

Waveney Local Plan Infrastructure Study

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

To accompany the Waveney Final Draft Local Plan document

March 2018

Contents

1	Introduction	2
2	National Planning Policy, Guidance and Legislation.....	3
3	Relevant Local Infrastructure Plans and Strategies.....	4
4	Growth Plans in the Local Plan	6
5	Transport	7
6	Utilities.....	11
7	Coastal Protection and Flooding.....	12
8	Education	13
9	Health Care	26
10	Police	28
11	Fire and Rescue.....	30
12	Community Facilities.....	31
13	Sport and Leisure Facilities	35
14	Other Open Space and Green Infrastructure.....	39
15	Waste Management	41
16	Summary of Infrastructure Requirements	43

1 Introduction

- 1.1 The provision of new and improved infrastructure is essential to ensure the growth planned in the District is sustainable. Infrastructure includes a wide range of facilities and services including schools, medical facilities, community facilities, open space, roads, railways, cycle paths and flood defences.
- 1.2 New growth can place extra pressure on existing infrastructure and create a need for new services and facilities.
- 1.3 This document identifies what infrastructure might be required to support the growth ambitions in the Waveney Local Plan. Where possible it identifies the cost, the organisation responsible for delivery, and any potential funding sources. The study has been prepared in consultation with infrastructure providers.

2 National Planning Policy, Guidance and Legislation

National Planning Policy Framework

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

Community Infrastructure Levy

- 2.2 The Community Infrastructure Levy was introduced in 2010 and remains the Government's preferred way for local authorities to raise funds from developers for the provision of infrastructure.
- 2.3 Waveney District Council introduced the Community Infrastructure Levy (CIL) on the 1st August 2013. This followed the adoption of the Council's CIL Charging Schedule by Full Council on the 22nd May 2013. CIL is the main way in which the Council collects contributions from developers for infrastructure provision to support development planned in the Council's Local Plan
- 2.4 CIL isn't the only source of funding and it is highly likely that over the course of the plan period the cost of infrastructure will surpass the level of CIL receipts. The Council and other infrastructure providers will need to continue to look for other sources of funding. Other funding sources include, existing section 106 funds, lottery funds, LEP funding and other central government and European funding. It also may be that projects identified in this Infrastructure Plan are delivered by Parish Council's using the element of CIL which they retain through Neighbourhood Funding.
- 2.5 It will be necessary for the Council to revise its Charging Schedule following the preparation of the Local Plan to ensure sufficient funds are raised to deliver infrastructure.

3 Relevant Local Infrastructure Plans and Strategies

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

East Suffolk Business Plan

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

Lowestoft Transport and Infrastructure Prospectus

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

Local Transport Plan

3.4 The Suffolk Local Transport Plan details a long term strategy to support economic growth and reduce the environmental impacts of transport between 2011 and 2031. Numerous improvements and maintenance issues have been identified to facilitate Suffolk's economic development, as well as the organisations responsible for promoting these improvements and the likely funding sources. Lowestoft, Beccles and Bungay were identified with plans including improving infrastructure for sustainable transport, road improvements and creating high quality environments for pedestrians.

Shoreline Management Plans

3.5 Two shoreline management plans cover the coast of Waveney. SMP6 covers the frontage from Kelling in North Norfolk to Lowestoft Ness. SMP7 covers the frontage from Lowestoft Ness to Landguard point in Felixstowe.

3.6 The Shoreline Management Plans identify the policy approaches to managing the coast. The policy approaches are:

- No active intervention (NAI): a decision not to invest in providing or maintaining defences or natural coastline.
- Hold the line (HTL): maintain or upgrade the level of protection provided by defences or natural coastline.

- Managed realignment (MR): manage the coastal processes to realign the 'natural' coastline configuration, either seaward or landward of its present position.

- 3.7 For areas of coastline with no active intervention or managed realignment policies the plans identify the areas at risk of coastal change over the next 100 years.
- 3.8 The entire built up coastline of Lowestoft, Kessingland and Southwold benefit from hold the line policies for the next 100 years.

