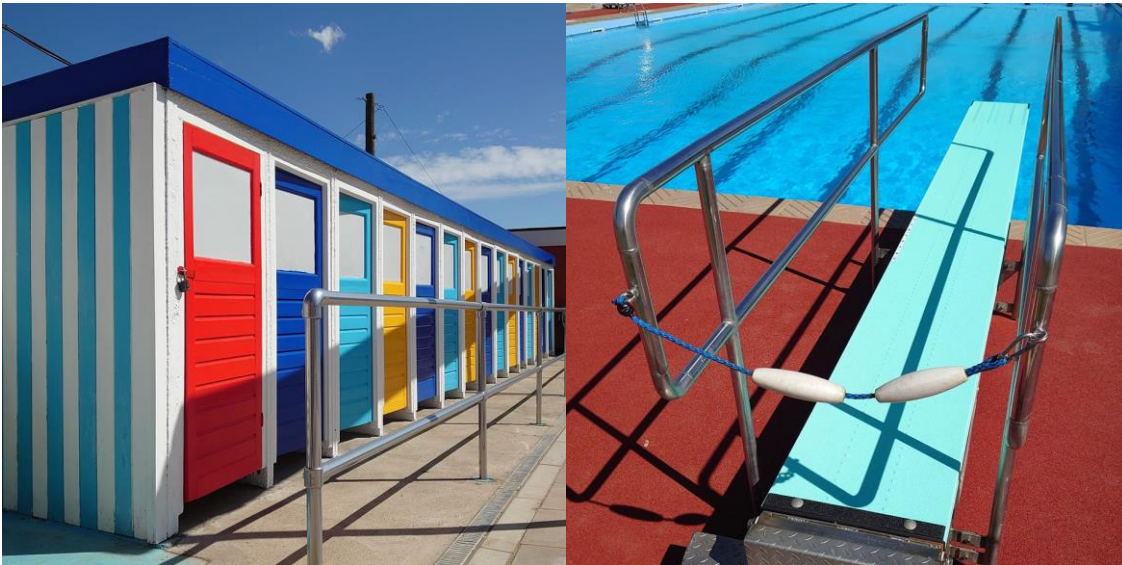


EASTSUFFOLK
C O U N C I L

Infrastructure Funding Statement 2020-21



Infrastructure Funding Statement 2020-21

1. Introduction

- 1.1. Welcome to East Suffolk Council's Infrastructure Funding Statement (IFS) for 2020-21. This document includes a summary of the activities in relation to developer contribution income and expenditure for the 2020-21 financial year.
- 1.2. Reporting on developer contributions helps local communities and developers see how contributions have been spent and understand what future funds will be spent on, ensuring a transparent and accountable system.
- 1.3. In accordance with the Community Infrastructure Levy Regulations (CIL Regs) any authority that receives a contribution from development through the levy or section 106 planning obligations must prepare an infrastructure funding statement. This includes county councils.
- 1.4. This is the second Infrastructure Funding Statement for East Suffolk and it is likely that the format and content will change in future editions as technology to deliver digital reporting is further enabled. East Suffolk are working with MHCLG on making Local Plans more accessible and are continuing to work towards the live developer contributions system.
- 1.5. There are currently two CIL charging schedules for East Suffolk, one covering the Waveney area and the other covering the Suffolk Coastal area. The IFS reports on developer contributions across the whole of the East Suffolk area singularly.

2. Legislative Requirements

- 2.1. Regulation 121A. of the CIL Regs requires that the Infrastructure Funding Statement be published on the Councils website no later than 31 December in each calendar year.
- 2.2. In compliance with Regulation 121A the annual infrastructure statement includes:
 - (a) "the Infrastructure List" - a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL. This Infrastructure List must not include the projects where Neighbourhood CIL that has been subject to clawback or projects where the Council is holding Neighbourhood CIL on behalf of an unparished area;
 - (b) "the CIL Report" - a report about CIL, in relation to the previous financial year ("the reported year"), which includes the matters specified in paragraph 1 of Schedule 2 of the CIL Regs; and
 - (c) "the Section 106 Report" - a report about planning obligations, in relation to the reported year, which includes the matters specified in paragraph 3 of Schedule 2 of the CIL Regs and which may also include estimated values of expected contributions where the actual value is not yet known.

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3. Contents of the Infrastructure List

- 3.1. The focus of developer contributions is to deliver sustainable development and to mitigate the effects of development. The Infrastructure Delivery Frameworks appended to the Waveney and Suffolk Coastal Local Plans form the bedrock of the identification of infrastructure to support development and show the first considerations of how the critical, essential and desirable infrastructure may be funded and the period in which it may be delivered. The Infrastructure List takes this information a step further and begins to express those projects which the council is looking to support delivery of in the short, medium and longer term, through the allocation of District CIL, through the collection and use of s106 contributions or through planning conditions (such as highways works).
- 3.2. The Infrastructure List replaces the duty on Councils to publish CIL Regulation 123 lists. These lists were previously required for CIL charging authorities in order to confirm the types of infrastructure which would be funded through CIL rather than s.106. The requirement for the 123 lists was removed in September 2019 and replaced with the requirement for the Infrastructure Funding Statement. This Infrastructure List therefore covers specific infrastructure projects which may be funded by CIL or s106 or both and the general (not project specific) types of infrastructure which may be funded through CIL or s106 or both.
- 3.3. As East Suffolk is a plan led authority with two up-to-date local plans, the vast majority of infrastructure needs have previously been identified and the type of developer contribution has been considered and established in the list. However, unplanned sites may come forward with their own new or additional infrastructure demands. Also, unidentified infrastructure needs may materialise over the plan period or as a result of more up to date knowledge of allocated sites. Therefore, the generic infrastructure list covers the various types of infrastructure and a guide on how they may be funded.
- 3.4. The Infrastructure List will be regularly reviewed and updated as the estimated costs of infrastructure projects are better understood, and other funding sources are clarified. The Infrastructure List will indicate the projects that are in progress and the projects that have been completed and will provide clarity and transparency around the delivery of infrastructure.
- 3.5. The infrastructure projects that have CIL and s106 allocated to them will be recorded and monitored within the Councils Exacom database. A project to provide this data digitally to the public via the Councils webpages is now at an advanced stage. This will enable “live time” reporting on projected CIL income, the amount of CIL and s106 funds received and the allocation of CIL and s06 funds to deliver infrastructure projects and the Neighbourhood CIL paid to the Town and Parish Councils. This is anticipated to be available during 2022.
- 3.6. A separate breakdown is provided of all CIL funded projects and their end of financial year 2020-21 status of delivery for quick reference.

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4. Delivering Affordable Homes

- 4.1. The National Planning Policy Framework requires Local Planning Authorities to reflect the needs for affordable housing within their planning policies.
- 4.2. Policies in the Local Plans require development (with capacity for eleven units or more in the Waveney Local Plan area and ten units or more in Suffolk Coastal Local Plan area) to make provision for affordable dwellings. Across East Suffolk viability testing has identified that affordable housing can be provided on viable sites in the range of 20%-40% as a proportion of homes, dependent on location. The Waveney Local Plan and emerging Suffolk Coastal Local Plan reflect the relevant evidence for the area. The policies expect provision to be made on-site, other than in exceptional circumstances. In such cases it may be agreed that a commuted sum could be paid towards provision of affordable housing off-site.
- 4.3. Planning obligations secured through s106 (legal) agreements are used in relation to securing onsite affordable housing or off-site contributions in lieu of affordable housing provision. Historic legal agreements providing for affordable housing contributions may restrict the location in which the contribution is spent to deliver affordable homes. Focus is given to delivering affordable homes in areas of greatest need.
- 4.4. Affordable Homes that are secured through s106 are not infrastructure and therefore are not reported through the infrastructure List. Information on the delivery of Affordable Homes is included in the annual monitoring report.

5. Reviewing the CIL Rates

- 5.1. In order to ensure that the Councils CIL Charging Schedules remain appropriate and effective, a review of CIL is currently in progress with a view to having a single East Suffolk CIL Charging Schedule that reflects the latest viability evidence to support the CIL rates.
- 5.2. The Council has commissioned consultancy Aspinall Verdi, who prepared the Viability Assessments that underpin the adopted Waveney Local Plan and the Suffolk Coastal Local Plan, to prepare the evidence base to inform the draft East Suffolk CIL Charging Schedule. There will be consultation on the draft CIL Charging Schedule, including a formal period of consultation in 2021, to be followed by independent examination and then adoption. The Council's website [East Suffolk CIL Charging Schedule » East Suffolk Council](#) details the stages and progress of this work.

6. Photo Gallery – Projects delivered with the support of CIL

- 6.1. [Photographs of infrastructure projects that have been funded through Strategic CIL.](#)

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7. Appendices

[The CIL Report](#)

[The s106 Report](#)

[The Infrastructure List](#)

The CIL Report

1. CIL Charging Schedules

- 1.1. East Suffolk Council currently has two CIL Charging Schedules: a Waveney Area CIL Charging Schedule effective since 1 August 2013, and a Suffolk Coastal Area CIL Charging Schedule effective since 13 July 2015.
- 1.2. A review of the East Suffolk area viability and the CIL rates is in progress and consultation on the Draft East Suffolk CIL Charging Schedule will open in autumn 2021.

2. CIL Allocations

- 2.1. CIL is paid on commencement of planning permissions that are CIL liable development. Payments are usually made in instalments and can take up to 2 years to be received in full. Once received, the CIL payments are automatically split down into their statutory “pots” or funds:
 - 5% **CIL Admin** – Retained by the Council to fund the administration of the CIL function.
 - 15%* or 25% **Neighbourhood CIL (NCIL)** – Distributed to parish councils *Where town or parish councils do not have a made Neighbourhood Plan the 15% is capped at £100 (indexed) per council tax dwelling. Where there is no parish council then the NCIL amount is retained for spending only in that parish area.
 - The remainder (80% or 70%) is **District CIL** to be spent on Infrastructure needs for the district as a whole. Sometimes District CIL is called ‘Strategic CIL’.

3. CIL Income

- 3.1. East Suffolk Council issued 159 CIL Demand Notices during the 2020-21 financial year totalling £15,624,259.35 and during this period the Council received £ 6,553,773.07 in total CIL (Admin, Neighbourhood CIL (NCIL) and District CIL combined). Some of the Demand Notices have been issued to replace historic invoices as CIL is managed through the new Exacom developer contributions system. The amount of CIL requested relating to Demand Notices specifically issued for development that commenced in 2020-21 is £9,205,132.87. The CIL demanded figure is therefore likely to be a lower value in the 2021-22 financial year, depending on the nature and size of developments commencing in 2021-22. The total amount of CIL received by East Suffolk Council up to the 31 March 2021 is £20,963,694.98. With the introduction of the new management system, bank interest of £122,712.80, for previous years up to 31 March 2021, has been added and this gives a total CIL received figure of £21,086,407.78.
- 3.2. The total amount of CIL receipts, collected by East Suffolk prior to 1 April 2020 was £14,409,921.91.

The CIL Report

4. Brought forward balances

- 4.1. Table 1 shows the amount of Neighbourhood CIL (NCIL) for Parish Meeting Areas (£15.44) that was carried over into the 2020-21 financial year which is not yet allocated to infrastructure projects by East Suffolk in areas where there is no parish council. The total of Neighbourhood CIL received between 1 October 2019 and 31 March 2020 is also listed in this table as it is not allocated and paid out until after the 2019-20 financial year end. The amount of NCIL is not confirmed until verified year-end figures are available, after the end of the financial year. CIL admin was assessed, allocated and spent at the end of 31 March 2019 and so this does not show as a brought forward figure at the start of 2020-21 financial year. See Table 3 for this year's CIL Admin allocation and spend.

Table 1

Type of CIL	£
NCIL held for Parish Meeting Areas	15.44
Unallocated NCIL received during 2019-20 and allocated and/or paid as April 2020 NCIL Payment	344,312.67
Unallocated District CIL carried forward into 2020-21	8,961,440.98
Total CIL brought forward into 2020-21	9,197,322.32

- 4.2. District CIL, is collected for larger infrastructure projects which support the new development identified in the local plans. Regular conversations are held with Health and Education, Highways, Waste and other infrastructure providers to ensure essential infrastructure projects are delivered to support growth in East Suffolk.

5. Allocating CIL collected before 1 April 2020

- 5.1. Table 2 provides details of the CIL which was collected by the authority before the end of 2019-20 that has been allocated during the 2020-21 financial year and is not yet spent.

Table 2

Project	Approved Allocation £	Spend Notes
Little St Johns Street, Woodbridge GP Surgery Expansion Project	30,000.00	Capital works have been completed during 2021
NCIL received during 2019-20 and allocated and/or paid as April 2020 NCIL Payment	344,312.67	NCIL spend is reported by the Town and Parish Councils
Total	374,312.67	

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- 5.2. A full breakdown of infrastructure projects that have been allocated Strategic CIL is provided via the CIL Spending webpage. This data also provides information on the project status and the position of spend, including underspends against the CIL allocation which are credited back to the District CIL Fund.
- 5.3. As at the 31 March 2020, £1,830,540.50 of District CIL has been approved to be allocated to projects. 11 Projects have been completed and the remaining 8 projects have an unspent balance of £777,340.50.
- 5.4. Very little District CIL was allocated in 2019-20 due to a pause in most spending to allow for the creation of East Suffolk Council and a subsequent CIL Spending Strategy. This was enabled through the formation of the Major Sites and Infrastructure Team and increased resources for the administration of CIL. The CIL Spending Strategy was adopted by Cabinet in January 2020 and it established a clear approach to CIL spending commencing in 2020-21.
- 5.5. At the end of the 2019-20 financial year, the closing balance for District CIL, including interest, was £8,961,440.98 and this is the amount of Strategic CIL that is available for allocation to infrastructure projects during 2020/21.

6. Allocating CIL collected between 1 April 2020 and 31 March 2021

- 6.1. Table 3 shows CIL collected during 2020-21 and allocated during 2020-21

Table 3

Allocation	Approved Allocation £	Spend Notes
CIL Admin (including 5% of total accumulated interest)	£327,688.65	Salary costs of the Infrastructure Team, training costs, IT software costs and licenses, CIL Charging Schedule review costs
NCIL held for Parish Meeting Areas	3,360.48	
NCIL Payment October 2020 (CIL collected between 1 April 2020 and 30 September 2020)	665,565.81	NCIL spend is reported by the Town and Parish Councils
Accumulated interest added to District CIL Fund	116,577.16	Added to District CIL fund on 31 March 2021
Total	1,113,192.10	

- 6.2. Admin CIL is allocated for spending against the Infrastructure Teams operational costs incurred within the reported year. The amount of Admin CIL received for 2020-21 financial year is £327,688.65, represents 5% of the total CIL received for the financial year.

