



EASTSUFFOLK
C O U N C I L

Infrastructure Funding Statement 2023-24



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Delivery of infrastructure funded through CIL

1 District CIL Allocations and progress status

- 1.1 Each year we have a single bid round to allocate the District CIL funds to projects that support the planned growth in East Suffolk and the wider area. In the Autumn, the Council's Cabinet approve the bids which will fund the projects that are coming forwards to be delivered.
- 1.2 Local CIL Fund Bids are approved by the CIL Spending Working Group and reported to Cabinet in September each year.
- 1.3 At the close of the 2023-24 financial year the percentage of District CIL that has been allocated to infrastructure projects was approximately 43%. It is estimated that this figure will significantly rise over the next 5 years as a number of essential education and health infrastructure projects are ready to be delivered. To prepare for this, the CIL Spending Working Group have made recommendations to Cabinet to ringfence funds to ensure these priority essential projects are delivered.
- 1.4 In September 2023 Cabinet approved the District CIL allocations in table 1 to a number of infrastructure projects.

Table 1: District CIL Allocations made in 2023-24

Year Approved	Description	Allocated	Expenditure to date	underspent	Balance
2023/24	Blundeston - Play Park Refurbishment	£ 25,000.00	£ 25,000.00		£ -
2023/24	Foxhall HWRC improvements (2)	£ 164,500.00	£ 164,500.00		£ -
2023/24	Bungay Library extension	£ 32,400.00	£ 32,400.00		£ -
2023/24	Bungay Medical Practice extension and reconfiguration	£ 1,283,000.00	£ -		£ 1,283,000.00
2023/24	Southwold - Klondyke Skate Park	£ 50,000.00	£ 50,000.00		£ -
2023/24	Beccles - Waveney Meadow Project	£ 22,000.00	£ 22,000.00		£ -
2023/24	Rendlesham - Skatepark and Nature Walk	£ 50,000.00	£ 50,000.00		£ -
2023/24	Lowestoft - Barnards Soccer Centre Improvements	£ 101,500.00	£ -		£ 101,500.00
2023/24	Bungay Town Football Club new 3G pitch	£ 547,803.00	£ -		£ 547,803.00
2023/24	Melton Primary School - New Early Years provision	£ 1,350,000.00	£ -		£ 1,350,000.00

The status legend table indicates the status of the project through colour coding.

Status Legend	
	Projects that have not started on the work the CIL allocation relates to
	In progress projects
	Projects are completed or substantially complete
	Projects where CIL funding has been fully returned/withdrawn

- 1.5 The status of the projects in table 1.1 reflects the position on 31 March 2024. Some of the projects have changed their status since this point in time, as detailed in Section 2.

2 Completed Projects since 31 March 2023

- 2.1 The projects described in points 2.1 to 2.x have been completed during the 2023-24 financial year and beyond this, up to the point of writing this IFS.

Foxhall Recycling Centre

- 2.2 Construction to expand and improve Foxhall Recycling Centre is now complete including highway improvements to the site entrance.

- 2.3 The benefits of this project are:

- reduced the need for queuing on the highway to access the site;
- improved layout of the site for easier access;
- improved accessibility and increased capacity by eliminating the need for site users to climb steps to access the recycling containers;
- improvement to the Re-use Centre;
- greater separation between public vehicles and larger vehicles; and
- increased site capacity to meet planned future demand.



Dennington – New Early Years playschool – Little Oaks



- 2.4 Little Oaks Playschool project was completed at the end of the summer in 2023. The Playschool employs 15 members of staff and serves a wide rural catchment area, with 22% of the 54 children coming from the nearby town of Framingham. There are already 60 families on the waiting list looking for a place at this very popular new early years facility.

Holton St Peter Primary School – Early Years Provision



- 2.5 Suffolk County Council and East Suffolk Council worked together to expand the school offering to include children aged two and three years old. This is now formally known as 'Sparkles Nursery'. Sparkes Nursery was built with both the children and sustainability in mind. The new nursery features PV (solar) panels and air source heat pumps, to reduce the running costs and carbon footprint of the school. The design of the building includes both timber cladding and brickwork, complementing the existing school building.
- 2.6 The project provided an additional 30 full-time equivalent early years places for children from the age 2 at Holton St Peter Primary School. The additional accommodation provides:
- A classroom/outdoor activity space;
 - a quiet room;
 - a kitchen;
 - pupil and staff toilets
 - office and ancillary space
- 2.7 The nursery is now open for full day care to meet the needs of working families as well as providing funded sessions. Children who attend high quality early years provision are better able to achieve their full potential.

[Oscar winner Charlie Mackesy opens new nursery in Holton | East Anglian Daily Times \(eadt.co.uk\)](https://www.eadt.co.uk/news/2022/05/12/oscar-winner-charlie-mackesy-opens-new-nursery-in-holton/)

Blundeston – Play Park Refurbishment



- 2.8 This was a Local CIL funded project where the CIL allocation forms the last element of the funding. Other funding sources included crowd funding, lottery grants and East Suffolk Enabling Communities Funding. This project was completed soon after the CIL funding was allocated, and the playpark is now actively in use.

Southwold – Klondyke Skate Park



- 2.9 The Klondyke Skatepark project was another Local CIL Fund allocation made in July 2023. The project was funded through multiple funding sources pooled together as well as community fundraising events which all supported delivery of this full refurbishment. The improvement project was recently completed and the skatepark has been open to the public since June 2024.

3 Projects under construction

Worlingham Community Centre



- 3.1 The aim of the project is to build a village hall on the former site of the Worlingham Primary School. The development of the new Community Centre commenced at the start of June 2023 and is expected to complete in September 2024.
- 3.2 Below is an illustration of how it is planned to look when completed.



South West Elevation (Facing the Public Open Space)

Bungay Library Extension

3.3 This project should deliver the following benefits:

- To create a fully accessible entrance and information space for wheelchair users, those with limited mobility, and young parents with buggies.
- To provide an Information Point for the local area to include links to health and support services.
- To offer a welcoming area for social interaction by providing a flexible informal seating area with garden views. This area will also have the option to provide desk space for drop-in sessions for banking advice and other support agencies.
- To meet the changing needs of the existing and potential users of the library by increasing the range of social and educational activities on offer in the library.
- To maintain collection points for recycling and food bank drop offs.

3.4 The construction is underway.



4 Current Position of all District CIL funded Infrastructure Projects

4.1 The status legend table indicates the status of the project through colour coding.

Status Legend	
	Projects that have not started on the work the CIL allocation relates to
	In progress projects
	Projects are completed or substantially complete
	Projects where CIL funding has been fully returned/withdrawn

Table 2: Status of District CIL funded infrastructure projects

Year of Decision	Description	Fund	Allocated £	Expenditure to date £	underspend	Balance
2017/18	Framlingham Medical Centre extension	DCIL	122,400.00	122,400.00	-	-
2017/18	Lowestoft - Normanston Pedestrian and Cycle Bridge Feasibility Study	DCIL	120,000.00	100,008.00	19,992.00	-
2018/19	Beccles Town FC - 3G Pitch	DCIL	74,500.00	74,500.00	-	-
2018/19	Ufford Recreation Ground Car Park Resurface	DCIL	3,000.00	3,000.00	-	-
2018/19	Trimley St Mary - pedestrian Crossing	DCIL	45,000.00	45,000.00	-	-
2018/19	Lowestoft - Royal Green Play Equipment and footpath improvements	DCIL	123,500.00	123,500.00	-	-
2018/19	Easton & Letheringham Village Hall Refurb	DCIL	38,000.00	27,084.56	10,915.44	-
2018/19	Beccles - Repair of moorings at Beccles Quay	DCIL	84,000.00	84,000.00	-	-
2018/19	Lowestoft - East of England Park	DCIL	88,000.00	88,000.00	-	-
2018/19	Rushmere St Andrew - Playford Road Traffic Calming	DCIL	45,200.00	45,200.00	-	-
2018/19	Deben Estuary - Renovation of Flood Defence Wall Flood Cell 01	DCIL	126,200.00	126,200.00	-	-
2019/20	Beccles - Lido Improvements	DCIL	75,000.00	75,000.00	-	-
2020/21	Woodbridge - Little St Johns Street Health Centre extension and improvements	DCIL	30,000.00	30,000.00	-	-
2018/19	Bungay Community Centre	DCIL	366,460.00	366,460.00	-	-
2018/19	Framlingham - Castle Community Rooms	DCIL	700,000.00	700,000.00	-	-
2021/22	Halesworth - Edgar Sewter Primary School Expansion	DCIL	1,364,272.00	1,314,983.68	49,288.32	-
2021/22	Bungay High School Expansion	DCIL	624,070.00	624,070.00	-	-
2018/19	Framlingham - Walkway Routes	DCIL	55,000.00	42,815.78	12,184.22	-
2023/24	Blundeston - Play Park Refurbishment	LCIL	25,000.00	25,000.00	-	-
2021/22	Dennington – New bespoke Early Years Playschool setting	DCIL	1,178,252.00	1,178,252.00	-	-

Year of Decision	Description	Fund	Allocated £	Expenditure to date £	underspend	Balance
2022/23	Dennington – New bespoke Early Years Playschool setting (2)	DCIL	268,214.71	268,214.71	-	-
2021/22	Foxhall HWRC improvements	DCIL	794,414.00	794,414.00	-	-
2023/24	Foxhall HWRC improvements (2)	DCIL	164,500.00	164,500.00	-	-
2021/22	Holton - Holton St Peter Primary School new Early Years provision	DCIL	615,240.00	-	-	615,240.00
2022/23	Holton - Holton St Peter Primary School new Early Years provision (2)	DCIL	415,000.00	-	-	415,000.00
2023/24	Southwold - Klondyke Skate Park	LCIL	50,000.00	50,000.00	-	-
2018/19	Worlingham Community Facility Feasibility	DCIL	70,000.00	26,290.70	-	43,709.30
2018/19	Halesworth - Footpath Hill Farm Road	DCIL	56,002.50	27,301.00	-	28,701.50
2018/19	Woodbridge - Jetty Lane Community Centre Feasibility Study	DCIL	188,800.00	188,800.00	-	-
2019/20	Worlingham Community Facility - Capital Cost	DCIL	149,478.00	-	-	149,478.00
2023/24	Beccles - Waveney Meadow Project	LCIL	22,000.00	22,000.00	-	-
2023/24	Bungay Library extension	DCIL	32,400.00	32,400.00	-	-
2023/24	Bungay Medical Practice extension and reconfiguration	DCIL	1,283,000.00	-	-	1,283,000.00
2022/23	Lowestoft - Waste Transfer Station (WTS) and Recycling Centre (RC) Improvements	DCIL	751,642.00	-	-	751,642.00
2021/22	Halesworth - 3G Pitch and Grass Pitch (Campus Phase 1)	DCIL	1,641,997.00	-	-	1,641,997.00
2022/23	Leiston - 3G Pitch with Lighting	DCIL	276,018.18	-	-	276,018.18
2023/24	Rendlesham - Skatepark and Nature Walk	LCIL	50,000.00	50,000.00	-	-
2023/24	Lowestoft - Barnards Soccer Centre Improvements	DCIL	101,500.00	-	-	101,500.00
2023/24	Bungay Town Football Club new 3G pitch	DCIL	547,803.00	-	-	547,803.00
2023/24	Melton Primary School - New Early Years provision	DCIL	1,350,000.00	-	-	1,350,000.00
2024/25	Lowestoft - Britten Road Play Area Refurbishment	LCIL	26,750.00	-	-	-
2024/25	Lowestoft - Pakefield Green Play Area Refurbishment	LCIL	26,650.00	-	-	-
2024/25	Southwold - Roads Project	LCIL	23,000.00	-	-	-
2024/25	Beccles - Safety improvements Alan Hutchinson Way	LCIL	17,500.00	-	-	-
2024/25	Beccles - Increased parking for sports clubs	LCIL	11,750.00	-	-	-
2024/25	Rushmere St Andrew – Sensory Garden	LCIL	17,750.00	-	-	-
2021/22	Leiston – The Leiston Surgery	DCIL	90,000.00	-	90,000.00	-
TOTALS			14,311,513.39	6,819,394.43	182,379.98	7,204,088.98

District CIL projects for 2024-25

- 4.2 At the time of writing the Infrastructure Funding Statement, a number of District CIL funded bids are going through the approval process and are expected to be decided at the East Suffolk Cabinet Meeting on 3 September 2024. Those District CIL Bids that gain approval for funding will be reported in the 2024-25 Infrastructure Funding Statement.

5 Delivery of Affordable Housing

About affordable housing in East Suffolk

- 5.1 The National Planning Policy Framework requires Local Planning Authorities to reflect the needs for affordable housing within their planning policies.
- 5.2 Policies in the Local Plans require new developments (with capacity for eleven units or more in the Waveney Local Plan area and ten units or more (or sites of 0.5ha 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 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.
- 5.3 Planning obligations secured through s106 (legal) agreements are used to secure on-site affordable housing or off-site contributions that are paid in lieu of affordable housing provision and pooled to provide Affordable Housing in areas where this is needed. Historic legal agreements providing for affordable housing contributions may restrict the location in which the contribution is spent to deliver new affordable homes. Focus is given to delivering affordable homes in areas of greatest need.
- 5.4 Where affordable housing units cannot be provided on site, affordable housing commuted sums may be agreed. The latest rates to apply can be found on the developer contributions s106 webpages.

[Section 106 planning obligations \(S106\) » East Suffolk Council](#)

- 5.5 The CIL Regulations do not permit CIL to be spent on delivering affordable housing.

6 Reporting on delivery of affordable housing

- 6.1 Affordable Homes that are secured through s106 are not infrastructure and therefore are not infrastructure identified in the Infrastructure List. Information on the delivery of Affordable Homes is included in the Council's annual Authority Monitoring Report:

- 6.2 In 2023-24, funding from S106 contributions was provided towards 6 new build dwellings and the purchase of one market house as rented Council Housing. Further funding was also used towards the 42 new affordable dwellings at Deben High School, Felixstowe; a Council Housing development project that was allocated S106 funding in both 2021-22 and 2022-23.

7 Examples of new affordable homes that have been recently completed

Trelawney Place, off Candlet Road, Felixstowe





Development site at High Road, Trimley St Martin





Development site at Johnson's Farm, Leiston





Appendix A - The CIL Report

The CIL Report is a report about the collection, allocation and spending of CIL in relation to the 2023-24 financial year. This report includes the matters specified in paragraph 1 of Schedule 2 of the CIL Regulations 2010 (as amended).

1 Bought Forward CIL Balances as of 1 April 2023

Table 1 identifies the CIL income that is held at the start of the 2023-24 financial year. Any changes to the closing balance due to financial adjustments/clarification since the publication of the 2022-23 Infrastructure Funding Statement (IFS) are covered by explanations in the Notes section.

The amount of CIL admin received for 2022-23 was assessed, allocated and spent on salaries, equipment and Infrastructure Team costs by the end of 31 March 2023 and so this does not show as a bought forward figure for the current reported financial year. Details of the income, allocation and spend of CIL admin for the previous financial year were included in the 2021-22 IFS.

The amount of Neighbourhood CIL (NCIL) held for Parish Meeting Areas (£13,219.71) that was carried over into the 2023-24 financial year is the sum available to allocate infrastructure projects by East Suffolk, on behalf of the areas where there is no parish council.

The amount of NCIL that is received between 1 October 2022 and 31 March 2023 is allocated or paid to parish councils in April 2023. This amount, £309,308.81, is therefore included below as a bought forward figure. This amount includes any parish meeting NCIL that has yet to be allocated as the April 2023 NCIL.

