

Draft Infrastructure Study July 2017

Identifying the infrastructure required to support growth planned in the First Draft Local Plan.

To accompany the Waveney First Draft Local Plan Consultation document

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1 Introduction

- 1.1 High quality infrastructure is integral to achieving sustainable growth. Infrastructure is not only important to allowing local economies to grow, but is also a key element for the provision of key services such as healthcare, police and fire services. To understand what future infrastructure improvements may be needed, the current provision must be evaluated against the growth projected for the life of the new Local Plan. Any deficits must then be accommodated and the costs of meeting these deficits should be estimated and acknowledged, as well as any potential funding sources.
- 1.2 This document identifies what infrastructure might be required to support the growth ambitions in the First Draft Waveney Local Plan. Where possible it identifies the cost, the organisation responsible for delivery, and any potential funding sources. The study has been prepared in consultation with infrastructure providers including Suffolk County Council and the Great Yarmouth and Waveney Clinical Commissioning Group.

2 National Planning Policy, Guidance and Legislation

National Planning Policy Framework

- 2.1 The National Planning Policy Framework states that Local Plans should plan for the provision of physical infrastructure needs such as transport, communication, waste, water, flood and coastal defences and community infrastructure such as schools, health and cultural infrastructure. It goes on to state that local planning authorities should work with relevant organisations to identify the quality and capacity of infrastructure and its ability to meet growth forecasts and take into account the need for strategic infrastructure including nationally significant infrastructure.

Community Infrastructure Levy

- 2.2 The Community Infrastructure Levy was introduced in 2010 and remains the Government's preferred way for local authorities to raise funds from developers for the provision of infrastructure.
- 2.3 Waveney District Council introduced the Community Infrastructure Levy (CIL) on the 1st August 2013. This followed the adoption of the Council's CIL Charging Schedule by Full Council on the 22nd May 2013. CIL is the main way in which the Council collects contributions from developers for infrastructure provision to support development planned in the Council's Local Plan. It largely replaces the old system of Section 106 planning obligations. However, Section 106 will still be used for some site specific infrastructure and affordable housing. Waveney District Council has the responsibility for prioritising the spending of the CIL which it retains. The overarching rule is that CIL must be spent on infrastructure to support the overall development of the area. This means supporting the development planned in the Council's Local Plan.

- 2.4 CIL isn't the only source of funding and it is highly likely that over the course of the plan period the cost of infrastructure will far surpass the level of CIL receipts. The Council and other infrastructure providers will need to continue to look for other sources of funding. Other funding sources include, existing section 106 funds, lottery funds, LEP funding and other central government and European funding. It also may be that projects identified in this Infrastructure Plan are delivered by Parish Council's using the element of CIL which they retain through Neighbourhood Funding.
- 2.5 It may be necessary for the Council to revise its Charging Schedule following the preparation of the Local Plan to ensure enough funds are raised to deliver infrastructure. It should be noted that the Government is currently reviewing CIL and recently published recommendations by an independent group which called for an overhaul in the approach. The future direction for CIL will be determined through consultation on the Housing and Planning White Paper.

3 Relevant Local Infrastructure Plans and Strategies

- 3.1 Other relevant infrastructure plans and strategies that have been considered include:

East Suffolk Business Plan

- 3.2 The East Suffolk Business Plan identifies a number of emerging challenges to East Suffolk, including poor transport and communications infrastructure. However it also outlines an opportunity for investment in growth and infrastructure projects, as well as the areas strengths such as the A14 corridor, Lowestoft Port facilities and the potential of Sizewell C and the plan outlines that these strengths should be built upon. Specific actions outlined in the plan include delivering the Third River Crossing across Lake Lothing, completing the Lowestoft Flood Protection measures and delivering the first 5 year proposals contained within the Lowestoft Transport and Infrastructure Prospectus.

Lowestoft Transport and Infrastructure Prospectus

- 3.3 The Lowestoft Transport and Infrastructure Prospectus outlines proposals to support and improve the transport and infrastructure within and serving Lowestoft. The proposals outlined in the prospectus cover sustainable transport, rail, road, port and flood protection infrastructure to help facilitate economic growth, improve the movement of people and the resilience of road networks, create jobs, reduce the threat of flooding and improve port infrastructure.

Local Transport Plan

- 3.4 The Suffolk Local Transport Plan details a long term strategy to support economic growth and reduce the environmental impacts of transport between 2011 and 2031. Numerous improvements and maintenance issues have been identified to facilitate Suffolk's economic development, as well as the organisations responsible for promoting these improvements and the likely funding sources. Lowestoft, Beccles and

Bungay were identified with plans including improving infrastructure for sustainable transport, road improvements and creating high quality environments for pedestrians.

Shoreline Management Plans

- 3.5 Two shoreline management plans cover the coast of Waveney. SMP6 covers the frontage from Kelling in North Norfolk to Lowestoft Ness. SMP7 covers the frontage from Lowestoft Ness to Landguard point in Felixstowe.
- 3.6 The Shoreline Management Plans identify the policy approaches to managing the coast. The policy approaches are:
- **No active intervention (NAI):** a decision not to invest in providing or maintaining defences or natural coastline.
 - **Hold the line (HTL):** maintain or upgrade the level of protection provided by defences or natural coastline.
 - **Managed realignment (MR):** manage the coastal processes to realign the 'natural' coastline configuration, either seaward or landward of its present position.
- 3.7 For areas of coastline with no active intervention or managed realignment policies the plans identify the areas at risk of coastal change over the next 100 years.
- 3.8 The entire built up coastline of Lowestoft, Kessingland and Southwold benefit from hold the line policies for the next 100 years. Other areas of the District's coastline are subject to either managed realignment or no active intervention. For the built up area of Corton the policy is to hold the line in the short term up to 2025. Beyond this the policy is for managed realignment which could result in the loss of 40 properties in the short-term and 100 in the long term.

Gorleston to Lowestoft Strategy (Autumn 2015)

- 3.9 This document examines the detailed actions necessary to manage the coast between Gorleston in Norfolk and Pakefield in line with the Shoreline Management Plan. The main change presented with respect to Waveney is to protect the Corton village frontage. This would require a change to the existing Shoreline Management Plan policy.

4 Growth Plans in the First Draft Local Plan

Housing

- 4.1 Waveney currently sees more people migrate from elsewhere in the UK to live in the District than leave. Combined with this, Waveney is experiencing a decrease in the size of households. These factors mean that there is an increasing demand for housing in the District. The housing target for the district set out in

the First Draft Local Plan is for 374 homes a year between 2014 and 2036 to help meet this need. However, the First Draft Local Plan allocates slightly more than this as indicated in the table below.

- 4.2 The First Draft Plan directs most growth to Lowestoft, followed by Beccles and then Halesworth. Bungay and Southwold and Reydon are proposed to take more modest levels of growth. Most villages across the District are also proposed to take modest levels of growth relative to their size. The table below sets out how much growth each area is proposed to accommodate.

Settlement	Homes Built 2014-2017	Existing Housing Commitments ¹	Homes allocated in Local Plan expected to be delivered in plan period	Total Growth 2014-2036
Lowestoft with Carlton Colville and Oulton	355	1594	3042	4991
Beccles and Worlingham	36	87	1350	1473
Bungay	30	192	305	527
Halesworth and Holton	38	262	440	740
Southwold and Reydon	25	50	250	325
Rural areas	51	418	494	963
Total	535	2603	5881	9019

Economic Growth

- 4.3 The changing population of Waveney also means there will be demand for more jobs and retail services. Over the plan period, the District will need to see 5000 new jobs created to meet future employment needs. The district as a whole will also need another 2,197sqm of food store floorspace and 11,063sqm of non-food retail development to accommodate the growing population. It has also been acknowledged that there is a need for more restaurants, gyms and other leisure facilities.
- 4.4 In terms of employment land development, it is expected that a further 43 hectares of land will be needed. The First Draft Local Plan allocates slightly more than this but not all is expected to come forward in the plan period.
- 4.5 The distribution of economic growth closely follows that for housing.

¹ Sites with planning permission or on Local Development Framework allocations which are expected to complete before 2036. This doesn't include allocations which have been rolled forward into this Local Plan such as the Kirkley Waterfront and Sustainable Urban Neighbourhood site.

5 Transport Infrastructure Requirements

- 5.1 The growth levels proposed in the Local Plan will put more pressure on the existing transport networks within the District. Fortunately there are two significant transport projects already planned which will help provide extra capacity in the network. These are the third vehicular crossing over Lake Lothing in Lowestoft and the Beccles Southern Relief Road.
- 5.2 A number of smaller scale projects are also planned which will further help mitigate the impact of future growth on the transport network.

Pedestrian and Cycle Infrastructure

Overview

- 5.3 Cycling makes up 6.1% of commuter journeys in Waveney, with walking making up 10.2%. The quality of the paths and lanes for these activities varies across the District as does the amount of provision. There are a variety of different routes and networks found around the District, including National, Region, Local and Tourist routes. Issues that have been raised in the past include confusing layouts in some areas, on-road lanes being too narrow and a lack of convenient storage amongst other issues.
- 5.4 The Waveney Cycle Strategy published in 2016 gives a detailed outline of various potential improvements to the network across the major settlements in the District. Generally, there is a need to improve surfaces, widen lanes and paths and create more shared and single use paths to help connect parts of the District that suffer from accessibility issues. The full list of the suggested improvements is provided in the Cycle Strategy.

Needs

- 5.5 There will need to be improvements to the pedestrian and cycle network across the District. This is needed to incorporate any new development into the existing network and to help promote walking and cycling as a sustainable transport method. Specific areas in need of improvement include Union Lane in Lowestoft and public rights of way in the east of Halesworth.
- 5.6 The Lake Lothing and Outer Harbour Area Action Plan originally set out plans for new pedestrian and cycle bridges in Lowestoft. One is planned over the railway line at Normanston Park, another is over Lake Lothing at the Brooke Peninsula. The bridges together will provide a connection from the Sustainable Urban Neighbourhood and Kirkley Waterfront Site (Policy WLP2.4 of the First Draft Local Plan) to Normanston Park and Oulton Broad North Station.
- 5.7 In Beccles there is a need for a cycle link along Ellough Road to link the town to the industrial estates at Ellough.