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- 6.3. Neighbourhood CIL collected between 1 October 2020 and 31 March 2021, was allocated to town and parish councils and to Parish Meetings by 28 April 2021 and then amounts were paid to the relevant town and parish councils after the end of the reported financial year. For information, this allocated figure is £535,592.42 (including parish meetings allocations) and a summary of payments of £531,920.72 made to the relevant town and parish councils for the April 2021 allocation can be found via the [CIL reporting webpage](#).

7. Other Matters

- 7.1. To date CIL has not been used re repay borrowing to deliver infrastructure.
- 7.2. CIL has not been spent in areas where there is no parish area as the amount collected to date is £7,047.62.
- 7.3. No Land payments in lieu of CIL have been accepted in 2020-21.
- 7.4. To date no clawback notices in accordance with regulation 59E have been issued where Town and Parish Councils have failed to spend their Neighbourhood CIL within the 5-year statutory period. In 2021-22, where resources allow, we will be looking at the level and type of spend for Neighbourhood CIL and issuing clawback notices, as appropriate.
- 7.5. Where large infrastructure projects that are delivered by statutory providers are in the latter stages of development and applications for CIL funding are presented for validation, the ringfencing of Strategic CIL will be approved by the CIL Spending Working Group, pending finalisation and final approval and allocation of project funding as projects reach delivery stage.
- 7.6. The CIL Spending Strategy approved in January 2020 is available on the [CIL spending webpage](#). This webpage also provides information on the progress of projects and a link to photographs of some of the CIL funded infrastructure projects, during construction and at completion.
- 7.7. From April 2019 East Suffolk began using a new developer contributions management system. Once all CIL historic data has been entered and verified within the Exacom developer contributions system it will be possible to monitor CIL and s106 income, allocation and spending of developer contributions in live time via the Public Facing Module.
- 7.8. Beyond the 2020-21 financial year, the Covid-19 pandemic has continued to impact delivery of new housing and the infrastructure projects to support new development, for example colleagues in Health have continued to focus on providing care and on the vaccination programme and some developers have experienced difficulties with supplies, finance and workforce. The CIL Regulations 2010 (as amended) were the subject of temporary change

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which will impact on the collection of CIL relating to CIL Demand Notices that have been issued in 2020-21 and earlier where there are liabilities and instalments still due for payment. For this reason, no forecasts of CIL Collection have been provided with this IFS. The public facing module of the developer contributions database will provide this information in live time in the latter part of 2022, when the system is launched into live mode and is available to the public.

8. 2020-21 Closing Balances

8.1. Table 4 shows the closing balances for unspent CIL at 31 March 2021.

Table 4

Fund	£	Notes
CIL Admin	0.00	Allocated and spent prior to 31.03.21
NCIL (Parish Meetings)	3,375.92	Funds held for Parish Meeting Areas
NCIL	535,592.42	This is allocated and transferred to town and parish councils, and allocated to parish meetings by 28 April 2021
District CIL (available)	14,001,134.99	The CIL Spending Working Group will be considering which projects are a priority for receiving CIL funding in September 2021.
District CIL (allocated to infrastructure projects and not yet spent)	1,025,656.20	See the full list of projects on the CIL Spending webpages
Total	15,565,759.53	

Contacts

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Section 106 Report

1. S106 Contributions in East Suffolk

- 1.1. The use of planning obligations secured through s106 (legal) agreements is generally in relation to securing onsite affordable housing, off-site contributions in lieu of affordable housing provision and site-specific mitigation required for new developments.
- 1.2. A s106 Agreement may also be used to secure contributions towards new schools (as these are not delivered through CIL) and may sometimes include s278 Highways mitigation works or contributions to secure highways improvements and green travel plans.
- 1.3. Whilst East Suffolk may be a lead party within a s106 Agreement, it is often the case that contributions are received directly by Suffolk County Council. Suffolk County Council will report on these s106 contributions, together the number of places secured, within the Suffolk County Council Infrastructure Funding Statement 2020-21.

[Infrastructure Funding Statements | Suffolk County Council](#)

- 1.4. Previously s106 income and expenditure will have been reported separately as Waveney and Suffolk Coastal s106 contributions. This s106 Report reports on all East Suffolk contributions which will include those previously collected as the former two authorities and Recreational Disturbance Avoidance & Mitigation Strategy payments (RAMS) collected under Section 111 of the Local Government Act 1972.

2. Sums received on or before 31 March 2020 that have not been allocated to projects by 31 March 2020

- 2.1. Table 1 shows the total amount of S106 money held by East Suffolk on 1 April 2020 (bought forward balances).

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Table 1

Contribution Type	Amount £
East Suffolk RAMS (Habitat Mitigation)*	210,724.53
Former Waveney Open Space	103,764.71
Playing Fields	1,157.97
Affordable Housing	2,141,485.68
Former Suffolk Coastal Play space	527,872.32
Former Suffolk Coastal Sport	891,708.97
Community Facilities	297,970.33
Play Equipment	134,294.01
Refuse	21,394.82
Country Park (Woods Meadow)	203,225.81
Air Quality (Felixstowe South Reconfiguration)	8,454.97
Landguard (Felixstowe Port S106)	193,628.32
Commuted sums for Maintenance**	£661,488.87
Total***	5,397,171.31

* RAMS contributions are collected under Habitats Assessment Regulations and required in line with the Recreational Disturbance Avoidance & Mitigation Strategy for Ipswich Borough, Babergh District, Mid Suffolk District and East Suffolk Councils. RAMS contributions are automatically allocated to the RAMS project and will be spent to deliver strategic mitigation through the RAMS Executive Group. The figure reported above includes upfront payments made towards RAMS on planning applications approved prior to 1st April 2020 and S106 contributions paid prior to 1st April 2020. Further information can be found here:

<http://www.eastsuffolk.gov.uk/planning/developer-contributions/rams/>

** Commuted Maintenance sums are proportionately allocated over a 5 or 10-year period according to the requirements detailed within each legal agreement. The Commuted Sums for Maintenance brought forward figure in Table 1 is technically an allocated figure but has been included here in the interests of transparency.

*** Brought forward balances have been adjusted from those reported at year end last year as follows:

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- i. East Suffolk RAMS was formerly broken down into Waveney, Suffolk Coastal and East Suffolk. The figure has been amalgamated and corrected following data input into the new developer contributions database, enabling more accurate reporting.
- ii. Affordable Housing has been corrected with the addition of 39p omitted in error from the previous reported year.
- iii. A medical facilities contribution reported in the previous reported year did not form part of the s106 contribution and therefore has been removed.
- iv. Income identified for Former Suffolk Coastal Play Space and Sport during 2019-20, not previously reported has been added to the brought forward balance.
- v. Community facilities, Play Equipment and Refuse have been corrected following reconciliation of contributions paid for the Woods Meadow Development.
- vi. Air Quality and Landguard figures have been corrected following an error identified in last years closing balance.

3. S106 Agreements entered into during 2020-21

- 3.1. The total amount of money to be provided under any planning obligations which were entered into during the reported year is £813,414.98. This figure includes the maximum amount (before indexation) expected where the total number of dwellings are not yet known, monies to be paid to other authorities and also includes a potential £145,992.00 in the event a contribution is paid in place of on-site provision.
- 3.2. The total number of affordable housing units to be provided under any planning obligation entered into during the reported year is 70. This figure includes the maximum number expected where the total number of dwellings are not yet known and includes a potential 4 units in the event on-site provision is provided and not a contribution.
- 3.3. There are no contributions for school places included in any planning obligations entered into during the reported year as funding for school places is sought through CIL.
- 3.4. A list of planning obligations entered into during the report year has been included below. Agreements can be viewed in full on the Council's website:

Planning Reference	Obligation Type	Number	Amount (£)
DC/20/1237/FUL	Restrictive	-	-
	Habitat Mitigation Contribution	-	£321.22
DC/19/3966/FUL	Restrictive	-	-
DC/19/1511/FUL	Affordable Housing	5	-
DC/19/3289/OUT	Affordable Housing	4* **	-
	Affordable Housing	-	£145,992.00* **

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Planning Reference	Obligation Type	Number	Amount (£)
	Habitat Mitigation Contribution	-	£6,745.62*
	Affordable Housing	-	£10,428.00*
DC/19/1462/FUL	Affordable Housing	8	-
	Ped/Cycle	-	£28,782.00
	Public Open Space (on site)	-	-
	Habitat Mitigation Contribution	-	£8,351.72
	School Transport Contribution	-	£52,800.00
DC/19/4510/OUT	Affordable Housing	11*	-
	Habitat Mitigation Contribution	-	£10,600.26*
DC/20/1781/FUL	Restrictive	-	-
DC/19/2513/FUL	School Transport Contribution	-	£6,025.00
	Affordable Housing	-	£375,000.00
	Habitat Mitigation Contribution	-	£3,533.42
DC/20/1352/FUL	Habitat Mitigation Contribution	-	£4,818.30
	Affordable Housing	-	£50,000.00
DC/20/2892/VOC	Habitat Mitigation Contribution	-	£8,532.30*
DC/20/3435/FUL	Habitat Mitigation Contribution	-	£1,927.32
DC/20/0951/FUL	Affordable Housing	31	-
	Habitat Mitigation Contribution	-	£9,957.82
DC/20/4646/FUL	Accessibility Payment	-	£60,000.00
	Amenity Payment	-	£20,000.00
DC/20/1035/FUL	Affordable Housing	11	£0.00
	School Transport Contribution	-	£9,600.00

* Denotes a maximum number/amount where number of dwellings is not yet known.

** Denotes an either/or obligation where only one or the other will be provided.

4. S106 Contributions Received in 2020-21

- 4.1. Table 2 shows the total amount of money under any planning obligation which was received by East Suffolk Council during 2020-21;

Table 2

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Contribution Type	Amount £
East Suffolk RAMS (Habitat Mitigation)	278,105.91
Former Waveney Open Space	1,331.71
Affordable Housing	382,252.07
Former Suffolk Coastal Play space	31,111.50
Former Suffolk Coastal Sport	30,612.43
Community Facilities (Woods Meadow)	36,664.34
Play Equipment (Woods Meadow)	40,121.26
Total	800,199.22

5. S106 Allocations and Expenditure

- 5.1. The total amount of money under any planning obligations which was received prior to 2020-21 that has not been allocated by the end of the reported year is £3,751,511.25
- 5.2. The total amount of money under any planning obligations which was allocated but not spent during 2020-21 is £391,590.53.
- 5.3. The total amount of money under any planning obligations which was spent during 2020-21 (including transferring it to another person, such as a Town or Parish Council, to spend) is £464,860.48.
- 5.4. Table 3a shows 106 spend broken down and cross referenced to the planning reference source of funds. Where multiple small amounts have historically been pooled under the Open Space and Sport Policies, the planning application references have not been provided.

Table 3a

Spend Type	Project	Amount	Reference
	Basketball Posts	£1,924.33	Multiple
	Cricket equipment	£20,672.00	Multiple

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Spend Type	Project	Amount	Reference
Former Suffolk Coastal Play and Sport	resurface the existing Tennis courts and the creation of a pay to play app/system	£8,750.00	Multiple
	refurbish football goal and replace play equipment.	£10,759.22	Multiple
	Table tennis table at Kirton Recreation Ground	£920.83	Multiple
	Martlesham Trim Trail	£10,370.50	Multiple
	Replacement tennis court fencing	£19,640.00	Multiple
	Multiplay structure	£10,465.63	Multiple
	additional play equipment	£5,854.85	Multiple
	replacement of large multi play unit	£1,000.00	Multiple
	Mound and Slide replacement with climbing tower	£15,590.00	Multiple
	Pedestrian Refuge installation	£9,225.00	Multiple
	resurfacing of play area	£244.00	Multiple
	Fencing and benches at Tunstall Recreation Ground	£4,635.83	Multiple
	installation of a MUGA on the Tunstall recreation ground	£20,407.56	Multiple
	Westleton Boules Piste	£912.50	Multiple
	install additional sport and play equipment	£14,926.36	Multiple
Waveney Play and Open Space	Play area improvements - Nightingale Road	£6,108.81	Multiple
	Play area improvements - Holton	£11,395.01	DC/13/0383/FUL
	Bungay Skate Park refurb	£1,083.68	DC/11/1378/COU

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Spend Type	Project	Amount	Reference
	Wildlife/events Noticeboards, The Denes	£2,028.00	DC/12/1521/FUL
	Play area improvements - Stoven Court	£15,102.35	DC/13/0649 &0650
	Noticeboards at Kirkley Cemetery	£1,728.86	W14617/2
Woods Meadow Country park	Country park enhancements	£27,467.40	DC/01/0977/OUT
Affordable Housing	Delivery of a 7 bedroom house of multiple occupation at 141 St Peters Street, Lowestoft	£102,930.05	DC/17/0633/FUL DC/15/2442/FUL
Other spend	Air Pollution	£396.00	Felixstowe South Reconfiguration
	Landguard – Felixstowe Port	£37,317.16	C03/2000
Commutated Sums – Open Space maintenance	Maintenance of multiple open space sites adopted by the Council	£103,004.55	Multiple
Total		£464,860.48	

5.5. Table 3b shows 106 allocations broken down and cross referenced to the planning reference source of funds.

Table 3b

Proposed Spend Type	Project	Amount	Reference
Allocated but not spent during 2020-21			
WDC Play Equipment	Provision of play areas x 2 at Woods Meadow	£40,121.26	DC/01/0977/OUT