Table 1

Fund	£	Notes
CIL Admin	0.00	
NCIL (Parish Meetings)	13,219.71	Funds retained for Parish Meeting Areas
Unallocated NCIL	309,308.81	This amount was collected in the preceding six months and was allocated to town and parish councils and parish meetings, by 28 April 2023
District CIL (available to allocate) *	16,510,868.92	This amount has been subject to change due to underspend subsequently notified on previously reported completed District CIL Funded projects.
District CIL (previously allocated to infrastructure projects and not yet spent)	4,221,115.31	Pages 3-12 show the progress of spend against allocations previously made.
Local CIL Fund	14,724.63	LCIL Fund Ringfenced for future LCIL projects
Total	21,069,237.38	

*Includes interest applied to District CIL Fund as at 31 March 2023.

2 CIL Income received in 2023-24

Table 2 details the amount of CIL, in the 3 statutory pots, received during the 2022-23 financial year.

Table 2

Type of CIL	£
CIL Admin (includes deduction of -£9,432.46 relating to incorrectly allocated historic bank interest)	328,272.40
Neighbourhood CIL	1,029,890.44
District CIL (includes addition of £9,432.46 relating to incorrectly allocated historic bank interest)	5,395,917.73
Total CIL received in 23-24	6,754,080.57
Interest added to District CIL by 31 March 2024 (including a £29,391.36 adjustment to the 22-23 interest)	441,167.08
Total CIL received in 23-24	7,195,247.65

No Land payments in lieu of CIL have been accepted in 2023-24.

3 Issuing CIL Notices

In the 2023-24 financial year the CIL Demand Notices issued totalled £7,022,208.67

Instalments relating to these notices, where this is applicable, will generally be paid over the next 12-24 months depending on the value of the CIL liability that is due.

This is the total value of CIL Demand Notices issued within the reported period that have not been suspended or superseded by new Demand Notices outside of the reported period.

Of the total value, the amount from Liability Notices (liable floorspace after any relief that has been granted) is £6,894,635.50. The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £51,517.85 and the total value of the late payment interest accrued is £76,055.32.

4 CIL Allocations and CIL Admin spend

Allocating CIL collected before 1 April 2023

Table 3 provides details of the CIL which was collected by the authority before the end 31 March 2023 that has been allocated during the 2023-24 financial year. Section 1 of the Infrastructure Funding Statement provides more details of District CIL expenditure and the remaining balances of the allocations of District CIL.

Table 3

Project	Fund Type	£ Allocated
Blundeston - Play Park Refurbishment	LCIL	£25,000.00
Beccles - Waveney Meadow Project	LCIL	£22,000.00
Rendlesham - Skatepark and Nature Walk	LCIL	£50,000.00
Southwold - Klondyke Skate Park	LCIL	£50,000.00
Foxhall HWRC improvements (2)	DCIL	£164,500.00
Bungay Library extension	DCIL	£32,400.00
Bungay Medical Practice extension and reconfiguration	DCIL	£1,283,000.00
Lowestoft - Barnards Soccer Centre Improvements	DCIL	£101,500.00
Bungay Town Football Club new 3G pitch	DCIL	£547,803.00
TOTAL		£3,626,203.00

Neighbourhood CIL (NCIL) Payments allocated to parish councils/meetings

Table 4 provides details of the Neighbourhood CIL which was collected by East Suffolk and has been allocated during the 2023-24 financial year.

Table 4

NCIL Allocation Type	£
NCIL passed to town/parish councils by 28 April 2023 (collected between 1 October 2022 and 31 March 2023)	£305,287.93
NCIL passed to town/parish councils by 28 October 2023 (collected between 1 April 2023 and 30 September 2023)	£554,593.83
subtotal	£859,881.76
NCIL allocated to Parish meetings by 28 April 2023 (But held by East Suffolk)	£1,322.90
NCIL allocated to Parish meetings by 28 October 2023 (But held by East Suffolk)	£1,322.90
Total NCIL allocations 2023-24	£862,527.56

A full breakdown of Neighbourhood CIL receipts and allocations can be found on the CIL reporting webpage and can also be seen on the developer contributions database:

[CIL reporting » East Suffolk Council](#)

[East Suffolk PFM - CIL \(exacom.co.uk\)](#)

CIL Admin Expenditure 2022-23

CIL Admin fees are allocated spent within the year that they are received in order to fund the collection, recovery, spend and management of developer contributions. Table 5 - Infrastructure

Team income and expenditure – lists the breakdown of the expenses that CIL Admin contributes towards, together with details of the other income streams that also support the delivery of developer contributions service.

Table 5 – Infrastructure Team income and expenditure

Income or Expenditure	£
Total Direct Employee Expenses	£245,250.06
Total Other Employee Expenses	£2,880.00
Major Sites and Infrastructure Management (contribution towards)	£16,437.39
Qualification Training	£3,462.00
Total Transport Expenses	£576.76
Total Supplies & Services	£3,421.73
Total Support Services	£56,244.46
Total Expenses	£328,272.40
CIL Admin Income 2023-24	£328,272.40

5 Other Matters

To date CIL has not been used to repay borrowing to deliver infrastructure.

£1,779.33 of Parish Meeting CIL has been spent on the village hall roof renovation in the Ilketshall St Margaret Parish Meeting area.

No clawback notices, in accordance with regulation 59E, have been issued during the 23-24 financial year.

The CIL Spending Working Group, pending finalisation and final approval and allocation of project funding, will make recommendation to Cabinet on Strategic CIL funding allocations as projects reach delivery stage. A new 5-year Infrastructure Delivery Plan has led to a greater £13m ringfencing of strategic CIL prior to submission of these priority projects, to ensure that delivery is afforded from the District CIL Fund as these demands become greater in this period.

The CIL Spending Strategy, approved in January 2020 is available to view on the CIL spending webpage. A review of the CIL Spending Strategy has been conducted by the CIL Spending Working Group during the summer of 2024 and recommended changes are presented to Cabinet in September 2024 for approval to adopt.

6 2023-24 closing balances

Table 6 shows the closing balances for unspent CIL at close of 31 March 2024.

The Infrastructure List, which forms part of this Infrastructure Funding Statement, identifies the projects which are a priority to be delivered in the short term, through partial or full District CIL funding. East Suffolk Council works with all relevant statutory partners, meeting most on a quarterly basis, to ensure that the infrastructure providers are aware of the developments coming forwards and are preparing the infrastructure projects that need to be delivered through funding from CIL. This review process also helps to ensure the Infrastructure List is current and reflects the latest estimated costs. The CIL Spending Strategy ensures that priority is given to the critical and essential infrastructure projects so that there are no delays to delivery of this infrastructure and there is sufficient District CIL available to allocate.

Table 6

Fund	£	Notes
CIL Admin	£0.00	Allocated in year and spent by 31.03.24 (Table 5)
NCIL Held for Parish Meeting Areas	£15,856.13	Funds held for Parish Meeting Areas
Unallocated NCIL/Parish Meeting CIL	£456,252.21	This is allocated and transferred to town and parish councils, and allocated to parish meetings, by 28 April 2024.
District CIL (available to allocate) *	£18,707,026.16	The CIL Spending Working Group will be considering which projects are a priority for receiving District CIL funding and making recommendations to Cabinet in September 2024.
District CIL (previously allocated to infrastructure projects and not yet spent)	£7,204,088.98	See the full list of projects in Section 1 of this document. The CIL Spending Working Group made decisions on Local CIL projects in June 2023 and made recommendations to Cabinet on the larger infrastructure projects on 5 September 2023.
Local CIL Fund Ringfenced Sum	£53,202.16	To be carried over into 2025 Bid Round
Total	£26,436,425.64	

*Includes the Local CIL Fund element of the District CIL Fund, Ringfenced sum for priority projects and interest added as at 31 March 2024.

The CIL Spending Working Group are required to review the affordability from CIL of the infrastructure projects that are planned to be delivered within the short to medium term. Since the end of the 2023-24 the Working Group have decided to ringfence £13m of District CIL to ensure that Health and Education projects planned to be delivered over the next 5-year period can be funded from District CIL.

Appendix B - The s106 Report

1 S106 contributions in East Suffolk

The use of planning obligations secured through s106 (legal) agreements is in relation to securing onsite affordable housing, off-site contributions in lieu of affordable housing provision and site-specific mitigation required for new developments.

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.

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, as the Education Authority or Highways Authority, for example. Suffolk County Council will report on these s106 contributions, together the number of school places secured, within the Suffolk County Council Infrastructure Funding Statement 2023-24.

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

Any contributions relating to Sizewell C are reported in Appendix C.

2 New agreements entered into during 2023-24

The total amount of money to be provided under any planning obligations which were entered into during the reported year is £1,465,349.90. 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 the minimum amount (before indexation) expected where a minimum amount only is specified.

The total number of affordable housing units to be provided under any planning obligation entered into during the reported year is 82. This figure includes the maximum number expected where the total number of dwellings are not yet known.

There was a minimum of 2.2 hectares secured in relation to provision of educational facilities and a number of planning obligations for financial contributions towards new facilities and school places were entered into, resulting in school places secured as follows:

- 14 Early Years Places
- 34 Primary School Places
- 60 places via a temporary classroom awaiting new primary school provision in the event it is required.

The contribution amount secured is set out in Table 2.

A list of planning obligations entered into during the report year has been included in Table 1 below. Agreements can be viewed in full on the relevant planning application via the Council's website:

Table 1

Planning Reference	Obligation Type	Number (on site)	Amount
DC/15/1128/OUT (Deed of Variation – additional obligations)	Additional affordable housing (First Homes provided under the Early Delivery Programme)	7	
DC/20/5279/OUT	RAMS - Habitats Mitigation sum		£16,942.71*
	Education Contribution (Primary)		£132,382.21*
	Education Contribution (Early Years)		£266,602.00*
	Education Contribution (Temporary Classroom)		£129,146.29 ***
	Provision of Primary School Land	2.2** hectares	
	Public Rights of Way Contribution		£59,000.00
	Highways Offsite Mitigation Contribution		£36,071.00
	Passenger Transport Contribution		£100,000.00
	Travel Plan Evaluation and Support Contribution		£5,000.00
	Provision of Open Amenity Space		
	Provision of Self/Custom Build Plots	5%	
	Provision of Affordable Housing	33%	
DC/21/4022/FUL	Restrictive Covenants		
DC/21/4501/FUL	Affordable Housing Contribution		£230,000.00
	Provision of Community Facilities Land		
	Provision of Permissive Path		
	RAMS - Habitats Mitigation sum		£17,024.66
DC/22/0998/FUL	Proportionate Affordable Housing Contribution		£85,800.00
	Provision of Affordable Housing	10	
	Secondary School Transport Contribution		£36,150.00
	Provision of Open Amenity Space		
	Bus Stop Improvement Contribution		£20,000.00
	RAMS - Habitats Mitigation sum		£10,279.04
DC/22/2259/FUL	Restrictive Covenants		
	RAMS - Habitats Mitigation sum		£365.67

DC/22/2520/FUL	RAMS - Habitats Mitigation sum		£27,624.92
DC/22/2831/OUT	Provision of Affordable Housing	33%	
	Provision of Open Amenity Space	0.38** hectares	
	Provision of Self/Custom Build Plots		
	RAMS - Habitats Mitigation sum		£11,242.70
DC/22/3394/RG3	Provision of Affordable Housing	6	
	Education Contribution (Early Years)		£30,955.00
	Education Contribution (Primary)		£92,865.00
	Pedestrian and Cycle Bridge Contribution		£22,797.00
	Playing Fields Contribution		£1,737.00
	RAMS - Habitats Mitigation sum		£2,890.98
DC/23/0014/FUL	Affordable Housing Contribution		£90,000.00
	Provision of Affordable Housing	1	
	RAMS - Habitats Mitigation sum		£1,606.10
DC/23/2245/ARM	RAMS - Habitats Mitigation sum		£38,867.62
DC/23/2401/FUL	Restrictive Covenants		
DC/23/4552/FUL	Restrictive Covenants		

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

** Denotes a minimum amount.

*** Denotes a contribution which may become due in a specific event.

3 S106 Contributions Breakdown 2023-24

Table 2 shows an overview of money held or received by East Suffolk Council under any planning obligations for the 2023-24 financial year:

Table 2

Start Balance on 1 April 2023:	£ 5,694,097.78
Total amount of money received during 2023-24:	£ 515,801.24
Total amount of money received before 2023-24 which has not been allocated:	£ 3,151,989.01
Total amount of money which was allocated but not spent during 2023-24 for funding infrastructure:	£ 934,376.28
Total amount of money which was spent (including transferring it to another person to spend) during 2023-24:	£ 844,281.53
Total amount of money spent on repaying money borrowed (including any interest) during 2023-24:	£ 0.00
Total amount of money received and spent in respect of monitoring delivery of planning obligations during 2023-24:	£ 17,902.90
Total amount of money retained at the end of 2023-24:	£ 5,396,063.58

Table 3 shows a breakdown of any money held or received by East Suffolk Council under any planning obligation for the 2023-24 financial year:

Table 3

Contribution type	Start Balance 01/04/2023	Income	Interest¹	Spend	Refunds	Closing balance 31/03/2024
Affordable Housing	£2,206,064.26	£37,785.00	£0.00	£530,950.01	£0.00	£1,712,899.25
East Suffolk RAMS (Habitat Mitigation)*	£973,466.72	£324,339.51	£0.00	£20,519.21	£0.00	£1,277,287.02
Air Quality (Felixstowe South Reconfiguration)	£7,662.97	£0.00	£0.00	£816.00	£0.00	£6,846.97
Landguard (Felixstowe Port S106)	£12,682.48	£0.00	£0.00	£12,682.48	£0.00	£0.00
Playing Fields	£1,157.97	£0.00	£0.00	£0.00	£0.00	£1,157.97
Former Waveney Open Space	£67,649.71	£0.00	£0.00	£-1,728.86**	£0.00	£69,378.57
Woods Meadow Country Park	£138,340.77	£0.00	£0.00	£16,907.60	£0.00	£121,433.17
Play equipment	£245,853.38	£44,617.27	£0.00	£0.00	£0.00	£290,470.65
Refuse	£21,394.83	£0.00	£0.00	£0.00	£0.00	£21,394.83
Community facilities	£401,309.16	£40,772.97	£0.00	£0.00	£0.00	£442,082.13
Former Suffolk Coastal Play space	£424,056.11	£0.00	£20,477.58	£48,335.07	£0.00	£396,198.62
Former Suffolk Coastal Sport	£706,797.97	£0.00	£37,396.13	£126,956.19	£12,059.62	£605,178.29
Footpaths and Cycleways	£34,567.27	£0.00	£0.00	£0.00	£0.00	£34,567.27
Rail Improvements	£39,223.99	£0.00	£0.00	£0.00	£0.00	£39,223.99
Health	£16,500.00	£0.00	£0.00	£0.00	£0.00	£16,500.00
Commuted sums for Maintenance	£380,273.33	£68,286.49	£0.00	£87,114.97	£0.00	£361,444.85
Total	£5,677,000.92	£515,801.24	£57,873.71	£842,552.67	£12,059.62	£5,396,063.58

¹ Interest is applied to the sum held where required by the relevant Section 106 Agreement or as set out by policy.

* The RAMS figures reported above includes upfront payments made towards RAMS on planning applications approved in the reported period and S106 contributions paid in the reported period. Further information can be found at:

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

Whilst RAMS upfront payments for approved applications are reported as received, they can only be spent when development has commenced. The spendable amount, inclusive of commenced upfront payments and S106 contributions as at 31 March 2024 is £958,400.48.

The start balance figure has been adjusted from the 2022-23 year end figure. The nature of upfront payments for RAMS results in continuous movement of balances. Once development has commenced, the payment becomes available for spend and is fixed.

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.

** A sum was returned to the pot unspent.

While historic data is loaded into the new developer contributions database, it is possible balances will be further adjusted to reflect any new information that becomes available.