Gorleston to Lowestoft Strategy (2016)

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

4 Growth Plans in the Local Plan

Housing

- 4.1 Waveney currently sees more people migrate from elsewhere in the UK to live in the District than leave. Combined with this, Waveney is experiencing a decrease in the size of households. These factors mean that there is an increasing demand for housing in the District. The housing target for the district set out in the Local Plan is for 374 homes a year between 2014 and 2036 to help meet this need. However, the Local Plan allocates slightly more than this as indicated in the table below.
- 4.2 The Local Plan directs most growth to Lowestoft, followed by Beccles and then Halesworth. Bungay and Southwold and Reydon are proposed to take more modest levels of growth. Most villages across the District are also proposed to take modest levels of growth relative to their size. The table below sets out how much growth each area is proposed to accommodate.

Settlement	Homes Built 2014-2017	Existing Housing Commitments ¹	Homes allocated in Local Plan expected to be delivered in plan period	Total Growth 2014-2036
Lowestoft Area	355	1,568	3,283	5,206
Beccles and Worlingham	36	87	1,335	1458
Bungay	30	42	485	557
Halesworth and Holton	38	244	480	762
Southwold and Reydon	25	142	220	387
Rural areas	51	415	411	877
Total	535	2,498	6,214	9,235

Economic Growth

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

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

5 Transport Infrastructure

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

Pedestrian and Cycle Infrastructure

Overview

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

Needs

- 5.6 There will need to be improvements to the pedestrian and cycle network across the District. This is needed to incorporate any new development into the existing network and to help promote walking and cycling as a sustainable transport method.
- 5.7 The Lake Lothing and Outer Harbour Area Action Plan originally set out plans for new pedestrian and cycle bridges in Lowestoft. One is planned over the railway line at Normanston Park, another is over Lake Lothing at the Brooke Peninsula. The bridges together will provide a connection from the Sustainable Urban Neighbourhood and Kirkley Waterfront Site (Policy WLP2.4 of the Local Plan) to Normanston Park and Oulton Broad North Station.
- 5.8 In Beccles there is a need for a cycle link along Ellough Road to link the town to the industrial estates at Ellough and will be included with the development of policy WLP3.1. There is also a need for a new cycle link between Lowestoft and Hopton.

Costs and Funding

- 5.9 The total costs for the improvements suggested in the Cycle Strategy are currently unknown as many of the projects are not at an advanced stage of planning. These projects will be completed in partnership with Suffolk County Council as the local highways authority. Many of the projects in the Cycle Strategy will help reduce the impact of new developments planned in the Local Plan and therefore could benefit from Community Infrastructure Levy funding.
- 5.10 The cost for the Normanston Park Bridge is currently under review but is expected to cost in the region of £1,200,000. No funding sources have currently been identified for this, although it is expected that receipts from the Community Infrastructure Levy will be applied. The Brooke Peninsula Bridge is predicted to cost £4,810,382² with funding coming from Section 106 agreements and potentially Community Infrastructure Levy.
- 5.11 The indicative cost to improve and extend footpaths to connect site allocations to existing development comes to £281,960. This figure does not account for design costs and it should still be noted that the cost could change in the future.
- 5.12 The indicative total cost to extend and improve cycle links, including Ellough Road and the link between Lowestoft and Hopton, to connect site allocations to existing development comes to £693,500. This figure at least partly accounts for design costs however it should still be noted that the cost could still change in the future.

Bus and Rail

Overview

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

Needs

- 5.15 The Lowestoft Infrastructure Prospectus identifies a need to improve Lowestoft Station to support the local and regional economy. The Station is currently seen as not fit for purpose considering Lowestoft is Suffolk's second largest town, and requires maintenance and improvement. The development of the Station is considered in conjunction with the development of Peto Square (Policy WLP2.3 of the Local Plan).

