

Rural Vision 2031

Draft Infrastructure Delivery Plan

St Edmundsbury Borough Council

May 2013

**St Edmundsbury Borough Council
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1. Introduction

1.1 This Draft Infrastructure Delivery Plan (IDP) has been prepared to as a supporting document for the Rural 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 rural St Edmundsbury.

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 Rural 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. At that time the borough was proposing Wickhambrook and Risby as Key Service Centres but these were both downgraded to Local Service Centres by the time the Core Strategy was formerly adopted.
- 2.4 The draft Rural 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 t of relevant comments and adopted in support of the Rural 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 Rural 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 Rural 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 higher rates of house-building since 2001, the number of new homes to be constructed in the rural area in the period 2012 to 2031 will be reduced to 13% of the borough total, or 1,490 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 rural area was 42,800 in 17,000 households¹. With the planned growth of 1,490 homes between 2012 and 2031 and accounting for the growth between 2011 and 2012, it is estimated that there will be around 18,530 homes in the rural area in 2031. At a projected rate of 2.2 homes per dwelling, this would add around 3,280 people to the rural population.
- 3.8 The Final Draft Rural 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 Rural Vision 2031 document.

Table 1 – Housing allocations in Final Draft Rural Vision 2031

Barrow	Land at The Green	29
Barrow	Land east of Barrow Hill	75
Barrow	Land west of Barrow Hill	75
Clare	Land east of The Granary	60
Clare	Land off Cavendish Road	64
Ixworth	Reeves Farm	20
Ixworth	Off Crown Lane	90
Ixworth	Land west of A143 / south of A1088	80
Kedington	Stourmead Close	65
Kedington	Land adj The Limes	40
Stanton	Upthorpe Road	90
Barningham	Land at Hopton Road	20
Cavendish	Land at end of Nether Road	10
Chedburgh	Land at Queens Lane	10
Great Barton	School Road	40
Great Thurlow	Goldings Farm	5
Great Whelnetham	Erskine Lodge	tbc
Great Whelnetham	Land off Tutelina Rise	10
Hopton	Land east of Bury Road	25
Ingham	Land at The Gables	22
Risby	Land adj to the cricket pitch	20
Rougham	Land south of Kingshall Street	12
Wickhambrook	Land at Nunnery Green/Cemetery Hill	22

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:** Network rail control the rail infrastructure in St Edmundsbury and the train service is currently operated by the Greater Anglia franchise, which has been extended to 2016. The borough has one train station which is located in Bury St Edmunds. This is located on the Ipswich to Cambridge/Peterborough line with connections to London from either Cambridge or Ipswich. For residents living in the rural area, the issue around rail is specifically about enabling this mode of travel to be a realistic choice. That potentially requires the provision of improved links to stations, albeit not necessarily in the borough. There are a number of stations in close proximity to the borough boundary including Thetford on the Norwich to Ely line, Thurston and Kennett on the same lines as Bury St Edmunds station, Newmarket on the Cambridge to Bury St Edmunds line, and Sudbury on the Sudbury to Marks Tey branch line. There may also be opportunities to provide improved links to Stansted Airport station from the southern part of the borough.
- 6.2 Within the borough, facilities at Bury St Edmunds station are restricted with poor quality passenger facilities and limited interchange with other transport modes. The station suffers from limited car and bicycle parking. The area around the station has been earmarked for redevelopment for some time and remains in the emerging Bury St Edmunds Vision 2031 document.
- 6.3 The New Anglia LEP has produced a rail prospectus for East Anglia called "Once in a Generation." This document highlights the lack of investment in previous years and how significant, but not unrealistic investment in the future will help create more sustainable communities and improve the speed and efficiencies of the rail network. The long term electrification of the Ipswich to Peterborough line is one ambition that would result in significant benefits to rail travel in the borough in that there is currently a severe national shortage of diesel train units which limits the ability to increase the size and frequency of trains along this route.
- 6.4 **Highways and Traffic:** The rural area is crossed by a network of roads with varying status, roles and status. Over the years there has been a continued increase in the use of the motor car, although in recent years the rate of growth nationally has slowed. However, there remains little in the way of opportunities to travel to work, for example, by means other than a car. The 2011 Census revealed that 47% of residents in work got there by driving a car compared with just over 1% by bus. There are currently no major road improvements or bypasses planned for roads in the rural area, but proposers of new development rural area will need to satisfy the county council and, where appropriate, the Highways Agency, that

there will not be any significant detrimental impact arising from the proposals. Where there is likely to be harm, contributions through Section 106 agreements will be sought to both reducing impact and improving sustainable travel opportunities. The Local Transport Plan notes that there are specific congestion issues on the A143 at Great Barton which has local detriment to the air quality and environment.

- 6.5 None of the housing sites allocated in the Rural Vision 2031 document will have any significant impacts that cannot be overcome through such contributions referred to above. At Stanton/Hepworth, land is identified at the former Shepherd's Grove airfield for further employment development. The county council advises that there will be a requirement to improve the access to the site from the A143 before further development can take place. This is addressed Policy RV4 that allocates the site for development.
- 6.6 The A14 is a strategic highway of European significance. Any projects for major improvements would potentially be a nationally significant infrastructure scheme. However, at this time there are no such local projects in the vicinity of St Edmundsbury and, as such, it is not necessary to seek contributions from development in the rural part of St Edmundsbury towards nationally significant infrastructure improvements.
- 6.7 **Cycling and walking:** The borough has part of the N51 national cycle network route (as defined by *Sustrans*) running from east to west across the borough and passes through Bury St Edmunds. Additionally route N13 runs roughly south north and again passes through Bury St Edmunds. The national cycle network is not a statutory designation, but one that has become accepted through recognition of *Sustrans* as a credible national-level organisation.
- 6.8 The Local Transport Plan states that the County Council will prioritise work on those routes that can combine the needs of the national network with local needs to access employment, schools and services. Locally, 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 Local Transport Plan Fund money. Additionally, CIL funding could be used to develop the rest of the borough's cycle infrastructure to maximise opportunities arising from new development – this could constitute the principal mechanism for enhancing the borough-wide cycle network.
- 6.9 Improving walking facilities in towns and villages is a key aspiration of the Rural Vision document. Generally sites allocated for housing in the Rural Vision document take the form of extensions to the village. In this respect, the Council will be looking for the provision and/or improvements to pedestrian and cycle routes connecting the development with local services, schools and, where appropriate, employment sites.

- 6.10 **Bus:** As noted above, the larger villages in the rural area are served by a bus service linking it to a nearby town. However, the timings and frequency are not always conducive to enabling their use for journeys to work, for example. The Suffolk Local Transport Plan 2011-2031 acknowledges the difficulty in making conventional rural bus services financially viable and may not be the most appropriate way to provide rural public transport.
- 6.11 The County Council has developed demand responsive services which operate in response to bookings by residents. An area of the borough between Bury St Edmunds and Haverhill is already served by such a service and further support will be sought to improve and extend the service across the rural part of the borough.

Education

- 6.12 Suffolk County Council is the Local Education Authority for the rural areas of St Edmundsbury and is therefore responsible for the provision of pre-school and main stream education throughout. For many years Suffolk County Council has requested developer contributions towards education provision from large developments (ten or more dwellings) to help off set the impact of new development.
- 6.13 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). For St Edmundsbury this has resulted in three separate areas. These are Haverhill and the surrounding areas; Thurston and the surrounding areas and finally Bury St Edmunds and the surrounding areas. Currently Bury St Edmunds is the last part of Suffolk to have 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). Consultation on the future of schools in this area is due in Early 2014 with a decision due in December 2014.
- 6.14 For Haverhill and the surrounding areas SOR has been agreed and implemented. This has resulted in the closure of three middle schools in Haverhill itself. In addition to this Clare Middle School closed in August 2011 as part of the Haverhill SOR. In its place Stour Valley Community School which is a coeducational free school for pupils aged 11 to 16 opened. The school opened in September 2011 as one of the first 24 free schools in England.
- 6.15 For Thurston and the surrounding areas. SOR has been agreed will be implemented from August 2014. The implications for St Edmundsbury are that Ixworth Middle School and Stanton Middle School are planned to be closed with the remaining primary schools expanded to take two additional years. It should be noted that two

applications have been made to the Depart for Education to run Ixworth Middle School as secondary school. The determination of these applications will be known by the summer of 2013.

- 6.16 Suffolk County Council are aware that SOR can not be funded by developer contributions and only seek developer contributions towards school expansion resulting directly from population growth.
- 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.
- 6.19 For the rural settlements discussed later on in this IDP a total contribution figure for pre-school places will be stated for the amount of housing planned in each settlement. That figure is determined by the following formula:

$\text{Pupil yield per dwelling (0.07)} \times \text{cost of each place (£6091)} \times \text{dwellings proposed}$

- 6.20 **Primary Schools:** New development will increase demand for school places. In some locations there may not be capacity to accommodate this demand. In these cases improvements and extensions to schools will be needed to accommodate the additional pupils. In some cases additional land will be required to allow a school to expand.
- 6.21 Of the 18 Key and Local Service Centres in St Edmundsbury all feed into a two tier education system apart from the settlements of Barrow, Risby and Great and Little Whelnetham. These three settlements all have primary schools and the pupil yield is different because of the age range at these three primary schools being smaller to those in a two tier education system. For those in the two tier education the pupil yield per dwelling is 0.25. For the three primary schools mentioned above which currently remain under the three tier education system the pupil yield is 0.18 per dwelling.
- 6.22 For the rural settlements discussed later on in this IDP a total contribution figure for primary school places will be stated for the amount of housing planned in each settlement. That figure will be determined by the following formula:

Pupil yield per dwelling (0.18/0.25) x cost of each place (£12181) x dwellings proposed

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.