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Proposed Spend Type	Project	Amount	Reference
(Woods meadow)			
WDC Community Facilities (Woods Meadow)	Provision of Community Facilities at Woods Meadow (awaiting further funds before project progressed)	£36,664.34	DC/01/0977/OUT
SCDC Play and Sport	Resurface the existing Tennis courts and the creation of a pay to play app/system	£8,750.00	Multiple
	Framlingham Boules Piste	£7,056.40	Multiple
	Table Tennis Table - Framlingham	£1,470.00	Multiple
	Bowls Club - Peasenhall	£3,411.00	Multiple
	Additional play equipment - Snape	£4,150.45	Multiple
	Install additional sport and play equipment - Witnesham	£10,073.64	Multiple
Affordable Housing	Former Deben High School - delivery of affordable housing	£219,893.44	C/07/1427/FUL C/13/1012/FUL
	Orwell Parham Scheme - delivery of 6 affordable rented homes, plots 10-15 DC/18/2212/FUL	£60,000.00	DC/15/1949/FUL
Total		£ 391,590.53	
Allocated prior to 2020-21 but not spent by the end of the reported year			
Playing Fields	Playing Field due to be provided at Brooke Peninsula site (dependent upon development of site)	£1,157.97	DC/16/0892/FUL
Waveney Play and Open Space	Lowestoft Active Seafront Project	£11,324.62	Multiple
Country Park	Laying out of Woods Meadow Country park	£175,758.41	DC/01/0977/OUT

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Proposed Spend Type	Project	Amount	Reference
Play Equipment	Provision of play areas x 2 at Woods Meadow	£134,277.84	DC/01/0977/OUT
Community Facilities	Provision of Community Facilities at Woods Meadow (awaiting further funds before project progressed)	£122,722.98	DC/01/0977/OUT
SCDC Play and Sport	New Play Area - Hollesley	£31,738.12	Multiple
	Skatepark Improvements Woodbridge	£15,000.00	
	Multi use game area - Benhall	£4,835.74	
	Recreation Ground - Heveningham	£3,326.74	
Other	Air Quality	£8,058.97	Felixstowe South Reconfiguration
	Landguard – Felixstowe Port	£156,311.16	DC/03/2000
Commutated Sums – Open Space maintenance	Maintenance of multiple open space sites adopted by the Council	£558,484.32	Multiple
Total		£1,233,244.22	

- 5.6. S106 funds received under planning obligations have not been spent on repaying money borrowed, including any interest.
- 5.7. S106 funds received under planning obligations have not been spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations.
- 5.8. The Infrastructure Team have reviewed s106 monitoring fees for East Suffolk to ensure the income is sufficient to support delivery of timely and effective monitoring arrangements for s106, together with the provision of online, real time and transparent data to assist stakeholders to view collection and spend of developer contributions. East Suffolk Council approved the new monitoring fee which is chargeable from 1 April 2021.

Section 106 Report

- 5.9. Table 4 shows the total amount of money (received under any planning obligations and during any year that have been retained at the end of the 2020-21 financial year.

Table 4

Contribution Type	Amount £
East Suffolk RAMS (Habitat Mitigation)	488,830.44
Former Waveney Open Space	67,649.71
Playing Fields	1,157.97
Affordable Housing	2,420,807.70
Former Suffolk Coastal Play space	450,151.96
Former Suffolk Coastal Sport	822,259.80
Community Facilities	334,634.67
Play Equipment	174,415.27
Refuse	21,394.82
Country Park (Woods Meadow)	175,758.41
Air Quality (Felixstowe South Reconfiguration)	8,058.97
Landguard (Felixstowe Port S106)	157,551.07*
Commutated sums for Maintenance	558,484.32
Total	5,716,457.10

*Interest is applied annually to this figure, with accrued interest during 2020-21 of £1,239.91.

6. Other Matters

- 6.1. Once all CIL historic data has been entered and verified in the Exacom developer contributions system it will be possible to monitor s106 contributions, allocation and spending in live time, as well as for the other developer contributions held by East Suffolk. It is currently only possible to report on s106 contributions in a limited fashion.
- 6.2. The Covid-19 pandemic has had a variety of impacts on the delivery of new housing and the infrastructure projects to support new development. For this reason, no forecasts of s106 contribution expected to be paid in 2021-22 have been provided with this s106 Report. It is expected that the system to show the public this information in 'live time' will be available via the East Suffolk Developer Contributions webpages during 2022.

The Infrastructure List

1. The CIL Regulations

- 1.1. The CIL Regulations 2010 (as amended) were amended in September 2019, removing the Regulation 123 Lists. This Infrastructure List replaces the Regulation 123 Lists for Waveney and Suffolk Coastal areas and details the infrastructure projects that East Suffolk Council is intending to fund through developer contributions, together with other funding sources.

2. The Review of infrastructure Needs

- 2.1 The Infrastructure List has been developed through the ongoing review of infrastructure needs originally identified through the development of the Waveney and Suffolk Coastal Local Plans. Each Local Plan includes an Infrastructure Delivery Framework. Discussions have taken place with the statutory bodies providing services such as Police, Health, Educations, and Highways in order to review the infrastructure needs and funding arrangements for the projects as they come forward for delivery.

3. Annual Review

- 3.1 The Infrastructure List is subject to annual review to ensure that costings of projects are accurately reflected, funding streams are updated, priorities and timings for delivery are accurate and to add or remove projects that arise through consultations and the planning process.

4. CIL Funded Projects

- 4.1 A list of projects that have been either partially or fully funded with District CIL is viewable on the CIL Spending Webpage.

The Infrastructure List

5. The Generic Infrastructure List

- 5.1 Where major (over 10 dwellings) unplanned sites are considered, the following generic infrastructure list is used as the basic approach to considering how required infrastructure should be funded. The list does not prevent s106 being used where there are very specific on or off-site infrastructure requirements or preclude East Suffolk from using CIL to enable delivery of infrastructure part funded through s106. Table 1 is to be used as a guide to the approach to collecting contributions from unplanned sites.

Table 1

Infrastructure Required	S106/s278	CIL
Highway improvements including strategic cycling and pedestrian infrastructure	X	
Strategic highway improvements including strategic cycling and pedestrian infrastructure		X
Library Facilities		X
Education – additional pre-school places at existing establishments		X
Education – additional primary school places at existing establishments		X
Education – additional secondary school and sixth form places at existing establishments		X
Education – NEW Schools or early years settings	X	
Off-site Health Infrastructure		X
Off-site Police Infrastructure		X
Off-site Leisure and Community Facilities		X
Open Space	X	
Maintenance of Open Space where transferred to East Suffolk	X	
Strategic Green Infrastructure		X
Strategic Flooding and coastal defence works		X
Strategic Waste Infrastructure		X
School Transport Contributions	X	

The Infrastructure List

6. The Infrastructure List 2020-21

- 6.1 The Infrastructure List is broken down into type, for example it starts with listing all Highways projects and ends with Coastal Protection and Flooding, followed by the keys to colour coding within the Infrastructure List.
- 6.2 The Infrastructure List is subject to annual review to ensure it accurately reflects delivery of the infrastructure projects. As Neighbourhood Plans are 'made' the infrastructure needs identified from this growth are added to this list.

Highways

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Trimley St Mary - pedestrian crossing	Desirable	Trimley St Mary Parish Council	£65,000	Trimley St Mary Parish Council	£20,000	£45,000	CIL	£0	None	Short term		DCIL funding 2018/19 - Completed Project
Rushmere St Andrew, Playford Road Traffic Calming	Desirable	Rushmere St Andrew Parish Council, Suffolk County Council	£61,050	Rushmere St Andrew Parish Council	£15,850	£45,200	CIL	£0	None	Short term		DCIL funding 2018/19 - Completed Project
Framlingham - Walkway Routes	Desirable	Framlingham Town Council	£107,000	Framlingham Town Council, S106	£52,000	£55,000	CIL	£0	None	Short term		DCIL funding 2018/19

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Halesworth - Footpath Hill Farm Road	Desirable	Suffolk County Council	£56,002.50	None	£0	£56,002.50	CIL	£0	None	Short term		DCIL Funding 2018/19
Normanston Park Pedestrian and Cycle Bridge, Lowestoft	Essential	East Suffolk Council	£1,200,000	None	£0	£1,200,000	CIL	£0	Suffolk County Council, East Suffolk Council, grant funding from organisations such as Sustrans (awarded quarterly)	Short term		At Feasibility Stage. £120,000 DCIL allocated 2017/18 and completed, £19,992 unspent returned to DCIL Fund.
Third Crossing over Lake Lothing, Lowestoft	Essential	Suffolk County Council, East Suffolk Council	£92,000,000	Central Government has confirmed funding for £73 million. Suffolk County Council is required to underwrite the remainder in advance of other local sources being identified.	£92,000,000	£0	None	£0	New Anglia LEP, Highways England	Short term		Construction began April 2021. Opening anticipated for 2023.

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Brooke Peninsula Pedestrian and Cycle Bridge, Lowestoft (linked to Policy WLP2.4)	Essential	Suffolk County Council, East Suffolk Council	£4,810,382	Section 106 from permitted development on Kirkley Waterfront and Sustainable Urban Neighbourhood site	£2,912,950	£1,897,432	Section 106	£0	N/A	Short term		CIL used as 'top up' if needed
Extensions to footpaths along Parkhill, Oulton (Policy WLP2.14)	Essential	Suffolk County Council	£37,800	None	£0	£37,800	Section 278	£0	N/A	Short term		
Extensions to footpaths along Hall Lane and Union Lane, Oulton (Policy WLP2.15)	Essential	Suffolk County Council	£34,440	None	£0	£34,440	Section 278	£0	N/A	Short term		
Extensions to footpaths along Norwich Road, Halesworth (Policy WLP4.1)	Essential	Suffolk County Council	£37,100	None	£0	£37,100	Section 278	£0	N/A	Short term		
Extensions to footpaths along The Street, Barnby (Policy WLP7.2)	Essential	Suffolk County Council	£32,900	None	£0	£32,900	Section 278	£0	N/A	Short term		
Extensions to footpaths along The Street, Somerleyton (Policy WLP7.5)	Essential	Suffolk County Council	£43,120	None	£0	£43,120	Section 278	£0	N/A	Short term		

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Extensions to footpaths along Southwold Road, Brampton (Policy WLP7.9)	Essential	Suffolk County Council	£45,500	None	£0	£45,500	Section 278	£0	N/A	Short term		
Extensions to footpaths along Hogg Lane, Ilketshall St Lawrence (Policy WLP 7.11)	Essential	Suffolk County Council	£21,700	None	£0	£21,700	Section 278	£0	N/A	Short term		
Extensions to footpaths along School Road, Ringsfield (Policy WLP7.14)	Essential	Suffolk County Council	£18,900	None	£0	£18,900	Section 278	£0	N/A	Short term		
Extensions to footpaths along Sotterley Road, Willingham St Mary (Policy WLP7.16)	Essential	Suffolk County Council	£10,500	None	£0	£10,500	Section 278	£0	N/A	Short term		
Extension to cycle link along Loam Pit Lane, Halesworth (Policy WLP4.1)	Essential	Suffolk County Council	£62,700	None	£0	£62,700	Section 278, CIL	£0	N/A	Short term		Linked to Waveney Cycle Strategy projects H1, H6, H7, H9, H10, H15
Access Improvements and Servicing to Broadway Farm, Halesworth (Policy WLP4.6)	Critical	Developer, Suffolk County Council	£898,385.74 - £966,853.37	None	Unknown	£898,385.74 - £966,853.37	Section 278	£0	N/A	Short term		CIL used as 'top up' if needed
Improved Access to Leiston household	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short term		Part of Leiston Neighbourhood Plan

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Waste Recycling Centre (Policy TM5)												
Extending Speed Limits in Leiston	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL, Section 106	Unknown	Unknown	Short term		Included in Leiston Neighbourhood Plan
Provision of cycling, walking and disability access routes (MAR13)	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short term		Part of Martlesham Neighbourhood Plan
Dedicated access for cyclists and pedestrians at Woods Lane and Wilford Bridge Road, Melton (MEL2)	Essential	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short term		Part of Melton Neighbourhood Plan
Pedestrian crossings at Melton Road, Melton	Essential	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short term		Included in Melton Neighbourhood Plan
Improvements to Bus Shelters and information in Melton (Policy MEL4)	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short term		Part of Melton Neighbourhood Plan
Bicycle racks at Melton Railway Station (MEL5)	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short term		Part of Melton Neighbourhood Plan
Car Park and landscaping at Land Opposite McColls Convenience Store, The	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short term		Part of Melton Neighbourhood Plan

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Street, Melton (MEL7)												
Access from Boulge Road (BDP.9)	Essential	Developer, Suffolk County Council	Unknown	None	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Short term		Part of Bredfield Neighbourhood Plan
Footpath link from site 534 to village centre (BDP.14)	Essential	Developer, Suffolk County Council	Unknown	None	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Short term		Part of Bredfield Neighbourhood Plan
Provision of new or extended Public Rights of Way	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short term		Included of Reydon Neighbourhood Plan
Provision of safe walking and cycling routes	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short term		Included of Reydon Neighbourhood Plan
Betts Avenue Public Right of Way improvements (SCLP12.19)	Essential	Suffolk County Council	£15,200	None	£0	£15,200	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Felixstowe Road public right of way improvements (SCLP12.19)	Essential	Suffolk County Council	£16,942	None	£0	£16,942	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Public Rights of Way stopping up contributions (SCLP12.19)	Essential	Suffolk County Council	£8,000	None	£0	£8,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Public Rights of Way Order Making (SCLP12.19)	Essential	Suffolk County Council	£19,500	None	£0	£19,500	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Brightwell Bridleway Scheme (SCLP12.19)	Essential	Suffolk County Council	£19,000	None	£0	£19,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Public Rights of Way Signage (SCLP12.19)	Essential	Suffolk County Council	£15,000	None	£0	£15,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Bridleway BR6 Improvement Scheme (Condition 69) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
General Public Rights of Way Improvements (Condition 10) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Anson Road Improvements (SCLP12.19)	Essential	Suffolk County Council	£60,000	None	£0	£60,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Arundel Road Improvements (SCLP12.19)	Essential	Suffolk County Council	£100,000	None	£0	£100,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Bell Lane Improvements (SCLP12.19)	Essential	Suffolk County Council	£100,000	None	£0	£100,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Dobbs Lane Improvements (SCLP12.19)	Essential	Suffolk County Council	£100,000	None	£0	£100,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Bus Infrastructure Improvements (SCLP12.19)	Essential	Suffolk County Council	£34,000	None	£0	£34,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Offsite Highways Mitigation Measures (SCLP12.19)	Essential	Suffolk County Council	£200,000	None	£0	£200,000	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes. Including £20,000 for survey work.
Speed Management Contributions (SCLP12.19)	Essential	Suffolk County Council	£200,247	None	£0	£200,247	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes. Including £32,040 for operating costs.
Highways Contributions (SCLP12.19)	Essential	Suffolk County Council	£399,998	None	£0	£399,998	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Speed Limit Signs (Condition 32) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to A14 Junction 58 (Condition 33) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Cycle and Footway Connection at Barrack Square (Condition 34) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to A12 Barrack Square/Eagle Way Junction and Barrack	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Square/Gloster Road Junction (Condition 37) (SCLP12.19)												
Improvements to Foxhall Road/Newborn Road Junction (Condition 38) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to Martlesham Roundabout (Condition 39) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Improvements to Goster Road/Felixstowe Road Junction (Condition 40) (SCLP12.19)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106	£0	None	Short - medium term		As required by Section 106 Agreement for Brightwell Lakes
Access, cycle and footway improvements for North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Critical	Developer	Unknown	None	Unknown	Unknown	Section 278	£0	N/A	Short-medium term (with development of site)		
Access and connectivity improvements at Land north of Conway Close and Swallow Close, Felixstowe	Essential/Critical	Developer	£50,000 - £150,000	None	Unknown	£50,000 - £150,000	Section 278	£0	N/A	Short-medium term (with development of site)		