4 S106 allocations and expenditure

Table 4a shows s106 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 4a

Spend Type	Project	Amount	Reference
Affordable Housing	Deben Fields, Felixstowe (former Deben High School) – part funding towards 42 affordable rent and shared ownership homes	£138,038.28	C/12/2072
	Milton Road, Lowestoft – part funding towards 6 affordable rent homes as Council Housing stock	£152,911.73	DC/17/0633/FUL DC/15/2442/FUL DC/20/1352/FUL
	Valley Gardens, Leiston – purchase and improvement of market property for Council Housing stock	£240,000.00	C11/2848/FUL C11/0989/FUL C/08/1694
Former Suffolk Coastal Play and Sport	5-a side goals allenby park Felixstowe	£2,520.00	Multiple
	Cricket Wicket installation - Felixstowe Cricket Club	£1,740.00	Multiple
	Langer park improvements Felixstowe	£65,672.73	Multiple
	Repairs to the clubhouse and changing rooms at Easton Cricket Club	£1,628.97	Multiple
	Play area improvements - Keightley Way Tuddenham St Martin	£4,283.71	Multiple
	Replacement floodlights - Kirton & Falkenham Recreation Ground	£2,635.00	Multiple
	Purchase of specialist bowls green mower - Tunstall and District Bowls Club	£7,320.00	Multiple
	Play area refurb - Beresford Drive Play Area	£6,358.01	Multiple
	improvements to car park and purchase machinery - Framlingham sports club	£61,986.30	Multiple
	New addition to Leiston skatepark	£18,331.30	Multiple
	Car Park improvements Village Hall, Campsea Ashe	£2,815.24	Multiple
Woods Meadow Country Park	Country Park enhancements	£16,907.60	DC/01/0977/OUT
RAMS	Project and staffing costs	£20,519.21	Multiple
Other spend	Landguard (Felixstowe Port) – Staffing Costs	£12,682.48	C03/2000

Spend Type	Project	Amount	Reference
	Air Quality Monitoring	£816.00	Felixstowe South Reconfiguration
Commutated Sums – Open Space maintenance	Maintenance of multiple open space sites adopted by the Council	£87,114.97	Multiple
Total		£844,281.53	

Table 4b shows 106 allocations broken down and cross referenced to the planning reference source of funds.

Table 4b

Proposed Spend Type	Project	Amount £	Reference
Allocated but not spent during 2023-24			
Affordable Housing	Rodber Way, Lowestoft - purchase and improvement of market property for Council Housing stock	£179,426.59	£179,426.59
Community Facilities	Provision of Community Facilities at Woods Meadow (awaiting further funds before project progressed)	£40,772.97	DC/01/0977/OUT
Play Equipment	Provision of play areas x 2 at Woods Meadow	£44,617.27	DC/01/0977/OUT
RAMS	Allocation of spendable funds at 31/03/23 to joint RAMS project with neighbouring Councils	£580,753.75	Multiple
Other	Landguard (Felixstowe Port) - management costs	£12,682.48	DC/03/2000
Commutated Sums	Maintenance of multiple open space sites adopted by the Council	£68,286.49	C6268/2
Allocated prior to 2023-24 but not spent by the end of the reported year			
Affordable Housing	Deben Fields (former Deben High School) – part funding towards 42 affordable rent and shared ownership homes	£15,000.00	C/07/1427
Former Waveney Open Space	Lowestoft Active Seafront Project	£9,374.62	Multiple
Playing Fields	Playing Field due to be provided at Brooke Peninsula site (dependent upon development of site)	£1,157.97	DC/16/0892/FUL

Proposed Spend Type	Project	Amount £	Reference
Country Park	Laying out of Woods Meadow Country Park	£121,433.17	DC/01/0977/OUT
Play Equipment	Provision of play areas x 2 at Woods Meadow	£245,853.38	DC/01/0977/OUT
Community Facilities	Provision of Community Facilities at Woods Meadow (awaiting further funds before project progressed)	£238,309.70	DC/01/0977/OUT
Former Suffolk Coastal Play and Sport	Woodbridge Improvements to Woodbridge Skatepark	£15,000.00	Multiple
	Reinstatement of recreation ground, Heveningham	£3,326.74	
	Pocket Park Play Area, Badingham	£1,383.34	
	Upgrade of play area at Blythburgh	£12,140.59	
	Purchase of football goals at Dallinghoo	£705.20	
	Installation of a slide at Kettleburgh	£691.67	
RAMS	Project and staffing costs	£27,111.26	Multiple
Other	Air Quality Monitoring	£6,846.97	Felixstowe South Reconfiguration
Commutated Sums – Open Space maintenance	Maintenance of multiple open space sites adopted by the Council	£293,158.36	Multiple

Appendix C - The Sizewell C Report

1 The Sizewell C Deed of Obligation

On 8 October 2021 East Suffolk Council, Suffolk County Council and NNB Generation Company (SZC) Limited entered into a Deed of Obligation (DoO) pursuant to section 1 of the Localism Act 2011 and section 111 of the Local government Act 1972 in relation to the Sizewell C Nuclear Power Station. The DoO can be viewed on the Councils website at:

[Deed of Obligation » East Suffolk Council](#)

Sizewell C Nuclear Power Station was granted development consent on 20 July 2022 by the Secretary of State.

Commencement of the Development (as defined in the DoO) occurred on 15 January 2024.

The Deed of Obligation includes a number of financial contributions to mitigate the impacts of the development. Those paid to East Suffolk Council are reported in this Appendix C.

Each contribution paid must be held in an interest bearing account, with any interest accrued applied for the same purposes as the contribution itself.

Each contribution payable under the DoO must be spent in line with its specific purpose. Allocations are listed in this section where a specific portion of the contribution has been earmarked for job roles (where the job is Sizewell C specific), for onward payment to third parties or where spend can be accurately forecast for a particular purpose.

The first financial contributions were paid during the 2023-24 financial year and as such there are no brought forward funds to report in this statement.

2023-24 totals:

Start Balance on 1 April 2023:	£0.00
Total amount of money received by East Suffolk Council during 2023-24:	£7,769,319.85
Interest Accrued to 31 March 2024:	£45,666.59
Total amount of money spent during 2023-24:	£538,913.67
Adjustments/corrections:	-£1,650.70
Total amount of money retained at the end of 2023-24:	£7,274,422.07
Total amount of money allocated but not spent during 2023-24:	£4,676,785.07

2 Sizewell C Contributions Breakdown 2023-24

Table 1 shows a breakdown of the contributions paid, interest accrued, spend and the total amount of money that has been retained at the end of the 2023-24 financial year:

Table 1

DoO Schedule	DoO Clause	Contribution Type	Income	Interest Applied	Spend	End Balance at 31/03/2024
2	2.1.1	Energy Projects Manager	£94,074.49	£1,250.43	£14,646.00	£80,678.92
2	2.1.2	Energy Projects Planner	£45,086.71	£404.08	£35,655.50	£9,835.29
2	2.1.3	Environmental Health Officer	£66,144.43	£921.19	£4,193.50	£62,872.12
2	4.1	SZC Support Contributions	£172,613.74	£2,387.47	£29,213.81	£145,787.40
2	5.1	Noise and Air Quality Monitoring	£11,507.58	£143.18	£8,580.00	£3,070.76
2	6	Public Information Portal	£28,768.96	£284.08	£9,810.25	£19,242.79
3	2.4	Housing Resourcing (Private Sector Housing Officer, Project Support Officer, Housing Needs Officer and Development Officer)	£255,521.86	£1,450.42	£837.00	£256,135.28
5	2.2	Local Community Safety Measures	459,154.19	£2,609.93	£663.50	£461,100.62
7	5.1	Economic Development Function	£162,604.82	£897.57	£11,665.12	£151,837.27
7	5.2	Economic Development Business Support Service	£209,063.34	£1,190.03	£0.00	£210,253.37
8	3.1.1 - 3.1.2	Survey and consolidation of the First Leiston Abbey Site and improved interpretation of the First Leiston Abbey Site	£92,917.04	£528.90	£0.00	£93,445.94
8	3.2.1	Survey and consolidation of the Scheduled Monument SM 1014520 and improved interpretation of the Second Leiston Abbey Site	£759,752.42	£4,324.67	£0.00	£764,077.09

DoO Schedule	DoO Clause	Contribution Type	Income	Interest Applied	Spend	End Balance at 31/03/2024
8	3.2.2	The development and implementation of a landscape and access masterplan for the Second Leiston Abbey Site	£104,531.67	£595.02	£0.00	£105,126.69
10	2.1.1 - 2.2.2	Design and Construction of the Leiston Sports Facilities	£87,109.72	£493.69	£0.00	£85,952.71*
11	3.1.1- 3.1.2	Land Management and Skills Scheme	£29,036.57	£165.28	£0.00	£29,201.85
11	4.3	SZC Natural Environment Implementation Manager	£78,723.96	£448.11	£0.00	£79,172.07
11	12.1	Farmland Bird Mitigation Fund	£116,146.30	£661.13	£0.00	£116,807.43
13	2.1	National Trust Dunwich Heath and Coastguard Cottages Resilience Fund	£692,180.25	£3,940.03	£0.00	£696,120.28
13	2.2	Pro Corda Resilience Fund	£422,772.52	£876.47	£423,648.99	£0.00
13	2.3	RSPB Resilience Fund	£2,487,853.70	£14,161.37	£0.00	£2,502,015.07
15	2.1	Tourism Support Resources	£232,292.60	£1,322.26	£0.00	£233,614.86
15	3.1 -3.2	Tourism Fund	£1,161,462.98	£6,611.28	£0.00	£1,168,074.26
Totals			£7,769,319.85	£45,666.59	£538,913.67	£7,274,422.07

* A correction was made to the indexation payable for this figure following payment and a small overpayment refunded.

3 Sizewell C Expenditure and Allocations

Table 2a shows 2023-24 spend broken down and cross referenced to the source of funds:

Table 2a

DoO Schedule	DoO Clause	Contribution Type	Spend Total	Spend breakdown
2	2.1.1	Energy Projects Manager	£14,646.00	Energy Projects Manager project time charged
2	2.1.2	Energy Projects Planner	£35,655.50	Energy Projects Planner project time charged
2	2.1.3	Environmental Health Officer	£4,193.50	Environmental Health Officer project time charged
2	4.1	SZC Support Contributions	£29,213.81	Officer project time, professional and consultancy fees, Hinckley Point visit costs
2	5.1	Noise and Air Quality Monitoring	£8,580.00	Purchase of Noise Nuisance Recorder
2	6	Public Information Portal	£9,810.25	Costs associated with providing the Public Information Portal
3	2.4	Housing Resourcing (Private Sector Housing Officer, Project Support Officer, Housing Needs Officer and Development Officer)	£837.00	Officer project time charged
5	2.2	Local Community Safety Measures	£663.50	Officer project time charged
7	5.1	Economic Development Function	£11,665.12	SZC Economic Development Programme Manager costs 2023-24
13	2.2	Pro Corda Resilience Fund	£423,648.99	Paid onwards in accordance with the terms of the Deed

Table 2b shows allocations broken down and cross referenced to the source of funds.

Table 2b

DoO Schedule	DoO Clause	Contribution Type	Allocations	Allocations breakdown
7	5.1	Economic Development Function	£282,000.00	4 years projected costs for SZC Economic Development Programme Manager
8	3.1.1 - 3.1.2	Survey and consolidation of the First Leiston Abbey Site and improved interpretation of the First Leiston Abbey Site	£93,445.94	To be paid onwards in accordance with the terms of the Deed
8	3.2.1	Survey and consolidation of the Scheduled Monument SM 1014520 and improved interpretation of the Second Leiston Abbey Site	£764,077.09	To be paid onwards in accordance with the terms of the Deed
8	3.2.2	The development and implementation of a landscape and access masterplan for the Second Leiston Abbey Site	£105,126.69	To be paid onwards in accordance with the terms of the Deed
13	2.1	National Trust Dunwich Heath and Coastguard Cottages Resilience Fund	£696,120.28	to be paid onwards in accordance with the terms of the Deed
15	2.1	Tourism Support Resources	£234,000.00	4 years projected costs for Sizewell C Tourism Programme Manager

Appendix D - The Infrastructure List

1 Review of infrastructure needs

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, reflecting assessed infrastructure requirements at the time of the development of the Local Plans.

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. Discussions have taken place with the statutory bodies providing services such as Police, Health, Education, and Highways in order to review their infrastructure requirements and to add or remove projects, for example, as population trends change, and service delivery methods change. This ensures that the Infrastructure List contains the most up to date information for all stakeholders.

The East Suffolk CIL Charging Schedule was adopted in August 2023 and sets the CIL rates for different development types across the whole of the district.

A list of further details of the infrastructure projects that have been either partially or fully funded with District CIL is included at the beginning of the Infrastructure Funding Statement.

As part of more focussed delivery of infrastructure, the Council has been working closely with statutory partners to understand the key projects planned to be delivered in the short term. A five-year plan is detailed below in Table D1, the 5-Year Infrastructure Delivery Plan, and includes the essential infrastructure planned to be delivered to support Local Plans growth and East Suffolk priorities for the next 5-year period. To ensure delivery of health and education infrastructure over this next period, the CIL Spending Working Group has ring-fenced an interim sum of £13m District CIL towards these projects. The delivery of the 5-Year Plan will be reviewed regularly as clearer timings and estimated project costs emerge. Some projects may be added or removed, and this will be reported/updated annually.

There are a number of Health and other infrastructure projects that are currently at a very early stage of the planning process, and whilst the Council is aware that some or all of those projects may fall into this 5-year plan period, it is not yet possible to report on likely costs and timing.

Table D1 – The 5-year Delivery Plan (estimated CIL bid ‘asks’ for East Suffolk Council and estimated total project costs)

Service	2024	2025	2026	2027	2028
Education		Ipswich Garden Suburb Primary School - CIL £55,925 (£13m)			

Service	2024	2025	2026	2027	2028
Education		Secondary School(s) in the vicinity of the IGS area CIL £1,553,884 (£35m)			
Education		Brightwell Lakes Primary School CIL £427,992 (£16m)			
Education					Brightwell Secondary CIL £4,957,574 (£21m)
Education		North Felixstowe New Primary School CIL £139,984 (£14m)			
Education		Trimley St Martin Primary School CIL £1,256,412 (£10m)			
Education		Dairy Farm Halesworth new Early Years CIL £1,320,990			
Health	GP Extension - South	NEW GP Surgery			NEW GP Surgery
Health	GP Extension - South	GP Extension - South			
Health	GP extension - North	GP extension -- North			
Highways		SCC scheme 24, ESC scheme LB12, LB14, LB40 (£500,000), Beccles and Worlingham cycling and walking infrastructure	ESC Scheme IM31 Gloster Road, Brightwell Lakes	ESC Scheme IM37	
Highways	LCWIP IM15 Main Road Martlesham (£1.266m)	SCC scheme 42, ESC scheme L50, Gorleston Road,	ESC Scheme IM22. Introducing segregated cycling and walking infrastructure,	ESC Scheme IM35	

Service	2024	2025	2026	2027	2028
		Lowestoft (£1.1m)	Bredfield Road/Melton Road		
Highways			ESC Scheme IM30, cycling and walking route between Wilford Bridge Road and Sutton Hoo	Improving cycling and walking infrastructure in Felixstowe ESC Scheme F5 (High Road West), F6 (High Road East), F7 (Cliff Road), F111 (Cliff Road cycle parking), F115 (The Dip to Felixstowe Ferry via PROW Footpath 62)	
Highways		LCWIP IM17 Woods Lane from Melton crossroads CIL (£523k)	ESC Scheme IM5, Widening and resurfacing segregated cycling and walking track along Main Road, Kesgrave		
Libraries	Kessingland Library CIL £12,960 (£15k)	Felixstowe CIL £806,760	Leiston CIL £25,056		
Libraries		Framlingham CIL £57,888	Lowestoft CIL £304,560		
Libraries		Wickam Market CIL £47,520			
Libraries		Woodbridge CIL £176,472			
Police	North Felixstowe Garden Neighbourhood (Policy SCLP 12.3)				

2 The generic infrastructure list

Where major **unplanned sites** (those over 10 dwellings) 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 partly funded through s106.