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

- 5.16 It is likely that as part of travel planning for larger development sites allocated in the Local Plan, improvements and extensions to local bus services will be required.

Costs and Funding

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

Road

Overview

- 5.18 The A12 and the A47 are the principal highways in the District. The A12 runs north and south providing connections from Lowestoft to Ipswich. The A47 connects Lowestoft to Great Yarmouth and onwards to Norwich and Peterborough. A significant part of the A12 between Lowestoft and Ipswich is single carriageway which can increase journey times. In Lowestoft at the Bascule Bridge crossing congestion is a serious issue at peak times.
- 5.19 The A146 runs east and west, connecting Lowestoft to Beccles and Norwich. The A145 links Beccles to the A12 and the A144 goes through the centre of Bungay. The A143 connects the District to South Norfolk and West Suffolk. A network of A roads connect the market towns to each other and these main networks. Elsewhere, the District's road network is mainly made up of small quiet country lanes.

Needs

- 5.20 The main road project for the District is the Lowestoft Lake Lothing Third Crossing which is still currently in development. The Third Crossing will link Waveney Drive to Denmark Road and Peto Way and is expected to bring significant improvements to traffic issues in the town, helping to deliver the objectives of the Local Plan. The bridge will also reduce the negative effects of traffic around Station Square which undermine regeneration goals for the area. Construction is predicted to begin in 2019/20, with completion coming in 2022.
- 5.21 The Beccles Southern Relief Road which is now under construction will bring significant benefits to Beccles by helping remove heavy goods vehicles traffic through the town and support the growth of employment areas to the south of the town.
- 5.22 The Lowestoft Transport and Infrastructure Prospectus has also provided plans for improvements to Denmark Road which are being further considered once the effects of the Third Crossing are understood.
- 5.23 The Prospectus also specifically mentions the need to facilitate the development of infrastructure within Enterprise Zones which will help with the creation of more jobs within the area. Links to the Port area have received special attention in the Prospectus. Other areas such as Ellough Industrial Estate and Broadway Farm will also need enhancement in terms of access.
- 5.24 The Infrastructure Prospectus also highlights improvements needed to the A12 between Lowestoft and Ipswich. This includes the development of the Four Villages bypass which is now known as the Suffolk

Energy Gateway project (SEGWay). The need for any other consequential junction improvements to support the delivery of the Third Crossing are being considered.

- 5.25 The proposed North of Lowestoft Garden Village allocated by Policy WLP2.13 in the Local Plan may need an additional access on to the A47 (formerly A12) trunk road. This will likely necessitate safety improvements along the A47.
- 5.26 The Broadway Farm industrial allocation in Halesworth (Policy WLP4.6) will need improvements to access. Two options have been considered, one being providing access from the Sparrowhawk Road roundabout and the other being a priority T-junction from the A144 leading on to the site. The site will also need servicing.
- 5.27 The Transport Modelling which supports the Local Plan has identified the need for improvements to Bloodmoor Roundabout which is expected to have multiple approaches becoming over capacity over the plan period.

Costs and Funding

- 5.28 The Lowestoft Third Crossing is expected to cost in the region of £92 million. £73 million has been secured from Central Government. The remaining £19 million is to come from a local contribution which has been underwritten by Suffolk County Council.
- 5.29 The Beccles Southern Relief Road is fully funded and construction has begun. .
- 5.30 The cost to improve road and general infrastructure in the Enterprise Zone sites is currently unknown. Delivery will likely come from joint working between Waveney District and Suffolk County Councils and the Developers. Funding will come from the Enterprise Zone Pot B.
- 5.31 Safety Improvements to the A47 to accommodate the North of Lowestoft Garden Village (WLP2.13) will need to be funded from the development.
- 5.32 The costs for the suggested improvements to the A12 between Ipswich and Lowestoft are currently unknown. However, the cost of the SEGWay project is predicted to cost around £133 million, which funding will be dependent on Government and Suffolk County Council.
- 5.33 The servicing to Broadway Farm is believed to come to a total of approximately £465,000. The option to provide access from the Sparrowhawk Roundabout is predicted to cost around £501,853.37 and the option for a priority T-junction is predicted to cost around £433,385.74. Once the final option has been decided, this will need to be funded from the developer or through the Community Infrastructure Levy.
- 5.34 The costs for the improvements and mitigation at Bloodmoor Roundabout are predicted to cost in the region of £700,000 and £1,000,000.

