the Public Records Act 1958. Contributions from the above charge may also be used to fund improvements to archiving facilities, to meet the demands arising from planned development. Suffolk County Council is currently exploring ways to rationalise its three records offices, and is interested in developing a countywide heritage centre that brings together a range of heritage services. Developer contributions will not be sought to fund this project.

Health Care

- 6.63 The West Suffolk Clinical Commissioning Group (WSCCG) commission health care services for the area. A healthy population is also a key factor of sustainable development. It is therefore important that new developments promote and enable healthy lifestyles and do not put undue pressure on existing health care services.
- 6.64 West Suffolk Hospital serves the town, as does Addenbrookes Hospital at Cambridge. The Core Strategy responds to an identified long term need to replace West Suffolk Hospital with a new health campus on the western edge of Bury St Edmunds. Within the town there are a number of doctors practices, but the closure in 2012 of the Crown Health Centre has had an impact on the availability of services in the town. The Infrastructure and Environmental Capacity Study in 2009 stated that there was already a lack of GPs compared with the NHS standards of 1 GP per 1,700 people.

Emergency Services

- 6.65 **Police** - The Police Authority oversees provision of the police service in Suffolk. There are only a limited number of police stations in the rural part of the borough, and the Suffolk Police Authority Three Year Plan (2011) outlines how the police will be based in fewer buildings in the future and how they will look to share facilities with other public authorities. The recent opening of a shared police and fires station at Ixworth is one such example of the initiative. Haverhill has a police station in Swan Lane which is currently open daily between 9.00am and 5.00pm.
- 6.66 **Fire** – The town is served by a day crewed station in Haverhill operated by the Suffolk Fire and Rescue Service (SFRS). Larger incidents in the town would be supported by appliances from others

in the county and by Essex or Cambridgeshire fire and rescue services, based upon reciprocal arrangements.

- 6.67 Based on the scale and distribution of growth set out in Haverhill Vision 2031, the SFRS does not intend to seek developer contributions to fund additional service capacity. However, the Service will monitor development and may seek developer contributions if operational conditions or standards change. Other means of mitigating impacts, such as the provision of automated sprinkler systems, will be considered in this circumstance. In addition, the SFRS requests that fire hydrants and associated infrastructure be required by planning condition.

Flooding

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

Utilities

- 6.72 **Water Supply and Foul Drainage** - Water supply for the borough area is provided by Anglian Water. Since 1989 the number of properties that Anglian Water supply has increased by 20 per cent whilst total consumption has remained static.
- 6.73 The Council, with Braintree District Council, commissioned a Water Cycle Study in 2008 which concluded that there are no impediments to development in the town during the plan period. Upgrades will be necessary to ensure adequate supply is met and that capacity of localised Waste Water Treatment Works are not exceeded but this should not create any problems with appropriate planning and partnership working with developers and Anglian Water
- 6.74 Policies in the emerging Joint Development Management Document seek to reduce demand on water supply through measures like SUDS and other water recycling/conservation measures. In addition such measure will reduce the risk of surface water flooding and reduce pressure on the surface water drainage system. Some locations are served by outdated or inadequate foul water drainage networks, or may be remote from Waste Water Treatment Works, requiring the provision of new foul water sewers. Developers will need to speak to Anglian Water to discuss proposals and what improvement may be required.
- 6.75 **Electricity** - National Grid has a statutory duty to develop and maintain a coordinated electrical transmission system, providing electricity supplies from power stations to local distribution companies. They are obliged to offer a connection to any significant user, generator or distributor. Demand forecasts are provided through the Distribution Network Operator (DNO) which for the whole of the borough is UK Power Networks. Currently they do not foresee any particular problems in meeting the wider growth across the borough. Funding comes from charging for connections to the national transmission system to cover all reasonable costs plus a reasonable rate of return. Additionally a separate Transmission Network Use of System (TNUoS) charge applies to cover the overall costs of installing and maintaining the network. The charges are set annually and based on an approved methodology.
- 6.76 UK Power Networks plans on a reactive basis and there is usually a 2 year lead-in period for major development requiring a new substation. Funding is derived through commercial contracts with customers and UK Power Networks therefore has responsibility for maintaining the system and accommodating 'natural growth' although it is entitled to charge for discrete works associated with 'step change' developments.
- 6.77 **Broadband** - Access to the internet is essential for those living and working in the borough and the Eastern region in general, Broadband ubiquity allows flexible working which can in turn lead to significant improvements in road congestion, efficient use of