6.23 **Middle Schools:** Of the 18 Key and Local Service Centres in St Edmundsbury all feed into a two tier education system apart from the settlements of Barrow, Risby and Great and Little Whelnetham. Therefore only development in these three settlements will be required to make middle school contributions. The pupil yield for middle schools is 0.14 per dwelling.

6.24 For the rural settlements discussed later on in this IDP a total contribution figure for middle school places will be stated for the amount of housing planned in each settlement. That figure will be determined by the following formula:

Pupil yield per dwelling (0.14) x cost of each place (£15268) x dwellings proposed

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.

6.25 **Secondary/Upper Schools:** Of the 18 Key and Local Service Centres in St Edmundsbury all feed into a two tier education system apart from the settlements of Barrow, Risby and Great and Little Whelnetham. The development that occurs in these three settlements would currently feed into a three tier education system. Whereas development that occurs elsewhere in the rural areas would feed into a two tier system. Because of the difference in age range the pupil yields are different. For Barrow, Risby and Great & Little Whelnetham the yield is 0.11 pupils per dwelling, but elsewhere it is 0.18 per dwelling.

6.26 For the rural settlements discussed later on in this IDP a total contribution figure for upper/secondary school places will be stated for the amount of housing planned in each settlement. That figure will be determined by the following formula:

Pupil yield per dwelling (0.18/0.11) x cost of each place (£18355) x dwellings proposed

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.

6.27 **6th Form Education:** For the rural settlements discussed later on in this Delivery Plan a total contribution figure for 6th form education places will be stated for the amount of housing planned in each settlement. The pupil yield for 6th form education is 0.04 per

dwelling and the contribution will be determined by the following formula:

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

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.

Open Space and Green Infrastructure

- 6.28 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.
- 6.29 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.
- 6.30 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.
- 6.31 **Parks and Gardens:** These are accessible, high quality opportunities for informal recreation and community events. Examples of these are Formal Parks or Country Parks. 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. In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. This results in a total contribution for Parks and Gardens of £590,400 or £396 per dwelling. This growth would require 0.8 hectares of new Parks and Gardens. This IDP details specific settlement contributions in later chapters.
- 6.32 **Natural and Semi-natural Greenspaces** – There primary purpose would be to provide 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. In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. This results in a total contribution for Natural and Semi – natural Greenspaces of £123,000 or £82.5 per dwelling. This growth would require 0.8 hectares of new Natural and Semi-natural Greenspaces. This delivery plan details specific settlement contributions in later chapters.

6.33 **Green Corridors** - Their primary purpose is to provide Walking, cycling or horse riding, whether for leisure purposes or travel and 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 1000 population (1.45 m² per person). The cost of this infrastructure is £15m² and this equates to £21.75 per person. In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. This results in a total contribution for Green Corridors of £71,340 or £47.85 per dwelling. This growth would require 4,756 square metres of new green corridors. This delivery plan details specific settlement contributions in later chapters.

6.34 **Outdoor Sports Facilities** - Their primary purpose is to 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. In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. This results in a total contribution for Outdoor Sports Facilities of £826,560 or £554.42 per dwelling. This growth would require 3.9 hectares of new outdoor sports facilities. This delivery plan details specific settlement contributions in later chapters.

6.35 **Amenity Greenspaces** - Their primary purpose is to 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. In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by

3,280 people. This results in a total contribution for amenity greenspaces of £63,960 or £42.90 per dwelling. This growth would require 4,264 square metres of new amenity greenspace. This delivery plan details specific settlement contributions in later chapters.

- 6.36 **Provision for Children and Young People** - Their primary purpose is to provide area 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. In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. This results in a total contribution for Provision for Children and Young People of £1,394,000 or £935 per dwelling. This growth would require 0.8 hectares of provision for children and young people . This delivery plan details specific settlement contributions in later chapters.
- 6.37 **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.
- 6.38 The Nathaniel Lichfield and Partners Environmental Capacity Appraisal (May 2009) highlighted some of the Key Service Centres had already reached the tipping point for providing extra allotments. 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.
- 6.39 In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. Therefore the planned growth of the rural areas will be £147,600. This represents a cost of £99 per dwelling for the planned growth in the rural areas over the planned period and the total requirement across the rural area is approximately 492 square metres of new allotments provision. This delivery plan details specific settlement contributions in later chapters.

- 6.40 **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. 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.
- 6.41 In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. Therefore, based upon the planned growth of the rural areas, the future cost of cemetery provision, excluding any required expansion of the crematorium at Risby, will be £20,500. This represents a cost of £14 per dwelling for the planned growth in Bury St Edmunds over the planned period. This growth would require approximately 820 square metres of new allotments provision. This delivery plan details specific settlement contributions in later chapters.

Community and Cultural Facilities

- 6.42 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.
- 6.43 **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.
- 6.44 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.

- 6.45 In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. Therefore, based upon the planned growth in the rural areas, the future cost of sports hall provision will be £294,576. This represents a cost of £198 per dwelling for the planned growth in the rural area over the planned period.
- 6.46 **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.
- 6.47 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.
- 6.48 In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. Therefore, based upon the planned growth in the rural areas, the future cost of fitness gym provision will be £121,938. This represents a cost of £81.81 per dwelling for the planned growth in the rural areas over the planned period.
- 6.49 **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 in Bury St Edmunds) and sometimes located within a school facility (e.g. Culford School). 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.

6.50 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. In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. Therefore, based upon the planned growth of the rural areas, the future cost of swimming pool provision will be £392,353. This represents a cost of £262.16 per dwelling for the planned growth in the rural areas over the planned period.

6.51 **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.

6.52 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 sports halls 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.

6.53 In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. Therefore, based upon the planned growth in the rural areas, the future cost of synthetic turf pitches provision will be £72,816. This represents a cost of £48.83 per dwelling for the planned growth in the rural areas over the planned period.

- 6.54 **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.
- 6.55 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.
- 6.56 In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. Therefore, based upon the planned growth in the rural areas, the future cost of Indoor bowls provision will be £57,826. This represents a cost of £38.78 per dwelling for the planned growth in the rural areas over the planned period.
- 6.57 **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.
- 6.58 In the rural areas the number of new planned homes is 1,490 over the period to 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 rural areas by 3,280 people. Therefore, based upon the planned growth of Bury St Edmunds, the future cost of sports hall provision will be £434,501. This represents a cost of £291.42 per dwelling for the planned growth in the rural areas over the planned period.

- 6.59 **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. At present, St Edmundsbury is served by static libraries in Bury St Edmunds, Haverhill, Ixworth, Kedington and Clare. Mobile library services, and collection/drop off facilities, serve the rest of the borough.
- 6.60 Suffolk County Council seeks developer contributions to meet the demands of 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.
- 6.61 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

- 6.62 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.
- 6.63 West Suffolk Hospital serves the rural area, although Adenbrookes Hospital at Cambridge also has an influence on the south-west of the borough in particular. 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 larger villages there are doctors' surgeries at Barrow, Clare, Hopton, Ixworth, Kedington, Stanton and Wickhambrook.

Emergency Services

- 6.64 **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.
- 6.65 **Fire** - St Edmundsbury is served by the Suffolk Fire and Rescue Service (SFRS), with a whole time fire station in Bury St Edmunds, a day crewed station in Haverhill and on-call crew stations in Ixworth, Wickhambrook and Clare. Incidents in the borough would be responded to by appliances from these stations and others in the county, though in some circumstances support may be received from the Norfolk, Essex or Cambridgeshire fire and rescue services, based upon reciprocal arrangements.
- 6.66 Based on the scale and distribution of growth set out in Rural 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

- 6.67 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. Section 9 of the Act requires the County Council to consult 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.
- 6.68 The Local Flood Risk Management Strategy will be 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).

- 6.69 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.
- 6.70 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

- 6.71 **Water Supply and Foul Drainage** - Water supply for the borough area is provided by Anglian Water. Figure 2 below shows how the amount of water supply across the eastern region grew steadily from the 1960s through to 1990, but has stabilised over the last 20 years in response to better leakage control, household metering and a decline in water used by industry. Since 1989 the number of properties that Anglian Water supply has increased by 20 per cent whilst total consumption has remained static.
- 6.72 There are no impediments to development across the borough 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
- 6.73 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.
- 6.74 **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.

- 6.75 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.
- 6.76 **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 rural area. Broadband provision is primarily a market-led activity and the Council plays no part in providing the infrastructure.
- 6.77 **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.
- 6.78 The county council also seeks contributions, and land where justified, toward Household Waste and Recycling Centres (HWRCs) to encourage and enable recycling. At present, St Edmundsbury is served by HWRCs in Bury St Edmunds and Haverhill. The county council is intending to relocate both of these facilities, in order to

meet the demands of growth and to be in more accessible locations. The county council is confident that it can purchase land for these sites; specific allocations in a local plan are not therefore required

- 6.79 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 Bury St Edmunds and Haverhill sites. 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 the rural areas the number of new planned homes is 1,490 over the period to 2031, which would generate £144,530 towards waste management if each dwelling made a contribution.

Affordable Housing

- 6.80 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 housing² 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.
- 6.81 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 rural areas. This is identified in the Cambridge sub region Strategic Housing Market Assessment (ongoing).
- 6.82 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;

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

- 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.
- 6.83 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.
- 6.84 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.
- 6.85 In February 2011 the Homes and Communities Agency published the 2011-15 Affordable Homes Programme Framework which sets 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.
- 6.86 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.