6 Utilities

Overview

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

Needs

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

Costs and Funding

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

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

7 Coastal Protection and Flooding

Overview

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

Needs

- 7.3 After consulting with Coastal Partnership East, it has been concluded that no additional coastal protection infrastructure will be needed over the course of the new Local Plan period to support new development. All of the preferred sites fall outside of the risk zones and require no further protection.
- 7.4 The Lowestoft Flood Risk Management Strategy is currently being developed which will significantly reduce flood risk in Lowestoft and along the Kirkley Stream. The preferred options for the Strategy in terms of tidal flooding have already been set out, and include measures such as improving the barriers and walls around the Bascule Bridge, with outline designs now being developed. Construction is believed to begin in 2019 with completion coming in 2020. Fluvial and pluvial measures are still under consideration.
- 7.5 The allocation in Southern Carlton Colville (Policy WLP2.16) has been identified as being able to provide flood mitigation measures in relation to the Kirkley Stream. A new watercourse has been designed through the proposed allocation.

Costs and Funding

- 7.6 The costs for the Lowestoft Flood Risk Management Strategy are estimated to be £32 million currently. However this is subject to change as this total contains a 60% optimism bias. Most funding for this project has already been secured. However, it is likely that a small funding gap will still exist, depending on the final cost of the project.
- 7.7 The costs associated with the flood mitigation under policy WLP2.16 is predicted to come to a total cost of approximately £379,000.

8 Education

Pre-School

Overview

- 8.1 Pre-School education is offered to all 3 and 4 year olds, as well as eligible 2 years olds, in England. These places can be found at nurseries, playgroups, childminders and children's centres.
- 8.2 In September 2017, the amount of free childcare for 3 and 4 year olds was increased from 15 hours a week to 30 hours a week. This offer is available to families where both parents work and where in a single parent family that parent works full time. Current evidence suggests that well over 50% of 3 and 4 year olds are eligible for this offer in Suffolk. Around 40% of two year-olds in Suffolk are eligible for 15 hours free childcare per week.
- 8.3 Early education is delivered through a mixed economy of schools, the County Council, voluntary and independent providers (including childminders). Parents may choose to send their children into early education or not, they may take up their free entitlement or not, and they choose their provider based on a variety of factors. In summary, the nature of provision is such that it makes calculating future requirements much less certain than primary and secondary education. Whilst early education makes an important contribution to the educational outcomes, the nature of the market is such that it is not possible to provide absolute detail as to the provision of place requirements at this strategic level.
- 8.4 A notable uncertainty at the current time is the impact of the move to free 30-hour provision. It is not clear how many additional places will be required as not all parents will take up the additional hours and some children will already be receiving 30-hours childcare. The County Council is keeping this under close review. Furthermore, current surpluses/deficits in provision will change during the course of the plan period, in light of the market forces described above.

Needs

- 8.5 The table below outlines the number of dwellings allocated in each ward, the number of children arising from this development, the existing surplus or deficit of pre-school places and the number of places needed.