commercial floorspace and social wellbeing in terms of work/life balance. Better Broadband for Suffolk Campaign was launched by Suffolk County Council and sought to improve broadband across the county. The campaign followed a contract being signed with BT under the governments Broadband Delivery UK scheme for the organisations to work together to revolutionise provision through the laying of a fibre network by BT. Improvement in access to fast broadband continues to be a priority for the town. Broadband provision is primarily a market-led activity and the Council plays no part in providing the infrastructure.

- 6.78 **Waste Disposal Provision** - Responsibility for waste matters is divided between the borough council as waste collection authority and the county council as waste disposal authority. Suffolk County Council in partnership with other boroughs and districts within Suffolk have formed the Suffolk Waste Partnership. The countywide strategy is to reduce reliance on landfill and maximise opportunities for recycling, in order to meet EC Directives and sustainability objectives. As such, it is expected that new development will provide suitable bins and bin storage to enable sorting of waste at home.
- 6.79 The county council also seeks contributions, and land where justified, toward Household Waste and Recycling Centres (HWRCs) to encourage and enable recycling. There is a HWRC facility in Haverhill, although the county council is intending to relocate the facility, in order to meet the demands of growth and to be in a more accessible location. The county council is confident that it can purchase land for these sites; specific allocations in a local plan are not therefore required
- 6.80 Based on experience of the costs of developing HWRCs and the average catchment of a site, the county council seeks a standard charge of £51 per new dwelling for HWRC provision. Contributions will be used to facilitate the expansion and improvement of the Haverhill. The county council is also in the process of constructing an Energy from Waste (EfW) facility that will dispose much of the county's residual waste, most of which formerly went to landfill. To support this facility, a network of four waste transfer stations will be required. Based on a capital cost shared between existing households, a charge of £46 per new dwelling will be requested. Combined, generates a total requirement of £97 per dwelling for waste disposal facilities. In Haverhill the number of new planned homes is 4,350 over the period to 2031, which would generate £421,950 towards waste management if each dwelling made a contribution.

Affordable Housing

- 6.81 Affordable housing is defined nationally as social rented, affordable rented and intermediate housing, provided to eligible households

whose needs are not met by the market. Social rented housing⁸ is owned by local authorities and private registered providers for which guideline target rents are determined through the national rent regime. Affordable rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. It is subject to rent controls that require rent of no more than 80% of the local market rent (including service charges). Intermediate housing is homes for sale and rent provided at a cost above social rent but below market levels.

- 6.82 Core Strategy Policy CS5 sets out the policy context and justification for the provision of affordable housing in the borough. There is a significant level of local need for affordable housing in the area. This is identified in the Cambridge sub region Strategic Housing Market Assessment (ongoing).
- 6.83 The delivery of housing is continually monitored and is closely related to the overall housing trajectory for the borough which is refreshed each year in the Council's Annual Monitoring Report. Affordable housing is likely to be provided from three main sources:
- through Registered Providers and other providers in making direct provision, outside of planning negotiations;
 - by negotiating a proportion of affordable housing on site specific housing or mixed used allocations; or
 - by negotiating a proportion of affordable housing on windfall sites.
- 6.84 Policy CS5 Affordable Housing sets out our approach to maximising the delivery of affordable housing from the last two sources identified above, through the identification of site thresholds. It applies to both housing sites and mixed use sites that incorporate an element of residential development. In addition the Draft Affordable Housing Supplementary Planning Document (consulted on in December 2012) provides more detailed guidance on how affordable housing should be delivered.
- 6.85 The context and need for affordable housing within the borough is set out within the Core Strategy and the Cambridge sub-region Strategic Housing Market Assessment. The exact level and the extent of provision of affordable housing on site will be determined through the development management process. If affordable housing is not provided in line with Core Strategy Policy CS5 then development will not be addressing the housing needs of the district and delivering sustainable development.
- 6.86 In February 2011 the Homes and Communities Agency published the 2011-15 Affordable Homes Programme Framework which sets

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

out the Government's approach to delivering affordable housing including the funding regime. In relation to affordable housing delivered through Section 106 agreements, the Framework document indicates that the expectation is that this can be delivered without grant, both for home ownership products and affordable rent.