7. Settlement Infrastructure Needs

- 7.1 As noted above, the adopted Core Strategy identifies a hierarchy of settlements across the borough was established according to their status and level of service provision. This section of the IDP addresses the capacity and future needs for the Key Service Centres and Local Service centres, based on the planned allocations for new housing in the Final Draft Rural Vision 2031 document. Those settlements are:

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

8. Barrow – Key Service Centre

8.1 **Location and Description** - Barrow is a large village located approximately six miles to the west of Bury St Edmunds. It has a strong local community and is served with a good range of day-to-day services and facilities including a primary school, village shop, post office, two public houses, a village hall, play area and a GP surgery. The village is designated as a Key Service centre in the Core Strategy in recognition of the range of services it has and their role to meet the day to day needs of a wider area. The 2011 Census population of the village was 1,677

8.2 **Vision 2031 Housing Sites** – The table below sets out the sites in Barrow that are allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Land at The Green	1.5	29*
Land east of Barrow Hill	4.2	75
Land west of Barrow Hill	3.5	75

*Development Control Committee in December 2012 resolved to grant planning permission subject to a Section 106 agreement being signed. That application was for 40 dwellings. For the purposes of the vision documents all site areas and indicated capacities have been taken from a base date of the 1st April 2012. At that date the application SE/12/0439/FUL had not been received and the approved Development Brief for the site was the most up to date document which stated the figures shown in the table above.

8.3 Infrastructure issues in Barrow

- Education in the village is currently part of the Bury St Edmunds “pyramid of schools” in a primary, middle and upper approach.
- The Primary School is part of the Bury St Edmunds Academy Trust and has witnessed a significant increase of the number of pupils as a result. The site may need to expand to accommodate additional children arising from development in the village.
- Middle and upper school provision is in Bury St Edmunds where, notwithstanding the potential restructure from three tier to two, there are also current capacity issues.
- The waste water treatment works is nearing capacity and developers will need to work with Anglian Water to ensure that this adequate provision is provided.
- There is currently no Nature Reserve in Barrow. Natural England’s Accessible Green Space Model advocates that there should be a minimum of 1 hectare of Local Nature Reserve per 1,000 population within 2km of home.
- The tipping point for additional playgrounds has been reached.

- The population of Barrow is nearing the threshold of 2,000 people which would theoretically support a dentist.
- The GP surgery is nearing capacity

This capacity information does not take account of development completed between 2009 and 2012.

8.4 **Requirements**

Under the current three tier education system, the planned growth of 179 dwellings would require:

- a pre school contribution of £76,320 to fund 13 places (£426.37 per dwelling),
- a primary school contribution of £392,472 to fund 32 places (£2,192.58 per dwelling),
- a middle school contribution of £382,616 to fund 25 places (£2,137.52 per dwelling);
- an upper school contribution of £361,410 to fund 20 places (£2,019.50 per dwelling);
- a 6th form contribution of £142,534 to fund 7 places (£796.28 per dwelling).
- Nature reserve contribution of £14,767 (£82.50 per dwelling); and
- Play contribution of £167,450 (£935 per dwelling)

This equates to £7,793 per dwelling

NB - Figures are rounded

Barrow 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	Improved connections from development to services	SCC	Based on individual site needs	CIL/S106	?	At time of development	Low. S106 agreement		Footway works and cycle paths may be required to link new developments to village centre and services
Public Transport	Improved services to nearby larger centres	SCC/ Bus operators	Based on site size	CIL/S106	?	At time of development	Dependent upon bus operator		An increased population will create a need to improve bus services, demand responsive services to provide links to larger centres, such as Bury St Edmunds
Waste & Utilities									
Waste & Recycling	County wide provision unknown at this stage								
Potable Water Supply	To continue to provide potable water for all residents	Anglian Water	n/a	n/a	n/a	n/a	n/a	n/a	Minor upgrades may be required but no tipping points identified (IECA APP 5)
Foul Water Sewerage and Treatment	To continue to provide residents Barrow WwTW is nearing capacity.	Anglian Water	?	CIL /106,	?	Tipping point 144 new homes (IECA APP 5)	Developers will need to work with Anglian Water to ensure adequate provision is provided.	none	Fundamental. An upfront piece of infrastructure that is required before development is occupied.
Energy	Provide electricity supply	UK Power networks	n/a	CIL /106,	n/a	Tipping point 2500 new homes (IECA APP 5)	LOW	none	No capacity issues with the planned growth over the plan period

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
ESSENTIAL									
Health									
Hospitals	n/a								
GP's	Provide adequate local health care provision	West Suffolk Clinical Commissioning Group	1 GP £545k (IECA APP 6)	CIL /106, private practice funding, West Suffolk Clinical Commissioning Group	?	Tipping point 79 new homes (IECA APP 5)	Funding issues		Small amount of excess capacity that would be diminished with a relative small development
Dentists	To provide local Dental care. Theoretically a population of 2k could support a dentist	West Suffolk Clinical Commissioning Group	1 Dentist £545k (IECA APP 6)	CIL /106, private practice funding	?	Tipping point 200 new homes (IECA APP 5)	Lack of practice wanting to establish in village. Funding issues	Site and funding	Desirable
Nursing Homes	n/a								
Education									
Pre-school	Capacity unknown	SCC	£426.37 per home	CIL/S106	?	Not known	Capacity of existing provision to expand		
Primary Schools	Primary school has no capacity	SCC	£2,192.58 per home	CIL /S106	?	Tipping point 0 new homes Rural Vision 2031 April 2012 consultation response	Policies would protect land to the north of the school for expansion needs		No capacity at the school regardless of SOR
Middle Schools	Bury middle schools at capacity	SCC	£2,137.52 per home	CIL/S106	?	Tipping point reached	Capacity of existing provision to expand		May be addressed through SOR
Upper Schools	Bury upper schools at capacity	SCC	£2,019.50 per home	CIL/S106	?	Tipping point reached	Capacity of existing provision to		May be addressed through SOR

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
6 th Form	Unknown	SCC	£796.28 per home	CIL/S106	?		expand Capacity of existing provision to expand		
Emergency Services									
Police	n/a	Suffolk Police Authority	?						
Ambulance	n/a	East Anglian Ambulance Service	?						
Fire Services	n/a	Suffolk Fire Service	?						
REQUIRED									
Green Infrastructure									
Nature Reserves	Natural England's 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	English Nature	?	CIL /106	?	Tipping point reached (IECA APP 5)	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	St Eds Open Space assessment identifies a 1.98 ha ground providing 2 football pitches in a Barrow	Sport England, St Eds BC	1 ha Sports Pitch (£210k) (SEBC SPD)	CIL /106		Tipping Point 59 new homes (IECA APP 5)	Lack of site/funding	Land becoming available/ funds becoming available	St Eds Open Space assessment states that pitch provision in Barrow, in comparison with NPFA guidelines of 1.2 ha per 1000 pop is slightly low. Sports Pitches are not a pre-requisite for housing development but regard

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
Non-Pitch Sports	Barrow currently exceeds the NPFA standard, though continued pop growth this situation may not remain.	St Eds BC, Sports England	?	CIL /106	?	Tipping Point 100 new homes (IECA APP 5)	Lack of site/funding	Land becoming available/ funds becoming available	Non-pitch sports are a Required infrastructure, desirable to complement housing growth, but not a major constraint to development.
Amenity Open Spaces	There are 1.51 ha of open space above the Local Plan Standard	Developer/ St Eds BC	?	CIL /106	?	Tipping Point 274 new homes (IECA APP 5)	LOW	Further provision can 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	Two sites currently that total 0.6 hectares	Barrow Parish Council/St Eds BC	n/a	n/a	n/a	Tipping Pt 617 new homes IECA App 5	LOW	n/a	Excellent provision within the village currently
Playgrounds	South of Barrow and nearby villages of Denham and Burthorpe have no playgrounds	St Eds	?	CIL /106	?	Tipping Point reached (IECA APP 5)	Funding issues	Further provision can come forward with planned growth in the south of the village.	The St Edmundsbury Open Space Assessment specifically identifies a new park in Burthorpe or Denham as well as a Skateboard park in Barrow as possibilities.
Community Facilities									
Libraries	Barrow currently served by a mobile library	SCC	?	?		Tipping pt 1444 new homes IECA APP 5			Permanent Library Facility desirable
Community Centre	A 250sqm community hall would serve a pop of 4100								Identified by the PC in 2005 as a top priority to improve. Existing facility is dated and has limited

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/Tippling Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
									parking for functions or performances that would serve a wider area.
Arts, Leisure & Culture									
Cinemas	No cinema in Barrow								
Swimming Pools	No swimming pool in Barrow, although school pool is occasionally available								
Sports Halls	No identified sports hall in Barrow								
Indoor Bowls	No indoor bowls in Barrow								
Theatres	No formal theatre in Barrow								
Museums, Galleries & Art Centres	No such facilities in Barrow								

9. Clare - Key Service Centre

- 9.1 **Location and Description** - Clare is a small market town located approximately seven miles from the centre of Haverhill. It is a picturesque Suffolk town with a wide range of local services and facilities including a primary school and the new Stour Valley Community School (opened September 2011), a post office, four public houses, a community hall, library, play area and recreation ground, allotments and GP surgery which serve the town as well as the surrounding rural community. The village is designated as a Key Service centre in the Core Strategy in recognition of the range of services it has and their role to meet the day to day needs of a wider area. The 2011 Census population of the village was 2,028
- 9.2 **Vision 2031 Housing Sites** – The table below sets out the sites in Clare that are allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Land east of The Granary	2.3	60*
Land off Cavendish Road	2.2	64

*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Development Control Committee in December 2012 resolved to grant planning permission subject to a Section 106 agreement being signed at Land to the east of the Granary. That application was for 60 dwellings.

9.3 Infrastructure issues in Clare

- There is currently no Nature Reserve in Clare. Natural England's Accessible Green Space Model advocates that there should be a minimum of 1 hectare of Local Nature Reserve per 1,000 population within 2km of home.
- The population of Clare is nearing the threshold of 2,000 people which would theoretically support a dentist.
- The Waste Water treatment works is nearing capacity and developers will need to work with Anglian Water to ensure that this adequate provision is provided.
- Sports Pitches is nearing tipping point and Non pitch sports like tennis and basketball courts have reached the tipping point
- Lack of Playgrounds highlighted at Clare heights is a local issue.