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
(Policy SCLP12.4)												
Pedestrian and cycle enhancements at Land at Brackenbury Sports Centre, Felixstowe (Policy SCLP12.5)	Essential	Developer	£75,000	None	Unknown	£75,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Footway improvements at Land at Sea Road (Policy SCLP12.6)	Essential	Developer	£25,000	None	Unknown	£25,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Access improvements at Bridge Road, Felixstowe (Policy SCLP12.8)	Essential/Critical	Developer	£50,000	None	Unknown	£50,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Junction Improvements at Land at Carr Road/Langer Road, Felixstowe (Policy SCLP12.9)	Essential/Critical	Developer	£100,000 - £150,000	None	Unknown	£100,000 - £150,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Sustainable pedestrian and cycle connectivity at Land at Haven	Essential	Developer	£50,000	None	Unknown	£50,000	Section 278	£0	N/A	Short-medium term (with development of site)		

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Exchange (Policy SCLP12.10)												
Significant access improvements and improvements to the wider Land at Felixstowe Road (Policy SCLP12.20)	Critical	Developer	£350,000 - £500,000	Suffolk County Council, Highways England (e.g. Growth and Housing Fund if permitted before March 2021)	Unknown	£350,000 - £500,000	Section 278	£0	New Anglia LEP	Short-medium term (with development of site)		
Footway improvements at Ransomes, Nacton Heath (Policy SCLP12.21)	Essential	Developer	£100,000	None	Unknown	£100,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Access improvements along with pedestrian and cycle connectivity at Land northeast of Humber Doucy Lane (Policy SCLP12.24)	Critical	Developer	Unknown	None	Unknown	Unknown	Section 278	£0	N/A	Short-medium term (with development of site)		
Access, junction, cycle and footway improvements at Suffolk Police HQ, Portal Avenue,	Essential/Critical	Developer	£500,000	None	Unknown	£500,000	Section 278	£0	N/A	Short-medium term (with development of site)		

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Martlesham (Policy SCLP12.25)												
Access and junction improvements at Land rear of Rose Hill, Saxmundham Road, Aldeburgh (Policy SCLP12.27)	Essential/Critical	Developer	£25,000 - £45,000 (footway works)	None	Unknown	£25,000 - £45,000 (footway works)	Section 278	£0	N/A	Short-medium term (with development of site)		
Access, sustainable transport, cycle and footway improvements for South Saxmundham Garden Neighbourhood (Policy SCLP12.29)	Critical	Developer	Unknown	None	Unknown	Unknown	Section 106, Section 278, CIL	Unknown	N/A	Short-medium term (with development of site)		
Access improvements along with maximisation of cycle and pedestrian connectivity at Land north-east of Street Farm, Saxmundham (Policy SCLP12.30)	Essential/Critical	Developer	Unknown	None	Unknown	Unknown	Section 278	£0	N/A	Short-medium term (with development of site)		

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Access and junction improvements at Land at Woodbridge Town Football Club (Policy SCLP12.33)	Essential/Critical	Developer	£200,000	None	Unknown	£200,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Footway improvements at Land to the East of Aldeburgh Road, Aldringham (Policy SCLP12.42)	Essential	Developer	£10,000	None	Unknown	£10,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Cycle and footway improvements at Land south of Forge Close between Main Road and Ayden, Benhall (Policy SCLP12.43)	Essential	Developer	£50,000 - £70,000	None	Unknown	£50,000 - £70,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Footway improvements at Land to the Southeast of Levington Lane, Bucklesham (Policy SCLP12.44)	Essential	Developer	£40,000 - £100,000	None	Unknown	£40,000 - £100,000	Section 278	£0	N/A			
Cycle and footway improvements at Land to the	Essential	Developer	£125,000	None	Unknown	£125,000	Section 278	£0	N/A			

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
south of Darsham Station (Policy SCLP12.47)												
Footway improvements at Land off Laxfield Road, Dennington (Policy SCLP12.49)	Essential	Developer	£15,000 - £25,000	None	Unknown	£15,000 - £25,000	Section 278	£0	N/A			
Access and footway improvements at Land west of Chapel Road, Grundisburgh (Policy SCLP12.51)	Essential/Critical	Developer	£150,000	None	Unknown	£150,000	Section 278	£0	N/A			
Access and pedestrian connectivity improvements at Land south of Ambleside, Main Road, Kelsale cum Carlton (Policy SCLP12.52)	Essential/Critical	Developer	£15,000 (pedestrian connectivity)	None	Unknown	£15,000 (pedestrian connectivity)	Section 278	£0	N/A	Short-medium term (with development of site)		
Junction and footway improvements at Land at School Road, Knodishall (Policy SCLP12.55)	Essential/Critical	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A			

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Footway improvements at Land north of Mill Close, Orford (Policy SCLP12.57)	Essential	Developer	£5,000 - £10,000	None	Unknown	£5,000 - £10,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Rights of Way and access improvements at Land adjacent to Swiss Farm, Otley (Policy SCLP12.58)	Essential/Critical	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A			
Footway improvements at Land adjacent to Farthings Sibton Road, Peasenhall (Policy SCLP12.59)	Essential	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Footway improvements at Land between High Street and Chapel Lane, Pettistree (Policy SCLP12.60)	Essential	Developer	£95,000 - £115,000	None	Unknown	£95,000 - £115,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Pedestrian connectivity improvements at Land east of Redwald Road, Rendlesham (Policy SCLP12.62)	Essential	Developer	£100,000	None	Unknown	£100,000	Section 278	£0	N/A	Short – Medium term (with development of site)		

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Access and pedestrian improvements at Land opposite The Sorrel Horse, The Street, Shottisham (Policy SCLP12.63)	Essential/Critical	Developer	£50,000	None	Unknown	£50,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Access, footway and cycle connectivity improvements at Land off Howlett Way, Trimley St Martin (Policy SCLP12.64)	Essential/Critical	Developer	£200,000 - £300,000	None	Unknown	£200,000 - £300,000	Section 278	£0	N/A	Short – Medium term (with development of site)		
Access, footway and Public Rights of Way improvements at Land off Keightley Way, Tuddenham (Policy SCLP12.66)	Essential/Critical	Developer	£100,000	None	Unknown	£100,000	Section 278	£0	N/A	Short-medium term (with development of site)		

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Footway improvements at Land south of Lower Road, Westerfield (Policy SCLP12.67)	Essential	Developer	£115,000	None	Unknown	£115,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Footway improvements at Land west of B1125, Westleton (Policy SCLP12.68)	Essential	Developer	£25,000 - £45,000	None	Unknown	£25,000 - £45,000	Section 278	£0	N/A	Short-medium term (with development of site)		

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Footway improvements at Land at Cherry Lee, Darsham Road, Westleton (Policy SCLP12.69)	Essential	Developer	£30,000	None	Unknown	£30,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Access and footway improvements at Land at Mow Hill, Witnesham (Policy SCLP12.70)	Essential/Critical	Developer	£20,000 - £40,000	None	Unknown	£20,000 - £40,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Footway improvements at Land at Street Farm, Witnesham (Policy SCLP12.71)	Essential	Developer	£20,000	None	Unknown	£20,000	Section 278	£0	N/A	Short-medium term (with development of site)		
Cycle link along Ellough Road, Beccles (linked to Policy WLP3.1)	Essential	Suffolk County Council	£112,100	None	£0	£112,100	Section 278, CIL	£0	N/A	Medium term		Linked to Waveney Cycle Strategy projects BE20 and BE21

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Cycle link between Lowestoft and Hopton (linked to Policy WLP2.13)	Essential	Suffolk County Council	£380,000	None	£0	£380,000	Section 278, CIL	£0	N/A	Medium term		CIL used as 'top up' if needed, Linked to Waveney Cycle Strategy projects R3, R4, R5 and R6.
Improvements to Bloodmoor Roundabout, Carlton Colville, Lowestoft (linked to Policy WLP2.16)	Essential	Suffolk County Council	£700,000 - £1,000,000	None	Unknown	£700,000 - £1,000,000	Section 106 – principally from WLP2.16 but also other sites in vicinity of Lowestoft	£0	N/A	Medium term		
Potential safety Improvements to A47 to accommodate the North Lowestoft Garden Village (Policy WLP2.12)	Potentially Critical	Highways England, Suffolk County Council	Unknown	Unknown	Unknown	Unknown	Section 278	Unknown	N/A	Long term		
Continuation of Shared Space Scheme at Felixstowe Town Centre	Desirable	Felixstowe Town Council, East Suffolk Council, Suffolk County Council	Unknown	Felixstowe Town Council, East Suffolk Council, Suffolk County Council	Unknown	Unknown	Section 106/Section 278	£0	N/A	Over entire plan period		CIL used as 'top up' if needed
Measures to improve capacity at Garrison Lane / High Road	Essential	Suffolk County Council	£250,000 - £300,000	None	Unknown	£250,000 - £300,000	Section 106/Section 278	£0	N/A	Over entire plan period		CIL used as 'top up' if needed

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
junction, Felixstowe												
Measures to improve capacity at Garrison Lane / Mill Lane junction, Felixstowe	Essential	Suffolk County Council	£250,000 - £300,000	None	Unknown	£250,000 - £300,000	Section 106/Section 278	£0	N/A	Over entire plan period		CIL used as 'top up' if needed
Improvements to A14, junction 55 (Copdock Interchange, Ipswich)	Essential	Suffolk County Council, Highways England	£65,000,000 - £100,000,000	Highways England, Central Government	£9,750,000 - £15,000,000	Unknown	CIL	Unknown	Highways England, Central Government, other ISPA authorities	Over entire plan period. Local (Suffolk Coastal)		Contribution derived from traffic modelling of proportion of trips derived from Suffolk Coastal Local Plan growth.
Improvements to A14, junction 56 (Wherstead)	Essential	Suffolk County Council, Highways England	TBC	Highways England, Central Government	Unknown	Contribution unknown – potential contribution from development proposal in Babergh District to be funded via s278	Section 278/CIL	Unknown	Developer contributions from ISPA authorities, Highways England (Road Investment Strategy or Minor Works Fund),	Over entire plan period		

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
									Central Government			
Improvements to A14, junction 57 (Nacton)	Essential	Suffolk County Council, Highways England	£5,000,000 - £10,000,000	Highways England, Central Government, DfT Minor Works Fund	£1,075,000 - £2,150,000	Unknown	CIL	Unknown	Highways England, Central Government	Over entire plan period. Local (Suffolk Coastal)		Contribution derived from traffic modelling of proportion of trips derived from Suffolk Coastal Local Plan growth.
Improvements to A14, junction 58 (Seven Hills)	Essential	Suffolk County Council, Highways England	£5,000,000	Highways England, Central Government	Unknown (if under s278)	£5,000,000	Section 106,/Section 278/CIL	Unknown	Highways England, Central Government, other ISPA authorities	Over entire plan period		Contributions expected from sites SCLP12.19 and SCLP12.20.
Sustainable transport measures in Ipswich, including Smarter Choices, Quality Bus Partnership and other measures	Essential	Suffolk County Council	£7,300,000 - £8,400,000	Suffolk County Council, Developers, ISPA Authorities	Unknown	£2,100,000 - £2,400,000	S106/CIL	£5,200,000 - £6,000,000	Developer contributions from ISPA authorities	Over entire plan period (figures to 2026)		
Infrastructure improvements to support sustainable transport measures and	Essential	Suffolk County Council	£16,000,000 - £20,000,000 (up to 2026)	Developers, Suffolk County Council, ISPA authorities	Unknown	£4,500,000 - £5,600,000	S106/CIL	£11,500,000 - £14,400,000	Developer contributions from ISPA authorities	Over entire plan period (figures to 2026)		

The Infrastructure List

Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
junction improvements												
Measures to increase capacity on Foxhall Road (from A12 to Heath Road)	Essential	Suffolk County Council	£200,000 - £250,000	None	£0	£200,000 - £250,000	Section 106	Unknown	Unknown	Over entire plan period.		There is a requirement for permitted site SCLP12.19 to deliver these improvements.
Measures to increase capacity on A1214	Essential	Suffolk County Council	£4,000,000	None	Unknown. Proportion from East Suffolk TBC	Unknown	Section 106/ Section 278	Unknown	Developer contributions from ISPA Authorities	Over entire plan period		
Measures to improve capacity at Melton crossroads	Essential	Suffolk County Council	£250,000 - £300,000	None	Unknown	£250,000 - £300,000	Section 106/S278	£0	N/A	Over entire plan period		
Measures to improve capacity at A12/B1079 junction	Essential	Suffolk County Council	£300,000 - £350,000	None	Unknown	£300,000 - £350,000	Section 106/ Section 278	£0	Central Government Funding, NSIPs	Over entire plan period		

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Project	Priority	Lead Provider	Estimated Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Measures to improve capacity at B1121/Chantry Road junction, Saxmundham	Essential	Developer	Unknown	None	Unknown	Unknown	Section 106/Section 278	£0	N/A	Over entire plan period		
Dedicated footpaths and cyclepaths between Former Ashley Nurseries Site and Land at Laurel Farm East, West and South (SA1, SA2 and SA3)	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Over entire plan period		Part of Kessingland Neighbourhood Plan
Provision of dedicated cyclepaths and footpaths (TM1)	Essential	Parish Council, Developer	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Over entire plan period		Part of Leiston Neighbourhood Plan