Table 1 is to be used as a guide to the approach to collecting contributions from unplanned sites.

For planned sites (i.e. sites allocated in one of the two Local Plans), the infrastructure funding will typically follow that set out in Table 1 below, but the particular policy and supporting text wording should be referred to, as there are some cases where particular pieces of infrastructure are envisaged to be funded differently. The approach taken with “Strategic” sites is covered in paragraphs 2.4 and 2.5 below.

Table D2: Funding of infrastructure on unplanned sites

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
Care Facilities	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 East Suffolk CIL Charging Schedule was adopted in June 2023 (and came into effect on 1st August 2023). Eight sites allocated in either the Waveney Local Plan (2019) or Suffolk Coastal Local Plan (2020) are identified as being “strategic” by virtue of their scale. These sites have bespoke residential CIL rates and the balance of residential S106/S278, and CIL infrastructure funding is set out below in Table 2 (other infrastructure types, such as retail or employment, will be charged as per the East Suffolk CIL Charging Schedule).

Table 2 shows how developer contributions will be sought in relation to the identified strategic sites.

Table D3: Funding of infrastructure on “strategic” sites

Site	Residential CIL rate (2024 values)	CIL-funded infrastructure	S106/S278-funded infrastructure	Notes
Brightwell Lakes (Aadal Park) (SCLP12.19)	£0	None	Everything required	This site was granted outline planning permission in 2018 at a zero rate of CIL (as per the Suffolk Coastal Charging Schedule)
Kirkley Waterfront and Sustainable Urban Neighbourhood (WLP2.4)	£0	None	Everything required	
South Saxmundham Garden Neighbourhood (SCLP12.29)	£107.32	<ul style="list-style-type: none"> Libraries contributions 	Everything else required	
North Felixstowe Garden Neighbourhood (SCLP12.3)	£69.76	<ul style="list-style-type: none"> Libraries contributions HWRC (Household Waste Recycling Centres) improvements Secondary school places 	Everything else required	
Land off Howlett Way Trimley St Martin (SCLP12.64)	£171.72	<ul style="list-style-type: none"> Libraries contributions HWRC improvements Secondary school places Health contributions 	Everything else required	
Land south of The Street, Carlton Colville/Gisleham (WLP2.16)	£96.59	<ul style="list-style-type: none"> Libraries contributions HWRC improvements Secondary school places Health contributions 	Everything else required	
Beccles & Worlingham Garden Neighbourhood (WLP3.1)	£0	None	Everything required	
North of Lowestoft Garden Village (WLP2.13)	£64.39	<ul style="list-style-type: none"> Libraries contributions HWRC improvements Secondary school places Health contributions 	Everything else required	

3 The Full Infrastructure List 2023-24

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. The keys are located at the end of the Infrastructure List.

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 also added to this list.

A simple 'traffic light' colour coding is applied within the status column, so that it is easy to identify which projects are completed, underway or are awaiting delivery. For ease of viewing, all projects within each section are ordered by the red, amber, green status. Red means that the project has not yet started, amber means the project is in progress and green means the project has completed.

A blue status colour indicates a project which was allocated CIL Funding which is no longer proceeding or a previously planned project that is no longer required to be delivered.

Highways

Project	Local / Neighbourhood Plan Policy	Parish	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		Trimley St Mary	Desirable	Trimley St Mary Parish Council	£65,000	Trimley St Mary Parish Council	£20,000.00	£45,000.00	CIL	£0.00	None	Short term		DCIL funding 2018/19
Rushmere St Andrew, Playford Road Traffic Calming		Rushmere St Andrew	Desirable	Rushmere St Andrew Parish Council, Suffolk County Council	£61,050	Rushmere St Andrew Parish Council	£15,850.00	£45,200.00	CIL	£0.00	None	Short term		DCIL funding 2018/19
Traffic calming measures		Easton	Essential	Parish Council, Suffolk County Council	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short – Medium term		A Neighbourhood CIL project which SCC is working on with Easton Parish Council to deliver traffic calming measures. Project completed.
Halesworth - Footpath Hill Farm Road		Halesworth	Desirable	Suffolk County Council	£25,474	None	£0.00	£25,474.00	CIL	£0.00	None	Short term		DCIL Funding 2018/19. The total cost of the PROW footpath was revised to £25,474 in March 2022 (the original scheme was estimated at £56,002.50, with DCIL bid approved in Oct 2018). SCC considering any other improvements that could be delivered with remaining CIL. The project provides an improvement to the existing network with better connectivity to the town centre, to Holton Saint Peter Community Primary School, and to the sports ground and the playing field. Completed September 2022.
Footway improvements at Land to the East of Aldeburgh Road, Aldringham	SCLP12.42	Aldringham Cum Thorpe	Essential	Developer	£10,000	None	Unknown	£10,000.00	Section 278	£0.00	N/A	Short – Medium term (with development of site)		
Framlingham - Walkway Routes and Pembroke Road junction improvements	-	Framlingham	Desirable	Framlingham Town Council	£107,000	Framlingham Town Council, S106	£52,000.00	£55,000.00	CIL	£0.00	None	Short term		DCIL funding 2018/19. Road Safety Audit was carried out during spring 2022 for Pembroke Road junction, design includes better safety measures with narrowing of the road for vehicular access. The zebra crossing on Station Road, adjacent to the Hopkins Homes site (known as Prospect Place) was delivered in November 2018. Work on Pembroke Road completed February 2023. Project complete with underspend of allocation of £12,184.22.
The Gull Wing Bridge over Lake Lothing, Lowestoft		Lowestoft	Essential	Suffolk County Council, East Suffolk Council	£150,000,000.00	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.	£150,000,000.00	£0.00	None	£0.00	New Anglia LEP, Highways England	Short term		Construction began April 2021 and opened in September 2024. This is not funded by developer contributions but it is essential infrastructure which will support planned sites in the area.
Brooke Peninsula Pedestrian and Cycle Bridge, Lowestoft	WLP2.4	Lowestoft	Essential	Suffolk County Council, East Suffolk Council	£40,000,000.00	Section 106 from permitted development on Kirkley Waterfront and Sustainable Urban Neighbourhood site	Unknown	£1,897,432.00	Section 106	£38,102,568.00	N/A	Short term		The Gull Wing bridge (referred to above) provides the required new pedestrian and cycle access over Lake Lothing. This project will therefore be formally removed in the 24/25 IFS. The existing S106 contributions from the Brooke Marine planning permission are able to be spent on alternative transport mitigation measures

Project	Local / Neighbourhood Plan Policy	Parish	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
														in the area,
Dedicated access for cyclists and pedestrians at Woods Lane and Wilford Bridge Road, Melton	MEL2	Melton	Essential	Parish Council, Suffolk County Council	£1,700,000.00	None	Unknown	Unknown	Neighbourhood CIL	None	None	Short Term		Part of Melton Neighbourhood Plan. Crossing improvements at the T junction of Bredfield Road and Woods Lane.
Normanston Park Pedestrian and Cycle Bridge, Lowestoft		Lowestoft	Essential	East Suffolk Council	£1,200,000	None	£0.00	£1,200,000.00	CIL	£0.00	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. Pedestrian and cycle bridge over railway, planning application (submitted by East Suffolk Council) permitted in November 2019, Ref: DC/19/2796/RG3. No recent update.
Access, cycle and footway improvements for North Felixstowe Garden Neighbourhood	SCLP12.3	Various	Critical	Developer	Unknown	None	Unknown	Unknown	Section 278/Section 106	£0.00	N/A	Short – Medium term (with development of site)		Some bus, Public Rights of Way and TRO improvements secured through the existing Section 106 agreement, with further measures being discussed through the masterplanning for the rest of the NFGN
Dedicated footpaths and cycle paths between Former Ashley Nurseries Site and Land at Laurel Farm East, West and South	SA1, SA2, SA3	Kessingland	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Over Entire Plan Period		Part of Kessingland Neighbourhood Plan. Public Rights of Way and Mova Traffic System secured through Section 106.
Footway improvements at Land north of Mill Close, Orford	SCLP12.57	Orford	Essential	Developer	£5,000 - £10,000	None	Unknown	£5,000 - £10,000	Section 278	£0.00	N/A	Short – Medium term (with development of site)		
Pedestrian crossings at Melton Road, Melton		Melton	Essential	Parish Council, Suffolk County Council	£60,000.00	None	Unknown	£60,000.00	CIL, Neighbourhood CIL	Unknown	Unknown	Short Term		Included in Melton Neighbourhood Plan. Currently being built with anticipated delivery in Summer 2022.
Improved Access to Leiston Household Waste Recycling Centre	TM5	Leiston	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Sizewell C	Unknown	Unknown	Short Term		Part of Leiston Neighbourhood Plan
Extending Speed Limits in Leiston		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	Martlesham	Desirable	Parish Council, Suffolk County Council	£1,500,000.00	A12 MRN	£300,000.00	Unknown	CIL/NCIL	£1,200,000.00	Unknown	Short Term		Part of Martlesham Neighbourhood Plan

Project	Local / Neighbourhood Plan Policy	Parish	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
Improvements to Bus Shelters and information in Melton	MEL4	Melton	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	Melton	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 Street, Melton	MEL7	Melton	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short Term		Part of Melton Neighbourhood Plan
Access from Boulge Road	BDP.9	Bredfield	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	Bredfield	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		Reydon	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		Reydon	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short Term		Included of Reydon Neighbourhood Plan
Improvements to Hungate Car Park, including resurfacing, upgrading toilets and soft landscaping		Beccles	Desirable	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short Term		Included of Reydon Neighbourhood Plan
Vehicular access from St John Road to Land to the east of St Margaret's Road, linked to access from WLP5.2	H4	Bungay	Essential	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short Term		Included in Bungay Neighbourhood Plan
Pedestrian and Cycle Route through Land to the east of St Margaret's Road	H4	Bungay	Essential	Parish Council, Suffolk County Council	Unknown	None	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Short Term		Included in Bungay Neighbourhood Plan
Anson Road Improvements	SCLP12.19	Martlesham	Essential	Suffolk County Council	Unknown	None	£0.00	£60,000.00	Section 106	£0.00	Suffolk County Council	Short - medium term		£60,000 contribution secured in the Section 106 Agreement for Brightwell Lakes
Arundel Way Improvements	SCLP12.19	Rushmere St Andrew	Essential	Suffolk County Council	Unknown	None	£0.00	£100,000.00	Section 106	£0.00	Suffolk County Council	Short - medium term		£100,000 contribution secured in the Section 106 Agreement for Brightwell Lakes
Bell Lane Improvements	SCLP12.19	Kesgrave	Essential	Suffolk County Council	Unknown	Suffolk County Council	£0.00	Unknown	Section 106/CIL	Unknown	Suffolk County Council	Short - medium term		£100,000 S106 contribution towards improvements secured in the legal agreement for Brightwell Lakes, provided no other Bell Lane junction improvements have been made by the time of that trigger. A road safety scheme has been

Project	Local / Neighbourhood Plan Policy	Parish	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
														discussed but the amount of development currently planned in the area does not justify a development-led need for this
Dobbs Lane Improvements	SCLP12.19	Kesgrave	Essential	Suffolk County Council	Unknown	None	£0.00	£100,000.00	Section 106	£0.00	Suffolk County Council	Short - medium term		£100,000 contribution secured in the Section 106 Agreement for Brightwell Lakes
Cycle link along Ellough Road, Beccles	WLP3.1	Worlingham	Essential	Suffolk County Council	Unknown	None	Unknown	Unknown	Section 278	£0.00	N/A	Medium Term		Linked to Waveney Cycle Strategy projects BE20 and BE21. Improvements as required through policy WLP3.1
Cycle link between Lowestoft and Hopton	WLP2.13	Various	Essential	Suffolk County Council	Unknown	None	£0.00	Unknown	Section 106/Section 278/CIL	£0.00	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	WLP2.16	Carlton Colville	Essential	Suffolk County Council	Unknown	None	Unknown	Unknown	Section 106/Section 278 – principally from WLP2.16 but also other sites in vicinity of Lowestoft	£0.00	N/A	Medium term		
Potential safety Improvements to A47 to accommodate the North Lowestoft Garden Village	WLP2.12	Corton	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		Felixstowe	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	£0.00	N/A	Over entire plan period		CIL used as 'top up' if needed
Measures to improve capacity at Garrison Lane / High Road junction, Felixstowe	SCLP 12.3 and SCLP 12.8	Felixstowe	Essential	Suffolk County Council	Unknown	None	Unknown	Unknown	Section 106/Section 278	£0.00	N/A	Over entire plan period		The route is identified as a priority in Suffolk's LCWIP and East Suffolk's Active Travel Strategy. The emphasis will be on reducing demand here by improving active travel provision.
Measures to improve capacity at Garrison Lane / Mill Lane junction, Felixstowe	SCLP 12.3 and SCLP 12.8	Felixstowe	Essential	Suffolk County Council	Unknown	None	Unknown	Unknown	Section 106/Section 278	£0.00	N/A	Over entire plan period		The route is identified as a priority in Suffolk's LCWIP and East Suffolk's Active Travel Strategy. The emphasis will be on reducing demand here by improving active travel provision.

Project	Local / Neighbourhood Plan Policy	Parish	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
Improvements to A14, junction 55 (Copdock Interchange, Ipswich)		Ipswich	Essential	Suffolk County Council, Highways England	Unknown	Highways England, Central Government	Unknown	Unknown	Section 106/Section 278/ 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)		Ipswich	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 106/Section 278/ CIL	Unknown	Developer contributions from ISPA authorities, Highways England (Road Investment Strategy or Minor Works Fund), Central Government	Over entire plan period		
Improvements to A14, junction 57 (Nacton)		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	Section 106/Section 278/ 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.		
Improvements to A14, junction 58 (Seven Hills)		Various	Essential	Suffolk County Council, Highways England	£5,000,000	Highways England, Central Government	Unknown (if under s278)	£5,000,000.00	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 Behaviour Change Measures and projects within the Enhanced Partnership and Suffolk Bus Service Improvement Plan, and other measures		Various	Essential	Suffolk County Council	Unknown	Suffolk County Council, Developers, ISPA Authorities	Unknown	Unknown	Section106/CIL	Unknown	Developer contributions from ISPA authorities	Over entire plan period		
Infrastructure improvements to support sustainable transport measures and junction improvements		Various	Essential	Suffolk County Council	Unknown	Developers, Suffolk County Council, ISPA authorities	Unknown	Unknown	Section 106/CIL	Unknown	Developer contributions from ISPA authorities	Over entire plan period		
Measures to increase capacity on Foxhall Road (from A12 to Heath Road)		Various	Essential	Suffolk County Council	£2,000,000.00	None	Unknown. Proportion from East Suffolk TBC	Unknown	Section 106/ Section 278	Unknown	Developer contributions from ISPA Authorities	Over entire plan period. Note: there is a requirement for permitted site SCLP12.19 to deliver these improvements.		
Measures to increase capacity on A1214		Various	Essential	Suffolk County Council	£4,000,000.00	None	Unknown. Proportion from East Suffolk TBC	Unknown	Section 106/ Section 278	Unknown	Developer contributions from ISPA Authorities	Over entire plan period		The A1214 is partly included as a priority route within Suffolk's LCWIP and is a priority bus route within Suffolk's BSIP. The section in East Suffolk is a priority for the Active Travel Strategy and the part in Ipswich is included within IBC's Cycling Strategy SPD and is likely to be taken forward to their LCWIP. Measures here should focus on active travel and bus

Project	Local / Neighbourhood Plan Policy	Parish	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
														priority infrastructure over increases in capacity.
Measures to improve capacity at Melton crossroads		Melton	Essential	Suffolk County Council	£250,000 - £300,000	None	Unknown	£250,000 - £300,000	Section 106/Section 278	£0.00	N/A	Over entire plan period		Included as a priority in the East Suffolk Active Travel Strategy.
Measures to improve capacity at A12/B1079 junction		Woodbridge	Essential	Suffolk County Council	£300,000 - £350,000	None	MRN Scheme	£300,000 - £350,000	Section 106/ Section 278	£0.00	Central Government Funding, NSIPs	Over entire plan period		Included as a priority in the East Suffolk Active Travel Strategy.
Measures to improve capacity at B1121/Chantry Road junction, Saxmundham		Saxmundham	Essential	Developer	Unknown	None	Unknown	Unknown	Section 106/ Section 278	£0.00	N/A	Over entire plan period		
Provision of dedicated cycle paths and footpaths	TM1	Leiston	Essential	Parish Council, Developer	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Over Entire Plan Period		Part of Leiston Neighbourhood Plan. 5 specific projects.
Local Cycling and Walking Infrastructure Plan Schemes		Various	Essential	Suffolk County Council	Unknown	None	Unknown	Unknown	Section 106/ Section 278/CIL	Unknown	Unknown	Over entire plan period		
Measures to improve the footway at School Road, Waldringfield		Waldringfield	Essential	Suffolk County Council	Unknown	Unknown	Unknown	Unknown	Section106/Section 278/CIL	Unknown	Unknown	Short-term		To deliver part of a safe walking route to Waldringfield Primary School. Linked with development at Brightwell Lakes.
Joint Parish Transport Initiative - improvements in the A1152/B1083 corridor		Various	Essential	Suffolk County Council	£1,500,000.00	£1,500,000.00	Unknown	Unknown	Section 278/CIL	Unknown	Unknown	Short-term		This project has recently been identified through ESC, SCC and Deben Peninsula Parish engagement. Regular progress is being made to identify a range of projects and the costs and methods of delivery. Cumulative growth supports CIL investment.