Table 8.1- Pre-School Needs

Ward	Number of dwellings allocated in Local Plan	Pre-school children potentially arising from new development	Current surplus/deficit	Additional Places required
Blything	59	9	-67	6

Ward	Number of dwellings allocated in Local Plan	Pre-school children potentially arising from new development	Current surplus/deficit	Additional Places required
Bungay	335	50	-47	32
Halesworth	465	70	-55	44
Lothingland	116	17	6	5
Oulton	340	51	-81	32
Southwold & Reydon	220	33	84	0
The Saints	37	6	-53	4
Beccles South, Beccles North, Wainford and Worlingham	1596	240	-260	152
Wrentham	118	18	-18	11
Carlton Colville	900	135	-269	86
Gunton & Corton	1465	220	51	88
Kirkley and Whitton	1437	216	-192	137
Harbour	45	7	12	0

8.6 The table above shows that there are some wards in the District will generate a high enough yield over the course of the plan period to justify new pre-school settings. Pre-school settings are established in general

to accommodate 35 places each. The table below outlines where new settings will be required and where some could be provided.

Ward	Number of new Settings	Notes
Gunton and Corton	3	1 new setting to be supported at North of Lowestoft Garden Village (WLP2.13) primary school. A second is likely to be required within the local centre at that development. The need for a third setting will be considered during the implementation of the Local Plan.
Kirkley and Whitton	3	1 new setting to be provided at the new primary school identified in Policy WLP2.4. Options will need to be considered for further settings.
Beccles South, Wainford and Worlingham	3	1 new setting at Beccles and Worlingham Garden Neighbourhood (WLP3.1) primary school and 1 at community hub. Options for a third setting will need to be considered.
Carlton Colville	2	1 new setting at proposed primary school and 1 new setting at the existing primary school.
Bungay	1	Provided on the Land West of St Johns Road (WLP5.2) allocation.
Halesworth	1	1 new setting to be provided at the Dairy Farm (WLP4.5) allocation.
Oulton	1	Options are will need to be explored for the location of this setting.

- 8.7 The other areas which do not generate a yield sufficient to require a new pre-school setting will require improvements and expansions at existing settings. Considering the provision of new settings outlined above, there will still be a need for 177 new spaces to accommodate development across the district.

Costs and Funding

- 8.8 A new pre-school setting costs approximately £500,000 for 30 places. However, new settings based in new primary schools allocated in the Local Plan will have their costs included in the development of the primary school. This does not include the setting at the existing Carlton Colville Primary School as this will require the construction of new facilities. Therefore the total cost for new pre-school settings is £5,000,000.
- 8.9 In respect of expansion of existing settings, Suffolk County Council advises that pupil places are estimated to currently cost £8,333 however this is subject to change. The cost for the potential additional 177 places across the District will therefore come to a total of around £1,474,941.
- 8.10 Pupil place requirements arising from new development may need to be funded from developer contributions. In respect of other needs, the Local Authority has a duty to secure sufficient childcare places under the Childcare Act 2006 and the Childcare Act 2016. It must do so by shaping the market, working with the sector to expand and develop places. The County Council Early Years and Childcare service undertakes sufficiency assessments of the childcare market and forecasts future demand. Funding to deliver places would need to come from the sector where possible.

Primary Schools

Overview

- 8.11 There are a total of 35 primary schools located across the District. There is a mixture of community maintained schools and academies.
- 8.12 There is also a mix in terms of available capacity. In line with best practice, schools should not operate at maximum capacity. It is recommended that 5% of places are left available in order to manage variations in class sizes and to allow for pupils to transfer within the school year. Therefore, a school at 95% of capacity is, for the purposes of school place planning, considered to be full. 21 of the Primary schools are currently below 95% capacity, while 14 are currently over 95%, with some being over their total capacity already. Most of the schools already over 95% capacity are predicted to continue to be over this threshold up to 2020.
- 8.13 A new primary school is under construction within the Woods Meadow development in Lowestoft. The school is planned to be open in 2018 starting with 210 places, with the option to expand to 420 places at a future date.
- 8.14 To estimate the number of new pupils that will result from the allocated development for each settlement, a standard yield of 0.25 primary school aged pupils from each new dwelling was used as suggested by Suffolk County Council.