Costs and Funding

- 5.8 The total costs for the improvements suggested in the Cycle Strategy are currently unknown as many of the projects are not at an advanced stage of planning. These projects will be completed in partnership with Suffolk County Council as the local highways authority. Many of the projects in the Cycle Strategy will help reduce the impact of new developments planned in the First Draft Local Plan and therefore could benefit from Community Infrastructure Levy funding.
- 5.9 The cost for the Normanston Park Bridge is currently under review but is expected to cost in the region of £1,200,000. No funding sources have currently been identified for this, although it is expected that receipts from the Community Infrastructure Levy will be applied. The Brooke Peninsula Bridge is predicted to cost £4,810,382² with funding coming from Section 106 agreements and potentially Community Infrastructure Levy.
- 5.10 The cycle link to Ellough Industrial estates will be provided as part of the development allocated by Policy WLP3.1 in the First Draft Local Plan.

Bus and Rail

Overview

- 5.11 Rail provision in the District comes from the East Suffolk Railway Line and the Wherry Railway Line. Both originate from Lowestoft Station as the main railway station in the District. The East Suffolk Line connects Lowestoft to Beccles, Brampton and Halesworth, as well as providing connections to Ipswich and London. The Wherry Line connects Lowestoft to Somerleyton and onwards to Norwich.
- 5.12 Bus services are mostly commercially run and serve key corridors through Lowestoft that all cover the town centre. Night time services are far lower in numbers than day time services. All services still suffer from similar issues seen by private drivers, for example congestion issues in Lowestoft especially around the Bascul Bridge are still prevalent.

Needs

- 5.13 The Lowestoft Infrastructure Prospectus identifies a need to improve Lowestoft Station to support the local and regional economy. The Station is currently seen as not fit for purpose considering Lowestoft is Suffolk's second largest town, and requires maintenance and improvement. This includes bringing back freight transport to the station. The development of the Station is considered in conjunction with the development of Peto Square (Policy WLP2.3 of the First Draft Local Plan).
- 5.14 It is likely that as part of travel planning for larger development sites allocated in the First Draft Local Plan, improvements and extensions to local bus services will be required.

Costs and Funding

- 5.15 Funding for rail improvements will likely come mostly from Greater Anglia and Network Rail as the providers of the services. Funding for improved bus services will need to come from developers or through Section 106 or CIL contributions.

² Estimate as of June 2010 - Lowestoft Pedestrian and Cycle Bridge Feasibility Study (AECOM). These will need revision in due course as part of the project to bring the bridges forward.

Road

Overview

- 5.16 The A12 and the A47 are the principal highways in the District. The A12 runs north and south providing connections from Lowestoft to Ipswich. The A47 connects Lowestoft to Great Yarmouth and onwards to Norwich and Peterborough. A significant part of the A12 between Lowestoft and Ipswich is single carriageway which severely inhibits its ability to accommodate large volumes of traffic. The same can be seen in Lowestoft at the Bascule Bridge crossing where congestion is a serious issue at peak times.
- 5.17 The A146 runs east and west, connecting Lowestoft to Beccles and Norwich. The A145 links Beccles to the A12 and the A144 goes through the centre of Bungay. A network of A roads connect the market towns to each other and these main networks. Elsewhere, the District's road network is mainly made up of small quiet country lanes.
- 5.18 Congestion is likely to continue to be an issue in Lowestoft and to some degree Beccles.

Needs

- 5.19 The main road project for the District is the Lowestoft Lake Lothing Third Crossing which is still currently in development. The Third Crossing will link Waveney Drive to Denmark Road and Peto Way and is expected to bring significant improvements to traffic issues in the town. The bridge will also reduce the negative effects of traffic around Station Square which undermine regeneration goals for the area. Construction is predicted to begin in 2019/20, with completion coming in 2022.
- 5.20 The Beccles Southern Relief Road which is now under construction will bring significant benefits to Beccles by helping remove heavy goods vehicles traffic through the town and support the growth of employment areas to the south of the town.
- 5.21 The Waveney Local Plan Suffolk County Transport Model Forecast Model Report (2017) identified that a number of junctions within the District would be at or close to capacity by 2036 and would therefore increase congestion. As such junction improvements will likely be required at some or all of the following junctions:

- Bloodmoor Roundabout
- B1532 London Road S / Mill Road
- A146 Beccles Road / Hollow Grove Way
- Tower Road / Cooke Road
- A12 Tom Crisp Way / Blackheath Road
- A146 Bridge Road / Cottmer Road
- A1117 Bridge Road / Bridge Road; to Oulton Broad South rail station
- A1117 Millennium Way / Grasmere Drive
- A12 Waveney Road / A12 Station Square / Station Square
- A12 Yarmouth Road / Holingsworth Road
- A12 Yarmouth Road / A12 Foxburrow Hill / Weston Road
- A145 Blyburgate / A145 Peddars Lane
- A146 Norwich / Loddon Road

- A145 / Ashman's Road / Frederick' Road
- Gosford Road / Grove Road (node 2840)
- A146 Norwich Road / A143 Yarmouth Road

- 5.22 The Lowestoft Transport and Infrastructure Prospectus has also provided plans for improvements to Denmark Road which are being considered in conjunction with the development of the Third Crossing.
- 5.23 The Prospectus also specifically mentions the need to facilitate the development of infrastructure within Enterprise Zones which will help with the creation of more jobs within the area. Links to the Port area have received special attention in the Prospectus. Other areas such as Ellough Industrial Estate and Broadway Farm will also need enhancement in terms of access.
- 5.24 The Infrastructure Prospectus also highlights improvements needed to the A12 between Lowestoft and Ipswich. This includes the development of the Four Villages bypass. Other junction improvements on the A12 and A47 in Lowestoft have also been suggested to accommodate any effects from the development of the Third Crossing.
- 5.25 The proposed North Lowestoft Garden Village allocated by Policy WLP2.12 in the First Draft Local Plan will need an access on to the A47 (formerly A12) trunk road. This will likely necessitate safety improvements along the A47.
- 5.26 The Broadway Farm industrial allocation in Halesworth (Policy WLP4.5) will need improvements to access including extending the footpath along Norwich Road. The site will also need servicing.

Costs and Funding

- 5.27 The Lowestoft Third Crossing is expected to cost in the region of £92 million pounds. £73 million has been secured from Central Government. The remaining £19 million is to come from a local contribution.
- 5.28 The Beccles Southern Relief Road is fully funded and is due to begin construction in the next few months.
- 5.29 The total cost for junction improvements will be known once they have been designed. The removal of pinch points around Lowestoft as identified in the Lowestoft Transport and Infrastructure Prospectus is expected to cost in the region £2.4 million which will be funded from Enterprise Zone funds. There is likely to be some cross-over in these projects. The costs of other road projects are less certain and funding will come from a mixture of funding sources.
- 5.30 The Denmark Road improvements identified in the Lowestoft Transport and Infrastructure Prospectus is predicted to cost around £10 million, with Department for Transport / Suffolk County Council being the source of funding for this project.
- 5.31 The cost to improve road and general infrastructure in the Enterprise Zone sites is currently unknown. Delivery will likely come from joint working between Waveney District and Suffolk County Councils and the Developers. Funding will come from the Enterprise Zone Pot B.
- 5.32 Safety Improvements to the A47 to accommodate the North Lowestoft Garden Village will need to be funded from the development.
- 5.33 The costs for the suggested improvements to the A12 between Ipswich and Lowestoft are currently unknown.

- 5.34 Access and servicing to Broadway Farm will need to be funded from the developer or through the Community Infrastructure Levy.

6 Utilities

Overview

- 6.1 Current water infrastructure provision and future needs have been determined through the Water Cycle Study. Wastewater is currently processed at 33 wastewater recycling centres across the District run by Anglian Water Services. Each is connected to developed areas via a series of wastewater pipes which form the 'catchment' of each centre. Permits determine how much wastewater each centre can take in and discharge, along with the water quality for the discharged water. Each centre has established 'headroom' which is used as an allowance to accommodate the additional pressures that come from future development. 21 wastewater recycling centres are to receive more wastewater due to development over the course of the new Local Plan period.

Needs

- 6.2 Of the 21 wastewater recycling centres that will receive more wastewater from the new developments outlined in the Local Plan, only Beccles-Marsh Lane is predicted to need infrastructure upgrades to accommodate development.³ It is likely that these improvements would be required after 2030.
- 6.3 The allocated development in the new Local Plan will also create the need for more localised improvement to the foul sewerage network including in all of the main settlements and some rural areas. Wangford, Wrentham, Brampton, Ilketshall St. Lawrence, Mutford, Ringsfield, Rumburgh, Willingham St. Mary and Westhall have all been identified as needing potential local improvement.
- 6.4 Upgrades will be necessary in Beccles and Worlingham to the electricity network. This work is needed to accommodate the additional residential and commercial demand development will place on the current network.

Costs and Funding

- 6.5 The costs for the infrastructure upgrades for the Beccles Wastewater Recycling Centre are currently unknown. The technical specifications and funding for these upgrades are predicted to be established between 2020 and 2025.
- 6.6 Costs for the improvements to the foul sewerage network as a result of development are also unknown, however funding for these will likely come from both provider of the foul sewerage systems and CIL payments.
- 6.7 The costs for the upgrades to the Beccles and Worlingham electricity network are currently unknown.

³ The Water Cycle Study identified that Somerleyton, Ringfield, Rumburgh and Stoven would also be at capacity. However, the First Draft Local Plan has allocated less development than was modelled in the study, and as such no improvements are required.

7 Coastal Protection and Flooding

Overview

- 7.1 Waveney is at risk from coastal, fluvial and pluvial flooding due to the Districts coastal location and the floodplains of several rivers that run through the area, namely the Blyth and Waveney Rivers. The generally low lying and flat land of the District adds to the threat of flooding by creating large floodplains and slow drainage of flood water.
- 7.2 There are already numerous flood defences across the District in place. River walls, flood gates and lock gates can be found in Lowestoft, with further flood gates being located in Southwold. Earth bunds, sluices, groynes and sea walls can be found in various settlements across the District, including Lowestoft, Southwold, Kessingland and Ellingham.