Total					£ 100,471,001.70 - 100,861,469.30		£94,912,950.00	£ 5,558,051.74 – 5,926,520.37		£0.00				
Total					£107,876,937 - 153,811,937		£10,912,850 - 17,237,850	Unknown		Unknown				
Total					Unknown		Unknown	Unknown		Unknown				
Overall Totals					£208,311,938.70 - 254,637,406.30		£105,825,800 - 112,150,800	Unknown		Unknown				

Early Years Education

Note: The cost of mainstream Early Years places is currently based on average costs published annually in the DfE School Place Scorecard. However, as these costs are based on historic projects, local evidence of higher costs is expected to be published later in the (updated) SCC Developers Guide to infrastructure contributions in Suffolk.

Project	Local / Neighbourhood Plan Policy	Parish	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		Holton	Essential	Suffolk County Council	£615,240	None	£0	£615,240.00	CIL	£0.00	None	Short term		To be delivered in addition to the new setting at Dairy Farm, Halesworth (WLP4.5). CIL bid for £615,240 approved in 2021. Second CIL bid approved in 2022 to cover shortfall due to material costs and site-specific conditions. Opened in January 2024
1 new pre-school setting at Dennington		Framlingham	Essential	Suffolk County Council	£1,469,150.43	Donations and self- fundraising	£22,683.72	£1,446,466,71	CIL	£0.00	None	Short term		New purpose-built facility provided through collaborative funding in order to provide adequate facilities to the Northern Catchment area of Framlingham ward and the wider rural villages. CIL bids approved in 2021/22 (£1,178,252) and 2022/23 (£268,214.71). Completed summer 2023
Provision of a pre-school centre on land at Playing Fields off Francis Road, Kessingland	CI3	Kessingland	Essential	Developer, Suffolk County Council	£1,559,340.00	None	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Short term		Part of Kessingland Neighbourhood Plan
New pre-school setting at Melton Primary School to provide additional Early Education Capacity in Woodbridge Ward	SCLP12.32, SCLP12.33	Melton and Woodbridge	Essential	Suffolk County Council	£1,350,000.00	Unknown	£0	£1,350,000.00	CIL	£0.00	None	Short - Medium term		A project to provide additional Early Years in Melton awarded £1.35m CIL bid in September 2023. Project programmed for delivery in 2025. Some expansion possible. A project to provide additional Early Years places is currently being developed to deliver additional Early Education Capacity in Melton. District CIL award in 23/24 for £1,350,000.
Pre-school provision at Brightwell Lakes	SCLP12.19	Martlesham	Essential	Suffolk County Council	£935,601.00	None	£0	£935,601.00	Section 106	£0.00	None	Short - medium term		Including built provision (344m2 indoor space, 285m2 outdoor space). 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. £935,601 secured from the s106 towards the pre-school. The developer contribution is index linked from 2018 (the date of the planning permission).
1 new pre-school setting at new primary school on North Lowestoft Garden Village	WLP2.13	Corton	Essential	Suffolk County Council	£1,559,340.00	None	£0	£1,559,340.00	Section 106	£0.00	None	Short- medium term		60 place pre-school setting to 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.
1 new pre-school setting in Guntton and Corton area (North Lowestoft Garden Village)	WLP2.13	Various	Essential	Suffolk County Council	£1,559,340.00	None	£0	£1,559,340.00	Section 106	£0.00	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.
Two or three new pre-school settings in the Kirkley Waterfront and Sustainable Urban Neighbourhood combined with one new pre-school setting in Kirkley and Whitton Area	WLP2.4, WLP 2.6	Lowestoft	Essential	Suffolk County Council	Over £2,339,010	None	£0	£3,118,680	Section 106	£0.00	None	Short- medium term		The Brooke Marine consent has a 30-place pre-school setting to be delivered. Unless alternative sites elsewhere in south Lowestoft can be found, the need for the Kirkley Waterfront site as a whole is for two 60-place settings. Land will be secured for £1 and must be fully serviced – a minimum 0.22 ha for a 60 FTE place setting. The precise locations will need to be agreed with SCC
1 new pre-school at new primary school on Beccles and Worlingham Garden Neighbourhood	WLP3.1	Various	Essential	Suffolk County Council	£1,559,340.00	None	£0	£1,559,340.00	Section 106	£0.00	None	Short- medium term		Pre-school setting to delivered alongside the new primary school. Land will be secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location will be determined in consultation with SCC at the master planning and reserved matters stage.

Project	Local / Neighbourhood Plan Policy	Parish	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 Community Hub in Beccles and Worlingham Garden Neighbourhood	WLP3.1	Various	Essential	Suffolk County Council	£1,559,340.00	None	£0	£1,559,340.00	Section 106	£0.00	None	Short-medium term		Standalone Pre-school setting. Setting at primary school as part of WLP3.1 to be delivered first. Land will be secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location will be determined in consultation with SCC at the master planning and reserved matters stage.
1 new pre-school setting in Beccles and Worlingham area to serve development on Land West of London Road, Beccles	WLP3.2	Beccles	Essential	Suffolk County Council	£1,559,340.00	None	£0	£1,559,340.00	Section 106/CIL	£0.00	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. £397,086 (index-linked) has been secured from the London Road, Beccles, S106 agreement
1 new pre-school setting at Land West of St Johns Road, Bungay	WLP 5.2, WLP 5.1	Bungay	Essential	Suffolk County Council	£1,559,340.00	None	£0	£1,559,340.00	Section 106/ CIL	£0.00	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 (Land between Hall Lane and Union Lane)	WLP2.15, WLP 2.14	Oulton	Essential	Suffolk County Council	£1,559,340.00	None	£0	£1,559,340.00	Section 106/ CIL	£0.00	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 will be secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location will be determined in consultation with SCC at the master planning and reserved matters stage.
1 new pre-school setting at new primary school on Land South of The Street, Carlton Colville	WLP2.16	Carlton Colville	Essential	Suffolk County Council	£1,559,340.00	None	£0	£1,559,340.00	Section 106	£0.00	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 will be determined in consultation with SCC at the master planning and reserved matters stage.
Pre-school setting/s at South Saxmundham Garden Neighbourhood	SCLP12.29, SCLP12.30, SCLP12.43, SCLP12.52, SCLP12.59 SCLP12.1	Saxmundham	Essential	Suffolk County Council	£2,339,010.00	Unknown	£0	£2,399,010.00	Section 106	£0.00	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 should suitable and accessible alternative provision not be 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 will be determined in consultation with SCC at the master planning and reserved matters stage.
Pre-school settings at North Felixstowe Garden Neighbourhood	SCLP12.3, SCLP12.4	Felixstowe	Essential	Suffolk County Council	£5,457,690.00	Unknown	£0	£3,998,832	Section 106/ CIL	£.00	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. . 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 or Land at Sea Road	SCLP12.5, SCLP12.6	Felixstowe	Essential	Suffolk County Council	£2,339,010.00	Unknown	£0	£638,460.60	Section 106/CIL	£2,079,899.40	Extant Section 106/CIL	Short - Medium term		30 place at Caustone or Colneis primary or 12.5 reserve site at Brackenbury (0.1 ha if needed pre-school). 60 place Walton Green North.

Project	Local / Neighbourhood Plan Policy	Parish	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 at Land off Howlett Way, Trimley St Martin	SCLP12.64	Trimley St Martin	Essential	Suffolk County Council	£1,559,340.00	Unknown	£0	£266,602.00	Section 106/CIL	£1,292,738.00	Extant Section 106/CIL	Short - Medium term		SCLP12.64 Provision of 0.1ha of land for pre-school. Land for new setting to be secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning and Reserved Matters stage. £266,602 (index-linked) secured through the S106 agreement
Pre-school setting at Land off Reeve Lodge, Trimley St Martin	SCLP12.65	Trimley St Martin	Essential	Suffolk County Council	£1,559,340.00	Unknown	£0	£1,001,604.00	Section 106	£557,736.00	Extant Section 106/CIL	Short - Medium term		SCLP12.65 Provision of 2.2ha of land for a primary school including 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. A maximum of £266,602 in Early Years contributions has been secured through the S106 agreement
Pre-school setting/expansion of existing settings in Leiston and Aldeburgh	SCLP12.1, SCLP12.27, SCLP12.42, SCLP12.55	Various	Essential	Suffolk County Council	£1,559,340.00	Unknown	£0	£448,866	Section 106/CIL	£1,363,374.00	Unknown	Short - Medium term		Needs mainly from existing permissions - new development will only cover part of the cost. Expansion of existing setting. Mid local plan period.
Additional Early Education Capacity in Rendlesham Ward	SCLP1261, SCLP12.62	Rendlesham	Essential	Suffolk County Council	£195,912.00	Unknown	£0	£195,912.00	CIL	£0.00	CIL	Short – Medium term		No capacity to expand. May need to find places in adjacent wards if places are not available. SCC investigating possibilities.
Additional Early Education Capacity in Fynn Valley Ward	SCLP12.66, SCLP12.67, SCLP12.70, SCLP12.71	Westerfield	Essential	Suffolk County Council	£195,912.00	Unknown	£0	£195,912.00	CIL	£0.00	None	Medium term		Improvements to be investigated.
Additional Early Education Capacity in Kirton Ward	SCLP12.44, SCLP12.54, SCLP12.56	Kirton	Essential	Suffolk County Council	£130,608.00	Unknown	£0	£130,608.00	CIL	£0.00	None	Medium term		Improvements to be investigated.
Additional Early Education Capacity in Wenhaston and Westleton Ward	SCLP12.1, SCLP12.47, SCLP12.48, SCLP12.69, SCLP12.68	Various	Essential	Suffolk County Council	£391,824.00	Unknown	£0	£391,824.00	CIL	£0.00	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	SCLP12.1, SCLP12.46, SCLP12.60	Wickham Market	Essential	Suffolk County Council	£779,670.00	Unknown	£0	£605,478	Section 106/CIL	£174,192	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.
1 new pre-school setting at Dairy Farm, Halesworth. Linked with other sites in Halesworth	WLP4.1, WLP4.2, WLP4.3, WLP4.4, WLP 4.5	Halesworth	Essential	Suffolk County Council	£1,559,340.00	None	£0	£1,559,340.00	CIL/S106	£0.00	None	Medium- long term		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. The land was secured through the payment-in-kind provisions in the CIL regulations, as set out in the S106 agreement

Project	Local / Neighbourhood Plan Policy	Parish	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 at Land at Humber Doucy Lane, Rushmere St Andrew	SCLP12.24	Rushmere St Andrew	Essential	Suffolk County Council	£507,967	Unknown	£0	£0.00	Section 106	£0.00	Section 106 from the other part of the development within Ipswich Borough and possibly other developments too	Medium term		<p>This is a site which crosses the boundary into Ipswich Borough – about 1/3 of the site is within East Suffolk (the allocation is for 150 dwellings in the Suffolk Coastal Local Plan). The total cost (on current figures, which are likely to change) is £2,235,054, of which £507,967 is for the East Suffolk part. Provision of 0.1ha of land for a pre-school setting if needed within East Suffolk. A planning application for the site as a whole is currently under appeal and so the eventual figures are likely to be different. It is possible that the scheme could be delivered directly by the developers.</p> <p>Expected delivery after settings at Ipswich Garden Suburb are delivered. Land for new setting to be 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.</p>
Additional Early Education Capacity in Framlingham Ward	SCLP12.1, SCLP12.49, SCLP12.53	Framlingham	Essential	Suffolk County Council	£495,657.36	Unknown	£0	£495,657.36	Section 106/ CIL	£0.00	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	SCLP12.1	Kesgrave	Essential	Suffolk County Council	£39,182.40	Unknown	£0	£39,182.40	CIL	£0.00	None	Unknown		Some expansion possible. Projects being investigated.
Additional Early Education Capacity in Orford and Eyke Ward	SCLP12.57, SCLP12.45, SCLP12.50	Various	Essential	Suffolk County Council	£170,443.44	Unknown	£0	£170,443.44	CIL	£0.00	None	Unknown		SCLP12.50 - Eyke - site includes provision of land to accommodate expansion of primary school. Expansion of existing provision being explored.

Total					£12,474,720.00		0	£12,373,200.00		#VALUE!				
Total					£21,267,220.20		0	£11,110,990.00		£10,156,230.20				
Total					Unknown		Unknown	Unknown		Unknown				
Overall Totals					£33,741,940.20		0	£23,484,190.00		#VALUE!				

Primary Education

Note: The cost of mainstream school places is currently based on average costs published annually in the DfE School Place Scorecard. However, as these costs are based on historic projects, local evidence of higher costs is expected to be published later in the (updated) SCC Developers Guide to infrastructure contributions in Suffolk.