Needs

- 8.15 To assess the need for new primary school places it is necessary to apply the pupil place yield to the forecasted growth in each primary school catchment area whilst taking into account the existing surpluses and deficits currently forecast within each catchment. Whilst this does not take into account background population growth beyond the five-year forecast period, this is the best indicator of need for the purposes of this document.
- 8.16 Some strategic scale developments planned in the Plan are of a scale that they require a new primary school to be provided on site to accommodate the new pupils arising from the developments. These are:
- Kirkley Waterfront and Sustainable Urban Neighbourhood (Policy WLP2.4)
 - North Lowestoft Garden Village (Policy WLP2.13)
 - Land South of The Street, Carlton Colville (Policy WLP2.16)
 - Beccles and Worlingham Garden Suburb (Policy WLP3.1)
- 8.17 The new schools required by the allocated developments would need to be built with the core facilities to accommodate 420 pupils. However, most of the proposed developments will not generate pupil yields sufficient to require a 420 place school. Therefore while all will have the core facilities for 420 pupils, the number of classrooms built will only have to be sufficient to accommodate the relevant development. Future expansions to 420 spaces will occur when sufficient development takes place for them to be needed. This offers flexibility to more easily enable future growth.
- 8.18 New pupil places arising from other developments will need to be accommodated through improvements to existing primary school sites. The table below outlines the amount of development taking place in each school catchment area and whether there is a need to improve the school as a result of development.

Table 8.2- Primary School Needs

School	Capacity at 95%	Forecasted Pupils in 2021	Surplus/Deficit	New Homes on Allocated sites	New Pupils	New Places Needed	Notes
Lowestoft Area							
Carlton Colville Primary	399	402	-3	0	0	0	
Corton CEVAP	106	83	23	0	0	0	
Dell Primary	392	473	-81	0	0	0	
Elm Tree Primary	399	324	75	0	0	0	
Grove Primary	299	321	-22	0	0	0	
Gunton CP	299	316	-17	65	16	0	Gunton Primary has not been identified as able to expand, however the site at Gunton Park is located close to the catchment for Corton Primary which does

School	Capacity at 95%	Forecasted Pupils in 2021	Surplus/Deficit	New Homes on Allocated sites	New Pupils	New Places Needed	Notes
							have sufficient capacity to accommodate the pupils from this development.
Meadow Primary Academy	299	183	116	0	0	0	
Northfield St. Nicholas Primary Academy	399	419	-20	0	0	0	
Oulton Broad Primary	249	249	0	0	0	0	
Pakefield Primary	394	416	-22	0	0	0	
Poplars CP	529	398	131	0	0	0	
Red Oak Primary (Formerly Fen Park)	399	395	4	0	0	0	
Roman Hill Primary	530	510	20	0	0	0	
St Margaret's Primary Academy, Lowestoft	399	425	-26	45	11	0	St Margarets Primary has not been identified as able to expand, however given the proximity of Roman Hill Primary, which has capacity, excess pupils may be able to be accommodated there.
Westwood Primary	200	215	-15	0	0	0	
Woods Loke CP	406	473	-67	340	85	85	Arising from development on Land North of Union Lane (Policy WLP2.13) and Land North of Hall Lane (Policy WLP2.14). Rather than expand Woods Loke to accommodate this development it would be preferable to improve the capacity at the planned primary school on the Woods Meadow development
Beccles and Worlingham Area							
Beccles Primary Academy (formerly Crowfoot CP)	299	220	79	0	0	0	
Ravensmere Infant	64	50	14	0	0	0	
The Albert Pye CP	342	338	4	280	71	0	Arising from development on Land west of London Road (Policy WLP3.2). Albert Pye cannot expand therefore, the need from this development would be better