Needs

- 7.3 After consulting with Coastal Partnership East, it has been concluded that no additional coastal protection infrastructure will be needed over the course of the new Local Plan period to support new development. All of the preferred sites fall outside of the risk zones and require no further protection.
- 7.4 The Lowestoft Flood Risk Management Strategy is currently being developed which will significantly reduce flood risk in central Lowestoft and along the Kirkley Stream. The preferred options for the Strategy in terms of tidal flooding have already been set out, and include measures such as improving the barriers and walls around the Bascule Bridge, with outline designs now being developed. Construction is believed to begin in 2019 with completion coming in 2020. Fluvial and pluvial measures are still under consideration.
- 7.5 The allocation in Southern Carlton Colville (Policy WLP2.15) has been identified as being potentially able to provide flood mitigation measures in relation to the Kirkley Stream. There has been an allowance to the north of the site for flood storage as the area sits in a flood risk zone 3 which will also act as part of the open space provision in the allocation.

Costs and Funding

- 7.6 The costs for the Lowestoft Flood Risk Management Strategy are estimated to be £32 million currently. However this is subject to change as this total contains a 60% optimism bias. Most funding for this project has already been secured. However, it is likely that a small funding gap will still exist, depending on the final cost of the project.
- 7.7 The costs associated with the flood mitigation under policy WLP2.15 are currently unknown, however funding for this will likely come from developer contributions.

8 Education

Pre-School

Overview

- 8.1 Pre-School education is offered to all 3 and 4 year olds, as well as eligible 2 years olds, in England. A single place is currently classed as 15 hours per week taken over 38 weeks of the year. All children are entitled to this after their third birthday, with any that meet the economic criteria also being eligible after their second birthday. These places can be found at nurseries, playgroups, childminders and children's centres.
- 8.2 In September 2017, the amount of free childcare for 3 and 4 year olds is going to be increased from 15 hours a week to 30 hours a week. This offer will be available to families where both parents work and where in a single parent family that parent works full time. Current evidence suggests that well over 50% of 3 and 4 year olds will be eligible for this offer in Suffolk when it becomes available.
- 8.3 Overall, there is currently a large deficit in the provision of pre-school places across the District. Lowestoft has the largest deficit of 1,014 places, with large deficits being located in Carlton Colville, St Margaret's and Kirkley. Beccles and Worlingham also have a large deficit of 185 places, Halesworth and Holton with 55 and Bungay with 46. In the rural areas there is a total deficit of 231 places. These deficits come not only from areas having too few spaces, but also from some providers not providing year round service. It has been identified that if demand did increase, some services would increase to year round provision.
- 8.4 While overall there is a deficit, some wards within the District do have a surplus. In Lowestoft, there are currently surpluses in the Oulton Broad and Harbour Wards with 34 and 12 places available respectively. There is also a surplus in Lothingland of 6 places. The only settlements that have a complete surplus currently are Southwold and Reydon, with a surplus of 83 spaces in total.
- 8.5 To estimate the number of new pupils that will result from the allocated development for each settlement in the First Draft Local Plan, a standard value of 0.1 pupils from each new dwelling was used as suggested by Suffolk County Council. This yield is based on the number of children that would be eligible for a pre-school place, however not all children will take up such places.

Needs

- 8.6 To assess the need for new pre-school places it is necessary to apply a pupil place yield to the forecasted growth, taking into account the existing surpluses and deficits within each area. The table below applies the Suffolk County Council yield of 0.1 pupil places from each new dwelling.

Table 8.1- Pre-School Needs

Settlement	Homes allocated in Local Plan expected to be delivered in plan period	Number of Additional Pre-School Children Spaces Required	Existing Surplus/Deficit	Number of New Places Required
Lowestoft with	3042	304	-1014	1318

Settlement	Homes allocated in Local Plan expected to be delivered in plan period	Number of Additional Pre-School Children Spaces Required	Existing Surplus/Deficit	Number of New Places Required
Carlton Colville and Oulton				
Beccles and Worlingham	1350	135	-185	320
Bungay	305	31	-46	77
Halesworth and Holton	440	44	-55	99
Southwold and Reydon	250	25	83	-58
Rural areas	494	49	-231	280

- 8.7 The need identified in Lowestoft and Beccles will be partly accommodated through the provision of 5 new primary schools which could be designed to accommodate nursery classes. Elsewhere, the need could be accommodated through extensions to primary schools, new provision in new and existing community buildings or through home-based child-minders.

Costs and Funding

- 8.8 Suffolk County Council advises that pupil places currently cost £6,091. Therefore the total cost of providing the 2,036 places needed is £12,401,276. Pupil places arising from new development which equate to 588 will cost £3,581,508,
- 8.9 Pupil places arising from new development will need to be funded from developer contributions. The funding for existing deficits will need to come from central Government and Suffolk County Council.

Primary Schools

Overview

- 8.10 There are a total of 35 primary schools located across the District. There is a mixture of community maintained schools and academies. In built up areas, access to the schools via a 2 kilometre cycle distance is generally very good, however access by foot with a 400 metre walking distance is mostly poor except in Southwold and Reydon.
- 8.11 There is also a mix in terms of available capacity. In line with best practice, schools should not operate at maximum capacity. It is recommended that 5% of places are left available in order to manage variations in class sizes and to allow for pupils to transfer within the school year. Therefore, a school at 95% of capacity is, for the purposes of school place planning, considered to be full. 21 of the Primary schools are currently below 95% capacity, while 14 are currently over 95%, with some being over their total capacity already. Most of the schools already over 95% capacity are predicted to continue to be over this threshold up to 2020, with some others currently below capacity such as St. Edmunds Catholic and St. Margaret's Primary Schools also being predicted to be over 95% capacity by 2020. Most of the schools currently over 95% capacity are located in Lowestoft and the surrounding areas.

- 8.12 There are currently plans to build a new primary school within the Woods Meadow development in Lowestoft. The school is planned to be open in 2018 starting with 210 places, with the option to expand to 420 places at a future date.
- 8.13 To estimate the number of new pupils that will result from the allocated development for each settlement, a standard value of 0.25 pupils from each new dwelling was used as suggested by Suffolk County Council.
- 8.14 Any child who has to travel further than 2 miles to get to their closest primary school is entitled to free school travel. This should be considered in regards to certain rural areas.

Needs

- 8.15 To assess the need for new primary school places it is necessary to apply a pupil place yield to the forecasted growth in each primary school catchment area, taking into account the existing surpluses and deficits within each area. Suffolk County Council currently use a yield of 0.25 pupil places from each new dwelling.
- 8.16 Some strategic scale developments planned in the First Draft Plan are of a scale that they require a new primary school to be provided on site to accommodate the new pupils arising from the developments. These are:
- Kirkley Waterfront and Sustainable Urban Neighbourhood (Policy WLP2.4) – 1.5 form entry school
 - North Lowestoft Garden Village (Policy WLP2.12) – 2 form entry school
 - Land South of The Street, Carlton Colville (Policy WLP2.15) – 1 form entry primary school
 - Beccles and Worlingham Garden Suburb (Policy WLP3.1) – 1.5 form entry primary school.
- 8.17 New pupil places arising from other developments will need to be accommodated through extensions to existing primary school sites. The table below outlines the amount of development taking place in each school catchment area and whether there is a need to expand the school as a result of development.

Table 8.2- Primary School Needs

School	Capacity at 95%	Forecasted Pupils in 2020	Surplus/Deficit	New Homes on Allocated sites	New Pupils	New Places Needed	Notes
Lowestoft Area							
Carlton Colville Primary	399	406	-7	0	0	0	
Corton CEVAP	106	104	2	0	0	0	
Dell Primary	392	458	-66	57	14	14	Arising from development at Western End of Lake Lothing (Policy WLP2.
Elm Tree Primary	399	393	6	0	0	0	
Grove	299	336	-37	0	0	0	

School	Capacity at 95%	Forecasted Pupils in 2020	Surplus/Deficit	New Homes on Allocated sites	New Pupils	New Places Needed	Notes
Primary							
Gunton CP	299	313	-14	0	0	0	
Meadow Primary Academy	299	160	139	0	0	0	
Northfield St. Nicholas Primary Academy	399	415	-16	0	0	0	
Oulton Broad Primary	249	278	-29	0	0	0	
Pakefield Primary	394	406	-12	0	0	0	
Poplars CP	529	416	113	0	0	0	
Red Oak Primary (Formerly Fen Park)	399	379	20	0	0	0	
Roman Hill Primary	530	503	27	0	0	0	
St Margaret's Primary Academy, Lowestoft	399	416	-17	0	0	0	
Westwood Primary	200	180	20	0	0	0	
Woods Loke CP	406	434	-28	340	85	85	Arising from development on Land North of Union Lane (Policy WLP2.13) and Land North of Hall Lane (Policy WLP2.14). Rather than expand Woods Loke to accommodate this development it would be preferential to expand the planned primary school on the Woods Meadow development
Beccles and Worlingham Area							
Beccles Primary Academy (formerly Crowfoot CP)	299	251	48	0	0	0	
Ravensmere Infant	64	55	9	0	0	0	
The Albert Pye CP	342	352	-10	250	63	63	Arising from development on Land west of London Road (Policy WLP3.2). Albert Pye cannot expand therefore, the need from this development would be better accommodated through a review of catchment areas to allow some of the existing Albert Pye catchment to be included in the catchment of the school on the Beccles and Worlingham Garden