This capacity information does not take account of development completed between 2009 and 2012.

9.4 **Requirements**

The planned growth of 124 dwellings would require:

- a pre school contribution of £52,870 to fund 9 places (£426.37 per dwelling);
- a primary school contribution of £377,611 to fund 31 places (£3,045.25 per dwelling);
- a secondary school contribution of £409,684 to fund 22 places (£3,303.90 per dwelling);
- a 6th form contribution of £98,739 to fund 5 places (£796.28 per dwelling);
- Nature reserve contribution of £10,230 (£82.50 per dwelling);
- Play contribution of £115,940 (£935 per dwelling)
- Sports and non-sports pitches contribution of £68,748 (£554.42 per dwelling)

This equates to £9,147 per dwelling

NB - Figures are rounded

Clare 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
FUNDAMENTAL									
Transport									
Road Network	Improved connections from development to services	SCC	Ongoing highway improvements (IECA APP 6)	CIL /S/106,	?	At time of development	Low. S106 agreement		Footway works and cycle paths may be required to link new developments to village centre and services
Public Transport	Improved services to nearby larger centres	SCC/ Bus operators	Based on site size	CIL/S/106	?	At time of development	Dependent upon bus operator		An increased population will create a need to improve bus services, demand responsive services to provide links to larger centres, such as Bury St Edmunds, Haverhill or Sudbury
Waste & Utilities									
Waste & Recycling	County wide provision unknown at this stage								
Potable Water Supply	To continue to provide potable water for all residents	Anglian Water	n/a	n/a	n/a	n/a	n/a	n/a	Minor upgrades may be required but no tipping points identified (IECA APP 5)
Foul Water Sewerage and Treatment	To continue to serve residents Clare.	Anglian Water	?	CIL /106,	?	Tipping point 1604 new homes (IECA APP 5)	Developers will need to work with Anglian Water to ensure adequate provision is provided.	none	Fundamental An upfront piece of infrastructure that is required before development is occupied. However the 2012 vision doc only proposed 199 dwellings so the WwTW should have capacity up to

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
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	and beyond 2031. No capacity issues with the planned growth over the plan period
ESSENTIAL									
Health									
Hospitals	n/a								
GP's	Provide adequate local health care provision. Clare has 4 Gp's served in two surgeries.	West Suffolk Clinical Commissioning Group	n/a	n/a	n/a	Tipping point 2016 new homes (IECA APP 5)	n/a	n/a	Significant unused capacity
Dentists	To provide local Dental care. Theoretically a population of 2k could support a dentist	West Suffolk Clinical Commissioning Group	1 Dentist £545k (IECA APP 6)	CIL /106, private practice funding	?	Tipping point 40 new homes (IECA APP 5)	Lack of practice wanting to establish in village. Funding issues	Site and funding	Desirable Infrastructure. In likelihood the residents of Clare will impact on the capacity demonstrated in Haverhill which is nearing tipping point.
Nursing Homes	n/a								
Education									
Pre-school	Capacity unknown	SCC	£426.37 per home	CIL/S106	?	Not known	Capacity of existing provision to expand		
Primary Schools	Clare has increased capacity to 210 places through SOR. The	SCC	£3,045.25 per home	CIL /106,	?	Tipping point Greater than 124 dwellings which is	Capacity of existing provision to expand	n/a	Capacity at the school. No. of houses which will tip the balance is unknown

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
Secondary Schools	proposed allocations in the village can be accommodated Clare now has a free upper school		£3,303.90 per home			proposed in the Rural Vision 2031 Tipping point Greater than 124 dwellings which is proposed in the Rural Vision 2031	Capacity of existing provision to expand		Capacity at the school. No. of houses which will tip the balance is unknown
6 th Form	Unknown	SCC	£796.28 per home	CIL/S106	?		Capacity of existing provision to expand		
Emergency Services									
Police	n/a	Suffolk Police Authority	?						
Ambulance	n/a	East Anglian Ambulance Service	?						
Fire Services	n/a	Suffolk Fire Service	?						Clare has a fire station and so is adequately covered by the 15 min target response time. There are proposals to replace the facility with a modern station.
Retail and Services									
Local Convenience goods store	Clare has a local Co-op and a range of other small shops					2000 homes (IECA APP 5)			
Key Local Retail Services	Clare has a designated					1300 homes (IECA APP 5)			Has a shopping centre, with further development

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
	shopping centre								this will improve viability.
REQUIRED									
Green Infrastructure									
Nature Reserves	Natural England's 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	English Nature	?	CIL /106	?	Tipping point reached (IECA APP 5)	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	St Eds Open Space assessment identifies a 2.62 ha sports ground providing pitches for football , hockey and cricket	Sport England, St Eds BC	?	CIL /106	?	Tipping Point 117 new homes (IECA APP 5)	Lack of site/funding	Land becoming available/ funds becoming available	Currently an over provision of 0.34 ha. Sports Pitches are not a pre-requisite for housing development but regard should be had for future provision opportunities, particularly as a desirable infrastructure
Non-Pitch Sports	Clare currently has the Bowls club and two tennis courts totalling 0.24 ha. Probable under provision of approx 0.5 ha	St Eds BC, Sports England	?	CIL /106	?	Tipping Point reached (IECA APP 5)	Lack of site/funding	Land becoming available/ funds becoming available	Non-pitch sports are a Required infrastructure, desirable to complement housing growth, but not a major constraint to development.
Amenity Open Spaces	Currently 22.57 ha of amenity space. (IECA APP 5)	Developer/ St Eds, SCC	?	CIL /106	?	Tipping Point 8546 new homes (IECA APP 5)	none	Further provision should continue to come forward with	Amenity Open Space should be provided as part of all new developments of

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
Allotments	Two sites currently that total 1 hectare	Clare Parish Council/St Eds BC	n/a	n/a	n/a	Tipping Point 1282 new homes (IECA APP 5)	n/a	further development.	a sufficient size to warrant it, in line with best practice. Excellent provision within the village currently
Playgrounds	North of Clare (Clare heights) is poorly served	St Eds	?	CIL /106	?	Tipping Point reached (IECA APP 5)	Funding issues	New development can not rectify a previous deficit	The St Edmundsbury Open Space Assessment specifically identifies a new playground needed at Clare heights
Community Facilities									
Libraries	Clare has a purpose built library	SCC	?	?		Tipping point for expansion 386 new homes (IECA APP 5)			Assuming no inflow of trips there is 28sqm of provision more than the 30sqm per 1k pop the standard requires. desirable
Community Centre	Clare town hall and Old School Community Centre exist.	Clare PC and SCC				Tipping point for new facility is 1300 homes (IECA APP 5)			Assumed that the two centres provide over 300sqm or space this would serve a population of 5000
Arts, Leisure & Culture									
Cinemas	No cinema in Clare								
Swimming Pools	No swimming pool in Clare								
Sports Halls	No identified sports hall in Clare								
Indoor Bowls	No indoor bowls in Clare								
Theatres	No formal theatre in Clare but the Town Hall has a stage and can accommodate								

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
Museums, Galleries & Art Centres	productions. Clare has an art gallery, The Gallery, on the High Street. There is also the Ancient House museum.								

10 Ixworth – Key Service Centre

10.1 **Location and Description** - Ixworth is a large village located approximately six miles north east from the centre of Bury St Edmunds. The role of the town of Thetford is also recognised in terms of the services and facilities it provides for residents of Ixworth and other villages in the northern part of the borough. The village has a good range of services and facilities including primary and middle schools, a range of shops, a post office, two public houses, a village hall, library, play areas, GP surgery and a Fire/Police Station. The village is designated as a Key Service centre in the Core Strategy in recognition of the range of services it has and their role to meet the day to day needs of a wider area. The 2011 Census population of the village was 2,365

10.2 **Vision 2031 Housing Sites** – The table below sets out the sites in Ixworth that are allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Reeves Farm, Stow Road	0.5	21*
Land off Crown Lane	2.5	90
Land west of A143 and south of A1088	TBC	80 (southern part of site) (residual land to north protected for educational use)

*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 21 dwellings at Reeves Farm, Stow Road was approved in November 2012.

10.3 Infrastructure issues in Ixworth

- Subject to the outcome of the schools organisation review, the Primary School may need to expand to accommodate additional children
- The population of Ixworth is over the threshold of 2,000 people which would theoretically support a dentist.
- There is currently no Nature Reserve in Ixworth. Natural England's Accessible Green Space Model advocates that there should be a minimum of 1 hectare of Local Nature Reserve per 1000 population within 2km of home.
- Non pitch sports Tipping points reached and currently an under provision within the village.

- Lack of Playground identified as the village currently suffers from a deficit.
- Allotment capacity is limited.
- There is a need for amenity open space.

This capacity information does not take account of development completed between 2009 and 2012.

10.4 **Requirements**

The planned growth of 191 dwellings would require:

- a pre school contribution of £81,438 to fund 13 places (£426.37 per dwelling);
- a primary school contribution of £581,643 to fund 48 places (£3,045.25 per dwelling);
- a secondary school contribution of £631,045 to fund 34 places (£3,303.90 per dwelling);
- a 6th form contribution of £152,090 to fund 8 places (£796.28 per dwelling);
- Nature reserve contribution of £15,758 (£82.50 per dwelling);
- Play contribution of £178,585 (£935 per dwelling)
- Sports and non-sports pitches contribution of £105,894 (£554.42 per dwelling)
- Allotments contribution of £9,504 taking account of existing capacity (£99 per dwelling)
- Amenity open space contribution of £8194 (£42.90 per dwelling).