School	Capacity at 95%	Forecasted Pupils in 2021	Surplus/Deficit	New Homes on Allocated sites	New Pupils	New Places Needed	Notes
							accommodated through a review of catchment areas to allow some of the existing Albert Pye catchment to be included in the catchment of the school on the Beccles and Worlingham Garden Suburb (Policy WLP3.1)
Worlingham CEVCP	349	309	40	0	0	0	
Bungay Area							
Bungay Primary	299	193	106	335	84	0	Arising from development on the two allocated sites in Bungay (Policies WLP5.1 and WLP5.2).
Halesworth and Holton Area							
Edgar Sewter CP	299	312	-34	492	123	106	Arising from development on sites allocated in Halesworth and Holton (Policies WLP4.1 to 4.5). The 106 spaces would be split between improvements at Edgar Sewter and Holton St Peter.
Holton St Peter CP	100	83	17				
Southwold and Reydon Area							
Reydon Primary	200	191	9	296	74	34	Arising from development on Land to the West of Copperwheat Avenue (Policy WLP6.1) and sites allocated in Wangford and Wrentham. There is no scope to expand Southwold Primary School. Therefore other options are currently being explored in terms of potential improvements to local school capacities.
Southwold Primary	94	63	31				
Rural Areas							
Barnby and North Cove CP	67	68	-1	56	14	15	Arising from Land between the Street and the A146 Barnby (Policy WLP7.2). These places could be accommodated by an improvement to the primary school.
Blundeston CEVCP	200	279	-79	71	18	18	Arising from sites allocated in Blundeston and Lound. Blundeston Primary school is forecasted to over-capacity due to the Woods Meadow development. However, once the Woods Meadow development is complete, there will be more available capacity. The school has the potential to expand its boundary to accommodate new classrooms to meet the need.
Brampton CEVCP	73	68	5	68	17	12	Arising from sites allocated in Brampton and Shadingfield and Willingham. The school has potential to accommodate these places through improvements, and may also need to accommodate places arising from development in nearby

School	Capacity at 95%	Forecasted Pupils in 2021	Surplus/Deficit	New Homes on Allocated sites	New Pupils	New Places Needed	Notes
							Wangford.
Ilketshall St Lawrence School	100	99	1	47	12	11	Ilketshall St Lawrence School could accommodate all pupils arising from developments allocated in its catchment in Ilketshall St Lawrence and Westhall through capacity improvements.
Kessingland Church of England Primary Academy	299	243	56	0	0	0	
Ringsfield CEVCP	67	77	-10	30	8	8	Arising from land at School Road (Policy WLP7.17). The school has the potential to expand its boundary to accommodate new classrooms to meet the need.
Somerleyton Primary	53	47	6	45	11	5	Arising from sites allocated in Somerleyton. There is currently out-catchment pupils attending Somerleyton, mostly from Lowestoft and Blundeston. These out-catchment places will be displaced by new development. The need arising will therefore need to be accommodated in other schools – the most likely being the new Woods Meadow Primary School and Blundeston.
St Benet's Catholic Primary	100	59	41	0	0	0	
St Edmunds Catholic, Bungay	100	82	18	0	0	0	
St Mary's RCP, Lowestoft	200	211	-11	0	0	0	

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

- Capacity to accommodate 85 additional pupils at the planned Woods Meadow Primary School in Lowestoft
- Capacity to accommodate 106 additional pupils at Edgar Sewter Primary School and/or Holton St Peter Primary School.
- Capacity to accommodate additional pupils at Barnby and North Cove Primary School.
- Capacity to accommodate additional pupils at Blundeston Primary School.
- Capacity to accommodate additional pupils at Brampton Primary School

- Capacity to accommodate 11 additional pupils at Ilketshall St Lawrence School
- Capacity to accommodate 8 additional pupils at Ringsfield Primary School
- Potential capacity to accommodate of 34 additional pupils in schools in the vicinity of Southwold and Reydon.