Totals			Approximate Cost		Potential Non-Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£ 100,501,530.20 - 100,891,997.80		£94,912,950	£ 5,588,580.24 - 5,957,048.87		£0		
Total			£107,840,937 - 153,775,937		£10,912,850 - 17,237,850	Unknown		Unknown		
Total			Unknown		Unknown	Unknown		Unknown		

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Overall Totals			£208,342,467.2 0 - 254,667,934.80		£105,825,800 - 112,150,800	Unknown		Unknown		
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The Infrastructure List

Early Years Education

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Additional 30 pre-school places at Holton St Peter Primary School	Essential	Suffolk County Council	£615,240	None	£0	£615,240	CIL	£0	None	Short term		To be delivered in addition to the new setting at Dairy Farm, Halesworth (WLP4.5)
Provision of a pre-school Centre on land at Playing Fields off Francis Road, Kessingland (CI3)	Essential	Developer, Suffolk County Council	Unknown	None	Unknown	Unknown	S106, Neighbourhood CIL	Unknown	Unknown	Short term		Part of Kessingland Neighbourhood Plan
Pre-school provision at Brightwell Lakes (SCLP12.19)	Essential	Suffolk County Council	£935,601	None	£0	£935,601	Section 106	£0	None	Short - medium term		Including built provision (344m2 indoor space, 285m2 outdoor space). A contribution of £18,000,000 will be required for education provision at Brightwell Lakes. This will cover pre-school, primary, secondary, and further education, which will be mostly provided by a single all-through school. Final contributions will be determined once the mix of housing on the site has been fully established.
1 new pre-school setting at new primary school on North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		60 place pre-school setting to be delivered alongside the new primary school on North of Lowestoft Garden Village. Delivery dependent on housing growth build out. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
1 new pre-school setting in Gunton and Corton area (North Lowestoft Garden Village) (Policy WLP2.13)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		60 place pre-school part of a local shopping centre on North of Lowestoft Garden Village. Delivery dependent on housing growth build out. Setting would not be needed until after setting at new primary school is delivered. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.
1 new pre-school setting at new primary school in Kirkley Waterfront and Sustainable Urban Neighbourhood (WLP2.4)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		Kirkley Waterfront and Sustainable Urban Neighbourhood partially secured extant permission should this permission lapse the need is for a 60-place pre-school setting to delivered alongside the new primary school and another 60-place pre-school setting as part of the Local Centre. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new pre-school setting in Kirkley and Whitton Area. Linked with Policies WLP2.4 and WLP2.6	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		Kirkley Waterfront and Sustainable Urban Neighbourhood partially secured extant permission should this permission lapse the need is for a 60-place pre-school setting to delivered alongside the new primary school and another 60-place pre-school setting as part of the Local Centre. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
1 new pre-school at new primary school on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Pre-school setting to delivered alongside the new primary school. Land setting secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new pre-school setting at Community Hub in Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Stand-alone Pre-school setting. Setting at primary school as part of WLP3.1 to be delivered first. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new pre-school setting in Beccles and Worlingham area to serve development on Land West of London Road, Beccles (Policy WLP3.2)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Standalone Pre-school setting. Setting at primary school as part of WLP3.1 to be delivered first. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
1 new pre-school setting at Dairy Farm, Halesworth (Policy WLP4.5). Linked with other sites in Halesworth (WLP4.1 - 4.4)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		Expected to be needed in 2023. Standalone 60 place setting. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.
1 new pre-school setting at Land West of St Johns Road, Bungay (Policy WLP5.2)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		0.09 hectares of land on the site should be made available for a new pre-school setting. Site needed by 300th dwelling occupation. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.
1 new pre-school setting in Oulton (Policies WLP2.14 and WLP2.15)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	CIL	£0	None	Short-medium term		0.09 hectares of land on the site should be made available for a new pre-school setting. Site needed by 300th dwelling occupation. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
1 new pre-school setting at new primary school on Land South of The Street (Policy WLP2.16)	Essential	Suffolk County Council	£1,230,480	None	£0	£1,230,480	Section 106	£0	None	Short-medium term		Pre-school setting to delivered alongside the new primary school. Site needed by 300th dwelling occupation. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Pre-school setting/s at South Saxmundham Garden Neighbourhood (Policies SCLP12.29, SCLP12.30, SCLP12.43, SCLP12.52, SCLP12.59 & SCLP12.1)	Essential	Suffolk County Council	£1,845,720	Unknown	£0	£1,784,196	Section 106	£61,524	Unknown	Short - Medium term		One form of entry primary school on a 2.2ha site to enable further expansion and pre-school provision. Second setting on 0.13ha of land reserved for a further new pre-school setting if suitable and accessible alternative provision is not available elsewhere in the town. Pre-school setting with primary school delivered first - Land setting secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.
Pre-school settings at North Felixstowe Garden Neighbourhood (Policies SCLP12.3, SCLP12.4)	Essential	Suffolk County Council	£4,306,680	Unknown	£0	£2,932,644	Section 106	£1,374,036	Extant Section 106/CIL	Short - medium term		Provision of 630 primary school spaces and 90 place pre-school provision; Should be a further two 60 place settings elsewhere within the garden neighbourhood. Land secured for £1. Fully serviced - minimum 3ha 630 place primary and for 90 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage. Two additional 60 place settings. Land secured for £1. Fully serviced - minimum 915.2sqm 60 FTE place settings. Location to be determined in consultation with SCC at Reserved Matters stage.
Pre-school settings in Felixstowe – including at Walton High Street North, existing school sites and/or at Land at Brackenbury Sports Centre (Policy SCLP12.5) or Land at Sea	Essential	Suffolk County Council	£1,845,720	Unknown	£0	£244,045	Section 106	£1,601,675	Extant Section 106/CIL	Short - medium term		30 places at Caustone or Colneis primary or 12.5 reserve site at Brakenbury (0.1 ha if needed pre-school). 60 place Walton Green North.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Road (Policy SCLP12.6)												
Pre-school setting with new primary school at Land Adjacent to Reeve Lodge (Policy SCLP12.65) and pre-school setting at Land off Howlett Way (Policy SCLP12.64)	Essential	Suffolk County Council	£1,230,480	Unknown	£0	£943,368	Section 106	£287,112	Extant Section 106/CIL	Short - medium term		SCLP12.65 Provision of 2.2ha of land for a primary school including and 0.1ha of land for pre-school. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage. provision; Reservation of a site on SCLP12.64 for a new pre-school setting on 0.1ha of land; Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.
Pre-school setting/expansion of existing settings in Leiston and Aldeburgh (Policy SCLP12.1, SCLP12.27, SCLP12.42, SCLP12.55)	Essential	Suffolk County Council	£1,230,480	Unknown	£0	£184,572	Section 106	£1,045,908	Unknown	Short-medium term		Needs from existing permissions - new development will only cover part of the cost. Expansion of existing setting. Mid local plan period.

The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Additional Early Education Capacity in Rendlesham Ward (Policies SCLP12.62 & SCLP12.61)	Essential	Suffolk County Council	£155,412	Unknown	£0	£155,412	CIL	£0	CIL	Short – medium term		No capacity to expand. May need to find places in adjacent wards if places are not available.
Additional Early Education Capacity in Woodbridge Ward (Policies SCLP12.32 and SCLP12.33)	Essential	Suffolk County Council	£345,360	Unknown	£0	£345,360	CIL	£0	None	Short - medium term		Some expansion possible. Projects being investigated.
Additional Early Education Capacity in Fynn Valley Ward (Policies SCLP12.66, SCLP12.67, SCLP12.70, SCLP12.71)	Essential	Suffolk County Council	£155,412	Unknown	£0	£155,412	CIL	£0	None	Medium term		Improvements to be investigated.
Additional Early Education Capacity in Kirton Ward (Policies SCLP12.44, SCLP12.54, SCLP12.56)	Essential	Suffolk County Council	£103,608	Unknown	£0	£103,608	CIL	£0	None	Medium term		Improvements to be investigated.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Additional Early Education Capacity in Wenhaston and Westleton Ward (Policies SCLP12.1, SCLP12.47, SCLP12.48, SCLP12.69, SCLP12.68)	Essential	Suffolk County Council	£310,824	Unknown	£0	£310,824	CIL	£0	None	Medium term		No capacity to expand. May need to find places in adjacent wards if places are not available.
Pre-school setting in Wickham Market Ward (Policies SCLP12.1, SCLP12.46, SCLP12.51, SCLP12.60)	Essential	Suffolk County Council	£615,240	Unknown	£0	£451,176	Section 106	£164,064	Unknown	Medium term		SCLP12.60 Provision of 0.1ha of land for a new pre-school setting if needed. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.
Pre-school setting at Land at Humber Doucy Lane, Rushmere St Andrew (Policy SCLP12.24)	Essential	Suffolk County Council	£1,230,480	Unknown	£0	£287,112	Section 106	£943,368	Section 106 from other development	Long term		Cross border needs - Section 106 from other developments may need to fill gap. Provision of 0.1ha of land for a pre-school setting if needed within East Suffolk. Expected delivery after settings at Ipswich Garden Suburb are delivered. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.

The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Additional Early Education Capacity in Framlingham Ward (Policies SCLP12.1, SCLP12.49, SCLP12.53)	Essential	Suffolk County Council	£393,192	Unknown	£0	£393,192	CIL	£0	None	Unknown		SCLP12.49 If required, 0.1ha of land on the site should be reserved for a new pre-school setting or a contribution made towards a new pre-school setting off-site. Need towards end of development. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage.
Additional Early Education Capacity in Kesgrave Ward (Policy SCLP12.1)	Essential	Suffolk County Council	£31,082	Unknown	£0	£31,082	CIL	£0	None	Unknown		Some expansion possible. Projects being investigated.
Additional Early Education Capacity in Orford and Eyke Ward (Policies SCLP12.57, SCLP12.45, SCLP12.50)	Essential	Suffolk County Council	£135,208	Unknown	£0	£135,208	CIL	£0	None	Unknown		SCLP12.50 - Eyke - site includes provision of land to accommodate expansion of primary school and pre-school setting if needed. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage.

Totals			Approximate Cost		Potential Non-Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£14,150,520		£0	£14,150,520		£0		
Total			£14,870,500		£0	£9,392,813		£5,477,687		
Total			Unknown		Unknown	Unknown		Unknown		
Overall Totals			£29,021,020		£0	£23,543,333		£5,477,687		

The Infrastructure List

Primary Education

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Provision for 106 additional pupils for schools in Halesworth and Holton (Policies WLP4.1, WLP4.2, WLP4.3, WLP4.4, WLP4.5, WLP7.15)	Essential	Suffolk County Council	£1,830,408	None	£0	£1,830,408	CIL	£0	None	Short term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of Edgar Sewter CP School by 105 places from 315 to 420 places
New primary school at Trimley St Martin (Policies SCLP12.54, SCLP12.64, SCLP12.65)	Essential	Suffolk County Council	£8,613,360	Unknown	£0	£2,676,294	Section 106	£5,937,066	Suffolk County Council (via prudential borrowing)	Short term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via the relocation and expansion of Trimley St Martin Primary School to a 2.2ha site within Land adjacent to Reeve Lodge, High Road, Trimley St Martin (SCLP12.65).</p>
All through school provision at Brightwell Lakes (SCLP12.19)	Essential	Suffolk County Council	£18,000,000	None	£0	£18,000,000	Section 106	£0	Suffolk County Council (via prudential borrowing)	Short - medium term		A contribution of approx. £18,000,000 will be required for education provision at Brightwell Lakes. This will cover pre-school, primary, secondary, and further education, which will be mostly provided by a single all-through school. Final contributions will be determined once the mix of housing on the site has been fully established.
Provision for additional 85 pupils at The Limes Primary School on Woods Meadow (Policies WLP2.14 and WLP2.15)	Essential	Suffolk County Council	£1,467,780	None	£0	£1,467,780	CIL	£0	None	Short – medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via The Limes Primary Academy which has been designed to accommodate additional pupils.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Provision for 23 additional pupils at Blundeston CofE Primary School/ The Limes Primary School (Policies WLP7.3, WLP7.4 and WLP7.12)	Essential	Suffolk County Council	£397,164	None	£0	£397,164	CIL	£0	None	Short-medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity, The proposed strategy for mitigating this growth is via the Limes Primary Academy which has been designed to accommodate additional pupils.
Provision for 34 additional pupils in the vicinity of Southwold and Reydon (Policy WLP6.1)	Essential	Suffolk County Council	£587,112	None	£0	£587,112	CIL	£0	None	Short-medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of the school by 105 places from 210 to 315 places which can only be achieved if adjacent land were secured. The County Council is investigating the acquisition of land to enable the expansion of Reydon Primary School. However, if it cannot be secured, the result would be that pupils are displaced into neighbouring catchments - Brampton, Wenhaston and Bramfield. This would represent a less sustainable pattern of development.
Provision for 8 additional pupils at Ringsfield Primary School (Policy WLP7.14)	Essential	Suffolk County Council	£138,144	None	£0	£138,144	CIL	£0	None	Short-medium term		Growth may necessitate the expansion of the catchment school using developer contributions.
New primary school at Felixstowe (Policies SCLP12.3, SCLP12.5, SCLP12.6, SCLP12.4)	Essential	Suffolk County Council	£10,254,000	Unknown	£0	£8,864,583	Section 106	£1,389,417	Suffolk County Council (via prudential borrowing)	Short - medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via the provision of a new primary school located on a 3ha site within the North Felixstowe Garden Neighbourhood (SCLP12.3).