This equates to £9,286 per dwelling

NB - Figures are rounded

Ixworth 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
FUNDAMENTAL									
Transport									
Road Network	Improved connections from development to services	SCC	Ongoing highway improvements (IECA APP 6)	CIL/S106, ?	?	At time of development	Low. S106 agreement		Footway works and cycle paths may be required to link new developments to village centre and services
Public Transport	Improved services to nearby larger centres	SCC/ Bus operators	Based on site size	CIL/S106	?	At time of development	Dependent upon bus operator		An increased population will create a need to improve bus services, demand responsive services to provide links to larger centres, such as Bury St Edmunds
Waste & Utilities									
Waste & Recycling	County wide provision unknown at this stage								
Potable Water Supply	To continue to provide potable water for all residents	Anglian Water	n/a	n/a	n/a	no tipping points identified (IECA APP 5)	n/a	n/a	no tipping points identified (IECA APP 5)
Foul Water Sewerage and Treatment	To continue to serve residents of Ixworth. Ixworth is connected to the Waste Water Treatment Works in Stanton	Anglian Water	?	CIL/106,	?	Tipping point 1547 new homes (IECA APP 5)	Developers will need to work with Anglian Water to ensure adequate provision is provided.	none	Fundamental An upfront piece of infrastructure that is required before Development in the north and east of the village can connect straight to the rising main running to Stanton. Development

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
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	elsewhere may require upgrades. No capacity issues with the planned growth over the plan period
ESSENTIAL									
Health									
Hospitals	n/a								
GP's	Provide adequate local health care provision. Ixworth has 5 Gp's in one surgery.	West Suffolk Clinical Commissioning Group	n/a	n/a	n/a	Tipping point 2577 new homes (IECA APP 5)	n/a	n/a	Significant unused capacity
Dentists	To provide local Dental care. Theoretically a population of 2k could support a dentist	West Suffolk Clinical Commissioning Group	1 Dentist £545k (IECA APP 6)	CIL /106, private practice funding	?	Tipping point reached new homes (IECA APP 5)	Lack of practice wanting to establish in village. Funding issues	Site and funding	Desirable Infrastructure. In likelihood the residents of Ixworth will use dentists in Bury St Edmunds currently.
Nursing Homes	n/a								
Emergency Services									
Police	n/a	Suffolk Police Authority	?						Ixworth is the Location of the Bury Rural Police Station on the High Street.
Ambulance	n/a	East Anglian Ambulance Service	?						
Fire Services	n/a	Suffolk Fire	?						Ixworth Fire Station is on

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/Tippling Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
		Service							The Street. It is a single bay station and is crewed by a retained staff.
Education									
Pre-school	Capacity unknown	SCC	£426.37 per home	CIL/S106	?	Not known	Capacity of existing provision to expand		
Primary Schools	SOR will increase capacity but proposed development will require further expansion	SCC	£3,045.25 per home						
Middle Schools	Middle school earmarked for closure through SOR. May become a free school.	SCC							
Upper Schools	Current middle school may become an upper school (free)	SCC	£3,303.90 per home						
6 th Form	Unknown	SCC	£796.28 per home	CIL/S106	?		Capacity of existing provision to expand		
Retail and Services									
Local Conveniences	Ixworth has a Premier store on the High Street					1130 homes (IECA APP 5)			Has the Premier Store
Key Local Retail Services	Ixworth has a designated shopping centre					1130 homes (IECA APP 5)			Has a shopping centre, with further development this will improve viability.

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	Natural England's 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	English Nature	?	CIL /106	?	Tipping point reached (IECA APP 5)	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	St Eds Open Space assessment identifies a 1.84 ha sports ground providing pitches for football. The sport England Active Places database identifies Ixworth Middle School (formerly) as providing 2 junior pitches for community use.	Sport England, St Eds BC	?	CIL /106	?	Tipping Point 557 new homes (IECA APP 5)	Lack of site/funding	Land becoming available/ funds becoming available	Currently an over provision if the former middle school pitches remain in community use.
Non-Pitch Sports	Ixworth currently has the Bowls club. The local tennis club also use the tennis courts which means non pitch	St Eds BC, Sports England	?	CIL /106	?	Tipping Point reached (IECA APP 5)	Lack of site/funding	Land becoming available/ funds becoming available	Non-pitch sports are a Required infrastructure, desirable to complement housing growth, but not a major constraint to development. Currently an under provision of

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
	provision totals 0.68 ha.								0.23ha
Amenity Open Spaces	Currently Ixworth has 1.23 ha of amenity open space (IECA APP 5) this is 0.54 ha of an under provision	Developer/ St Eds, SCC	?	CIL /106	?	Tipping Point reached (IECA APP 5)	Further development can not provide for a current deficit	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	Two sites currently that total 0.5 hectares	Ixworth Parish Council/St Eds BC	n/a	n/a	n/a	Tipping Point 95 new homes (IECA APP 5)	n/a	n/a	Apparently an over provision of 0.45 ha THIS NEEDS CHECKING DOESN'T ADD UP
Playgrounds	1 playground at the Recreation Ground. North of Ixworth poorly served and small developments should seek to provide play facilities	St Eds	?	CIL /106	?	Tipping Point reached (IECA APP 5)	Funding issues	New development can not rectify a previous deficit	The St Edmundsbury Open Space Assessment specifically identifies a new playground needed to help make up a deficit and new playgrounds to support new development.
Community Facilities									
Libraries	Ixworth Library is integrated in Village Hall	SCC	?	?		Tipping point for expansion 233 new homes (IECA APP 5)			Assuming no inflow of trips there is 17sqm of provision more than the 30sqm per 1k pop the standard requires. However a very well used resource that may need to extra capacity desirable
Community Centre	Ixworth village hall is well equipped building with hall, public toilets and other facilities	Ixworth PC and SCC							The village hall if approximately 130 square metres serves the village well.

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/Tippling Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
Arts, Leisure & Culture									
Cinemas	No cinema in Ixworth								
Swimming Pools	No swimming pool in Ixworth								
Sports Halls	No identified sports hall in Ixworth								
Indoor Bowls	No indoor bowls in Ixworth								
Theatres	No theatre in Ixworth								
Museums, Galleries & Art Centres	Ixworth does not have any identified museums or permanent cultural attractions.								

11 Kedington – Key Service Centre

11.1 **Location and Description** - Kedington is a large village located approximately three miles from the centre of Haverhill. It has a good range of services and facilities including a primary school, a shop and a post office, two public houses, a village hall, a library, play area and recreation ground, and GP surgery. The village is designated as a Key Service centre in the Core Strategy in recognition of the range of services it has and their role to meet the day to day needs of a wider area. The 2011 Census population of the village was 1,849.

11.2 **Vision 2031 Housing Sites** – The table below sets out the sites in Kedington that are allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Stourmead complex	2.2	65
Land at Limes Cottage and adjoining land	1.8	40

11.3 Infrastructure issues in Kedington

- The waste water treatment works has capacity for the planned growth.
- The foul sewerage network will need upgrading to accommodate the proposed growth
- The water resource and water supply network would need upgrading for the proposed growth
- The Primary School site may need to expand to accommodate additional children
- There is currently no Nature Reserve in Kedington. Natural England's Accessible Green Space Model advocates that there should be a minimum of 1 hectare of Local Nature Reserve per 1000 population within 2km of home.
- Sports Pitches Tipping points reached and currently an under provision within the village.
- Non pitch sports Tipping points reached and currently an under provision within the village.
- Lack of Playground identified as the village currently suffers from a deficit.
- The population of Kedington is over the threshold of 2000 people which would theoretically support a dentist. Tipping point reached.

This capacity information does not take account of development completed between 2009 and 2012.

11.4 **Requirements**

The planned growth of 105 dwellings would require:

- a pre school contribution of £44,769 to fund 7 places (£426.37 per dwelling);
- a primary school contribution of £581,643 to fund 26 places (£3,045.25 per dwelling);
- a secondary school contribution of £346,910 to fund 19 places (£3,303.90 per dwelling);
- a 6th form contribution of £83,609 to fund 4 places (£796.28 per dwelling);
- Improvements to the foul sewerage network.
- Nature reserve contribution of £8,663 (£82.50 per dwelling);
- Play contribution of £98,175 (£935 per dwelling)
- Sports and non-sports pitches contribution of £58,214 (£554.42 per dwelling)

This equates to £9,144per dwelling

NB - Figures are rounded

Kedington 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
FUNDAMENTAL									
Transport									
Road Network	Improved connections from development to services	SCC	Ongoing highway improvements (IECA APP 6)	CIL /S106,	?	At time of development	Low. S106 agreement		Footway works and cycle paths may be required to link new developments to village centre and services
Public Transport	Improved services to nearby larger centres	SCC/ Bus operators	Based on site size	CIL/S106	?	At time of development	Dependent upon bus operator		An increased population will create a need to improve bus services, demand responsive services to provide links to larger centres, such as Haverhill
Waste & Utilities									
Waste & Recycling	County wide provision unknown at this stage								
Potable Water Supply	To continue to provide potable water for all residents	Anglian Water	n/a	n/a	n/a	At time of development	n/a		Developers will need to negotiate supply with Anglian Water
Foul Water Sewerage and Treatment	To continue to serve residents. Capacity issues on network to works will need addressing	Anglian Water	?	CIL /106,	?	At time of development	Low. S106 agreement		
Energy	Provide electricity supply	UK Power networks	n/a	CIL /106,	n/a	Tipping point 500 new	Developers will need to work	none	No capacity issues with the planned growth over

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
						homes (IECA APP 5)	with UK Powernetworks to ensure the grid and local substation is not overloaded		the plan period
ESSENTIAL									
Health									
Hospitals	n/a								
GP's	Provide adequate local health care provision. Kedington has one GP surgery with surgeries in Haverhill, Kedington and with sessions in Thurlow. Proxy of 2 GPs for Kedington.	West Suffolk Clinical Commissioning Group	n/a	n/a	n/a	Tipping point 614 new homes (IECA APP 5)	n/a	n/a	Significant unused capacity
Dentists	To provide local Dental care. Theoretically a population of 2k could support a dentist	West Suffolk Clinical Commissioning Group	1 Dentist £545k (IECA APP 6)	CIL /106, private practice funding	?	Tipping point reached new homes (IECA APP 5)	Funding issues	Site and funding	Desirable Infrastructure. In likelihood the residents of Kedington will use dentists in Haverhill currently.
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	(IECA APP 5) said that tipping point was 151 dwellings. V2031 cons response says that the school can take the planned growth	SCC	£3,045.25 per home	106 + CIL	?	151 dwellings	Funding		School can accommodate the planned growth
Secondary Schools	Feed into Haverhill Secondary Schools	SCC	£3,303.90 per home						
6 th Form	Unknown	SCC	£796.28 per home	CIL/S106	?		Capacity of existing provision to expand		
Emergency Services									
Police	Nearest station in Haverhill	Suffolk Police Authority							
Ambulance	Nearest station in Haverhill	East Anglian Ambulance Service							
Fire Services	Nearest station in Haverhill	Suffolk Fire Service							
Retail and Services									
Local Conveniences	The main convenience store in Kedington is Kedington stores on silver street.					1275 homes (IECA APP 5)			Kedington Stores
Key Local Retail Services	There is a parade of shops on westward deals which include a post office, butchers,					1275 homes (IECA APP 5)			Has a shopping centre, with further development this will improve viability.