Project	Local / Neighbourhood Plan Policy	Parish	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	WLP4.1, WLP4.2, WLP4.3, WLP4.4, WLP4.5. WLP7.15	Halesworth	Essential	Suffolk County Council	£1,830,408.00	None	£0	£1,364,272.00	CIL	£0.00	None	Short term		The number of pupils arising 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. CIL Bid for £1,364,272 approved in 2021. Project completed. £49,288.32 returned as underspend.
New primary school at Trimley St Martin	SCLP12.54, SCLP12.64, SCLP12.65	Trimley St Martin	Essential	Suffolk County Council	£10,915,380.00	Unknown	£0	£4,611,807	Section 106 and CIL	£6,303,573.00	Suffolk County Council (via prudential borrowing)	Short term		<p>The number of pupils arising 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). This site has been secured through that planning permission, with a sum of £132,382.21 (index-linked) secured through the S106.Further contributions to be received from Land off Howlett Way (SCLP12.64) and SCLP12.54 (Land to rear of 31-37 Bucklesham Road, Kirton)</p>
New primary school at Brightwell Lakes	SCLP12.19, SCLP12.44	Martlesham	Essential	Suffolk County Council	Unknown	None	£0	Unknown	Section 106 and CIL	£0	Suffolk County Council (via prudential borrowing)	Short - medium term		A contribution of £7,575,500 (index-lined) has already been secured towards new primary school provision at Brightwell Lakes through the Brightwell Lakes S106 agreement. The scale of additional S106 contributions will be determined once the mix of housing on the site has been fully established. A site for the school has also been secured for £1. Further contributions to the primary school may come from site SCLP12.44 (Bucklesham), via CIL
Provision for additional 85 pupils at The Limes Primary School on Woods Meadow	WLP2.14, WLP2.15	Oulton	Essential	Suffolk County Council	£1,850,280.00	None	£0	£1,850,280.00	CIL	£0.00	None	Short – medium term		The number of pupils arising 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, however this school is at capacity. Therefore, children whose home address is the shortest distance from the school will displace those from further afield as they will have a higher priority claim for a place under the published admissions criteria. Over time the balance of pupils from the school will change as children within a shorter distance will be successful aiding to the sustainability of the school. The balance of places over the Lowestoft area will ensure places are available.
Provision for 23 additional pupils at Blundeston CofE Primary School	WLP7.3, WLP7.4, WLP7.12	Blundeston	Essential	Suffolk County Council	£500,664.00	None	£0	£500,664.00	CIL	£0.00	None	Short-medium term		The number of pupils arising 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 provision in north Lowestoft

Project	Local / Neighbourhood Plan Policy	Parish	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 34 additional pupils in the vicinity of Southwold and Reydon	WLP6.1	Various	Essential	Suffolk County Council	£740,112.00	None	£0	£740,112.00	CIL	£0.00	None	Short-medium term	-	The number of pupils arising 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 would usually be via expansion of the school by 105 places from 210 to 315 places which can only be achieved if adjacent land were secured. Should this expansion be required the County Council would investigate the acquisition of land to enable the expansion of Reydon Primary School. However, currently, the quantum of development is insufficient to justify expansion at this time as the school is forecast exceed capacity by only 49 pupils, this number is insufficient to enable the school to organise in a manner that would ensure financial sustainability. Therefore, it is likely that pupils will be accommodated in neighbouring catchments - Brampton, Wenhaston and Bramfield. This would represent a less sustainable pattern of development and SCC will continue to monitor this. Should further development arise, and pupil numbers increase, expansion of a school in this locality may be required. ESLP policy RNP2 of Southwold Neighbourhood Plan ensures the site will not be landlocked.
Provision for 8 additional pupils at Ringsfield Primary School	WLP7.14	Ringsfield	Essential	Suffolk County Council	£174,144.00	None	£0	£174,144.00	CIL	£0.00	None	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	WLP2.4	Lowestoft	Essential	Suffolk County Council	£10,915,380.00	Section 106 already signed for Brooke Peninsula which will provide approximately £4,730,434 depending on the exact mix of properties.	£4,730,434	£2,949,566.00	Section 106	£3,235,380.00	None	Medium term		
New primary school at Felixstowe	SCLP12.3, SCLP12.5, SCLP12.6, SCLP12.4	Felixstowe	Essential	Suffolk County Council	£10,915,380.00	Unknown	£0	£9,411,811.50	Section 106	£1,503,568.50	Suffolk County Council (via prudential borrowing)/CIL	Short - Medium term	-	The number of pupils arising 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). This may be phased, with smaller sites coming forward first before a larger site coming forward when available. Because a 2FE school (420 places) has been secured through the Candlet Road scheme, a further school of 1, expandable to 2, forms of entry will be required
Provision for additional places at Sir Robert Hitcham Primary School	SCLP12.1	Framlingham	Essential	Suffolk County Council	£544,200.00	Unknown	£0	£544,200.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Short-medium term		Growth may necessitate the expansion of primary schools serving the area using developer contributions.
New Primary School (including pre-school) on Land South of The Street, Carlton Colville	WLP2.16	Carlton Colville	Essential	Suffolk County Council	£10,915,380.00	None	£0	£6,659,450	Section 106	£4,245,930	Suffolk County Council, CIL from future development	Medium term		The number of pupils arising 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	WLP3.1	Beccles	Essential	Suffolk County Council	£10,915,380.00	None	£0	£8,574,675	Section 106	£2,340,705	Suffolk County Council, CIL from future development	Medium term	-	Will accommodate students from WLP3.2 and WLP7.13. The number of pupils arising 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.

Project	Local / Neighbourhood Plan Policy	Parish	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	SCLP12.29, SCLP12.30	Saxmundham	Essential	Suffolk County Council	£10,915,380.00	Unknown	£0	£6,478,927.50	Section 106	£4,436,562.50	Section 106 from other relevant development, Suffolk County Council (via prudential borrowing)	Medium term		The number of pupils arising 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	SCLP12.44	Various	Essential	Suffolk County Council	£174,144.00	Unknown	£0	£145,568.00	CIL	£28,576.00	Suffolk County Council (via prudential borrowing)	Medium term		Revised Strategy - pupils would need places as Brightwell Lakes New Primary School. Strategy has been agreed through application process.
Provision for additional pupils at Woodbridge Primary School, (or St Mary's Primary)	SCLP12.1, SCLP12.32, SCLP12.33	Woodbridge	Essential	Suffolk County Council	£1,610,832.00	Unknown	£0	£1,610,832.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium term		<p>The number of pupils arising 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>
Provision for additional places at Martlesham Primary School	SCLP12.1, SCLP12.25	Martlesham	Essential	Suffolk County Council	£1,741,440.00	Unknown	£0	£1,741,440.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium term		<p>The number of pupils arising 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	WLP2.13	Corton	Essential	Suffolk County Council	£10,915,380.00	None	£0	£8,846,850	Section 106	£3,838,830.00	Suffolk County Council, CIL from future development	Medium – long term		<p>The number of pupils arising 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	SCLP12.24, SCLP12.66, SCLP12.67	Ipswich	Essential	Suffolk County Council	£1,306,080.00	Unknown	£0	£1,306,080.00	Section 106	£214,320.00	Section 106 from other relevant development, Suffolk County Council (via prudential borrowing)	Medium – Long term		<p>The number of pupils arising 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 development.</p>

Project	Local / Neighbourhood Plan Policy	Parish	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 Hollesley Primary School	SCLP12.63	Hollesley	Essential	Suffolk County Council	£65,304.00	Unknown	£0	£65,304.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium - Long term	On Hold	The number of pupils arising 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 arising 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.
Provision for additional pupils at Rendlesham Primary School	SCLP12.61, SCLP12.62	Rendlesham	Essential	Suffolk County Council	£565,968.00	Unknown	£0	£565,968.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium - Long term		The number of pupils arising 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 arising 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. Applications on both allocated sites have been approved.
Provision for additional pupils at Easton Primary School	SCLP12.1, SCLP12.53	Easton	Essential	Suffolk County Council	£152,376.00	Unknown	£0	£152,376.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium - Long term		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.
Provision for additional pupils at Eyke Church of England Primary School	SCLP12.45, SCLP12.50	Eyke	Essential	Suffolk County Council	£435,360.00	Unknown	£0	£435,360.00	Section 106 and CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium - Long term		<p>The number of pupils arising 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 arising 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 should this be required in the future 0.4ha of land from SCLP12.50 will be reserved.</p>

Project	Local / Neighbourhood Plan Policy	Parish	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 St Marys CEVCP School, Benhall	SCLP12.43	Benhall	Essential	Suffolk County Council	£287,600.00	Unknown	£0	£287,600.00	Section 106	£0.00	Suffolk County Council (via prudential borrowing)	Medium - Long term		<p>The number of pupils arising 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 arising 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.</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>
Provision for additional places at Wenhaston Primary School	SCLP12.1	Wenhaston	Essential	Suffolk County Council	£130,608.00	Unknown	£0	£130,608.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium - Long term		<p>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.</p>
Provision for additional pupils at Leiston Primary School	SCLP12.1, SCLP12.27, SCLP12.42, SCLP12.55	Leiston	Essential	Suffolk County Council	£870,720.00	Unknown	£0	£870,720.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium - Long term		<p>SCLP12.42 and SCLP12.55 both have approved applications. SCLP12.27 is in Aldeburgh Primary's catchment and 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.</p>
Provision for additional pupils at Kelsale Primary School	SCLP12.1, SCLP12.52	Kelsale Cum Carlton	Essential	Suffolk County Council	£224,484 - 276,288	Unknown	£0	£224,484 - 276,288	Section 106/CIL	£0.00	Suffolk County Council (via prudential borrowing)	Long term		<p>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.</p>
Provision for 15 additional pupils at Barnby North Cove Primary School	WLP7.2	Barnby	Essential	Suffolk County Council	£326,520.00	None	£0	£326,520.00	CIL	£0.00	None	Long term		<p>Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development.</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.</p>

Project	Local / Neighbourhood Plan Policy	Parish	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 12 additional pupils at Brampton Community Primary School	WLP7.9, WLP7.10, WLP7.16	Brampton with Stoven	Essential	Suffolk County Council	£261,216.00	None	£0	£261,216.00	CIL	£0.00	None	Long term	<div></div>	<p>Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development.</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.</p>
Provision for 11 additional pupils at Ilketshall St Lawrence School	WLP7.11, WLP7.17	Ilketshall St Lawrence	Essential	Suffolk County Council	£239,448.00	None	£0	£239,448.00	CIL	£0.00	None	Long term		<p>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.</p>
Expansion and Potential relocation of Bungay Primary School	WLP5.1, WLP5.2	Bungay	Essential	Suffolk County Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Long term		<p>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.</p>
Provision for additional pupils at Dennington CEVCP School	SCLP12.49	Dennington	Essential	Suffolk County Council	£217,680.00	Unknown	£0	£217,680.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Long term		<p>Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development.</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.</p>
Provision for additional pupils at Witnesham Primary School	SCLP12.58, SCLP12.70, SCLP12.71	Witnesham	Essential	Suffolk County Council	£609,504.00	Unknown	£0	£609,504.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Long term		<p>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. SCLP12.70 is approved and under construction and a planning application for SCLP12. is currently under appeal). SCLP12.58 is in Otley Primary's catchment area.</p>
Provision for additional places at primary schools in Kesgrave	SCLP12.1	Kesgrave	Essential	Suffolk County Council	£108,840.00	Unknown	£0	£108,840.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Unknown		<p>Revision of strategy - The number of pupils arising 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>

Total					£49,584,312.00		£0.00	£26,514,761.00		£17,872,981.00				
Total					£41,566,796.00		£0.00	£24,094,778.00		£17,184,418.00				
Total					None		None	None		None				
Overall Totals					£91,151,108.00		£0.00	£50,609,539.00		£35,057,399.00				

Secondary and Post 16 Education

Note: The cost of mainstream school places is currently based on average costs published annually in the DfE School Place Scorecard. However, as these costs are based on historic projects, local evidence of higher costs is expected to be published later in the (updated) SCC Developers Guide to infrastructure contributions in Suffolk.

Project	Local / Neighbourhood Plan Policy	Parish	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	WLP 5.2	Bungay	Essential	Suffolk County Council	£3,787,950.00	Unknown	£0	£624,070.00	CIL	£3,866,780.00	Suffolk County Council (via prudential borrowing)	Short term		The number of pupils arising 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. CIL bid of £624,070 approved in 2021 and project delivered.
New high school at Brightwell Lakes	SCLP12.19 (and potentially others)	Martlesham	Essential	Suffolk County Council	Unknown	Unknown	£0	Unknown	CIL/Section 106	Unknown	Suffolk County Council (via prudential borrowing)	Short - medium term		A contribution of at least £3,478,704 has been secured towards secondary education (including sixth form) at a new school at Brightwell Lakes through the S106 agreement. The final contributions figure will be determined once the mix of housing on the site has been fully established. <i>Various others through CIL for offsite.</i>
Provision for additional pupils at East Point Secondary School	WLP 2.4 (and potentially others)	Lowestoft	Essential	Suffolk County Council	Unknown	Unknown	Unknown	Unknown	CIL/Section 106	Unknown	Suffolk County Council (via prudential borrowing)	Medium term		As set out in a letter sent by SCC in response to the submission draft of the Waveney Local Plan (Reg 19) on 24/05/2018, it is understood that Pakefield School is unable to be expanded. Based on current forecasts, any additional demand for places generated from development will likely need to be met at East Point Academy which would require expansion to accommodate growth in the area. A project to provide additional secondary and 6th form provision is currently being developed. CIL and S106 will be used
Provision for additional pupils at Northgate Secondary School		North Ipswich	Essential	Suffolk County Council	Unknown	Unknown	Unknown	Unknown	CIL	Unknown	Suffolk County Council (via prudential borrowing)	Medium term		Project to provide additional hall space and additional capacity in the sixth form (Yrs. 12 and 13).
Expansion of Thomas Mills High School, Framlingham		Framlingham	Essential	Suffolk County Council	£2,784,327.00	Unknown	£0	£2,784,327.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Over entire plan period		The number of pupils arising 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	SCLP12.3 (and potentially others)	Felixstowe	Essential	Suffolk County Council	£1,616,706.00	Unknown	£0	£1,616,706.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Over entire plan period		The number of pupils arising 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.
Provision for pupils arising from the Ipswich Garden Suburb and wider area	SCLP 12.24, SCLP 12.66, SCLP 12.67	Ipswich	Essential	Suffolk County Council	£1,287,377.00	Unknown	£0	£1,287,377.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Over entire plan period		The number of pupils arising 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 may now be through the expansion of local high schools in the area.

Project	Local / Neighbourhood Plan Policy	Parish	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 Claydon High School		Claydon	Essential	Suffolk County Council	£329,329.00	Unknown	£0	£329,329.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Over entire plan period		<p>The number of pupils arising 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.</p> <p>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.</p> <p>If needed, temporary places could be provided at schools in Ipswich, to manage short-term excess demand.</p>

Total					Unknown		Unknown	Unknown		Unknown				
Total					£10,508,589.00		£0.00	£5,699,923.00		£4,808,666.00				
Total					None		None	None		None				
Overall Totals					£10,508,589.00		£0.00	£5,699,923.00		£4,808,666.00				

Health

Project	Local / Neighbourhood Plan Policy	Parish	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		Framlingham	Essential	Suffolk and North East Essex ICB	£300,000.00	Unknown	£177,600.00	£122,400.00	CIL	£0.00	NHS England	Short term		2017/18 DCIL £122,400. £122,400 from Fram GP Practice and £55,200 from Estates Technology and Transformation Funding (ETTF) scheme.
Enhancements at Little St John Street Surgery, Woodbridge		Woodbridge	Essential	Suffolk and North East Essex ICB	£60,000.00	NHS England	£30,000.00	£30,000.00	CIL	Unknown	None	Short term		2017/18 DCIL £30,000 allocated to Little St John Street Surgery. 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 its branch Rendlesham Surgery		Various	Essential	Suffolk and North East Essex ICB	£194,000.00	Unknown	£194,000.00	None	None	Unknown	NHS England	During plan period		Work has been completed to increase capacity at Rendlesham branch Surgery. No developer contribution was requested
New premises for Saxmundham Health Centre		Saxmundham	Essential	Suffolk and North East Essex ICB	Unknown	3PD	Unknown	£600,000.00	CIL	Unknown	NHS England/another	Short term		The ICB is working with the practice on the options for a new health facility in Saxmundham, Site options appraisals and business planning processes is in progress.
Martlesham/Birches increase in floorspace		Martlesham	Essential	Suffolk and North East Essex ICB	Unknown	3PD	Unknown	£320,000.00	CIL	Unknown	NHS England/another	Short term		The ICB are working with Martlesham Heath Surgery and Birches Medical Centre to look at expanding the clinical capacity of the current practices. Increasing clinical space by reconfiguration is part of a phased approach to mitigating the impact of development in the area.
Increasing capacity at Little St John Street Surgery, Woodbridge		Woodbridge	Essential	Suffolk and North East Essex ICB	Unknown	Unknown	Unknown	£150,000.00	CIL	Unknown	NHS England	Short term		The ICB is looking at increasing capacity of health services in Woodbridge as a result of the increase in population. A number of proposals are being looked at as part of a collaborative approach with health providers within the ICS
Additional primary care floorspace in the Felixstowe, Kirton and Trimleys areas		Various	Essential	Suffolk and North East Essex ICB	Unknown	Unknown	Unknown	£2,300,000.00	Section 106/CIL	Unknown	NHS England/another	Short term		The 3 practices in Felixstowe are currently working on creating additional floorspace to accommodate the increase in population. Haven Health is looking to build an extension to provide more clinical capacity. The Grove Medical Centre and Howard House Surgery are also exploring opportunities to increase capacity through reconfiguration and adaption of their estate. The ICB is discussing opportunities to utilise space at the new leisure centre site as part of a collaborative approach with health providers within the ICS
Health contribution relating to Brightwell Lakes development	SCLP12.19	Martlesham	Essential	Suffolk and North East Essex ICB	Unknown	3PD	Unknown	£750,000.00	Section 106	Unknown	NHS England/another	Medium term		The ICB are working with Martlesham Heath Surgery to look at opportunities for expanding the floor space of the current practice to accommodate the increase in population in the area. This will form part of the phased approach of mitigating the impact of development in the area, but particularly that associated with Brightwell Lakes.