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Provision for additional places at Sir Robert Hitcham Primary School (Policy SCLP12.1)	Essential	Suffolk County Council	£431,700	Unknown	£0	£431,700	CIL	£0	Suffolk County Council (via prudential borrowing)	Short-medium term		Growth may necessitate the expansion of the catchment school using developer contributions.
New Primary School (including pre-school) on Kirkley Waterfront and Sustainable Urban Neighbourhood Site (Policy WLP2.4)	Essential	Suffolk County Council	£8,613,360	Section 106 already signed for Brooke Peninsula which will provide approximately £4,730,434 depending on the exact mix of properties.	£4,730,434	£2,949,566	Section 106	£933,360	None	Medium term		Accommodate new students from WLP2.6. The proposed strategy for mitigating this growth is via the provision of a new primary school located on a 2.2ha site within the Kirkley Waterfront and Sustainable Urban Neighbourhood (WLP2.4).
New Primary School (including pre-school) on Land South of The Street, Carlton Colville (Policy WLP2.16)	Essential	Suffolk County Council	£8,613,360	None	£0	£4,614,300	Section 106	£3,999,060	Suffolk County Council, CIL from future development	Medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via the provision of a new primary school located on a 2.2ha site within Land South of The Street, Carlton Colville/ Gisleham (WLP2.16).
New Primary School (including pre-school) on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Essential	Suffolk County Council	£8,613,360	None	£0	£6,408,750	Section 106	£2,204,610	Suffolk County Council, CIL from future development	Medium term		Will accommodate students from WLP3.2 and WLP7.13. The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is by the provision of a new primary school. A 2.2ha site should be reserved within WLP3.1 to allow for a primary school and early years setting to be provided on the site.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
New primary school at Saxmundham (Policies SCLP12.29, SCLP12.30)	Essential	Suffolk County Council	£8,613,360	Unknown	£0	£4,434,855	Section 106	£4,178,505	Section 106 from other relevant development, Suffolk County Council (via prudential borrowing)	Medium term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is by the provision of a new primary school. A 2.2ha site should be reserved within the Saxmundham Garden Village to allow for a primary school and early years setting to be provided on the site.
Provision for additional pupils at Bucklesham Primary School/Brightwell Lakes School (Policy SCLP12.44)	Essential	Suffolk County Council	£138,144	Unknown	£0	£138,144	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium term		Revised Strategy - pupils would need places as Brightwell Lakes New Primary School.
Provision for additional pupils at Woodbridge Primary School, (or St Mary's Primary) (Policies SCLP12.32, SCLP12.33, SCLP12.1)	Essential	Suffolk County Council	£1,277,832	Unknown	£0	£1,277,832	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via utilising available places at alternative schools in Woodbridge.</p> <p>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.</p>

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Provision for additional places at Martlesham Primary School (Policies SCLP12.25, SCLP12.1)	Essential	Suffolk County Council	£1,381,440	Unknown	£0	£1,381,440	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via expansion of the school.</p>
New Primary School (including pre-school) on North Lowestoft Garden Village (Policy WLP2.13)	Essential	Suffolk County Council	£8,613,360	None	£0	£6,665,100	Section 106	£1,948,260	Suffolk County Council, CIL from future development	Medium – long term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via the provision of a new primary school located on a 2.2ha site within the Lowestoft Garden Village (WLP2.13).</p>
Provision for additional pupils at new Ipswich Garden Suburb Primary (Policies SCLP12.66, SCLP12.67, SCLP12.24)	Essential	Suffolk County Council	£1,036,080	Unknown	£0	£1,036,080	Section 106	£0	Section 106 from other relevant development, Suffolk County Council (via prudential borrowing)	Medium – long term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is by the provision of a new primary school within the Ipswich Garden Suburb (Red House) development.</p>

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Provision for additional places at primary schools in Kesgrave (Policy SCLP12.1)	Essential	Suffolk County Council	£86,340	Unknown	£0	£86,340	CIL	£0	Suffolk County Council (via prudential borrowing)	Unknown		Revision of strategy - The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via utilising available places at alternative schools in Woodbridge. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.
Provision for additional pupils at Hollesley Primary School (Policy SCLP12.63)	Essential	Suffolk County Council	£51,804	Unknown	£0	£51,804	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.33% of the school roll) over time through the admissions process. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Provision for additional pupils at Rendlesham Primary School (Policies SCLP12.61, SCLP12.62)	Essential	Suffolk County Council	£448,968	Unknown	£0	£448,968	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.10% of the school roll) over time through the admissions process. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.
Provision for additional pupils at Easton Primary School (Policies SCLP12.53, SCLP12.1)	Essential	Suffolk County Council	£120,876	Unknown	£0	£120,876	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term. It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.76% of the school roll) over time through the admissions process. Should demand for places change, this may necessitate the expansion of the catchment school using developer

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
												contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.
Provision for additional pupils at Eyke Church of England Primary School (Policies SCLP12.45 & SCLP12.50)	Essential	Suffolk County Council	£345,360	Unknown	£0	£345,360	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - long term		<p>The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school.</p> <p>It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.59% of the school roll) over time through the admissions process.</p> <p>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term</p> <p>To preserve the ability of the school to expand</p>

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
												should this be required in the future 0.4ha of land from SCLP12.50 will be reserved.
Provision for additional pupils at St Marys CEVCP School, Benhall (Policy SCLP12.43)	Essential	Suffolk County Council	£224,484 - 276,288	Unknown	£0	£224,484 - 276,288	Section 106/CIL	£0	Suffolk County Council (via prudential borrowing)	Medium-long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.70% of the school roll) over time through the admissions process. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Provision for additional places at Wenhaston Primary School (Policy SCLP12.1)	Essential	Suffolk County Council	£103,608	Unknown	£0	£103,608	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.49% of the school roll) over time through the admissions process. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.
Provision for additional pupils at Leiston Primary School (Policies SCLP12.27, SCLP12.42, SCLP12.55, SCLP12.1)	Essential	Suffolk County Council	£690,720	Unknown	£0	£690,720	CIL	£0	Suffolk County Council (via prudential borrowing)	Medium - long term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. It is expected that the additional pupils emanating from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.66% of the school roll) over time through the admissions process. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Provision for additional pupils at Kelsale Primary School (Policies SCLP12.52, SCLP12.1)	Essential	Suffolk County Council	£224,484 - 276,288	Unknown	£0	£224,484 - 276,288	Section 106/CIL	£0	Suffolk County Council (via prudential borrowing)	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from the development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.
Provision for 15 additional pupils at Barnby North Cove Primary School (Policy WLP7.2)	Essential	Suffolk County Council	£259,020	None	£0	£259,020	CIL	£0	None	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.
Provision for 12 additional pupils at Brampton Community Primary School (Policies WLP7.9, WLP7.10 and WLP7.16)	Essential	Suffolk County Council	£207,216	None	£0	£207,216	CIL	£0	None	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.
Provision for 11 additional pupils at Ilketshall St Lawrence School (Policies WLP7.11, WLP7.17)	Essential	Suffolk County Council	£189,948	None	£0	£189,948	CIL	£0	None	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale / Progress	Status	Comments
Potential relocation of Bungay Primary School (Policies WLP5.1 and WLP5.2)	Essential	Suffolk County Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.
Provision for additional pupils at Dennington CEVCP School (Policy SCLP12.49)	Essential	Suffolk County Council	£172,680	Unknown	£0	£172,680	CIL	£0	Suffolk County Council (via prudential borrowing)	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.
Provision for additional pupils at Witnesham Primary School (Policies SCLP12.58, SCLP12.70, SCLP12.71)	Essential	Suffolk County Council	£483,504	Unknown	£0	£483,504	CIL	£0	Suffolk County Council (via prudential borrowing)	Long term		Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school.

Totals			Approximate Cost		Potential Non-Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£39,530,232		£4,730,434	£25,714,508		£9,085,290		
Total			£52,698,744 - £52,802,352		£0	£41,193,756 - £41,297,364		£11,504,988		

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Total			None		None	None		None		
Overall Totals			£91,295,616 - 91,399,224		£4,730,434	£66,908,264 - 67,011,872		£20,590,278		

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Secondary Education

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Expansion of Bungay High School	Essential	Suffolk County Council	£3,566,250	Unknown	£0	£142,650	CIL	£3,423,600	Suffolk County Council (via prudential borrowing)	Short term		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of the 11-16 provision at the school by 150 places from 900 to 1050 places with a further possible expansion to 1200 to be required in the future. To future proof the school site 0.75ha has been reserved within policy WLP5.2 for the school site extension.
All through school provision at Brightwell Lakes (SCLP12.19)	Essential	Suffolk County Council	£18,000,000	None	£0	£18,000,000	Section 106	£0	Suffolk County Council (via prudential borrowing)	Short - medium term		A contribution of approximately £18,000,000 will be required for education provision at Brightwell Lakes. This will cover pre-school, primary, secondary and further education, which will be mostly provided by a single all-through school. Final contributions will be determined once the mix of housing on the site has been fully established.
Expansion of Thomas Mills High School, Framlingham	Essential	Suffolk County Council	£2,211,075	Unknown	£0	£2,211,075	CIL	£0	Suffolk County Council (via prudential borrowing)	Over entire plan period		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of the school.
Expansion of Felixstowe Academy	Essential	Suffolk County Council	£1,283,850	Unknown	£0	£1,283,850	CIL	£0	Suffolk County Council (via prudential borrowing)	Over entire plan period		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of Felixstowe Academy.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision for additional pupils at Brightwell Lakes Secondary School	Essential	Suffolk County Council	£16,106,350	Unknown	£0	£16,106,350	CIL	£0	Suffolk County Council (via prudential borrowing)	Over entire plan period		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via the new Brightwell Lakes Secondary School.
Provision for additional pupils at Ipswich Garden Suburb Secondary School	Essential	Suffolk County Council	£1,022,325	Unknown	£0	£1,022,325	CIL	£0	Suffolk County Council (via prudential borrowing)	Over entire plan period		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is by the provision of a new secondary school within the Ipswich Garden Suburb development.
Provision for additional pupils at Claydon High School	Essential	Suffolk County Council	£261,525	Unknown	£0	£261,525	CIL	£0	Suffolk County Council (via prudential borrowing)	Over entire plan period		The number of pupils emanating from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. Contributions are expected to be sought to enable expansion. The maximum level of expansion achievable on the existing site is a small increase 82 places. However, it is expected that demand from development and background population will mean that this expansion is not sufficient to mitigate this growth. The remainder of the additional demand will be met through out-of-catchment pupils from Ipswich being diverted back to Ipswich secondary schools in the longer term. Significant available capacity exists at Westbourne High School and the new Ipswich Garden Suburb secondary is planned to provide for the north and west of Ipswich. If needed, temporary places could be provided at schools in Ipswich, to manage short-term excess demand.

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Totals			Approximate Cost		Potential Non- Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£0		£0	£0		£0		
Total			£42,451,375		£0	£39,027,775		£3,423,600		
Total			None		None	None		None		
Overall Totals			£42,451,375		£0	£39,027,775		£3,423,600		

The Infrastructure List

Health

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Additional floorspace and enhancements at Framlingham Surgery	Essential	Ipswich and East Suffolk CCG	£300,000	Unknown	£177,600	£122,400	CIL	£0	NHS England	Short term		2017/18 DCIL £122,400. £122,400 from Framlingham GP Practice and £55,200 from Estates Technology and Transformation Funding (ETTF) scheme. Project completed
Enhancements at Little St John Street Surgery, Woodbridge	Essential	Ipswich and East Suffolk CCG	£60,000	NHS England	£30,000	£30,000	CIL	Unknown	None	Short term		2017/18 DCIL £30,000 allocated to Little St John Street Surgery. Project completed; however possible extension still needed in the area to deal with extra population proposed in the Local Plan.
Additional floorspace and enhancements at Wickham Market Practice and it's branch Rendlesham Surgery	Essential	Ipswich and East Suffolk CCG	£194,000	Unknown	£194,000	None	None	Unknown	NHS England	During plan period		Work has been completed to increase capacity at Rendlesham branch Surgery. No developer contribution was requested. Project completed.
Additional floorspace needed at Saxmundham Health Centre	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£460,800	Section 106	Unknown	NHS England/an other	Short term		The CCG is working with the practice on options for creating the needed capacity and this could involve reconfiguration, extension or a new build in Saxmundham.

The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Additional floorspace at Leiston Surgery and it's branch Yoxford Surgery	Essential	Ipswich and East Suffolk CCG	£90,000	Unknown	Unknown	£90,000	CIL	None	NHS England/an other	Short term		Project to look at increasing the current capacity at Leiston Surgery is at business case level and CIL Bid to be submitted as soon as possible to fund the majority of the scheme. Reconfiguration of current site is proposed that will create enough capacity at Leiston Surgery for the duration of the plan period.
Martlesham/Birches increase in floorspace	Essential	Developer, Ipswich and East Suffolk CCG	£2,000,000	3PD	Unknown	£320,000	CIL	£1,680,000	NHS England/ another	Short term		The CCG are working with both Martlesham Heath Surgery and the Birches Medical Centre at increasing floorspace in the locality and options are currently being assessed.
Additional enhancements at Little St John Street Surgery and/or Framfield House Surgery, Woodbridge	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£50,500	CIL	Unknown	NHS England	Medium term		Total required developer contribution reflects allocations in the Local Plan.
Additional primary care floorspace in the Felixstowe, Kirton and Trimleys Areas	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£782,000	Section 106/CIL	Unknown	NHS England/an other	Medium term		Work is being done with the local Primary Care Network to assess the impact of proposed developments in the area and how best to mitigate the impact on health services. Required developer contribution reflects allocations in the Local Plan.