School	Capacity at 95%	Forecasted Pupils in 2020	Surplus/Deficit	New Homes on Allocated sites	New Pupils	New Places Needed	Notes
							Suburb (Policy WLP3.1)
Worlingham CEVCP	349	320	29	0	0	0	
Bungay Area							
Bungay Primary	299	144	155	305	76	0	Arising from development on the two allocated sites in Bungay (Policies WLP5.1 and WLP5.2)
Halesworth and Holton Area							
Edgar Sewter CP	299	285	14	452	113	82	Arising from development on sites allocated in Halesworth and Holton (Policies WLP4.1 to 4.5). The 82 spaces would be split between extensions at Edgar Sewter and Holton St Peter.
Holton St Peter CP	100	83	17				
Southwold and Reydon Area							
Reydon Primary	200	160	40	370	93	21	Arising from development on Land to the West of Copperwheat Avenue (Policy WLP6.1) and sites allocated in Wangford and Wrentham. There is no scope to expand Reydon or Southwold Primary Schools. However, there is sufficient space to accommodate the allocation in Reydon. 30 of the places originate from development in Wrentham and Wangford and it is suggested that this need is accommodated by spare capacity in Kessingland Primary School and/or through an extension to Brampton Primary School
Southwold Primary	94	62	32				
Rural Areas							
Barnby and North Cove CP	67	71	-5	59	15	15	Arising from Land between the Street and the A146 Barnby (Policy WLP7.2). These places could be accommodated by an extension to the primary school.
Blundeston CEVCP	200	378	-179	71	18	18	Arising from sites allocated in Blundeston and Lound. Blundeston Primary school is forecasted to over-capacity due to the Woods Meadow development. However, once the Woods Meadow development is complete, there will be more available capacity. The school has the potential to expand its boundary to accommodate new classrooms to meet the need.
Brampton CEVCP	73	61	12	98	25	12	Arising from sites allocated in Brampton and Shadingfield and Willingham. The school has potential to expand to accommodate these places, and may also need to expand to accommodate places arising from development in nearby Wangford.
Ilketshall St Lawrence	100	86	14	39	10	0	Ilketshall St Lawrence School has room to expand to accommodate all pupils arising

School	Capacity at 95%	Forecasted Pupils in 2020	Surplus/Deficit	New Homes on Allocated sites	New Pupils	New Places Needed	Notes
School							from developments allocated in its catchment in Ilketshall St Lawrence and Westhall.
Kessingland Church of England Primary Academy	299	206	93	0	0	0	
Ringsfield CEVCP	67	62	5	40	10	5	Arising from land at School Road (Policy WLP7.17). The school has the potential to expand its boundary to accommodate new classrooms to meet the need.
Somerleyton Primary	53	56	-3	55	14	14	Arising from sites allocated in Somerleyton. There is currently out-catchment pupils attending Somerleyton, mostly from Lowestoft and Blundeston. These out-catchment places will be displaced by new development. The need arising will therefore need to be accommodated in other schools – the most likely being the new Woods Meadow Primary School and Blundeston.
St Benet's Catholic Primary	100	85	15	0	0	0	
St Edmunds Catholic, Bungay	100	101	-1	0	0	0	
St Mary's RCP, Lowestoft	200	201	-2	0	0	0	

8.18 Based on the table above the following improvements are considered necessary to support development allocated in the First Draft Local Plan:

- Extension of 85 spaces to the planned Woods Meadow Primary School in Lowestoft
- Extension of 82 spaces at Edgar Sewter Primary School and/or Holton St Peter Primary School.
- Extension of 15 spaces at Barnby and North Cove Primary School.
- Extension of 30 places at Blundeston Primary School.
- Extension of 12 places at Brampton Primary School
- Extension of 5 places at Ringsfield Primary School

Costs and Funding

8.19 The costs to build the new primary schools are as follows:

Table 8.3- New Primary School Costs

New School	Size	Cost
Kirkley Waterfront and Sustainable Urban Neighbourhood (Policy WLP2.4)	1.5 form entry (315 spaces)	£7.68 million
North Lowestoft Garden Village (Policy WLP2.12)	2 form entry (420 spaces)	£6.9 million
Land South of The Street, Carlton Colville (Policy WLP2.15)	1 form entry (210 spaces)	£4.35 million
Beccles and Worlingham Garden Suburb (Policy WLP3.1)	1.5 form entry (315 spaces)	£5.6 million

- 8.20 The cost of funding extensions to existing schools is covered in the table below. Costs of new pupil places are currently £12,181.

Table 8.4- Extensions to Primary School Costs

School	Number of Places	Cost
Woods Meadow School	85	£1,035,385
Edgar Sewter Primary School and/or Holton St Peter Primary School	82	£998,842
Barnby and North Cove Primary School	15	£182,715
Blundeston Primary School	30	£365,430
Brampton Primary School	12	£146,172
Ringsfield Primary School	5	£60,905

- 8.21 Funding for the additional places and new schools will need to come from the Community Infrastructure Levy and Section 106 Agreements.

Secondary Schools

Overview

- 8.22 There are a total of 7 secondary schools within Waveney. 6 of the secondary schools are academies, with Pakefield being the only mainstream secondary school. All are located in Lowestoft, Bungay and Beccles and Worlingham. 6 of the schools are currently below 95% capacity. Only Sir John Leman High School is currently above, and even exceeds its 100% capacity threshold.
- 8.23 Bus connections are provided in several areas where secondary schools are not located. Anglian Bus provides a service from Halesworth to Bungay High School that also stops at Spexhall and Ilketshall St. Lawrence. Another service from Blythburgh stops at Blyford, Holton and Halesworth. In Southwold and Reydon, Borderbus provide services to Sir John Leman High and Beccles Free Schools which stop at

Wangford, Wrentham, Henstead, Gisleham, Carlton Colville and Mutford. These services however do not accommodate any students who participate in after school clubs.

- 8.24 To estimate the number of new pupils that will result from the allocated development for each settlement, a standard value of 0.1 pupils from each new dwelling was used as suggested by Suffolk County Council.

Needs

- 8.25 The estimated available spaces for each secondary school in the District are outlined in the table below. The figures show how many new pupils can be accommodated before each school reaches 95% and 100% capacity.

School	Capacity at 95%	Forecasted Pupils in 2021	Surplus/Deficit	New Homes on Allocated sites	New Pupils	New Places Needed	Notes
Benjamin Britten Academy	1203	1110	93	1866	187	94	Benjamin Britten Academy is considered able to expand, however no figure has been given as to how much. Therefore, some of the new students may have to be accommodated at Ormiston Denes Academy.
Ormiston Denes Academy	1140	1012	128	0	0	0	Ormiston Denes Academy catchment area borders some of the allocated sites within Benjamin Britten Academies catchment. Therefore some of the new pupils from these developments will go to this school, meaning there would be no need to expand Benjamin Britten Academy.
East Point Academy	1330	659	671	1437	144	0	
Pakefield	1026	905	121	905	91	0	
Beccles Free School	452	375	77	2067 (With Sir John Leman High School)	207 (With Sir John Leman High School)	130	Beccles Free School has been identified as able to expand by 124 places which could accommodate most of the new pupils. However some other new places will be needed, and combined with the deficit at Sir John Leman School, it has been established that some students will need to be accommodated at Bungay High School.
Sir John	1336	1491	-	2067	207 (With	362	Sir John Leman High School has been

School	Capacity at 95%	Forecasted Pupils in 2021	Surplus/Deficit	New Homes on Allocated sites	New Pupils	New Places Needed	Notes
Leman High School			155	(With Beccles Free School)	Beccles Free School)		identified to be able to expand, however no maximum figure has been established. This means that some new pupils may have to be accommodated in other schools, most likely Bungay High School. It should also be noted that there has recently been a decline in the number of pupils travelling from Lowestoft to Beccles to access secondary schools which has not been accommodated in these forecasts. This could have a knock-on effect of reducing the future deficit, however this effect is not fully known.
Bungay High School	1423	991	432	782	80	0	Bungay High School is below capacity by a considerable margin. However, with the Sixth Form College due to move back to the main site, this will reduce capacity.

8.26 Based on the table above the following improvement was considered necessary to support development allocated in the First Draft Local Plan:

- Extension of 124 places at Beccles Free School or Sir John Leman.

Costs and Funding

8.27 The costs to extend each school to accommodate the pupil yield from new development are outlined in the table below. There will be no need for a new secondary school in the District over the plan period. Pupil places cost £18,355.

School	Number of Places	Cost
Beccles Free School or Sir John Leman High School	124	£2,276,020
Benjamin Britten Academy of Music and Mathematics	0	£0
Bungay High School	0	£0
East Point Academy	0	£0
Ormiston Denes Academy	0	£0
Pakefield School	0	£0

8.28 Funding for these extensions will likely come from developer contributions.

Further Education

Overview

- 8.29 Sixth Form provision is given by Lowestoft Sixth Form College, Bungay High School Sixth Form and Sir John Leman High School Sixth Form for the entire District. They offer courses at A-Level, GCSE and BTEC levels.
- 8.30 Further education is provided by East Coast College, which is a partner college of the University of Suffolk. The college offers qualifications at degree level.
- 8.31 To estimate the number of new pupils that will result from the allocated development for each settlement, a standard value of 0.04 sixth form pupils from each new dwelling was used as per the Guidance adopted by both Waveney District Council and Suffolk County Council.

Needs

- 8.32 As the three sixth form colleges all cover the entire District, there is no way to split the estimated pupil yields from development into catchment areas.
- 8.33 Development across the whole District is predicted to produce a pupil yield of 236 new sixth form pupils over the course of the plan period. After consulting with Suffolk County Council, the current provision of sixth form education is considered to be sufficient to meet this need.
- 8.34 Extensions and improvements to the North Suffolk Skills Centre have been identified as necessary to accommodate the future growth in further education pupils.
- 8.35 There is no set figure used to estimate the number of new further education pupils from new development.

Costs and Funding

- 8.36 Funding for college places will come from developer contributions, most likely through the Community Infrastructure Levy.

9 Health Care

Overview

- 9.1 There are currently 13 health centres and surgeries located in the major settlements of Waveney. Of the 13 health centres, all have been rated as 'Good' by the Care Quality Commission and all are accepting new patients. Most residents in these settlements are also within a 2 kilometre cycling distance from one of these health centres.
- 9.2 There are currently plans to provide a new health centre within the Woods Meadow development in Lowestoft. This is likely to be complete after 2020. Rosedale Surgery is also planning for an extension to help accommodate its current demand.
- 9.3 Lowestoft Hospital, Patrick Stead and Southwold Hospital are all currently closed. Beccles Hospital provides a minor injuries unit.

- 9.4 A number of infrastructure plans have been put in place at James Paget University Hospital taking place over the next 5 or more years. These plans include a new outpatient village, a redesigned A&E department and wards, a more efficient car park layout and upgraded staff accommodation.
- 9.5 HealthEast have approved some recommendations which are going to change the health infrastructure provision for the District. Beccles Hospital is going to become an immediate care facility for Great Yarmouth and all of Waveney. New services will be developed following the Halesworth model of focusing on out of hospital care which will lead to the removal of unnecessary community beds. Also, the development of a new model has been granted for Southwold as the Halesworth model of provision does not work for more rural areas of the community.