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
	hairdressers and newsagents								
REQUIRED									
Green Infrastructure									
Nature Reserves	Natural England's 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	English Nature	?	CIL /106	?	Tipping point reached (IECA APP 5)	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	The sport England Active Places database identifies Kedington Community Centre Cricket Pitch. The sports field has several football pitches Estimated to total 2.1 ha	Sport England, St Eds BC	?	CIL /106	?	Tipping Point reached Deficit of 0.2 (IECA APP 5)	Lack of site/funding	Land becoming available/ funds becoming available	Currently an under provision. Desirable infrastructure
Non-Pitch Sports	The village benefits from some tennis courts on Rectory Road. (IECA APP 5)	St Eds BC, Sports England	?	CIL /106	?	Tipping Point reached (IECA APP 5)	Lack of site/funding	Land becoming available/ funds becoming available	Currently a deficit of provision. To support any further housing development consideration should be given to non pitch sports

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
Amenity Open Spaces	Currently Kedington has 7.2 ha of amenity open space An excess of 5.29 ha (IECA APP 5)	Developer/ St Eds, SCC	?	CIL /106	?	Tipping Point 2186 new homes (IECA APP 5)			facilities. Either on site or through contributions to an off site scheme. Non pitch sports are a required infrastructure.
Allotments	One site that totals 0.73 ha	Kedington Parish Council/St Eds BC	n/a	n/a	n/a	Tipping Point 718 new homes (IECA APP 5)	n/a	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. Apparently an over provision of 0.35 ha
Playgrounds	The east side of Kedington appears to be poorly served by playgrounds	St Eds	?	CIL /106	?	Tipping Point reached (IECA APP 5)	Funding issues	New development can not rectify a previous deficit	There is a need for new and improved play areas to support existing areas, as well as new playgrounds to support new development.
Community Facilities									
Libraries	Kedington Library is integrated in Village Hall	SCC	?	?		Tipping point for expansion 35 new homes (IECA APP 5)			Assuming no inflow of trips there is 2.55sqm of provision more than the 30sqm per 1k pop the standard requires. However the library is poorly used so expansion might not be necessary.
Community Centre	Kedington village hall and the Royal British Legion Hall are the main focal points	Kedington PC and SCC	?			Tipping point for expansion 1300 new homes (IECA APP 5)			A well served village with significant capacity

Scheme	Need For Scheme	Lead delivery agency/ Management Organisation	Cost	Funding Arrangements	Gaps in Funding	Delivery phasing/Tippling Point	Risks to delivery	Contingencies/ Dependencies	Comments & Criticality
Arts, Leisure & Culture									
Cinemas	No cinema in Kedington								
Swimming Pools	No swimming pool in Kedington								
Sports Halls	No identified sports hall in Kedington								
Indoor Bowls	No indoor bowls in Kedington although the RBL hall has carpet bowls								
Theatres	No theatre in Kedington								
Museums, Galleries & Art Centres	Kedington does not have any identified museums or permanent cultural attractions.								

12 Stanton – Key Service Centre

12.1 **Location and Description** - Stanton is a large village located approximately nine miles from the centre of Bury St Edmunds. It has a good range of services and facilities, such as a primary and a middle school, Sure Start centre, a shop and a post office, two public houses, two petrol stations, a village hall, recreational, sport and play facilities, a veterinary practice, and health facilities. The village is designated as a Key Service centre in the Core Strategy in recognition of the range of services it has and their role to meet the day to day needs of a wider area. The 2011 Census population of the village was 2,507.

12.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing site in Stanton that is allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Land at Upthorpe Road, Stanton	3.1	90*

*Allocations in this document are based on the planning situation at 1 April 2012. Sites where planning applications were approved after the April 2012 base date are included as allocated sites, as to omit them would not show the complete planning picture. Planning permission for 101 dwellings at Upthorpe Road, Stanton was approved in May 2012.

12.3 Infrastructure issues in Stanton

- Stanton Primary is likely to reach capacity as a result of SOR and the middle school will close.
- Secondary school provision will be at Thurston, although a bid is currently under consideration to open a free school at Ixworth.
- The Waste water Treatment Works has capacity for the planned growth.
- The foul sewerage network will need upgrading to accommodate the proposed growth
- The water resource and water supply network would need upgrading for the proposed growth
- There is currently no Nature Reserve in Stanton. Natural England's Accessible Green Space Model advocates that there should be a minimum of 1 hectare of Local Nature Reserve per 1000 population within 2km of home.
- Non pitch sports Tipping points reached and currently an under provision within the village.
- Lack of Allotments identified. Tipping Points reached
- Lack of Playground identified as the village currently suffers from a deficit.
- The population of Stanton is over the threshold of 2000 people which would theoretically support a dentist.

This capacity information does not take account of development completed between 2009 and 2012.

12.4 **Requirements**

Given that the allocation in the Rural Vision 2031 has now got planning permission, any additional growth would require:

- a pre school contribution of £426.37 per dwelling;
- a primary school contribution of £3,045.25 per dwelling;
- an upper school contribution £3,303.90 per dwelling;
- a 6th form contribution of £796.28 per dwelling;
- Nature reserve contribution of £82.50 per dwelling;
- Play contribution of £935 per dwelling; and
- Sports and non-sports pitches contribution of £554.42 per dwelling.

This equates to £9,144 per dwelling

NB - Figures are rounded

Stanton 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
FUNDAMENTAL									
Transport									
Road Network	Improved connections from development to services	SCC	Ongoing highway improvements (IECA APP 6)	CIL /S106,	?	At time of development	Low. S106 agreement		Footway works and cycle paths may be required to link new developments to village centre and services
Public Transport	Improved services to nearby larger centres	SCC/ Bus operators	Based on site size	CIL/S106	?	At time of development	Dependent upon bus operator		An increased population will create a need to improve bus services, demand responsive services to provide links to larger centres, such as Bury St Edmunds
Waste & Utilities									
Waste & Recycling	County wide provision unknown at this stage								
Potable Water Supply	Stanton has a major mains network entering from the west with a robust network.					No tipping points identified			
Foul Water Sewerage and Treatment	Stanton WwTW has significant headroom.					Tipping point 1547 new homes (IECA APP 5)			Will not restrict growth
Energy	Provide electricity supply	UK Power networks	n/a	CIL /106,	n/a	Tipping point 500 new	Developers will need to work	none	No capacity issues with the planned growth over

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
						homes (IECA APP 5)	with UK Powernetworks to ensure the grid and local substation is not overloaded		the plan period
ESSENTIAL									
Health									
Hospitals	n/a								
GPs	Provide adequate local health care provision. Stanton has 7 GP's	West Suffolk Clinical Commissioning Group	n/a	n/a	n/a	Tipping point 3806 new homes (IECA APP 5)	n/a	n/a	Significant unused capacity
Dentists	To provide local Dental care. Theoretically a population of 2k could support a dentist	West Suffolk Clinical Commissioning Group	1 Dentist £545k (IECA APP 6)	CIL /106, private practice funding	?	Tipping point reached new homes (IECA APP 5)	Funding issues	Site and funding	Desirable Infrastructure. In likelihood the residents of Stanton will use the capacity of Bury St Edmunds
Nursing Homes	n/a								
Education									
Pre-school	Capacity unknown	SCC	£426.37 per home	CIL/S106	?	Not known	Capacity of existing provision to expand		
Primary Schools	In September 2013, children will remain at this school into Y5 and in September 2014, they will stay on into Y6. The admission number	SCC	?	106 + CIL	?	Tipping point 151 new homes (IECA APP 5)	Funding		School can probably accommodate the planned growth

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
Middle Schools	will be reduced to 30 places per year. There will be no admission to this school in September 2013 and the school will close in August 2014. The future of the Blackbourne middle school is yet to be determined.	SCC							
Upper Schools	Thurston Community College provides upper/secondary education for children of Stanton	SCC							
6 th Form	Unknown	SCC	£796.28 per home	CIL/S106	?		Capacity of existing provision to expand		
Emergency Services									
Police	Nearest station in Ixworth								
Ambulance	Nearest station in Bury St Edmunds								
Fire Services	Nearest station in Ixworth								
Retail and Services									
Local	The main						No tipping		

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
Conveniences	convenience store in Stanton is the Stanton Stores Premier on The Street.					point given (IECA APP 5)			
Key Local Retail Services	Stanton has a designated shopping centre which centres around The Street and Stanton Memorial. Some of the key services include a Post Office, a hairdressers, public houses, a bakery, a fish and chip shop and two petrol stations					No tipping points given (IECA APP 5)			Has a shopping centre, with further development this will improve viability.
REQUIRED									
Green Infrastructure									
Nature Reserves	Natural England's 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	English Nature	?	CIL /106	?	Tipping point reached (IECA APP 5)	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