The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
New health facility/health contribution relating to Brightwell Lakes development (SCLP12.19)	Essential	Developer, Ipswich and East Suffolk CCG	Unknown	3PD	Unknown	£750,000	Section 106	Unknown	NHS England/an other	Long term		Possible longer term plan to mitigate the increase capacity associated with the Brightwell Lakes development
843 square metres of clinical floorspace in the Lowestoft Area	Essential	Norfolk and Waveney CCG	£3,286,014.00	Unknown	£0	£3,286,014.00	CIL	£0	NHS England	During plan period		Bridge Road Surgery project: S106 land available on Woods Meadow development Current registration constraint c.4000 Lowestoft PCN have highest space utilisation in the STP Potential new registrations for Lowestoft area from housing: 12,298 843m² required to address demand from new housing
16 square metres of clinical floorspace in Kessingland	Essential	Norfolk and Waveney CCG	£35,366.24	Unknown	£0	£35,366.24	CIL	£0	NHS England	During plan period		Longshore Surgeries, Kessingland - potential project to be confirmed
243 square metres of clinical floorspace in Beccles	Essential	Norfolk and Waveney CCG	£947,214.00	Unknown	£0	£947,214.00	CIL	£0	NHS England	During plan period		Beccles Medical Centre - extension to existing premises completing May 2021. Current registration constraint c. 8000 Potential new registrations for Beccles area from housing: 3,557 243m² required to address demand from new housing
52 square metres of clinical floorspace in Bungay	Essential	Norfolk and Waveney CCG	£202,696.00	Unknown	£0	£202,696.00	CIL	£0	NHS England	During plan period		Bungay Medical Centre - potential project to be confirmed

The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
109 square metres of clinical floorspace in Halesworth	Essential	Norfolk and Waveney CCG	£424,882.00	Unknown	£0	£424,882.00	CIL	£0	NHS England	During plan period		Cutlers Hill Surgery project: extension Current registration constraint c.3000 Potential new registrations for Halesworth area from housing: 1592 109m² required to address demand from new housing
54 square metres of clinical floorspace in Southwold	Essential	Norfolk and Waveney CCG	£210,492.00	Unknown	£0	£210,492.00	CIL	£0	NHS England	During plan period		Sole Bay Health Centre Current registration constraint c. 386 Potential new registrations for Southwold area from housing: 796 54m² required to address demand from new housing
Additional enhancements at Grundisburgh Surgery and Otley Surgery (both are branches of the Debenham Practice)	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£57,500	CIL	Unknown	NHS England/an other	During plan period		Currently options are being looked at in this area but PCN capacity will determine the strategy going forward. Required developer contribution reflects allocations in the Local Plan.
Additional enhancements at The Peninsula Practice and its branches Chapman House and Church Farm Surgery.	Essential	Ipswich and East Suffolk CCG	Unknown	Unknown	Unknown	£18,900	CIL	Unknown	NHS England/ another	During plan period		Aldeburgh Church Farm is now a branch of The Peninsula Practice. Currently options are being looked at in this area but PCN capacity will determine the strategy going forward. Required developer contribution reflects allocations in the Local Plan.

The Infrastructure List

Totals			Approximate Cost		Potential Non- Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£5,106,664.24		£0	£5,106,664.24		£0		
Total			£2,644,000		Unknown	£2,682,100		Unknown		
Total			None		None	None		None		
Overall Totals			£7,750,664.24		Unknown	£7,788,764.24		£0		

The Infrastructure List

Utilities

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Potential upgrades to electricity network in Beccles	Critical	UK Power Networks.	Unknown	None	Unknown	Unknown	Section 106	Unknown	UK Power Networks, New Anglia, Enterprise Zone Pot B	Medium-long term		
Potential improvements to the 11kv network between Saxmundham and Benhall primary substation	Critical	UK Power Networks	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	During plan period		
Potential improvements to Peasenhall primary substation	Critical	UK Power Networks	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	During plan period		
Potential need for new primary substation at Sevenhills Roundabout	Critical	UK Power Networks	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	OFGEM	During plan period		

Totals			Approximate Cost		Potential Non-Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			Unknown		Unknown	Unknown		Unknown		
Total			Unknown		Unknown	Unknown		Unknown		
Total			None		None	None		None		
Overall Totals			Unknown		Unknown	Unknown		Unknown		

The Infrastructure List

Waste

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Expansion of Foxhall household waste recycling centre	Essential	Suffolk County Council	£6,000,000	Suffolk County Council	£5,000,000	£1,000,000	CIL	Unknown	Unknown	Short term		Current project has reached final design stage and planning application submission stage. This design will almost double the size of the current site by expanding into adjacent land and will address highway access and queuing issues and provide a split level infrastructure to avoid the public having to use steps to access containers. The new site should future proof the service in this area for approximately 25 years. The catchment of Foxhall extends to authorities beyond East Suffolk, so there may be scope for the developer contributions to be partly met from outside of East Suffolk.
Remodelling of Lowestoft household waste recycling centre	Essential	Suffolk County Council	£1,500,000	Suffolk County Council	Unknown	Unknown	CIL	Unknown	None	Medium-long term		This project has been under review sometime in order to address capacity and queuing issues. Some improvements have already been carried out but it is likely that further solutions will be required.
Improvements to Leiston household waste recycling centre	Essential	Suffolk County Council	£500,000	Unknown	Unknown	£500,000	CIL	Unknown	Unknown	Over entire plan period		The current priority at Leiston recycling centre is to improve highway access issues.
Improvements to Felixstowe household waste recycling centre	Essential	Suffolk County Council	£1,500,000	Unknown	Unknown	£1,500,000	CIL	Unknown	Unknown	Over entire plan period		This project is kept under review as developments in the immediate Felixstowe vicinity are increasing the demand at this recycling centre.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Relocation of Stowmarket waste recycling centre	Essential	Suffolk County Council	£4,000,000	Unknown	Unknown	£6,780	CIL	Unknown	Unknown	Over entire plan period		This site is too small for the catchment area it serves, particularly taking into account the amount of past and future planned developments in this area. There are also highway access issues. This recycling centre replacement has been identified as a high priority and a project has commenced to identify an alternative site. £1m has been earmarked for locating to a new site only. Total cost of constructing a new site is approximately £4m. Related to development at SCLP12.58.

Totals			Approximate Cost		Potential Non-Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£1,500,000		Unknown	Unknown		Unknown		
Total			£12,000,000		Unknown	£3,006,780		Unknown		
Total			None		None	None		None		
Overall Totals			£13,500,000		Unknown	Unknown		Unknown		

The Infrastructure List

Police

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Contribution to police provision, including recruitment and equipment of Community Support Officer, at Brightwell Lakes (SCLP12.19)	Essential	Suffolk Constabulary	£156,898	Unknown	£0	£156,898	Section 106	£0	Suffolk Constabulary	Short-medium term		
Potential new police facility / extensions to existing estate	Essential	Suffolk Constabulary	£8,000,000	Unknown	£0	£337,500	CIL	£7,662,500	Suffolk Constabulary	Over entire plan period		Developer contribution responds to growth in the Local Plan. Additional funding will be needed if a new facility is required.
Increase in police staffing levels across the District	Essential	Suffolk Constabulary	£145,012	Unknown	£0	£145,012	CIL	£0	Suffolk Constabulary	Over entire plan period		
6 new police vehicles	Essential	Suffolk Constabulary	£124,500	Unknown	£0	£124,500	CIL	£0	Suffolk Constabulary	Over entire plan period		
135 square metres of new office floorspace	Essential	Suffolk Constabulary	£337,500	Unknown	£0	£337,500	CIL	£0	Suffolk Constabulary	Over entire plan period		Not needed if new facility is delivered
4 new Automatic Number Plate Recognition points	Essential	Suffolk Constabulary	£240,292	Unknown	£0	£240,292	CIL	£0	Suffolk Constabulary	Over entire plan period		

The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
South Saxmundham Garden Neighbourhood (Policy SCLP 12.29): 35m² of additional police floorspace, recruitment/training/equipping police officers/police community support officers/back-office staff, 2 x police vehicles, automatic number plate recognition technology.	Essential	Suffolk Constabulary	£633,753	Unknown	£0	£633,753	Section 106	£0	Suffolk Constabulary	During plan period		
North Felixstowe Garden Neighbourhood (Policy SCLP 12.3): 95m² of additional police floorspace, recruitment/training/equipping police officers/police community support officers/back office staff, 3 x	Essential	Suffolk Constabulary	£1,081,357	Unknown	£0	£1,081,357	Section 106	£0	Suffolk Constabulary	During plan period		

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
police vehicles, automatic number plate recognition technology.												

Totals			Approximate Cost		Potential Non-Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£8,847,304		£0	£1,184,804		£7,662,500		
Total			£1,872,008		£0	£1,872,008		£0		
Total			None		None	None		None		
Overall Totals			£10,719,312		£0	£3,056,812		£7,662,500		

The Infrastructure List

Libraries

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress	Status	Comments
Improvements to capacity of Lowestoft / Oulton Broad Library (Policies WLP2.1 - 2.20)	Desirable	Suffolk County Council	£882,792	None	£0	£882,792	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements to capacity of Beccles Library (Policies WLP3.1, WLP3.2, WLP7.2, WLP7.13, WLP7.14, WLP7.16)	Desirable	Suffolk County Council	£351,216	None	£0	£351,216	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements to capacity of Bungay Library (Policies WLP5.1 and WLP5.2)	Desirable	Suffolk County Council	£104,760	None	£0	£104,760	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements to capacity of Halesworth Library (Policies WLP4.1 - 4.5, WLP7.9, WLP7.10, WLP7.11, WLP7.15, WLP7.17)	Desirable	Suffolk County Council	£127,656	None	£0	£127,656	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements to capacity of Kessingland Library (Policy WLP7.8)	Desirable	Suffolk County Council	£12,960	None	£0	£12,960	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements to capacity of Southwold Library (Policies WLP6.1 and WLP7.7)	Desirable	Suffolk County Council	£50,976	None	£0	£50,976	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.

The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Library contribution relating to Brightwell Lakes development (SCLP12.19)	Desirable	Suffolk County Council	£27,000	None	£0	£27,000	Section 106	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Enhanced library provision for Felixstowe and the Trimleys (Policies SCLP12.3 - 12.6, SCLP12.54, SCLP12.64, SCLP12.65)	Desirable	Suffolk County Council	£486,216	None	£0	£486,216	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements at Wickham Market library	Desirable	Suffolk County Council	£47,520	None	£0	£47,520	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements at Aldeburgh library (Policies SCLP12.27 and SCLP12.42)	Desirable	Suffolk County Council	£10,800	None	£0	£10,800	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements at Framlingham library (Policies SCLP12.46, SCLP12.49, SCLP12.53)	Desirable	Suffolk County Council	£57,888	None	£0	£57,888	CIL	£0	Suffolk County Council	Over plan period		Linked with Neighbourhood Plan requirements (SCLP12.1). Approximate costs may change during review of Developers Contributions Guide.
Improvements at Halesworth library (Policy SCLP12.59)	Desirable	Suffolk County Council	£3,024	None	£0	£3,024	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Enhanced library provision for areas surrounding Ipswich (Policies SCLP12.19, SCLP12.44, SCLP12.56, SCLP12.66, SCLP12.70)	Desirable	Suffolk County Council	£31,320	None	£0	£31,320	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Enhanced library provision at Kesgrave (Policy SCLP12.24)	Desirable	Suffolk County Council	£36,720	None	£0	£36,720	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Enhanced library provision at Leiston (Policy SCLP12.55)	Desirable	Suffolk County Council	£25,056	None	£0	£25,056	CIL	£0	Suffolk County Council	Over plan period		Linked with Neighbourhood Plan requirements (SCLP12.1). Approximate costs may change during review of Developers Contributions Guide.
Improvements at Saxmundham library (Policies SCLP12.29, SCLP12.30, SCLP12.48, SCLP12.52, SCLP12.68, SCLP12.69)	Desirable	Suffolk County Council	£247,320	None	£0	£247,320	CIL	£0	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Enhanced library provision at Southwold	Desirable	Suffolk County Council	£5,400	None	£0	£5,400	CIL	£0	Suffolk County Council	Over plan period		Linked with Neighbourhood Plan requirements (SCLP12.1). Approximate costs may change during review of Developers Contributions Guide.
Improvements at Woodbridge library (Policies SCLP12.32, SCLP12.33, SCLP12.45, SCLP12.50, SCLP12.51, SCLP12.25, SCLP12.57, SCLP12.58, SCLP12.60,	Desirable	Suffolk County Council	£176,472	None	£0	£176,472	CIL	£0	Suffolk County Council	Over plan period		Linked with Neighbourhood Plan requirements (SCLP12.1). Approximate costs may change during review of Developers Contributions Guide.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
SCLP12.61, SCLP12.62, SCLP12.63)												

Totals			Approximate Cost		Potential Non-Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£1,530,360		£0	£1,530,360		£0		
Total			£1,154,736		£0	£1,154,736		£0		
Total			None		None	None		None		
Overall Totals			£2,685,096		£0	£2,685,096		£0		

The Infrastructure List

Community Centres

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
New community centre in Bungay	Essential	Bungay Honeypot Trust	£746,460	Sale of existing community centre for housing.	£380,000	£366,460	CIL	£0	None	Short term		£366,460 DCIL Allocated 2018/19 - £350,000 from sale of the land £30,000 from Bungay Honeypot Trust. Project completed.
Easton & Letheringham Village Hall Refurbishment	Desirable	Easton and Letheringham Village Hall Committee	£48,000	Easton and Letheringham Village Hall Committee	£10,000	£38,000	CIL	£0	None	Short term		DCIL Funding 2018/19. £10,915.44 underspent. Project completed.
Woodbridge - Jetty Lane Community Centre Feasibility Study	Desirable	Jetty Lane Community Interest Company (CIC)	£3,140,000	Fundraising	£2,951,200	£188,800	CIL	£0	None	Short term		DCIL Funding 2018/19
Framlingham - St Michael's Rooms Community Centre	Desirable	Parochial Church Council, Framlingham Town Council	£840,000	Framlingham Town Council and donations	£140,000	£700,000	CIL	£0	None	Short term		DCIL Funding 2018/19
Worlingham Community Centre	Essential	Worlingham Parish Council	£1,219,478	Parish Council	£1,000,000	£219,478	CIL	£0	None	Short term		£219,478 DCIL allocated, £70,000 for feasibility (2018/19, £4,824.30 underspent) and £149,478 for capital costs (2019/20)
New community centre in Halesworth on Dairy Farm site (Policy WLP4.5)	Essential	East Suffolk Council, Developers	£715,540	Sale of existing community facilities.	Unknown	Unknown	CIL	Unknown	None	Short term		Update once funds from sale of existing facilities has been confirmed. Approximate cost based on BCIS data.

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Improvements to Community Facilities at Recreation Ground, Victory Road, Leiston.	Desirable	Parish Council	Unknown	Heritage Lottery Fund	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short term		Included in Leiston Neighbourhood Plan
Provision of community facilities at Playing Fields, Melton Road (MEL9)	Desirable	Parish Council	Unknown	Heritage Lottery Fund	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short term		Included in Melton Neighbourhood Plan
New community facility totalling 450-500sqm internal area including changing facilities and separate office for police at Brightwell Lakes (SCLP 12.19)	Essential	Developer	Unknown	None	£0	Unknown	Section 106	Unknown	None	Short - medium term		
New community centre at North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Essential	Developer	Unknown	Unknown	Unknown	Unknown	CIL	Unknown	Unknown	Short term		
New community centre in Somerleyton	Essential	East Suffolk Council, Developers	£301,280	None	£0	£301,280	CIL	£0	None	Short-medium term		A contribution from the local community/neighbourhood CIL will be required. Approximate cost based on BCIS data.