Project	Local / Neighbourhood Plan Policy	Parish	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
Bridge Road Surgery New Build - Expansion of space in Lowestoft in response to Kirkley waterfront & Garden Village developments (TBC)		Lowestoft	Essential	Norfolk and Waveney ICB	Unknown £6.5m - £7.5m	Unknown Third party Developer	Unknown	Land through S106 to support Bridge Road new build £6,652,896 estimated through HUDU in response to Kirkley Waterfront & Lowestoft Garden Village proposed housing	CIL and Section 106	Unknown	NHS England	During plan period		<p>Bridge Road Surgery project: S106 land available on Woods Meadow development</p> <p>Potentially other estate projects to be brought forward</p> <p>Lowestoft PCN have highest space utilisation in the ICS. The following split highlights additional space requirements in response to the 2 projects listed.</p> <p>Kirkley Waterfront = S106 contributions: Acute 188m² Mental Health 21m² Intermediate care 34m² GP & Community 203m²</p> <p>Garden Village= CIL contributions Acute 228m² Mental Health 29m² Intermediate care 41m² GP & Community 264m²</p>
Beccles Extension - Expansion of total floorspace in Beccles		Beccles	Essential	Norfolk and Waveney ICB	Unknown £1m - £1.5m	Unknown	Unknown	CIL contribution circa £1m - £1.5m	CIL/Section 106	Unknown	NHS England	During plan period		<p>Beccles Medical Centre - extension to existing premises completed May 2021.</p> <p>Current deficit of circa 380m2 NIA</p> <p>Developments due to build within the area in the next 5 years, further expansion required to manage constraint.</p> <p>Early discussions regarding a CIL bid and Beccles Medical Centre, Architect and Landlord regarding potential extension scheme, March 2024</p>
Cutlers Hill Surgery Extension - Expansion of clinical floorspace		Halesworth	Essential	Norfolk and Waveney ICB	£777,903	Unknown	Unknown	£777,903	CIL	Unknown	NHS England	During plan period		<p>Developments due to build within the area in the next 5 - 10 years, further expansion required to manage constraint</p> <p>Current deficit of circa 100m2 NIA</p> <p>PID has been approved by N&W ICB, with CIL application and business plan in progress</p>
Expansion of clinical floorspace in Southwold		Southwold	Essential	Norfolk and Waveney ICB	Unknown	Unknown	Unknown	TBC	CIL	Unknown	NHS England	During plan period		<p>Sole Bay Health Centre</p> <p>Current registration constraint c. 2199</p> <p>Potential new registrations for Southwold area from housing: 670</p> <p>Developments due to build within the area in the next 5 - 10 years, further expansion required to manage constraint</p>
Bungay Medical Centre Extension - Expansion of clinical floorspace in Bungay		Bungay	Essential	Norfolk and Waveney ICB	£1,524,000	Unknown	£241,000	£1,283,000.00	CIL	None	NHS England	During plan period		<p>Developments being built and due to be built within the area in the next 5 - 10 years, further expansion required to manage constraint</p> <p>Successful CIL bid for £1,283,000 in 2023- expansion to existing premises being worked up with architects</p>

Project	Local / Neighbourhood Plan Policy	Parish	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 enhancements at Grundisburgh Surgery and Otley Surgery (both are branches of the Debenham Practice)		Various	Essential	Suffolk and North East Essex ICB	Unknown	Unknown	Unknown	£57,500.00	CIL	Unknown	NHS England/another	During plan period		Required developer contribution reflects allocations in the Local Plan
Additional enhancements at The Peninsula Practice and its branches Chapman House and Church Farm Surgery		Various	Essential	Suffolk and North East Essex ICB	Unknown	Unknown	Unknown	£18,900.00	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
Additional floorspace at Leiston Surgery and its branch Yoxford Surgery		Various	Essential	Suffolk and North East Essex ICB	£90,000.00	Unknown	Unknown	£90,000.00	CIL	None	NHS England/another	Short term		This project has been withdrawn

Total					£0.00		£0.00	£0.00		£0.00				
Total					£554,000.00		Unknown	£4,348,800.00		Unknown				
Total					None		None	None		None				
Overall Totals					£554,000.00		Unknown	£4,348,800.00		£0.00				

Libraries

Project	Local / Neighbourhood Plan Policy	Parish	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 at Framlingham library	SCLP12.46, SCLP12.49, SCLP12.53	Framlingham	Desirable	Suffolk County Council	£57,888.00	None	£0	£57,888.00	CIL	£0.00	Suffolk County Council	Short-medium term		Linked with Neighbourhood Plan requirements (SCLP12.1). SCC plans to commence a project at Framlingham Library in 2025 and is aiming for a May 2025 bid to the CIL pot. The plan is to reconfigure space, improve toilets to make them accessible and officially open to public, to improve staircase area, and add a lift to make upstairs accessible. This is not in progress yet.
Enhanced library provision at Kesgrave	SCLP12.24	Kesgrave	Desirable	Suffolk County Council	£36,720.00	None	£0	£36,720.00	CIL	£0.00	Suffolk County Council	Medium term		Improvements being monitored but SCC does not own the library building and it would require a new premises. Approximate costs may change during review of Developers Contributions Guide. CIL and S106 to be used.
Improvements to capacity of Lowestoft Library	WLP2.4, WLP2.8, WLP2.13 and WLP2.20	Lowestoft	Desirable	Suffolk County Council	£304,560.00	None	£0	£304,560.00	Section 106 and CIL	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide. Contributions from the Kirkley Waterfront site (WLP2.4) may be split between Lowestoft Library and Oulton Broad Library
Improvements to capacity of Oulton Broad Library	WLP2.4, WLP2.6, WLP2.14, WLP2.15, WLP2.16	Oulton Broad	Desirable	Suffolk County Council	£578,232.00	None	£0	£578,232.00	Section 106 and CIL	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide. Contributions from the Kirkley Waterfront site (WLP2.4) may be split between Lowestoft Library and Oulton Broad Library
Improvements to capacity of Beccles Library	WLP3.1, WLP3.2, WLP7.2, WLP7.13, WLP7.14, WLP7.16	Beccles	Desirable	Suffolk County Council	£351,216.00	None	£0	£351,216.00	Section 106	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide. Also supported by Beccles Neighbourhood Plan Policy BECC2
Improvements to capacity of Bungay Library	WLP5.1, WLP5.2	Bungay	Desirable	Suffolk County Council	£104,760.00	None	£0	£104,760.00	CIL	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide. CIL bid of £32,400 approved in 23/24 for project to extend the library to provide a fully accessible entrance lobby and for storage. Total project cost £154,000
Improvements to capacity of Halesworth Library	WLP4.1 - 4.5, WLP7.9, WLP7.10, WLP7.11, WLP7.15, WLP7.17	Halesworth	Desirable	Suffolk County Council	£127,656.00	None	£0	£127,656.00	CIL	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements to capacity of Kessingland Library	WLP7.8	Kessingland	Desirable	Suffolk County Council	£26,227.00	None	£30,000.00	£11,227	CIL	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements to capacity of Southwold Library	WLP6.1, WLP7.7	Southwold	Desirable	Suffolk County Council	£50,976.00	None	£0	£50,976.00	CIL	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Library contribution relating to Brightwell Lakes development	SCLP12.19	Martlesham/Various	Desirable	Suffolk County Council	£27,000.00	None	£0	£27,000.00	Section 106	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.

Enhanced library provision for Felixstowe and the Trimleys	SCLP12.3 - 12.6, SCLP12.54, SCLP12.64, SCLP12.65	Various	Desirable	Suffolk County Council	£806,760.00	None	£0	£486,216.00	CIL	£320,544.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements at Wickham Market library		Wickham Market	Desirable	Suffolk County Council	£47,520.00	None	£0	£47,520.00	CIL	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements at Aldeburgh library	SCLP12.27, SCLP12.42	Aldeburgh	Desirable	Suffolk County Council	£10,800.00	None	£0	£10,800.00	CIL	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Improvements at Halesworth library	SCLP12.59	Halesworth	Desirable	Suffolk County Council	£3,024.00	None	£0	£3,024.00	CIL	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Enhanced library provision for areas surrounding Ipswich	Policies SCLP12.19, SCLP12.44, SCLP12.56, SCLP12.66, SCLP12.70	Various	Desirable	Suffolk County Council	£31,320.00	None	£0	£31,320.00	CIL	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Enhanced library provision at Leiston	SCLP12.55	Leiston	Desirable	Suffolk County Council	£25,056.00	None	£0	£25,056.00	CIL	£0.00	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	SCLP12.29, SCLP12.30, SCLP12.48, SCLP12.52, SCLP12.68, SCLP12.69	Saxmundham	Desirable	Suffolk County Council	£247,320.00	None	£0	£247,320.00	CIL	£0.00	Suffolk County Council	Over plan period		Approximate costs may change during review of Developers Contributions Guide.
Enhanced library provision at Southwold		Southwold	Desirable	Suffolk County Council	£5,400.00	None	£0	£5,400.00	CIL	£0.00	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	SCLP12.32, SCLP12.33, SCLP12.45, SCLP12.50, SCLP12.51, SCLP12.25, SCLP12.57, SCLP12.58, SCLP12.60, SCLP12.61, SCLP12.62, SCLP12.63	Woodbridge	Desirable	Suffolk County Council	£176,472.00	None	£0	£176,472.00	CIL	£0.00	Suffolk County Council	Over plan period		Linked with Neighbourhood Plan requirements (SCLP12.1). Approximate costs may change during review of Developers Contributions Guide.

Total					£1,530,360.00		£0.00	£1,530,360.00		£0.00				
Total					£1,475,280.00		£0.00	£1,154,736.00		£320,544.00				
Total					None		None	None		None				
Overall Totals					£3,005,640.00		£0.00	£2,685,096.00		£320,544.00				

Waste

Project	Local / Neighbourhood Plan Policy	Parish	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		Foxhall	Essential	Suffolk County Council	£8,200,000.00	Suffolk County Council	£5,000,000.00	£958,914.00	CIL	Unknown	Unknown	Short term		Project completed December 2023. Opening event 13.3.2024. Total project cost £8.2m.
Lowestoft Waste Transfer Station and Recycling Centre Infrastructure Upgrade		Lowestoft	Essential	Suffolk County Council	£3,100,000.00	Suffolk County Council	Unknown	£751,642.00	CIL	Unknown	None	Medium-long term		This project has been under review in order to address long term capacity, fire suppression and infestation issues and to provide services such as food waste disposal. Improvements will future proof the site for 15 years. Some improvements have already been carried out and planning permission granted in 2024 - delivery in 2025 likely. District CIL award was granted in 2023 to value of £751,642
Improvements to Leiston household waste recycling centre		Leiston	Essential	Suffolk County Council	£500,000 - £1,750,000	Unknown	Unknown	Unknown	CIL and Section 106/ Section 278 agreement	Unknown	Unknown	Over entire plan period		Project established to consider future RC provision in this area and to identify necessary improvements to site access but this will be subject to timescale of Sizewell C Development and highway improvements will be paid directly by Sizewell C, likely via a S278 agreement or similar. Site is also part of Waste Infrastructure Strategy Review.
Improvements to Felixstowe household waste recycling centre		Felixstowe	Essential	Suffolk County Council	£2,500,000.00	Unknown	Unknown	Unknown	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. Site is also part of Waste Infrastructure Strategy Review and will be definitely looked at within the next 10 years and if a new recycling centre is required the cost will be in the region of at least £6m.
Total					£3,100,000.00		Unknown	£751,642.00		Unknown				
Total					£13,200,000.00		Unknown	£965,694.00		Unknown				
Total					None		None	None		None				
Overall Totals					£16,300,000.00		Unknown	£1,717,336.00		Unknown				

Utilities

Project	Local / Neighbourhood Plan Policy	Parish	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		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		Various	Critical	UK Power Networks	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	During plan period		
Potential improvements to Peasenhall primary substation		Peasenhall	Critical	UK Power Networks	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	During plan period		
Potential need for new primary substation at Sevenhills Roundabout		Nacton	Critical	UK Power Networks	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	OFGEM	During plan period		
Total					Unknown		Unknown	Unknown		Unknown				
Total					Unknown		Unknown	Unknown		Unknown				
Total					None		None	None		None				
Overall Totals					Unknown		Unknown	Unknown		Unknown				

Police

Project	Local / Neighbourhood Plan Policy	Parish	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	Martlesham	Essential	Suffolk Constabulary	£156,898.00	Unknown	£0	£156,898.00	Section 106	£0.00	Suffolk Constabulary	Short - medium term		
Potential new police facility / extensions to existing estate		Various	Essential	Suffolk Constabulary	£8,000,000.00	Unknown	£0	£337,500.00	CIL	£7,662,500.00	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		Various	Essential	Suffolk Constabulary	£145,012.00	Unknown	£0	£145,012.00	CIL	£0.00	Suffolk Constabulary	Over entire plan period		
6 new police vehicles		Various	Essential	Suffolk Constabulary	£124,500.00	Unknown	£0	£124,500.00	CIL	£0.00	Suffolk Constabulary	Over entire plan period		
135 square metres of new office floorspace		Various	Essential	Suffolk Constabulary	£337,500.00	Unknown	£0	£337,500.00	CIL	£0.00	Suffolk Constabulary	Over entire plan period		Not needed if new facility is delivered
4 new Automatic Number Plate Recognition points		Various	Essential	Suffolk Constabulary	£240,292.00	Unknown	£0	£240,292.00	CIL	£0.00	Suffolk Constabulary	Over entire plan period		
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.	SCLP12.29	Saxmundham	Essential	Suffolk Constabulary	£633,753.00	Unknown	£0	£633,753.00	Section 106	£0.00	Suffolk Constabulary	During plan period		
North Felixstowe Garden Neighbourhood (Policy SCLP 12.3): 113m² of additional police floorspace, recruitment/training/equipping police officers/police community support officers, 3 x police vehicles, automatic number plate recognition technology.	SCLP12.3	Felixstowe	Essential	Suffolk Constabulary	£1,472,271.00	Unknown	£0	£1,472,271.00	Section 106 & CIL	£0.00	Suffolk Constabulary	During plan period		1ha serviced site for a joint police/ambulance hub also sought (Costs from Suffolk Police)
Total					£8,847,304.00		£0.00	£1,184,804.00		£7,662,500.00				
Total					£2,262,922.00		£0.00	£2,262,922.00		£0.00				
Total					None		None	None		None				
Overall Totals					£11,110,226.00		£0.00	£3,447,726.00		£7,662,500.00				