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
Sports Pitches	The sport England Active Places database identifies Blackborne Middle School as providing two junior football pitches. The main sports ground provides 5.7ha	Sport England, St Eds BC	?	CIL /106	?	Tipping Point 849 new homes (IECA APP 5)	Lack of site/funding	Land becoming available/ funds becoming available	Desirable infrastructure. Currently there is an excess.
Non-Pitch Sports	Stanton bowls club, tennis courts, an all weather court, a skate park and basketball hoops at the recreation Ground. (IECA APP 5) Under provision of 0.48 ha	St Eds BC, Sports England	?	CIL /106	?	Tipping Point reached (IECA APP 5)	Lack of site/funding	Land becoming available/ funds becoming available	Currently a deficit of provision. To support any further housing 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	3 ha currently (IECA APP 5) 0.3 ha above the benchmark standard	Developer/ St Eds, SCC	?	CIL /106	?	Tipping Point 126 new homes (IECA APP 5)		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	No allotments a site should be sought (IECA APP 5)	Stanton Parish Council/St Eds BC	n/a	n/a	n/a	Tipping Point reached (IECA APP 5)	n/a	n/a	No allotments currently
Playgrounds	1 Playground within the	St Eds	?	CIL /106	?	Tipping Point reached	Funding issues	New development can not rectify a	There is a need for new and improved play 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
	Recreation Ground. A number of requests for a playground north of the A143					(IECA APP 5)		previous deficit	to support existing areas, as well as new playgrounds to support new development.
Community Facilities									
Libraries	No library in Stanton It is served by a mobile library which visits on alternative Wednesdays and Thursdays.	SCC	?	?		Tipping point 953 new homes (IECA APP 5)			Residents probably use the Ixworth and Bury Libraries and the mobile library.
Community Centre	Stanton village hall located next to the Recreation Field It has been extended and refurbished and offers adequate facilities for a population up to 9840	Kedington PC and SCC	?			No tipping point given but the facility can cope with the planned growth easily.			
Arts, Leisure & Culture									
Cinemas	No cinema in Stanton								
Swimming Pools	No swimming pool in Stanton								
Sports Halls	No identified sports hall in Stanton								
Indoor Bowls	No indoor bowls in Stanton								
Theatres	No theatre in Stanton								
Museums, Galleries & Art Centres	Stanton does not have any identified								

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
	museums or permanent cultural attractions.								

13. Bardwell – Local Service Centre

13.1 **Location and Description** - Bardwell is located approximately 10 miles north east of Bury St Edmunds and has a reasonable range of services and facilities including a post office, two public houses, village hall, church, play area and primary school. The role of the town of Thetford is also recognised as are Ixworth and Stanton in terms of the services and facilities they provide for residents of Bardwell. The 2011 Census population of the village was 785.

13.2 **Vision 2031 Housing Sites** – The Final Draft Rural Vision 2031 document does not allocate any housing sites in Bardwell

13.3 Infrastructure issues in Bardwell

- The Waste Water Treatment Works and the foul sewerage network has capacity issues and would need upgrading for growth that is in accordance with the Core Strategy and Rural Vision 2031.
- The water resource and water supply network would not need upgrading for growth that is in accordance with the Core Strategy and Rural Vision 2031.
- The need for open space and other facilities would need to be assessed at the time of any planning application for large housing sites (over 10).

13.4 Requirements

Any additional large housing developments would require:

- a pre school contribution of £426.37 per dwelling;
- a primary school contribution of £3,045.25 per dwelling;
- an upper school contribution £3,303.90 per dwelling;
- a 6th form contribution of £796.28 per dwelling;

14. Barningham – Local Service Centre

14.1 **Location and Description** - Barningham is located approximately 11 miles north east of Bury St Edmunds and has a reasonable range of services and facilities including a primary school, convenience goods shop, a pub and a village hall. The role of the town of Thetford is also recognised in terms of the services and facilities it provides for residents of Barningham and other villages in the northern part of the borough. The 2011 Census population of the village was 956.

14.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing site in Barningham that is allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Hopton Road	0.7	20

14.3 Infrastructure issues in Barningham

- The Waste Water Treatment Works and the foul sewerage network has capacity issues and would need upgrading for the proposed growth;
- The water resource and water supply network would need upgrading for the proposed growth;
- 20 dwellings would require;
 - a pre school contribution of £8,527 to fund 1 place (£426.37 per dwelling);
 - a primary school contribution of £60,905 to fund 5 places (£3,045.25 per dwelling);
 - a secondary school contribution of £66,078 to fund 4 places (£3,303.90 per dwelling); and
 - a 6th form contribution of £15,926 to fund 1 place (£796.28 per dwelling).
- The need for open space and other facilities would need to be assessed at the time of planning application for the development.

15. Cavendish – Local Service Centre

15.1 **Location and Description** - Cavendish is located approximately 10 miles east of Haverhill and has a reasonable range of services and facilities including three pubs, village hall, school and selection of shops, including a community run shop. The 2011 Census population of the village was 1,026.

15.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing site in Cavendish that is allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Land at end of Nether Road	0.4	10

15.3 Infrastructure issues in Cavendish

- The Waste Water Treatment Works has major constraints to the provision of infrastructure to serve the proposed growth
- The foul sewerage network has capacity to serve the proposed growth
- The Water resource and water supply network would need upgrading for the proposed growth
- 10 dwellings would require;
 - a pre school contribution of £4,371 to fund 1 place (£437.12 per dwelling);
 - a primary school contribution of £21,926 to fund 3 places (£2,192.58 per dwelling);
 - a secondary school contribution of £20,950 to fund 2 places (£2,019.50 per dwelling); and
 - a 6th form contribution of £7,962 to fund 1 places (£796.28 per dwelling).
- The need for open space and other facilities would need to be assessed at the time of planning application for the development.

16. Chedburgh – Local Service Centre

16.1 **Location and Description** - Chedburgh is located approximately five miles south west of Bury St Edmunds. It has a large general employment area and a shop. The 2011 Census population of the village was 597.

16.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing site in Chedburgh that is allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Queens Lane	0.7	10

16.3 Infrastructure issues in Chedburgh

- The Waste Water Treatment Works has major constraints to the provision of infrastructure to serve the proposed growth
- The foul sewerage network requires some upgrading to serve the proposed growth
- The water resource and water supply network would need upgrading for the proposed growth
- Chedburgh is currently in the catchment for Ickworth Park Primary School and the Bury St Edmunds school pyramid. As such, it is currently in a three tier education system and no decision has yet been made on the Schools Organisation Review and potential for two-tier.
- Under a 3-tier education structure, 10 dwellings would require:
 - a pre school contribution of £4,371 to fund 1 place (£437.12 per dwelling);
 - a primary school contribution of £21,926 to fund 2 places (£2,192.58 per dwelling);
 - a middle school contribution of
 - an upper school contribution of £20,950 to fund 2 places (£2,019.50 per dwelling); and
 - a 6th form contribution of £7,962 to fund 1 places (£796.28 per dwelling).
- Under a 2-tier education structure, 10 dwellings would require:
 - a pre school contribution of £4,371 to fund 1 place (£437.12 per dwelling);
 - a primary school contribution of £21,926 to fund 3 places (£2,192.58 per dwelling);
 - a secondary school contribution of £20,950 to fund 2 places (£2,019.50 per dwelling); and
 - a 6th form contribution of £7,962 to fund 1 places (£796.28 per dwelling).

- The need for open space and other facilities would need to be assessed at the time of planning application for the development.

17. Great Barton – Local Service Centre

17.1 **Location and Description** - Great Barton is located less than five miles to the north east of Bury St Edmunds and has a good range of services and facilities including a village hall, post office, several shops (including a good convenience shop in the petrol station), pubs, a school and a petrol station. The 2011 Census population of the village was 2,191.

17.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing site in Great Barton that is allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Great Barton	12.4	40

17.3 Infrastructure issues in Great Barton

- The Waste Water Treatment Works has capacity to accommodate the proposed growth
- The foul sewerage network requires some upgrading to serve the proposed growth
- The Water resource and water supply network would need upgrading for the proposed growth
- Under a 3-tier education structure, 40 dwellings would require:
 - a pre-school contribution of £17,054 to fund 3 places (£437.12 per dwelling);
 - a primary school contribution of £97,448 to fund 8 places (£2,192.58 per dwelling);
 - a middle school contribution of £91,608 to fund 6 places (2,137.52 per dwelling);
 - an upper school contribution of £91,775 to fund 5 places (£2,019.50 per dwelling); and
 - a 6th form contribution of £39,814 to fund 2 places (£796.28 per dwelling).
- Under a 2-tier education structure, 40 dwellings would require:
 - a pre-school contribution of £17,054 to fund 3 places (£437.12 per dwelling);
 - a primary school contribution of £121,810 to fund 10 places (£3045.35 per dwelling);
 - a secondary school contribution of £132,156 to fund 8 places (£2,019.50 per dwelling); and
 - a 6th form contribution of £31,851 to fund 8 places (£796.28 per dwelling).
- The need for open space and other facilities would need to be assessed at the time of planning application for the development.

18. Great and Little Thurlow – Local Service Centre

18.1 **Location and Description** - Great and Little Thurlow are located approximately five miles from the centre of Haverhill. Although two separate parishes, their proximity and built form means they effectively function as one settlement. The villages are considered to have a good range of services and facilities including a primary school, a village shop, a pub and a village hall. The 2011 Census population of the combined parishes was 462.