Needs

- 9.6 To assess the amount of healthcare infrastructure that will be needed to accommodate the growth set out in the Local Plan the Healthy Urban Development Unit model was used. It was determined that 3,020.53 square metres of new acute floorspace will be needed, along with 627.51 square metres of intermediate floorspace, 1,241.66 square metres of mental health floorspace and 1162.8 square metres of GP floorspace.
- 9.7 After consulting with NHS England and the NHS Great Yarmouth and Waveney Clinical Commissioning Group, it was concluded that there would be no need for a new health centre or surgery in the District in addition to the one being provided on the Woods Meadow development.
- 9.8 In Lowestoft, extensions have already been planned for Rosedale Surgery. Extensions will also have to be made to most GP practices across the District to be able to accommodate the amount of development outlined in the plan. In Beccles it was also suggested that improvements to local transport networks will need to be considered. This included the improvement of walkways towards the health centre and a bus service.
- 9.9 The previously mentioned developments at James Paget Hospital, including the improvement of the 23 patient wards to help with patient rehabilitation especially those suffering from mental health illnesses, will also help towards meeting the needs of future development.

Costs and Funding

- 9.10 The Healthy Urban Development Unit model was also used to estimate the costs associated with the developments needed to meet the needs of the projected future population. The results came to a total of £20,731,911 over the course of the plan period. This includes £9,653,480 for acute provision, £2,118,472 for intermediate provision £4,988,989 for mental health provision and £3,970,962 for GP and primary provision. These figures are based on national standards for costs per square metre. Further discussions will be required with NHS England and Health East to determine the cost of specific improvements required in Waveney.
- 9.11 NHS England identified that contributions from developers would have to be sought to increase the capacity of all local primary healthcare facilities in the District.

10 Police

Overview

- 10.1 Norfolk and Suffolk Constabulary are being consulted about their potential infrastructure needs to support the development outlined in this study, however these discussions are ongoing. Therefore it is currently not fully known what may be needed in terms of new police infrastructure up to 2036.

11 Fire and Rescue

Overview

- 11.1 There are a total of 7 fire stations in Waveney. Only one is operated by a 'wholetime' crew and is located on Stradbroke Road in Lowestoft. The rest are operated by 'on-call' crews and are located on Normanston Drive in Lowestoft, as well as in Beccles, Bungay, Halesworth, Reydon and Wrentham.
- 11.2 The Suffolk Fire and Rescue pre-consultation 'Helping Shape the Future of your Fire and Rescue Service' in 2015 helped inform the Integrated Risk Management Plan that established the need for £1.34 million of savings by April 2018. This included the removal of 1 fire engine from the 'on-call' station in Lowestoft and the closure of the Wrentham 'on-call' station.
- 11.3 In 2016 Cabinet approved the removal of one of the engines from Normanston Drive fire station and the reduction in the number of firefighters down to 15. They also recommended retaining the Wrentham station while replacing the engine based there with a rapid response engine, as well as reducing the number of firefighters down from 11 to 8. They also suggested the need to improve the availability of on-call engine and specialist appliances.

Needs

- 11.4 After consulting with Suffolk County Council, it has been concluded that the level of growth that has been suggested would not require additional service provision. It was stated that following the usual recommendations for any new development, such as installing sprinkler systems and recommendations on access, will be sufficient to mitigate the impact of development.

Costs and Funding

- 11.5 As there is believed to be no requirement for additional infrastructure provision in terms of fire and rescue services, there are no costs to consider in relation to this study. Encouraging the adoption of the usual recommendations from the fire and rescue service is considered to be sufficient for mitigating the growth outlined in the new Local Plan.

12 Community Facilities

Libraries

Overview

- 12.1 There is currently at least one library in each major settlement area in the District. Lowestoft currently, with one based on Clapham Road and another based in Oulton Broad. Beccles, Bungay, Halesworth, Kessingland and Southwold all have one library each which also serve the surrounding areas.
- 12.2 Each offers monthly and weekly events including reading sessions, creative writing classes, family history sessions and craft activities. Most also offer parking (free and paid), refreshments, free Wi-Fi and computers for public use. Lowestoft, Oulton Broad, Beccles, Bungay and Halesworth libraries also offer room hire services.
- 12.3 A replacement library has been planned in the Oswalds Boatyard area with the Lake Lothing and Outer Harbour Area Action Plan. The site already contains a disused library facility.

Needs

- 12.4 A standard of 30 square metres of library floorspace per 1,000 people was used to estimate the additional library provision that will be needed to accommodate the new allocated development. The amount of new floorspace needed is outlined in the table below.
- 12.5 A threshold of 5,000 new residents is used as an indicator to suggest a new library may be needed in an area.

Table 12.1- Library Needs

Additional library floorspace needed to accommodate new development	
Lowestoft	45.78 sqm
Oulton Broad	77.31 sqm – to be accommodated in new library provided as part of the Oswald's Boatyard Development
Beccles and Worlingham	104.28sqm
Bungay	20.13 sqm
Halesworth and Holton	17.73sqm

Kessingland	13.266 sqm
Southwold and Reydon	8.64sqm
Total	87.136 sqm

Costs and Funding

- 12.6 A standard of £3,000 per square metre of additional library floorspace as suggested by Suffolk County Council was used to estimate the costs of the needed floorspace outlined above. The total costs are outlined in the table below.

Costs for additional library floorspace needed to accommodate new development	
Lowestoft	£137,340
Oulton Broad	£231,930
Beccles and Worlingham	£312,840
Bungay	£60,390
Halesworth and Holton	£53,190
Kessingland	£39,798
Southwold and Reydon	£25,920
Total	£861,408

- 12.7 The CIL Infrastructure Plan has already identified some libraries that are in need of improvement. These are Lowestoft, Beccles and Halesworth libraries, with the improvements predicted to cost a total of £68,040.
- 12.8 Funding for improvements and extensions to libraries will likely come from Community Infrastructure Levy funds and potentially Suffolk Libraries.

Community Centres

Overview

- 12.9 The provision of community centres across the District is relatively good with almost the entire population within a 10 minute travel time to their nearest centre. There is a large variety of sizes available, ranging from 50 to 1000sqm. The hire charges are often low and there does not appear to be any issue in terms of availability. They provide spaces for a variety of activities, including parent and toddler groups, parties and dance classes.
- 12.10 However during consultation on the Local Plan, some Town and Parish Councils and other parties have expressed an interest in or need for new or improved community centres, such as some of the Parishes in the Lowestoft area. Both Carlton Colville and Oulton Parish Councils said that their current buildings had not kept up with the growth experienced over recent decades, and stated that further growth would be too much for their current provision. Other issues raised included parking and access issues and provision for young people. It was acknowledged however that there is potential for a new centre to be included in the Woods Meadow development.
- 12.11 Beccles and Halesworth also believed the towns had similar issues to Carlton Colville and Oulton with their current facilities being out of date. Many other settlements in the District also do not provide any form of community centre and the ones that do were often said to be poor quality and in need of refurbishment or a new building altogether. Such is the case in Brampton where the village hall is coming to the end of its life, and in Ringsfield where the Community Council is currently running the hall and fundraising for its refurbishment. Members of the public from Somerleyton also expressed a wish for a new community centre. However as previously stated across the District almost all of the population is within a 10 minute travelling distance to their nearest centre, even if the centre is not within their own settlement.

Needs

- 12.12 Carlton Colville, Beccles and Bungay are in need of more modern and up to date facilities to meet their current demand. The additional population coming from new development will only add to the pressures currently put on these community centres and so new centres should be built. A site for a new centre in Bungay has already been identified on Old Grammar Lane. Also Brampton and Somerleyton are in need of replacing older facilities which are coming to the end of their useable lives. An area for the new centre for Brampton has been included in the Local Plan allocation WLP7.11.
- 12.13 It could be considered that the new community centres should be provided where needed on large allocated sites along with new housing development. This is already being considered in Woods Meadow and provides the most logical way of building new centres where there is currently little or no provision. The housing development accompanying the new centre however will have to be of sufficient size to justify the building of the centre.
- 12.14 Another issue seen across the District is the quality of the current provision of community centres. Many, such as the Ringsfield community centre, are in need of refurbishment and updating to be fit for purpose. This should be the priority in terms of community centre provision. As most groups tasked with running these centres rely on fundraising to provide funds for refurbishment and improvement, other sources of funding will need to be provided to ensure the current stock are suitably enhanced.

12.15 In summary, new centres are needed in Carlton Colville, Beccles and Bungay. A new community centre is to be built within the Woods Meadow development as well. Replacement centres are needed in Somerleyton and Brampton, and the Ringsfield community centre is in need of refurbishment.

Costs and Funding

12.16 The average cost per square metre for a new community centre is £1,883 according to BCIS. This means that the average cost of a new community centre the size of the planned Worlingham centre is now £715,540. This will be used as the standard to estimate the costs for delivering the required new community centres.

12.17 At this point it is assumed that new community centres in Carlton Colville, Somerleyton and Brampton will be of a similar size to the planned Worlingham community centre which will be 380sqm and will therefore cost £715,540 each. The Beccles Community Centre is likely to be a much larger facility to accommodate some indoor sport provision. It has therefore been assumed that this facility will be at least 1,000sqm costing, £1,883,000.

12.18 The new community centre in Bungay is a more advanced project, with a total cost estimated to be £1,026,000. Some funding for this will be secured through the sale of the existing community centre in Bungay.

12.19 The cost to refurbish the Ringsfield community centre is currently unknown.

12.20 The Community Asset Fund provided by Sport England could potentially be one source of funding that could provide new community centres. Medium scale projects can receive up to £50,000 with large scale projects reaching £150,000 when a considerable impact from the development can be shown. However, the facility must be shown to enhance the ability of the local community to become active and partake in sport, although this sport does not have to be 'traditional'.

12.21 The Community Infrastructure Fund and other developer funding will likely form the majority of the funding for the improvement of community centres across the District. Developer contributions could also contribute to the provision of new centres where the local councils decide they are needed. Town and Parish Councils will receive 15% of CIL collected in their local areas.