- 6.87 As a result overall levels of grant per unit are to be lower under this latest regime compared with the past, increasing the risk to affordable housing delivery. However, the Framework's approach is taken into account in the Council's guidance on affordable housing (eg in relation to viability testing) to ensure a responsive approach can be taken on schemes where there is a genuine viability issue and good reasons for bringing forward the development. As a result of the introduction of the affordable rent product housing associations are able to increase their borrowing capacity against the increased rental income thus assisting with affordable housing delivery.

Haverhill Infrastructure Schedule

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
REQUIRED									
Transport									
Road Network									
Junction improvements	To ensure the flow of traffic keeps moving around the town following the completion of the planned growth up to 2031.	Suffolk County Council Highway Authority and the strategic developers	?	Local Transport Plan funding CIL/S106	?	?	Lack of funding		Further work required as part of assessing detailed proposals for major development sites
North-west Relief Road	New relief road linking the A143 Wratting Road and the A1307 Withersfield Road	Developers Suffolk County Council	?	Developers		Required by policy before housing can be developed.	Lack of funding	none	Currently subject to planning application
Other highway improvements	Improvements to links to other locations including Cambridge (A1307) and Bury St Edmunds (A143)	Suffolk County Council Cambridgeshire County Council	?	Local Transport Plan CIL/S106	?		Lack of funding		Subject to further work to identify solutions along A1307
Public Transport									
Improvements to services to	Meets Core Strategy objective	Bus operators Suffolk County	?	Local Transport	?	?	Lack of funding or operator interest	None	Subject to further work to identify solutions along

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
Cambridge, Bury St Edmunds and rail stations	of increasing number of trips by sustainable modes of travel	Council Cambridgeshire CC		Plan CIL/S106					A1307
Improvements to the Bus station	To increase capacity for growth in population	Suffolk County Council	?	Local Transport Plan CIL/S106	?	?	?	None	Essential
Cycling and walking schemes									
Implementation of cycle paths and footpath network across town as identified in Suffolk LTP 2011-2031	Meets Core Strategy objective of increasing number of trips by sustainable modes of travel	SCC – SEBC - Developer	?	CIL, S106, LTP3 Funding	?	?	No funding		
Waste & Utilities									
Waste & Recycling	County wide provision unknown at this stage								
Potable Water Supply	Water Cycle Study concluded there are no impediments to development in the town during the plan period	Anglian Water Developers				No tipping points identified			
Foul Water Sewerage and Treatment	Haverhill works has sufficient capacity at present but will need to expand to cater for	Anglian Water Developers	?	Developer Anglian Water	?	Tipping point 1600 new homes (IECA APP 5)	Possible limitations of site to expand	none	

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
	the longer term growth. Network to the works may require upgrading from certain parts of the town								
Energy	Provide electricity supply	UK Power networks	n/a	CIL /106,	n/a	Tipping point 500 new homes (IECA APP 5)	Developers will need to work with UK Powernetworks to ensure the grid and local substation is not overloaded	none	Will require phased approach to delivery to ensure capacity is provided in timely manner.
ESSENTIAL									
Health									
Hospitals	n/a								
GP's	Provide adequate local health care provision.	West Suffolk Clinical Commissioning Group	n/a	n/a	n/a	Tipping point reached	Lack of site/funding	n/a	
Dentists	The 2009 IECA noted there were 11 dentists in 3 practices. Need 1 dentist per 2,000 population.	West Suffolk Clinical Commissioning Group	1 Dentist £545k (IECA APP 6)	CIL /106, private practice funding	?	Tipping point 500 new homes (IECA APP 5)	Lack of site/funding	Site and funding	Desirable Infrastructure. Dental practices in Haverhill will in reality serve residents in the rural areas.
Nursing Homes	n/a								
Education									
Pre-school	Capacity unknown	SCC	£426.37 per home	CIL/S106	?	Not known	Capacity of existing provision to expand		

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
Primary Schools	As of September 2012, with 5% of spare capacity, there are 127 primary school places 'available'.	SCC	£12,181 per place	S106 + CIL	?	In theory, 508 new dwellings could be built before additional capacity was required.	Funding		
Secondary schools	As of September 2012, with 5% of spare capacity, there are 456 secondary school places 'available'.	SCC	£18,355 per place	S106 / CIL		In theory, 2,533 new dwellings could be built before additional capacity is required.	Funding		
6 th Form education	To ensure sufficient opportunity for 6 th form education	SCC	£19,907 per place	S106 / CIL	?	No tipping point identified	Funding		
Emergency Services									
Police	n/a	Suffolk Police Authority	?						
Ambulance	n/a	East Anglian Ambulance Service	?						
Fire Services	n/a	Suffolk Fire Service	?						