Community Centres

Project	Local / Neighbourhood Plan Policy	Parish	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		Bungay	Essential	Bungay Honeypot Trust	£746,460.00	Sale of existing community centre for housing.	£380,000.00	£366,460.00	CIL	£0.00	None	Short term		£366,460 DCIL Allocated 2018/19 - £350,000 from sale of the land £30,000 from Bungay Honeypot Trust
Easton & Letheringham Village Hall Refurbishment		Easton and Letheringham	Desirable	Easton and Letheringham Village Hall Committee	£48,000.00	Easton and Letheringham Village Hall Committee	£10,000.00	£38,000.00	CIL	£0.00	None	Short term		DCIL Funding 2018/19. £10,915.44 underspent
Framlingham - St Michael's Rooms Community Centre		Framlingham	Desirable	Parochial Church Council, Framlingham Town Council	£840,000.00	Framlingham Town Council and donations	£140,000.00	£700,000.00	CIL	£0.00	None	Short term		DCIL Funding 2018/19. Construction began January 2022 and was completed in January 2023
Woodbridge - Jetty Lane Community Centre Feasibility Study		Woodbridge	Desirable	Jetty Lane Community Interest Company (CIC)	£3,140,000.00	Fundraising	£2,951,200.00	£188,800.00	CIL	£0.00	None	Short term		DCIL Funding 2018/19 It is expected that delivery of the youth facilities will commence construction during late 2024/early 2025.
Worlingham Community Centre		Worlingham	Essential	Worlingham Parish Council	£1,219,478.00	Parish Council	£1,000,000.00	£219,478.00	CIL	£0.00	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). Under construction
New community centre in Halesworth on Dairy Farm site (Policy WLP4.5)	WLP4.5	Halesworth	Essential	East Suffolk Council, Developers	£905,920.00	Sale of existing community facilities.	Unknown	Unknown	CIL	Unknown	None	Short term.		Update once funds from sale of existing facilities have been confirmed. Approximate cost based on 2024 BCIS data. The land was secured through the payment-in-kind provisions in the CIL regulations, as set out in the S106 agreement. This will also require investment of Neighbourhood CIL and other funding sources.
Improvements to Community Facilities at Recreation Ground, Victory Road, Leiston.		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)	MEL9	Melton	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	SCLP12.19	Martlesham	Essential	Developer	Unknown	None	£0.00	Unknown	Section 106	Unknown	None	Short - medium term		
New community centre at North Felixstowe Garden Neighbourhood	SCLP12.3	Felixstowe	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short term		
New community centre in Somerleyton		Somerleyton	Essential	East Suffolk Council, Developers	£381,440.00	None	£0.00	£301,280.00	CIL	£0.00	None	Short-medium term		A contribution from the local community/neighbourhood CIL will be required. Approximate cost based on BCIS data. Supported by the Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan Policy LAHS 7.
New community centre in Brampton	WLP7.9	Brampton with Stoven	Essential	East Suffolk Council, Developers	£381,440.00	None	£0.00	£301,280.00	Section 106/CIL	£0.00	None	Short-medium term		Approximate cost based on BCIS data.

Project	Local / Neighbourhood Plan Policy	Parish	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
Refurbishment of community centre in Ringsfield		Ringsfield	Essential	East Suffolk Council, Developers	Unknown	None	£0.00	Unknown	CIL	Unknown	None	Short-medium term		A contribution from the local community/neighbourhood CIL will be required.
New community centre in Carlton Colville		Carlton Colville	Essential	East Suffolk Council, Developers	£905,920.00	None	£214,000.00	£501,540.00	CIL	£0.00	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	WLP3.1, BECC1	Beccles	Essential	East Suffolk Council, Developers	£1,192,000.00	None	£0.00	£715,540.00	Section 106	£0.00	None	Medium term		Approximate cost based on BCIS data. Additional requirements set out in Beccles Neighbourhood Plan Policy BECC1)
New community centre on North of Lowestoft Garden Village	WLP2.13	Corton	Essential	East Suffolk Council, Developers	£905,920.00	None	£0.00	£715,540.00	Section 106	£0.00	None	Long term		Delivered with site. Approximate cost based on BCIS data.
New community centre in Framlingham	FRAM22	Framlingham	Desirable	Parish Council, Developer	£1,192,000.00	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	Leiston	Desirable	Parish Council, Developer	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Over Plan Period		Part of Leiston Neighbourhood Plan
Development of a new community centre and changing rooms on Somerleyton Playing Field	LAHS 7	Somerleyton	Desirable	Developer	£905,920.00	None	Unknown	£715,540.00	Neighbourhood CIL	Unknown	Unknown	Over Plan Period		Included in Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan
Modernisation of Wickham Market Village Hall		Wickham Market	Desirable	Parish Council, Developer	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Over Plan Period		Included in Wickham Market Neighbourhood Plan
Total					£7,478,578.00		£1,734,000.00	£3,821,118.00		Unknown				Gap potentially more if sale of existing community facilities at Halesworth do not cover cost of new provision
Total					£3,188,000.00		£2,961,200.00	£226,800.00		Unknown				
Total					Unknown		Unknown	Unknown		Unknown				
Overall Totals					£10,666,578.00		£4,695,200.00	£4,047,918.00		Unknown				

Green Infrastructure

Project	Local / Neighbourhood Plan Policy	Parish	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	WLP2.5	Lowestoft	Essential	East Suffolk Council	£1,086,078.00	Coastal Communities Fund	£997,901.00	£88,000.00	CIL	£0.00	None	Short term		DCIL funding 2018/19 - £88,000
Beccles Quay		Beccles	Desirable	East Suffolk Council, Beccles Town Council and Broads Authority	£90,339.00	Beccles Fenland Trust	£6,339.00	£84,000.00	CIL	£0.00	None	Short term		£90,339 quay improvement project - funded by DCIL (2018/19) £84,000 and £6,339 Beccles Fenland Charity Trust
Open space provision at North Felixstowe Garden Neighbourhood	SCLP12.3	Felixstowe	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short – medium term		Delivered with site. First phase (land at Candlest Road) approved on appeal
Cemetery expansion with public toilets and parking	SA1	Leiston	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Over Plan Period		Part of Leiston Neighbourhood Plan
1ha of open space for informal recreation on Land to the east of St Margaret's Road	H4	Bungay	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Short term		Part of Bungay Neighbourhood Plan
Allotments and community orchard at Brightwell Lakes	SCLP12.19	Martlesham	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	Carlton Colville	Desirable	East Suffolk Council	£120,000.00	Unknown	Unknown	£120,000.00	Section 106	£0.00	None	Short- medium term		Delivered with site
Country park on Beccles and Worlingham Garden Neighbourhood	WLP3.1	Worlingham	Desirable	East Suffolk Council	£152,000.00	Unknown	Unknown	£152,000.00	Section 106	£0.00	None	Short- medium term		Delivered with site
Open space provision at South Saxmundham Garden Neighbourhood	SCLP12.29	Saxmundham	Essential	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	Short – medium term		Delivered with site
Additional burial space at Framlingham Cemetery	FRAM24	Framlingham	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Over Plan Period		Part of the Framlingham Neighbourhood Plan
Provision of allotments/community garden	SA3	Leiston	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Over Plan Period		Part of Leiston Neighbourhood Plan
Provision of a Multi-Use Games Area on Beccles and Worlingham Garden Neighbourhood) including changing facilities	BECC2	Beccles	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Over Plan Period		Part of Beccles Neighbourhood Plan
Provision of youth space, indoor play, 'green gym, and indoor swimming pool	BECC2	Beccles	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Over Plan Period		Part of Beccles Neighbourhood Plan
Provision of allotments, community orchard and community farm/education facility	MEL10, MEL20	Melton	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Over Plan Period		Part of Melton Neighbourhood Plan
Total					£1,448,417.00		£1,004,240.00	£444,000.00		£0.00				
Total					Unknown		Unknown	Unknown		Unknown				
Total					Unknown		Unknown	Unknown		Unknown				
Overall Totals					£1,448,417.00		£1,004,240.00	£444,000.00		Unknown				

Sports and Leisure

Project	Local / Neighbourhood Plan Policy	Parish	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		Beccles	Desirable	East Suffolk Council	£770,154.00	Football Foundation	£695,654.00	£74,500.00	CIL	Unknown	None	Short term		3G football Pitch at Beccles TFC in 18/19 - DCIL funded
Beccles Lido Improvements		Beccles	Desirable	East Suffolk Council	£517,828.00	Various	£442,828.00	£75,000.00	CIL	£0.00	None	Short term		DCIL funding 2019/20
Ufford Recreation Ground Car Park Resurface		Ufford	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
Lowestoft - Royal Green - play equipment and footpath improvements		Lowestoft	Desirable	East Suffolk Council in partnership with Sentinel Leisure Trust and Waveney Norse	£125,000.00	S106 from planning permissions DC/12/1014/FUL, DC/13/0131/FUL, DC/0457/COU.	£1,500.00	£123,500.00	CIL	£0.00	None	Short term		DCIL Funding 2018/19
Blundeston Play Park		Blundeston	Desirable	Blundeston Parish Council, East Suffolk Council	£47,405.32	Grants and fundraising	£22,405.32	£25,000	CIL	£0.00	None	Short term		DCIL Funding 2023/24 with match-funding from the parish council and other grants and crowdfunding
Halesworth Campus Phase 1		Halesworth	Essential	East Suffolk Council, Suffolk County Council	£3,800,000.00	Sale of land	£2,300,000.00	£1,500,000.00	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		Corton	Desirable	East Suffolk Council	Unknown	Sale of land	Unknown	Sale of land is expected to cover entire cost	None	Unknown	None	Short term		
Provision of small 3G pitch at Bungay and District Sports Association		Bungay	Desirable	East Suffolk Council	Unknown	None	£0.00	Unknown	CIL	£0.00	None	Short term		
Expand cricket pitches on Southwold Common by 2 wickets		Southwold	Desirable	East Suffolk Council	Unknown	None	£0.00	Unknown	CIL	Unknown	None	Short term		
Improved tennis courts in Lowestoft, Beccles, Ringsfield, Blundeston and Wrentham		Various	Desirable	East Suffolk Council	Unknown	None	£0.00	Unknown	CIL	Unknown	None	Short term		
Improved playing pitches in Halesworth, Reydon, Shadingfield, Ringsfield, Blundeston and Wrentham		Various	Desirable	East Suffolk Council	Unknown	None	£0.00	Unknown	CIL	Unknown	None	Short term		
Playing pitch on Kirkley Waterfront Sustainable Urban Neighbourhood (Policy WLP2.4)	WLP2.4	Lowestoft	Desirable	East Suffolk Council	£250,000.00	Unknown	£250,000.00	£0.00	None	£0.00	None	Short term		
Playing pitches on Land South of Southwold Road, Brampton (Policy WLP7.9)	WLP7.9	Brampton with Stoven	Desirable	East Suffolk Council	£28,750.00	Unknown	£0.00	£28,750.00	Section 106	£0.00	None	Short term		
New Sports provision and associated open space, (totalling 7.9 ha), including changing facilities and toilets, at Brightwell Lakes (SCLP12.19)	SCLP12.19	Martlesham	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	None	Short term		
Provision of a children’s play area (SA1)	SA1	Kessingland	Desirable	Developer	Unknown	None	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Short Term		Part of Kessingland Neighbourhood Plan
Extended Play Field Space at Laurel Farm	SA2	Kessingland	Desirable	Developer	Unknown	None	Unknown	Unknown	Section 106	Unknown	Unknown	Short Term		Part of Kessingland Neighbourhood Plan
Provision of Neighbourhood Equipped Area for Play	SA3	Kessingland	Desirable	Developer	Unknown	None	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Short Term		Part of Kessingland Neighbourhood Plan
Brightwell Lakes Public Art Scheme	SCLP12.19	Martlesham	Desirable	Developer	£100,000.00	Unknown	Unknown	£100,000.00	Section 106	£0.00	None	Short - medium term		

Halesworth Campus Phase 2		Halesworth	Desirable	East Suffolk Council, Suffolk County Council	£1,750,000 – 2,250,000	None	£0.00	£1,750,000 – 2,250,000	CIL	£0.00	Sport England, Football Association, National Lottery and other sports associations	Short – medium term		
Playing pitches on Beccles and Worlingham Garden Neighbourhood	WLP3.1	Beccles	Desirable	East Suffolk Council	£460,000.00	Unknown	£0.00	£460,000.00	Section 106	£0.00	None	Short - medium term		
New leisure centre development at North Felixstowe Garden Neighbourhood	SCLP12.3	Felixstowe	Essential	East Suffolk Council, Developer	Unknown	East Suffolk Council	Unknown	Unknown	Section 106	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	SCLP12.25	Martlesham	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	WLP2.13	Corton	Desirable	East Suffolk Council	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	None	Medium-long term		
Oakes Farm Development	WLP2.19	Carlton Colville	Essential	East Suffolk Council	£6,273,178.00	Unknown	Unknown	£250,000.00	Section 106	£6,023,178.00	CIL	Unknown		
New changing rooms and improved tennis courts at Normanston park		Lowestoft	Desirable	East Suffolk Council	£200,000.00	Football Foundation	£50,000.00	£150,000.00	CIL	£0.00	None	Unknown		
Provision of two Neighbourhood Equipped Areas for Play in Framlingham	FRAM9, FRAM25	Framlingham	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Section 106, Neighbourhood CIL	Unknown	Unknown	Over Entire Plan Period		Part of the Framlingham Neighbourhood Plan
East Suffolk Play Enhancement Project	East Suffolk Play Strategy	District wide	Essential	East Suffolk Council	£674,000.00	Unknown	Unknown	£275,000.00	CIL	£399,000.00	ESC Capital Programme, Outdoor Play Space Funds, Locality Budget, NCIL contributions	Short Term		Projects will be at Beccles – St Andrews Road Felixstowe – Seaton Road Felixstowe – Walton Road Recreation Ground Framlingham – Kings Avenue Kesgrave – Grange Meadow Rendlesham – Pine Close Trimley St Mary – Faulkeners Way Wrentham – Bonsey Gardens. Anticipated delivery in Spring 2025
Total					£14,174,910-14,674,910		£3,739,982.00	£4,411,750-4,911,750		£6,023,178.00				
Total					£128,000.00		Unknown	Unknown		Unknown				
Total					Unknown		Unknown	Unknown		Unknown				
Overall Totals					£14,302,910-14,802,910		£3,739,982.00	Unknown		Unknown				

Coastal Protection and Flooding

Project	Local / Neighbourhood Plan Policy	Parish	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		Bawdsey	Desirable	The Deben Estuary Partnership	£1,200,000.00	The Deben Estuary Partnership and enabling development	£1,073,800.00	£126,200.00	CIL	£0.00	None	Short term		DCIL Funding 2018/19
Projects listed under the Lowestoft Flood Risk Management Strategy		Lowestoft	Essential	East Suffolk Council	Unknown	Local Enterprise Partnership, Suffolk County Council, DEFRA, Regional Flood and Coastal Committee, National Grant	Unknown	£0.00	CIL/S106	Unknown	None	Short term		Tidal walls construction began in April 2021 and completed in 2023. Preparatory work on the Lowestoft Tidal Barrier project was halted in January 2024 due to a very significant funding gap
Flood mitigation at Land South of Carlton Colville (WLP2.16)	WLP2.16	Carlton Colville	Critical	Suffolk County Council	£379,000.00	Unknown	£0.00	£379,000.00	Section 106	£0.00	None	Medium term		To be delivered with site
Increasing flood mitigation measures along the River Orwell and the Port of Felixstowe		Various	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		
Total					Unknown		Unknown	£379,000.00		Unknown				
Total					£1,200,000.00		£1,073,800.00	£126,200.00		£0.00				
Total					None		None	None		None				
Overall Totals					£1,200,000.00		£1,073,800.00	£505,200.00		£0.00				

Keys

Status

	Completed
	In Progress
	Not Started
	No Longer to be Delivered

Associated Plan

	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

Timescale/Progress

Short Term	0-5 Years
Medium Term	5-10 Years
Long Term	Over 10 Years
Plan Period	Present Day - 2036