13 Sport and Leisure Facilities

Overview

13.1 Leisure facilities are key drivers for promoting healthy and active communities. Sports halls, swimming pools, health and fitness centres all promote activities and exercise for the community. Ensuring there is adequate provision of these services is therefore of vital importance. The Built Leisure Assessment forms the basis of establishing the current leisure infrastructure provision and potential need in the future.

13.2 There are currently 12 sports halls on 7 sites across the District. 6 of these sites are educational sites, which does limit the advantages these halls could bring. 90% of the demand in the District is currently being met based on the catchment areas for each hall if residents use their nearest hall. Of the demand

not being met 97% is due to residents being located outside of the catchment areas, only 3% is due to capacity issues. The halls are averaging at 67% capacity at peak times.

- 13.3 There are 10 indoor swimming pools with some allowed community use on 9 sites in Waveney making a total water area of 1750sqm. This means there is 12.5sqm of water space per 1,000 of the population which is similar to the National average and higher than some neighbouring authorities. Supply currently exceeds demand however there are issues with undersupply from neighbouring authorities, which means that imported demand is taking up spaces and even though the supply is there, only 87% of the demand is actually being met due to poor access from rural areas. However there is no spatial concentration in the unmet demand. At peak times, pools average 63% capacity, which is below the National average and the Sports England 'Comfort Level' of 70%.
- 13.4 There are 12 health and fitness centres providing 486 exercise stations in the District. 5 of the centres are pay and play, 5 are for registered users only and 2 are for private use only, meaning 258 stations are currently available to the wider community. This is not enough to meet the predicted demand which stands at 734 stations needed at peak times with a potentially significant 'latent public demand'. The existing provision is also much lower than in many of the other nearby Local Authority areas. There is currently a proposal for a new centre in Halesworth, which is the only main settlement currently not served by a centre, which would provide between 50 and 60 stations.
- 13.5 There are 12 studios in 7 various locations including health clubs, gyms and school sites. However 1 is currently for private use only. There is no lack of capacity currently in these studios and no unmet demand. Most of the provision is however based in Lowestoft, with 22% of the population living outside of the catchments areas. Also, while the capacity is good, the number of classes each studio can accommodate is becoming increasingly limited due to the popularity of these facilities.
- 13.6 3 sites currently provide 5 squash courts for the District, 3 are conventional courts and 2 are glass backed. All are pay and play. Provision for these in Waveney is low when compared to other Local Authorities; however there has been an overall decrease in participation between 2006 and 2015, although there was a slight upturn in later years. The current provision is sufficient to meet current demand and no significant increase in demand is predicted for the near future.
- 13.7 4 facilities currently provide a total of 16 indoor bowling rinks. 3 of these facilities are club based, with the last being located at Gunton Hall holiday resort, with each facility providing for between 400 and 450 bowlers. This provision is higher than both the National average and other neighbouring Local Authorities; however the facilities are in need of modernisation and refurbishment.
- 13.8 There are currently no indoor tennis centres in Waveney, with the closest from outside the District being 30 minutes drive away. The county average for these facilities is between 3 and 4 centres per District. There is believed to have been fluctuating demand in recent years for these types of facilities, however there is no data at District level to measure participation.
- 13.9 There are 2 dedicated gymnastics centres in Waveney, the Beccles Royal Gymnastics Club and the Waveney Gym Club. Together they provide 1140 spaces, however the Beccles Royal Gymnastics Club is only available to the public for a limited number of hours per week. The Waveney Gym club is looking to

expand to provide an additional 250 spaces and to provide a satellite centre in Lowestoft, however this is currently not possible due to the lack of qualified coaches.

Needs

- 13.10 While some facilities have better provision across the District than others, there has been no specific need identified for the provision of a new large scale leisure facility in any particular settlement. Some small scale development has been identified for Health and Fitness facilities however it has been noted that this should come from school and community partnerships. Also, the provision of a new multi-purpose space has been identified to meet the demand for sports halls; however no location has been identified for this development.
- 13.11 There are currently plans to develop the Middle School site in Halesworth for a new sports facility, including a sports hall, outdoor tennis and netball pitches, a swimming pool and a 3G all weather playing pitch. This development now includes the conversion of the North Suffolk Skills Centre for dual use, both for education and health practices. Road access is also to be improved in the area.
- 13.12 There is a general need to protect and enhance the current supply of leisure facilities across the District to provide adequate services for the current and any future demand. As there is a mixture in terms of ownership including Local Authorities, schools and commercial enterprises, funds will need to be available to assist in the protection of these sites. Funding will also need to be available to assist in the modernisation of many facilities, namely sports halls and swimming pools.
- 13.13 Funding for protection and enhancement should also be combined with programmes to maintain and encourage further community use of the facilities. This includes working with local schools and academies to encourage them to expand the allowed use by the community. This will bring in revenue that can be put towards modernisation.

Costs and Funding

- 13.14 The Halesworth Campus project is predicted to cost around £5 million. The initial phase of road improvements and the 3G pitch will cost around £2million. The second phase which includes the sports hall, along with the tennis and netball pitches, will cost around £1.5 million, with the swimming pool costing around the same in the third phase. Currently, £500,000 of the first phase is still unaccounted for, although external funding sources are still being explored. The Community Infrastructure Levy and other developer contributions are potential funding sources.
- 13.15 Sport England provides funding to sports facilities through their Community Asset Fund. This is used to support sport facilities in their improvement and development. The amount of money a facility can receive ranges from £1,000 to £150,000. It provides funds for the expansion and development of existing facilities to encourage greater use. This fund is also available to any facility under threat of closure due to a lack of use. This fund however does not allow for the general maintenance of a facility.
- 13.16 Sport England also provides smaller grants to help with promoting the use of sport facilities. These grants range between £300 and £10,000 mostly. These funds are used to help facilities move towards Sport England's strategic outcomes, including getting more young and disabled people playing sport at least once a week. However, once again the general maintenance of a facility is not covered by these grants.

13.17 Maintenance for the facilities across the District will likely have to come from charges for the use of the facilities.

14 Playing Pitch and Non-Pitch Outdoor Sport Needs

Overview

- 14.1 The Playing Pitch and Outdoor Sports Facilities Assessment (2014) provides a comprehensive overview of playing pitch and other outdoor sport facilities in the District. The study identifies a wide-range of pitch facilities and other outdoor sport facilities across the District.

Needs

- 14.2 The table below outlines the existing quality and quantity of supply for different pitch types in the District based on the findings of the Playing Pitch and Outdoor Sports Facilities Assessment (2014).

Pitch Type	Quantity and Quality Issues
Adult Football Pitches	Spare district wide capacity of 2.5 pitches but a local deficit in North Lowestoft. Quality improvements are needed at Blundeston and Shadingfield as well as improvements to changing facilities at Normanston Park, Old Reydon High School and Wrentham.
Youth Football Pitches	A districtwide deficit of 5.5 pitches. Local deficits in Lowestoft North and South, Beccles and Bungay. Quality improvements needed to pitches at Basley Playing Field and Frostenden Recreation Ground. Changing room improvements needed at Old Reydon High School.
Mini-Soccer Pitches	A districtwide deficit of 0.5 pitches. Local deficits in Lowestoft South and Halesworth. Quality improvements needed to Old Reydon High School.

Pitch Type	Quantity and Quality Issues
Cricket Pitches	A districtwide seasonal deficit of 135.0 match equivalents. Local deficits in Lowestoft North and South, Bungay and Southwold and Reydon. Quality improvements needed to pitches at Ringsfield Playing Field. Quality improvements needed to changing facilities at Normanston Park.
Rugby pitches	A weekly deficit of 8.5 match equivalents. Local deficits in Lowestoft North, Beccles and Southwold and Reydon. Quality improvements needed to drainage at College Meadow. Quality improvements needed to changing facilities at Gunton Park.
Synthetic turf pitches	A weekly surplus of 35 hours of pitch time. Need for an additional full sized 3G pitch in Lowestoft South and small 3G pitch in Lowestoft North, Beccles, Bungay and Halesworth.

14.3 For non-pitch based outdoor sport the following issues were identified

Athletics Tracks – need for a training facility

Bowling Greens – need for disabled access and general access improvements at:

Beccles Caxton BC

Beccles Institute BC

Beccles Town BC

Brampton & Dist. BC

Blundeston BC

Bungay Town BC

Corton BC

Lound BC

Waveney BC

Wrentham BC

Tennis – a shortfall of 2 courts with no floodlit courts in Lowestoft. Improvements to court surfaces needed at Blundeston, Kensington Gardens and Ringsfield courts.

Improvements to fencing needed at Ringsfield Courts. Changing facilities and access improvements needed at most courts.

Netball – no additional courts but allowing access to school courts would create extra capacity.

14.4 The study also considered future need, but only considered population projections up to 2021. These will be update in due course.

14.5 Most existing and future needs are to be provided for on the Oakes Farm Sport and Leisure Development in Carlton Colville.

14.6 Other projects to deal with the needs include:

- Lowestoft
 - New Changing Rooms at Normanston Park.
 - Relocation and improvements to Gunton Park Rugby, including 1 extra pitch.
 - Improved Tennis Courts at Normanston Park, Kensington Gardens and Nicholas Everett Park.
 - Access improvements for local bowls clubs.
- Beccles
 - Promote provision of a full-sized sand-filled pitch to meet hockey and football needs.
 - Tennis Court improvements at Beccles Tennis Club.
 - Access improvements for local bowls clubs.
- Bungay
 - Provision of small 3G pitch at Bungay and District Sports Association.
- Halesworth
 - Improvements to the Basley Playing Field.
 - Halesworth Campus (discussed in section above).
- Southwold
 - Improvements to Old Reydon High School Playing Fields.
 - Expand Cricket on Southwold Common by 2 wickets.
- Rural
 - Pitch improvements to Shadingfield Sports Ground.
 - Pitch improvements to Ringsfield Playing Field.
 - Improvements to Blundeston Playing Fields.
 - Tennis court improvements at Ringsfield.
 - Improved Tennis Courts at Blundeston.
 - Improved Tennis Courts at Wrentham.
 - Improvements to Wrentham Playing Field.
 - Access improvements at Bowls Clubs.

14.7 Work is ongoing to establish the masterplan for the delivery of Oakes Farm. The project is likely to cost in the region of £6,273,178. Any additional sport needs which cannot be accommodated on Oakes Farm should be accommodated within large allocations in Lowestoft and Beccles in the Local Plan.