The Infrastructure List

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
New community centre in Brampton (Policy WLP7.9)	Essential	East Suffolk Council, Developers	£301,280	None	£0	£301,280	Section 106/CIL	£0	None	Short-medium term		Unknown if this can be delivered with site. Approximate cost based on BCIS data.
Refurbishment of community centre in Ringsfield	Essential	East Suffolk Council, Developers	Unknown	None	£0	Unknown	CIL	Unknown	None	Short-medium term		A contribution from the local community/neighbourhood CIL will be required.
New community centre in Carlton Colville	Essential	East Suffolk Council, Developers	£715,540	None	£214,000	£501,540.00	CIL	£0	None	Medium term		A contribution from the local community/neighbourhood CIL will be required. Approximate cost based on BCIS data.
New community centre in Beccles	Essential	East Suffolk Council, Developers	£715,540	None	£0	£715,540	Section 106	£0	None	Medium term		Approximate cost based on BCIS data.
New community centre on North of Lowestoft Garden Village (Policy WLP2.13)	Essential	East Suffolk Council, Developers	£715,540	None	£0	£715,540	Section 106	£0	None	Long term		Delivered with site. Approximate cost based on BCIS data.
New community centre in Framlingham (FRAM22)	Desirable	Parish Council, Developer	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Over plan period		Part of the Framlingham Neighbourhood Plan
Provision of a new community centre and facilities at Waterloo Avenue (IN2)	Desirable	Parish Council, Developer	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Over plan period		Part of Leiston Neighbourhood Plan

The Infrastructure List

Totals			Approximate Cost		Potential Non-Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£6,270,658		£1,734,000	£3,821,118		Unknown		
Total			£3,188,000		£2,961,200	£226,800		Unknown		
Total			Unknown		Unknown	Unknown		Unknown		
Overall Totals			£9,458,658		£4,695,200	£4,047,918		Unknown		

The Infrastructure List

Green Infrastructure

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress	Status	Comments
East of England Park (Policy WLP2.5)	Essential	East Suffolk Council	£1,086,078	Coastal Communities Fund	£997,901	£88,000	CIL	£0	None	Short term		DCIL funding 2018/19 - £88,000. Project completed
Beccles Quay	Desirable	East Suffolk Council, Beccles Town Council and Broads Authority	£90,339	Beccles Fenland Trust	£6,339	£84,000	CIL	£0	None	Short term		£90,339 quay improvement project - funded by DCIL (2018/19) £84,000 and £6,339 Beccles Fenland Charity Trust. Project completed.
Allotments and community orchard at Brightwell Lakes (SCLP12.19)	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short-medium term		
Country park on Land South of The Street, Carlton Colville (WLP2.16)	Desirable	East Suffolk Council	£120,000	Unknown	Unknown	£120,000	Section 106	£0	None	Short-medium term		Delivered with site
County park on Beccles and Worlingham Garden Neighbourhood (WLP3.1)	Desirable	East Suffolk Council	£152,000	Unknown	Unknown	£152,000	Section 106	£0	None	Short-medium term		Delivered with site
Open space provision at North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short-medium term		Delivered with site

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Open space provision at South Saxmundham Garden Neighbourhood (Policy SCLP12.29)	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short-medium term		Delivered with site
Additional burial space at Framlingham Cemetery (FRAM24)	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Over plan period		Part of the Framlingham Neighbourhood Plan
Cemetery expansion with public toilets and parking (SA1)	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Over plan period		Part of Leiston Neighbourhood Plan
Provision of allotments/community garden (SA3)	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Over plan period		Part of Leiston Neighbourhood Plan
Provision of allotments, community orchard and community farm/education facility (MEL10 and MEL20)	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Over plan period		Part of Melton Neighbourhood Plan

Totals			Approximate Cost		Potential Non-Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£1,448,417		£1,004,240	£444,000		£0		
Total			Unknown		Unknown	Unknown		Unknown		
Total			Unknown		Unknown	Unknown		Unknown		
Overall Totals			£1,448,417		£1,004,240	£444,000		Unknown		

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Sports and Leisure

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision of full-sized sand filled football/hockey pitch in Beccles	Desirable	East Suffolk Council	£770,154	Football Foundation	£695,654	£74,500	CIL	Unknown	None	Short term		3G Football Pitch at Beccles TFC in 18/19 - DCIL funded Project Completed
Beccles Lido Improvements	Desirable	East Suffolk Council	£517,828.00	Various	£442,828.00	£75,000.00	CIL	£0.00	None	Short term		DCIL funding 2019/20 Project Completed
Ufford Recreation Ground Car Park Resurface	Desirable	Ufford Parish Council	£28,000.00	Ufford Parish Council	£25,000.00	£3,000.00	CIL	£0.00	None	Short term		DCIL Funding 2018/19 Project Completed
Lowestoft - Royal Green - play equipment and footpath improvements	Desirable	East Suffolk Council in partnership with Sentinel Leisure Trust and Waveney Norse	£125,000.00	S106 from planning permissions DC/12/1014/F UL, DC/13/0131/F UL, DC/0457/COU.	£1,500.00	£123,500.00	CIL	£0.00	None	Short term		DCIL Funding 2018/19 Project Completed
Halesworth Campus Phase 1	Essential	East Suffolk Council, Suffolk County Council	£3,800,000	Sale of land	£2,300,000	£1,500,000	CIL	£0.00	Sport England, Football Association, National Lottery and other sports associations	Short term		
Relocation, Improvements and an extra pitch at Gunton Park Rugby Club	Desirable	East Suffolk Council	Unknown	Sale of land	Unknown	Sale of land is expected to cover entire cost	None	Unknown	None	Short term		

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Provision of small 3G pitch at Bungay and District Sports Association	Desirable	East Suffolk Council	Unknown	None	£0	Unknown	CIL	£0	None	Short term		
Expand cricket pitches on Southwold Common by 2 wickets	Desirable	East Suffolk Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term		
Improved tennis courts in Lowestoft, Beccles, Ringsfield, Blundeston and Wrentham	Desirable	East Suffolk Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term		
Improved playing pitches in Halesworth, Reydon, Shadingfield, Ringsfield, Blundeston and Wrentham	Desirable	East Suffolk Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term		
Playing pitch on Kirkley Waterfront Sustainable Urban Neighbourhood (Policy WLP2.4)	Desirable	East Suffolk Council	£250,000	Unknown	£250,000	£0	None	£0	None	Short term		
Playing pitches on Land South of Southwold Road, Brampton (Policy WLP7.9)	Desirable	East Suffolk Council	£28,750	Unknown	£0	£28,750	Section 106	£0	None	Short term		

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress	Status	Comments
New Sports provision and associated open space, (totaling 7.9 ha), including changing facilities and toilets, at Brightwell Lakes (SCLP12.19)	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	None	Short term		
Provision of a childrens play area (SA1)	Desirable	Developer	Unknown	None	Unknown	Unknown	S106, Neighbourhood CIL	Unknown	Unknown	Short term		Part of Kessingland Neighbourhood Plan
Extended Play Field Space at Laurel Farm (Policy SA2)	Desirable	Developer	Unknown	None	Unknown	Unknown	S106	Unknown	Unknown	Short term		Part of Kessingland Neighbourhood Plan
Provision of Neighbourhood Equipped Area for Play (SA3)	Desirable	Developer	Unknown	None	Unknown	Unknown	S106, Neighbourhood CIL	Unknown	Unknown	Short term		Part of Kessingland Neighbourhood Plan
Brightwell Lakes Public Art Scheme (SCLP12.19)	Desirable	Developer	£100,000	Unknown	Unknown	£100,000	Section 106	£0	None	Short - medium term		
Halesworth Campus Phase 2	Desirable	East Suffolk Council, Suffolk County Council	£1,750,000 – 2,250,000	None	£0	£1,750,000 – 2,250,000	CIL	£0	Sport England, Football Association, National Lottery and other sports associations	Short – medium term		

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress	Status	Comments
Playing pitches on Beccles and Worlingham Garden Neighbourhood (Policy WLP3.1)	Desirable	East Suffolk Council	£460,000	Unknown	£0	£460,000	Section 106	£0	None	Short - medium term		
New leisure centre development at North Felixstowe Garden Neighbourhood (Policy SCLP12.3)	Essential	East Suffolk Council, Developer	Unknown	East Suffolk Council	Unknown	Unknown	Section 106/CIL	Unknown	Sport England, Football Association, National Lottery and other sports associations	Short-medium term		
Enhancement of sports and community facilities at Suffolk Police HQ, Martlesham (Policy SCLP12.25)	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106/CIL	Unknown	Sport England, Football Association, National Lottery and other sports associations	Short-medium term		
Playing pitches on North of Lowestoft Garden Neighbourhood (Policy WLP2.13)	Desirable	East Suffolk Council	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	None	Medium-long term		
Oakes Farm Development (Policy WLP2.19)	Essential	East Suffolk Council	£6,273,178	Unknown	Unknown	£250,000	Section 106	£6,023,178	CIL	Unknown		

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Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress	Status	Comments
New changing rooms and improved tennis courts at Normanston park	Desirable	East Suffolk Council	£200,000	Football Foundation	£50,000	£150,000	CIL	£0	None	Unknown		
Provision of 2 Neighbourhood Equipped Areas for Play in Framlingham (FRAM9 and FRAM25)	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	S106, Neighbourhood CIL	Unknown	Unknown	Over entire plan period		Part of the Framlingham Neighbourhood Plan

Totals			Approximate Cost		Potential Non-Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£14,174,910-14,674,910		£3,739,982	£4,411,750-4,911,750		£6,023,178		
Total			£128,000		Unknown	Unknown		Unknown		
Total			Unknown		Unknown	Unknown		Unknown		
Overall Totals			£14,302,910-14,802,910		£3,739,982	Unknown		Unknown		

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Coastal Protection and Flooding

Project	Priority	Lead Provider	Approximate Cost	Non-Developer Funding Sources	Potential Non-Developer Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress	Status	Comments
Deben Estuary - Renovation of Flood Defence Wall Flood Cell 01 - Preliminary Work	Desirable	The Deben Estuary Partnership	£1,200,000	The Deben Estuary Partnership and enabling development	£1,073,800	£126,200	CIL	£0	None	Short term		DCIL Funding 2018/19
Projects listed under the Lowestoft Flood Risk Management Strategy	Essential	East Suffolk Council	£32,000,000	Local Enterprise Partnership, Suffolk County Council, DEFRA, Regional Flood and Coastal Committee, National Grant	Likely £32,000,000 dependant on final cost.	£0	CIL	£0	None	Short term		Tidal walls construction began in April 2021 to complete in May 2022.
Flood mitigation at Land South of Carlton Colville (WLP2.16).	Critical	Suffolk County Council	£379,000	Unknown	£0	£379,000	Section 106	£0	None	Medium term		To be delivered with site
Increasing flood mitigation measures along the River Orwell and the Port of Felixstowe.	Critical	Suffolk County Council, Anglian Water, Environment Agency, Developer	Unknown	Local Enterprise Partnership, Suffolk County Council, DEFRA, Anglian Water, Environment Agency	Unknown	Unknown	CIL	Unknown	Unknown	Over entire plan period		

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Totals			Approximate Cost		Potential Non-Developer Funding Amount	Required Developer Contribution		Potential Remaining Funding Gap		
Total			£32,379,000		£32,000,000	£379,000		£0		
Total			£1,200,000		£1,073,800	£126,200		£0		
Total			None		None	None		None		
Overall Totals			£33,579,000		£33,073,800	£505,200		£0		





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Glossary

Dates when information was originally collated

Waveney Projects	2018
Suffolk Coastal Projects	2019

Status

	Completed
	In Progress
	Not started
	No longer to be delivered

Area to be delivered

	Waveney Local Plan
	Suffolk Coastal Local Plan
	Neighbourhood Plan

Priorities

Critical	Infrastructure needed to unlock development sites (i.e. development cannot take place until this project is delivered)
Essential	Infrastructure necessary to support development and mitigate impacts. Without this the developments' sustainability would be undermined
Desirable	Infrastructure that could support development and make it more sustainable, but development would be sustainable without it

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Timescale/Progress

Short Term	0-5 years
Medium Term	5-10 years
Long Term	Over 10 years
Plan Period	Present day - 2036

Definitions

CIL (Community Infrastructure Levy)	A charge levied by local authorities on new development to raise funds for infrastructure to support new development
Section 106	Legal agreements between local authorities and developers which can be used to ensure the delivery of specified infrastructure. Can also be known as planning obligations
Section 278	Legal agreements between local authorities and developers to make permanent alterations or improvements to public highways as part of a planning approval – the requirement to enter in to a Section 278 agreement is usually secured through a planning condition.
Pre-School setting	A setting that accommodates up to 30 pre-school aged children. This can be a singular building/space, or attached to existing schools
Enterprise Zone Pot B	A proportion of the collected business rates which is then used to invest in infrastructure for development of the Enterprise Zones
Anglian Water Asset Management Plan	A plan of investment programmes covering aspects such as maintenance and climate change
ISPA (Ipswich Strategic Planning Area)	A group made up of representatives from Ipswich Borough, Mid Suffolk and Babergh and East Suffolk which focusses on cross-boundary planning issues
Prudential Borrowing	When the debt incurred by local authorities is no longer capped, however the borrowing must follow the Prudential Code

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Links

Waveney Local Plan	https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Adopted-Waveney-Local-Plan-including-Erratum.pdf
Suffolk Coastal Local Plan	https://www.eastsuffolk.gov.uk/planning/planning-policy-and-local-plans/suffolk-coastal-local-plan/local-plan-review/
Waveney Infrastructure Study	https://www.eastsuffolk.gov.uk/assets/Planning/Waveney-Local-Plan/Final-Draft-Local-Plan/Infrastructure-Study.pdf
Waveney CIL Charging Schedule	https://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-rates-in-the-former-waveney-area/
Suffolk Coastal CIL Charging Schedule	https://www.eastsuffolk.gov.uk/planning/developer-contributions/community-infrastructure-levy/cil-rates-in-the-former-suffolk-coastal-area/