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
REQUIRED									
Green Infrastructure									
Nature Reserves	English Natures Accessible Green Space Model advocates that there should be a minimum of 1 hectare of Local Nature Reserve per 1k pop with a site within 2km of home. The Railway Walk provides 14.09 hectares of local nature reserve.	English Nature	?	CIL /106	?	Tipping point reached (IECA APP 5) Based on the 2011 population, there was a shortfall of 13 hectares and by 2031 there will be a need for a further 9 hectares.	Lack of site/funding	Land becoming available/ funds becoming available	Nature reserves are not a pre requisite for housing development but regard should be had for future provision opportunities
Sports Pitches	11.5 hectares of new outdoor sports facilities to meet planned growth	Sport England, St Eds BC	?	CIL /106	?	Tipping Point reached (IECA App 5)	Lack of site/funding	Land becoming available/ funds becoming available	Sports Pitches, as with other GI infrastructure, is a policy driven infrastructure, desired to make good places to live. They do not necessarily prevent growth from coming forward.
Non-Pitch Sports	0.4 ha per 1,000 population. Planed growth	St Eds BC, Sports England	?	CIL /106	?	Tipping Point reached	Lack of site/funding	Land becoming available/ funds becoming available	Currently a deficit of provision. To support any further housing

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
	would require 3.8 hectares additional provision					(IECA APP 5)			development consideration should be given to non pitch sports facilities. Either on site or through contributions to an off site scheme. Non pitch sports are a required infrastructure.
Amenity Open Spaces	Currently 53 ha of amenity open space in Haverhill which theoretically exceeds requirements. However, new developments should provide amenity open space in the locality.	Developer/ St Eds, SCC	?	CIL /106	?	Tipping Point 21,900 new homes (IECA APP 5) 2009	Lack of site/funding	Further provision should continue to come forward with further development.	Amenity Open Space should be provided as part of all new developments of a sufficient size to warrant it, in line with best practice.
Allotments	Planned growth would require 0.14 hectares of allotments	Town Council/St Eds BC	£99 per dwelling	CIL / S106	n/a	Tipping Point reached Deficit of 3.85 ha (IECA APP 5)	Lack of site/funding	n/a	This is not necessarily a show stopper for housing growth, especially if schemes include dwellings with large gardens however consideration should be given to new provision
Playgrounds	Planned growth would require 2.34 hectares	St Eds		CIL /106	?		Lack of site/funding		There is a need for new and improved play areas to support existing areas,

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
									as well as new playgrounds to support new development.
Community Facilities									
Libraries	Haverhill library will need to expand to meet the standards for the planned size of Haverhill	SCC	New/extended library (£450k) (IECA APP 6)	?		?			
Community Centre	Additional community centres in strategic growth areas	Developer / Local Community	?	CIL / S106	?	With site construction			
Arts, Leisure & Culture									
Cinemas	Current provision at Cineworld. Further expansion would be a commercial decision	Private sector	?	Private investment	n/a	n/a	n/a	n/a	
Swimming Pools	Planned growth will require additional 95 sq. m.	SEBC / Private sector	£262.16 per dwelling	CIL / S106	?	?	Ability of current leisure centre to expand		
Sports Halls	Planned growth would require additional 462 sq m	SEBC / Private sector	£197 per dwelling	CIL / S106	?	?	Ability of current leisure centre to expand		
Indoor Bowls	Planned growth would require	SEBC / Private sector	£399 per dwelling	CIL / S106	?	?	Ability to find suitable sites		

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/ Tipping Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
	additional 995 sq m								
Theatres	The Town Hall Arts Centre provides a large multi-purpose facility for performances.								
Museums, Galleries & Art Centres	The Town Hall Arts Centre provides a mixed destination for the arts and a small museum.								