15 Other Open Space and Green Infrastructure

Overview

- 15.1 The Open Space Needs Assessment (2015) and the Green Infrastructure Strategy (2015) provide a comprehensive overview of the provision of open space within the District.

Need

- 15.2 The East Suffolk Business Plan identifies two key open space projects for the District. The East of England Park was originally allocated in the Lowestoft Lake Lothing and Outer Harbour Area Action Plan as a new destination park at Britain's most easterly point. The allocation has been rolled forward into the First Draft Local Plan and remains a priority of the Council which is identified in the Business Plan to be delivered by 2023. The East Suffolk Business Plan also identifies the need for the redevelopment of Beccles Quay.
- 15.3 Many of the sites proposed to be allocated in the First Draft Local Plan have a requirement for the provision of on-site open space which will be delivered in tandem with development. These include new county parks on the larger sites, new allotments and new children's play areas.
- 15.4 The Green Infrastructure Strategy outlines a number of other projects to enhance the network of green infrastructure across the District.

Costs and Funding

- 15.5 The East of England Park is expected to cost in the region of £1,200,000. So far £1,000,000 has been secured towards the project through the Coastal Communities Fund.
- 15.6 At the time of writing the cost of improvements to Beccles Quay are predicted to cost between £1.5-2 million.
- 15.7 The costs and funding arrangements for other open space projects are currently unknown. Most funding will come from developer contributions in the form of Section 106 agreements and the Community Infrastructure Levy. This is especially the case for projects involving parks, gardens, play spaces and other open areas that need maintenance and improvement. CIL will also go towards providing new areas like these in locations where there will be large clusters of development.
- 15.8 Parks and open areas, including allotments, could also apply for funding from the National Lottery. The Awards for All fund provides funds ranging from £300-10,000 for projects that improve communities and local lives. The National Lottery also runs the Parks for People which provides funding for established parks and cemeteries. The Heritage Lottery Fund could also be applied for and used to help sustain allotments.
- 15.9 The Esmée Fairbairn Foundation is another potential funding source. The foundation does not have specific programmes of funding, but instead has a series of aims that projects have to meet in order to be eligible. The foundation provides grants to projects that connect communities with nature and promote

new ways of using the environment sustainably. Future allotment projects and areas of natural and semi-natural green space could benefit from these grants.

16 Waste Management

Overview

- 16.1 Waveney currently has a public Household Waste Recycling Centre at Hadenham Road in Lowestoft. The facility is owned by FCC Environment and run under contract with Suffolk County Council. This site also has a Waste Transfer Station where all of the household waste collected by Waveney District Council is processed. Residual waste from this site is sent to the Energy from Waste facility run by Suez in Great Blakenham and mixed dry recyclate to the Materials Recycling Facility run by Viridor Waste Management. Green waste is sent to the Parham composting facility run by Tamar.
- 16.2 The Beccles Community Recycling Centre on Anson Way is a private facility that runs a 'pay as you throw' scheme, however this is the only alternative recycling centres found in the District.

Needs

- 16.3 After consulting with Suffolk County Council, the Waste Transfer Station is considered to be sufficient to accommodate the housing growth predicted up to 2036. There is therefore no identified need for a new unit within the plan period, however – dependent on the relationship with the co-located household waste site, which may need to expand at Haddenham Road – this may affect the capacity at the Transfer Station which could necessitate the provision of a new Waste Transfer Station.
- 16.4 The ability of the Household Waste Recycling Centre in Lowestoft to accommodate this growth has been brought into question. The facility does experience congestion issues showing that it may be running at or near to capacity. The County Council are monitoring the usage of this site and considering options for providing additional capacity within the plan period. This could include remodelling the site or making changes to operational practices in order to increase throughput. Alternatively, a replacement site may be sought either in Lowestoft or elsewhere in the District.

Costs and Funding

- 16.5 It is not possible to clarify costs at the present time, although it appears likely that funding will be required later in the plan period in order to mitigate the impacts of development on the Household Waste Site. Remodelling of the Lowestoft HWRC could cost up to £1 million depending on the solution. As set out in the adopted Developers Guide, based on 2011 prices, construction of a new HWRC can be expected to cost at least £1.5m (excluding land purchase). It is envisaged that development would contribute to new provision through the Community Infrastructure Levy.

17 Summary of Infrastructure Requirements

- 17.1 The following tables outline the projects that have been identified as needed to support the predicted growth coming from development up to 2036. The tables categorise infrastructure in accordance with its contribution to supporting development in the Local Plan. Please note, this categorisation does not necessarily reflect the importance the Council attaches to a particular project corporately. For the purposes of the Local Plan, infrastructure is categorised according to the following three categories; critical, essential and desirable.
- 17.2 Critical infrastructure is infrastructure that is needed to unlock development sites allocated in the Local Plan (i.e. without the infrastructure the development cannot physically take place).
- 17.3 Essential infrastructure is the infrastructure that is necessary to support and mitigate development and ensures policy objectives of the Local Plan are met (such as meeting the open space requirements of Policy DM25 of the Development Management Policies). Development could take place without this infrastructure but its sustainability would be undermined.
- 17.4 Desirable infrastructure is infrastructure that could support development in the Local Plan and make it more sustainable and help deliver other place-making objectives. However, development planned in the Local Plan could take place sustainably without it.

Transport

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
Improvements to pedestrian and cycle network across the District	Cycle Strategy	Desirable	Waveney District Council, Suffolk County Council	Unknown	None	£0	Unknown	Developer Contributions / CIL. Suffolk County Council	Unknown
Improvements to cycle infrastructure outlined in Cycle Strategy	Cycle Strategy	Essential/Desirable	Waveney District Council, Suffolk	Unknown	None	£0	Unknown	Developer Contributions / CIL. Suffolk County Council	2017 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
			County Council						
Normanston Park Pedestrian and Cycle Bridge	Lake Lothing and Outer Harbour Area Action Plan, Lowestoft Transport and Infrastructure Prospectus, Local Transport Plan, East Suffolk Business Plan	Essential	Suffolk County Council, Waveney District Council	£1,200,000	None	£0	£1,200,000	Developer Contributions / CIL.	2017 onwards
Brooke Peninsula Pedestrian and Cycle Bridge	Lake Lothing and Outer Harbour Area Action Plan, Lowestoft Transport and Infrastructure Prospectus, Local Transport Plan, East Suffolk Business Plan	Essential	Suffolk County Council, Waveney District Council	£4,810,382	Section 106 from permitted development on Kirkley Waterfront and Sustainable Urban Neighbourhood site	£2,912,950	£1,897,432	Developer Contributions / CIL.	2019 onwards
Improvements to Lowestoft Station	Lowestoft Transport and Infrastructure Prospectus	Desirable	Greater Anglia, Network Rail	Unknown	Greater Anglia, Network Rail, CIL.	Unknown	Unknown	Greater Anglia, Network Rail, Developer Contributions / CIL.	Unknown

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
Third Crossing over Lake Lothing	Lowestoft Transport and Infrastructure Prospectus	Essential	Suffolk County Council, Waveney District Council	£92,000,000	Central Government has confirmed funding for £73 million with the remainder coming from a local contribution which initially Suffolk County Council will cover.	£92,000,000	£0	If there is a gap in the future there is potential for use of Developer Contributions / CIL.	2017 - 2022
Beccles Southern Relief Road	Local Transport Plan	Critical	Suffolk County Council	£7,000,000	New Anglia and Suffolk County Council	£7,000,000	£0	n/a	2017-2019
Junction improvements	n/a	Essential	Suffolk County Council	Unknown	None	Unknown	Unknown	Developer Contributions / CIL.	2020 onwards
Removal of pinch points across Lowestoft	Lowestoft Transport and Infrastructure Prospectus, Lake Lothing and Outer Harbour Area Action Plan	Desirable	Suffolk County Council	£2,400,000	Enterprise Zone Pot B	£2,400,000	£0	n/a	2018 onwards
Improvements to Denmark Road	Local Transport Plan, Lowestoft Transport and Infrastructure Prospectus	Essential	Suffolk County Council	£10,000,000	Identified in the Norfolk and Suffolk Local Transport Body's submission of priorities to Government in	£10,000,000	£0	n/a	2018 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
					July 2013				
Road improvements across Lowestoft	Lowestoft Transport and Infrastructure Prospectus	Desirable	Suffolk County Council	Unknown	None	Unknown	Unknown	Suffolk County Council, Highways England, CIL.	2017 onwards
Improvements to local infrastructure to assist in access and use of Enterprise Zones	Core Strategy, Site Specific Allocations, Lake Lothing and Outer Harbour Area Action Plan and Lowestoft Transport and Infrastructure Prospectus.	Essential	Waveney District Council, Suffolk County Council, Developers	Unknown	Enterprise Zone Pot B	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Access Improvements and Servicing to Broadway Farm	n/a	Critical	Developer, Suffolk County Council	Unknown	None	Unknown	Unknown	Developer Contributions / CIL.	2017 onwards
Safety Improvements to A47 to accommodate the North Lowestoft Garden Village (Policy WLP2.12)	n/a	Critical	Highways England, Suffolk County Council	Unknown	Developer contributions and CIL	Unknown	Unknown	Developer Contributions / CIL.	2025 onwards
Improvements to the A12	Lowestoft Transport and Infrastructure Prospectus	Desirable	Suffolk County Council	Unknown	None	£0	Unknown	Suffolk County Council, Department for Transport, New	Unknown

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
								Anglia	
Total				£117,410,382		£114,312,950	£3,097,432		

Utilities

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale
Upgrades to Marsh Lane Wastewater Recycling Centre	n/a	Essential	Essex and Suffolk Water	Unknown	None	Unknown	Unknown	Anglian Water through asset management plan reviews	2030 onwards
Upgrades to electricity network in Beccles	n/a	Essential	UK Power Networks.	Unknown	None	Unknown	Unknown	UK Power Networks, New Anglia, Enterprise Zone Pot B, Developer Contributions / CIL	2020 onwards
Local improvements to sewerage network	n/a	Essential	Essex and Suffolk Water	Unknown	None	Unknown	Unknown	Anglian Water and Developer Contributions through agreements with Anglian Water	2020 onwards