18.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing site in Great and Little Thurlow that is allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Goldings Farm	0.25	5

18.3 Infrastructure issues in Great and Little Thurlow

- The Waste Water Treatment Works has capacity to accommodate the proposed growth
- The foul sewerage network has capacity to accommodate the proposed growth
- The Water resource and water supply network would need upgrading for the proposed growth
- 5 dwellings would require;
 - a pre school contribution of £2,131 to fund 1 place (£437.12 per dwelling);
 - a primary school contribution of £12,181 to fund 1 place (£2,192.58 per dwelling);
 - a secondary school contribution of £18,355 to fund 1 place (£2,019.50 per dwelling); and
 - a 6th form contribution of £19,907 to fund 1 places (£796.28 per dwelling).
- The need for open space and other facilities would need to be assessed at the time of planning application for the development.

19. Great and Little Whelnetham – Local Service centre

19.1 **Location and Description** - Great and Little Whelnetham are located approximately four miles to the south east of Bury St Edmunds and have a reasonable range of services and facilities including a primary school, pre school, community centre, local employment, pub, church post office and village store. The 2011 Census population of the combined parishes was 1,037.

19.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing sites in Great and Little Whelnetham that are allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Land at Erskine Lodge	2	Affordable and market homes with dwelling capacity and mix to be confirmed by the development brief
Land off Tutelina Rise	0.4	10

19.3 Infrastructure issues in Great and Little Whelnetham

- The Waste Water Treatment Works has major constraints to the provision to serve the proposed growth
- The foul sewerage network requires some upgrades to serve the proposed growth
- The Water resource and water supply network would need upgrading for the proposed growth
- Under a 3-tier education structure, 10 dwellings would require:
 - a pre school contribution of £4,371 to fund 1 place (£437.12 per dwelling);
 - a primary school contribution of £21,926 to fund 2 places (£2,192.58 per dwelling);
 - a middle school contribution of £21,375 to fund 2 places (2,137.52 per dwelling);
 - an upper school contribution of £20,950 to fund 2 places (£2,019.50 per dwelling); and
 - a 6th form contribution of £7,962 to fund 1 places (£796.28 per dwelling).
- Under a 2-tier education structure, 10 dwellings would require:
 - a pre school contribution of £4,371 to fund 1 place (£437.12 per dwelling);

- a primary school contribution of £21,926 to fund 3 places (£2,192.58 per dwelling);
- a secondary school contribution of £20,950 to fund 2 places (£2,019.50 per dwelling); and
- a 6th form contribution of £7,962 to fund 1 places (£796.28 per dwelling).
- The need for open space and other facilities would need to be assessed at the time of planning application for the development.

20. Hopton – Local Service Centre

20.1 **Location and Description** - Hopton is located approximately 15 miles to the north east of Bury St Edmunds and has a reasonable range of services and facilities including a primary school, post office and village store, pub, village hall, church and a GP surgery and dental surgery. The role of the town of Thetford is also recognised in terms of the services and facilities it provides for residents of Hopton and other villages in the northern part of the borough. The 2011 Census population of the village was 653.

20.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing site in Hopton that is allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Land off Bury Road	2.5	25

20.3 Infrastructure issues in Hopton

- The Waste Water Treatment Works requires some upgrades to serve the proposed growth
- The foul sewerage network requires some upgrades to serve the proposed growth
- The water resource and water supply network would need upgrading for the proposed growth
- 25 dwellings would require;
 - a pre school contribution of £12,182 to fund 2 places (£437.12 per dwelling);
 - a primary school contribution of £76,131 to fund 7 places (£2,192.58 per dwelling);
 - a secondary school contribution of £361,409.95 to fund 5 places (£82,597 per dwelling); and
 - a 6th form contribution of £19,907 to fund 1 place (£796.28 per dwelling).
- The need for open space and other facilities would need to be assessed at the time of planning application for the development.

21. Hundon – Local Service Centre

21.1 **Location and Description** - Hundon is located approximately six miles from Haverhill. Although Hundon has a very limited bus service to Haverhill, the village does have a reasonable range of services and facilities including a primary school, community shop, two pubs and a community centre. The 2011 Census population of the village was 1,894.

21.2 **Vision 2031 Housing Sites** – The Final Draft Rural Vision 2031 document does not allocate any housing sites in Hundon.

21.3 Infrastructure issues in Hundon

- The Waste Water Treatment Works and the foul sewerage network has capacity issues and would need upgrading for growth that is in accordance with the Core Strategy and Rural Vision 2031.
- The water resource and water supply network would not need upgrading for growth that is in accordance with the Core Strategy and Rural Vision 2031.
- The need for open space and other facilities would need to be assessed at the time of any planning application for large housing sites (over 10).

22. Ingham – Local Service Centre

22.1 **Location and Description** - Ingham is located approximately five miles to the north of Bury St Edmunds. Although Ingham lacks a primary school, it has a reasonable range of services and facilities including a shop, post office and public house. The role of the town of Thetford is also recognised in terms of the services and facilities it provides for residents of Ingham and other villages in the northern part of the borough. The 2011 Census population of the village was 451.

22.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing site in Ingham that is allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Land at The Gables	0.8	22

22.3 Infrastructure issues in Ingham

- The Waste Water Treatment Works has capacity to accommodate the proposed growth
- The foul sewerage network requires some upgrades to serve the proposed growth
- The Water resource and water supply network would need upgrading for the proposed growth
- 22 dwellings would require;
 - a pre school contribution of £9,380 to fund 2 places (£437.12 per dwelling);
 - a primary school contribution of £66,995 to fund 6 places (£2,192.58 per dwelling);
 - a secondary school contribution of £72,685 to fund 4 places (£2,019.50 per dwelling); and
 - a 6th form contribution of £19,907 to fund 1 place (£796.28 per dwelling).
- The need for open space and other facilities would need to be assessed at the time of planning application for the development.

23. Risby – Local Service Centre

23.1 **Location and Description** - Risby is located approximately four miles from the centre of Bury St Edmunds and although it lacks a primary health care facility or a convenience shop, it has a primary school, pub, village hall, church and play area. Furthermore, the local farm shop, garden nursery and Risby Barns now stock convenience goods providing an important local service, and the Saxham Business Park and Risby Business Park provide a wide range of local jobs. The 2011 Census population of the village was 866.

23.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing site in Risby that is allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Adjacent to the Cricket Pitch	1.1	20

23.3 Infrastructure issues in Risby

- The Waste Water Treatment Works has capacity to accommodate the proposed growth
- The foul sewerage network requires some upgrades to serve the proposed growth
- The Water resource and water supply network would need upgrading for the proposed growth
- Under a 3-tier education structure, 20 dwellings would require:
 - a pre school contribution of £8,257 to fund 2 places (£437.12 per dwelling);
 - a primary school contribution of £43,851 to fund 4 places (£2,192.58 per dwelling);
 - a middle school contribution of £42,750 to fund 3 places (2,137.52 per dwelling);
 - an upper school contribution of £40,381 to fund 3 places (£2,019.50 per dwelling); and
 - a 6th form contribution of £15,925 to fund 1 place (£796.28 per dwelling).
- Under a 2-tier education structure, 20 dwellings would require:
 - a pre school contribution of £8,257 to fund 2 places (£437.12 per dwelling);
 - a primary school contribution of £60,905 to fund 5 places (£2,192.58 per dwelling);
 - a secondary school contribution of £66,078 to fund 4 places (£2,019.50 per dwelling); and
 - a 6th form contribution of £8,257 to fund 1 place (£796.28 per dwelling).
- The need for open space and other facilities would need to be assessed at the time of planning application for the development.

24. Rougham – Local Service Centre

24.1 **Location and Description** - Rougham is located approximately six miles from the centre of Bury St Edmunds and has a good range of services and facilities including a primary school, village shop, post office, pub, village hall and a play area. The 2011 Census population of the village was 1,200.

24.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing site in Rougham that is allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Land at the south of Kingshall Street	1.1	20

24.3 Infrastructure issues in Rougham

- The Waste Water Treatment Works has major constraints to the provision of infrastructure to serve the proposed growth
- The foul sewerage network requires some upgrades to serve the proposed growth
- The water resource and water supply network would need upgrading for the proposed growth
- 20 dwellings would require;
 - a pre school contribution of £8,257 to fund 2 places (£437.12 per dwelling);
 - a primary school contribution of £60,905 to fund 5 places (£2,192.58 per dwelling);
 - a secondary school contribution of £66,078 to fund 4 places (£2,019.50 per dwelling); and
 - a 6th form contribution of £8,257 to fund 1 place (£796.28 per dwelling).
- The need for open space and other facilities would need to be assessed at the time of planning application for the development.

25. Wickhambrook – Local Service Centre

- 25.1 **Location and Description** - Wickhambrook is located approximately 10 miles from the centre of Bury St Edmunds and nine miles from Haverhill and has a good range of services and facilities including a primary school, shop and post office, public house, village hall, church, play area and recreation ground and a GP surgery. The 2011 Census population of the village was 1,191.
- 25.2 **Vision 2031 Housing Sites** – The table below sets out details of the housing site in Wickhambrook that is allocated for housing development in the Final Draft Rural Vision 2031 document.

Location	Area (ha)	Indicative number of homes
Land at Cemetery Hill and Nunnery	0.75	40

25.3 Infrastructure issues in Wickhambrook

- The Waste Water Treatment Works requires some upgrades to accommodate the proposed growth
- The foul sewerage network requires some upgrades to serve the proposed growth
- The Water resource and water supply network requires some upgrading for the proposed growth
- 40 dwellings would require;
 - a pre-school contribution of £17,054 to fund 3 places (£437.12 per dwelling);
 - a primary school contribution of £121,810 to fund 10 places (£3045.35 per dwelling);
 - a secondary school contribution of £132,156 to fund 8 places (£2,019.50 per dwelling); and
 - a 6th form contribution of £31,851 to fund 8 places (£796.28 per dwelling).
- The need for open space and other facilities would need to be assessed at the time of planning application for the development.