Coastal Protection and Flooding

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
Projects listed under the Lowestoft Flood Risk Management Strategy	Core Strategy, Lake Lothing and Outer Harbour Area Action Plan. Lowestoft Transport and Infrastructure Prospectus	Essential	Waveney District Council	£32 million	Local Enterprise Partnership, Suffolk County Council, DEFRA, Regional Flood and Coastal Committee	Likely £32 million dependant on final cost.	£0 at present	Developer Contributions / CIL.	2018 onwards
Total				£32 million		£32 million	£0 at present		

Education

Pre-School

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
1,424 additional Pre School Places in Lowestoft	n/a	Essential	Suffolk County Council	£8,673,584	Suffolk County Council and/or Department of Education will need to cover costs of existing	£6,821,920	£1,851,664	Developer contributions / CIL.	2020 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
320 additional Pre School Places in Beccles and Worlingham	n/a	Essential	Suffolk County Council	£1,949,120	deficits Suffolk County Council and/or Department of Education will need to cover costs of existing deficits	£1,126,835	£822,285	Developer contributions / CIL.	2020 onwards
77 additional Pre School Places in Bungay	n/a	Essential	Suffolk County Council	£469,007	Suffolk County Council and/or Department of Education will need to cover costs of existing deficits	£280,186	£188,821	Developer contributions / CIL.	2020 onwards
99 additional Pre School Places in Halesworth and Holton	n/a	Essential	Suffolk County Council	£603,009	Suffolk County Council and/or Department of Education will need to cover costs of existing deficits	£335,005	£268,004	Developer contributions / CIL.	2020 onwards
280 additional Pre School Places in Rural Areas	n/a	Essential	Suffolk County	£1,705,480	Suffolk County	£1,407,021	£298,459	Developer contributions /	2020 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
			Council		Council and/or Department of Education will need to cover costs of existing deficits			CIL.	
Total				£13,400,200		£9,970,967	£3,429,233		

Primary

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
New Primary School on North Lowestoft Garden Village (Policy WLP2.12)	n/a	Essential	Suffolk County Council	£6,900,000	None	£0	£6,900,000	Developer Contributions / CIL.	2029 onwards
New Primary School on Kirkley Waterfront and Sustainable Urban Neighbourhood Site (Policy WLP2.4)	n/a	Essential	Suffolk County Council	£7,680,000	Section 106 already signed for Brooke Peninsula which will provide approximately £4,730,434	£4,730,434	£2,949,566	Developer Contributions / CIL.	2023 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
					depending on the exact mix of properties.				
New Primary School on Land South of The Street, Carlton Colville (Policy WLP2.15)	n/a	Essential	Suffolk County Council	£4,350,000	None	0	£4,350,000	Developer Contributions / CIL.	2024 onwards
New Primary School on Beccles and Worlingham Garden Suburb (Policy WLP3.1)	n/a	Essential	Suffolk County Council	£5,600,000	None	0	£5,600,000	Developer Contributions / CIL.	2026 onwards
Extension to Woods Meadow School to accommodate additional 85 places	n/a	Essential	Suffolk County Council	£1,035,385	None	0	£1,035,385	Developer Contributions / CIL.	2020 onwards
82 additional pupil places for schools in Halesworth and Holton	n/a	Essential	Suffolk County Council	£998,842	None	0	£998,842	Developer Contributions / CIL.	2020 onwards
15 additional pupil places at Barnby North Cove Primary School	n/a	Essential	Suffolk County Council	£182,715	None	0	£182,715	Developer Contributions / CIL.	2020 onwards
30 additional pupil places at Blundeston CofE Primary School	n/a	Essential	Suffolk County Council	£365,430	None	0	£365,430	Developer Contributions / CIL.	2020 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
12 additional pupil places at Brampton Community Primary School	n/a	Essential	Suffolk County Council	£146,172	None	0	£146,172	Developer Contributions / CIL.	2020 onwards
5 additional pupil places at Ringsfield Primary School	n/a	Essential	Suffolk County Council	£60,905	None	0	£60,905	Developer Contributions / CIL.	2020 onwards
Total				£27,319,449		£4,730,434	£22,589,015		

Secondary

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
124 additional pupil places at Beccles Free School or Sir John Leman	n/a	Essential	Suffolk County Council	£2,276,020	None	£0	£2,276,020	Developer Contributions / CIL	2020 onwards
Total				£2,276,020			£2,276,020		

Health

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
Additional health infrastructure to accommodate future growth including extensions to medical centres in all towns.	n/a	Essential	Great Yarmouth and Waveney CCG	£20,731,903	None	Unknown	Unknown	Developer contributions / CIL. Department of Health	2020 onwards
Total				£20,731,903		Unknown	Unknown		

Libraries

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
Improvements / Extensions to Lowestoft Library	n/a	Desirable	Suffolk County Council	£137,340	None	£0	£137,340	Developer Contributions / CIL.	2020 onwards
Improvements / Extensions to Oulton broad Library	n/a	Desirable	Suffolk County Council	£231,930	None	£0	£231,930	Developer Contributions / CIL.	2020 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
Improvements / Extensions to Beccles Library	n/a	Desirable	Suffolk County Council	£312,840	None	£0	£310,860	Developer Contributions / CIL.	2020 onwards
Improvements / Extensions to Bungay Library	n/a	Desirable	Suffolk County Council	£60,390	None	£0	£144,444	Developer Contributions / CIL.	2020 onwards
Improvements / Extensions to Halesworth Library	n/a	Desirable	Suffolk County Council	£53,190	None	£0	£53,190	Developer Contributions / CIL.	2020 onwards
Improvements / Extensions to Kessingland Library	n/a	Desirable	Suffolk County Council	£39,798	None	£0	£39,798	Developer Contributions / CIL.	2020 onwards
Improvements / Extensions to Southwold Library	n/a	Desirable	Suffolk County Council	£25,920	None	£0	£25,920	Developer Contributions / CIL.	2020 onwards
Total				£861,408		£0	£943,482		

Community Centres

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
New community centre in Bungay	Core Strategy, Site Specific Allocations DPD, East Suffolk Business Plan	Essential	Bungay Honeypot Trust	£1,026,000	Sale of existing community centre for housing. Developer /CIL funding	£250,000	£776,000	Developer Contributions / CIL. Sport England	2016-2020
New community centre in Carlton Colville	n/a	Essential	Waveney District Council, Developers	£715,540	None	£0	£715,540	Developer Contributions / CIL. Sport England	2021 onwards
New community centre in Beccles	n/a	Essential	Waveney District Council, Developers	£1,883,000	None	£0	£1,883,000	Developer Contributions / CIL. Sport England	2023 onwards
New community centre in Somerleyton	n/a	Essential	Waveney District Council, Developers	£715,540	None	£0	£715,540	Developer Contributions / CIL. Sport England	2020 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
New community centre in Brampton	n/a	Essential	Waveney District Council, Developers	£715,540	None	£0	£715,540	Developer Contributions / CIL. Sport England	2020 onwards
Refurbishment of community centre in Ringsfield	n/a	Essential	Waveney District Council, Developers	Unknown	None	£0	Unknown	Developer Contributions / CIL. Sport England	2020 onwards
Total				£5,055,620		£250,000	£4,805,620		

Leisure Facilities

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
Halesworth Campus	East Suffolk Business Plan	Essential	Waveney District Council, Suffolk County	£5,000,000	Sale of land	£1,500,000	£3,500,000	Developer Contributions / CIL. Sport England, other sports	2017 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
			Council					associations	
Total				£5,000,000		£1,500,000	£3,500,000		

Playing Pitches

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
Oakes Farm Development	Green Infrastructure Strategy	Essential	Waveney District Council	£6,273,178	Section 106	£250,000	£6,023,178	Developer Contributions / CIL.	
New changing rooms and improved tennis courts at Normanston park	Green Infrastructure Strategy	Desirable	Waveney District Council	£200,000	Football Foundation	£50,000	£150,000	Developer Contributions / CIL.	
Relocation, Improvements and an extra pitch at Gunton Park Rugby Club	Green Infrastructure Strategy	Desirable	Waveney District Council	Unknown	Sale of land	Unknown	Sale of land is expected to cover entire	None	2017 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
							cost		
Provision of full-sized sand filled football/hockey pitch in Beccles	Green Infrastructure Strategy	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Provision of small 3G pitch at Bungay and District Sports Association	Green Infrastructure Strategy	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Expand cricket pitches on Southwold Common by 2 wickets	Green Infrastructure Strategy	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Access improvements to bowls clubs	Green Infrastructure Strategy	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Improved tennis courts in Lowestoft, Beccles, Ringsfield, Blundeston and Wrentham	Green Infrastructure Strategy	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards
Improved playing pitches in Halesworth, Reydon, Shadingfield, Ringsfield, Blundeston and Wrentham	Green Infrastructure Strategy	Desirable	Waveney District Council	Unknown	None	£0	Unknown	Developer Contributions / CIL.	2017 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
Total				£6,473,178		£300,000	£6,173,178		

Open Space and Green Infrastructure

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
East of England Park (Policy WLP2.5)	East Suffolk Business Plan. Lake Lothing and Outer Harbour Area Action Plan	Essential	Waveney District Council	£1,200,000	Coastal Communities Fund	£1,000,000	£200,000	Developer Contributions / CIL. Heritage Lottery Fund	2017 onwards
Beccles Quay	East Suffolk Business Plan.	Desirable	Waveney District Council, Beccles Town Council and Broads Authority	Unknown	Unknown	Unknown	Unknown	Developer Contributions / CIL.	2017 onwards
Other Green Infrastructure Strategy projects yet to be	Core Strategy and Green Infrastructure Strategy	Essential/Desirable	Waveney District	Unknown	Unknown	£0	Unknown	Developer Contributions /	2017 onwards

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
identified			Council					CIL.	
Total				£1,200,000		£1,000,000	£200,000		

Waste Management

Project	Link to Strategy/Plan	Priority	Lead Provider	Cost	Committed Funding Sources	Potential Funding Amount	Funding Gap	Other Funding Sources to Fill Gap	Timescale/Progress
Remodelling of Lowestoft HWRC			Suffolk County Council	£1.5 million	Suffolk County Council	Unknown	Unknown	Developer Contributions / CIL.	
Total				£1.5 million		Unknown	Unknown		