Costs and Funding

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

Table 8.3- New Primary School Costs

New School	Total Cost	Pro-Rata Developer Funding Required.
Kirkley Waterfront and Sustainable Urban Neighbourhood (Policy WLP2.4)	£7.68 million	£7,680,000
North Lowestoft Garden Village (Policy WLP2.13)	£7.8 million	£5,494,048
Land South of The Street, Carlton Colville (Policy WLP2.15)	£7.8 million	£3,803,571
Beccles and Worlingham Garden Suburb (Policy WLP3.1)	£7.8 million	£6,466,071

8.21 The costs of the new primary schools are based on them having the core facilities to accommodate 420 pupils. However the relevant development where each school is located will only have to provide funding for the sufficient number of classrooms to accommodate the pupils from that development and therefore will not have to meet the full cost. The residual cost will be accommodated by not adding additional classrooms in the short term. Future extensions will be funded by future developments and/or Suffolk County Council when necessary.

8.22 The cost of funding improvements to existing schools is covered in the table below. Costs of new pupil places are currently £13,929 however this is subject to change.

Table 8.4- Extensions to Primary School Costs

School	Number of Places	Cost
Woods Meadow School	85	£1,183,965
Edgar Sewter Primary School and/or Holton St Peter Primary School	106	£1,476,474
Schools in Vicinity of Southwold and Reydon	34	£473,586
Barnby and North Cove Primary School	15	£208,935
Blundeston Primary School	23	£320,367
Brampton Primary School	12	£167,148
Ilketshall St Lawrence School	11	£153,219
Ringsfield Primary School	8	£111,432

Total	294	£4,095,126
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- 8.23 Funding for the additional places and new schools will need to come from the Community Infrastructure Levy and Section 106 Agreements.

Secondary Schools

Overview

- 8.24 There are a total of 7 secondary schools within Waveney. Six of the secondary schools are academies, with Pakefield being the only County Council provided secondary school. All are located in Lowestoft, Beccles and Worlingham and Bungay. Six of the schools are currently below 95% capacity. Only Sir John Leman High School is currently above, and even exceeds its 100% capacity threshold.
- 8.25 To estimate the number of new pupils aged 11-16 that will result from the allocated development for each settlement, a standard yield of 0.18 pupils from each new dwelling was used as suggested by Suffolk County Council.

Needs

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

School	Capacity at 95%	Forecasted Pupils in 2021	Surplus/Deficit	Notes
Benjamin Britten Academy	1203	1110	93	Benjamin Britten Academy is considered able to expand. Site size is 12.2 hectares including the former Foxborough Middle School. This is enough land in theory for at least a 1,750 place secondary school. This level of expansion was discussed in January 2018 with the headteacher who was supportive in principle. There may still be a need for some of the new students to be accommodated at Ormiston Denes Academy.
Ormiston Denes Academy	1140	1012	128	Ormiston Denes Academy catchment area borders some of the allocated sites within Benjamin Britten Academies catchment. Site size is 11.9 hectares including a detached playing-field. In theory this is enough land for a 1,700 place secondary school. This level of expansion was discussed in January 2018 with the headteacher who was supportive in principle. Some of the new pupils from these developments may go to this school, meaning there would be less pupil places needed at an expanded Benjamin Britten Academy.

School	Capacity at 95%	Forecasted Pupils in 2021	Surplus/Deficit	Notes
East Point Academy	1330	659	671	ESFA rebuilding to 900 places. The site is large enough for further expansion and once confirmation of the rebuild is received discussions with the school will take place to understand how any further expansion could take place.
Pakefield	1026	905	121	Not possible to expand given the existing planning restrictions. These new pupils would need to go to East Point Academy.
Beccles Free School	452	375	77	Beccles Free School has been identified as able to expand by 124 places which could accommodate some of the new pupils. The site size is 5.79 hectares so in theory this is enough land for a 750 place secondary school. This level of expansion was discussed in January 2018 with the headteacher who was supportive in principle.. However other new places will be needed, and combined with the deficit at Sir John Leman School, it has been established that some students will need to be accommodated at Bungay High School.
Sir John Leman High School	1336	1491	- 155	Sir John Leman High School has been identified to be able to expand. Site size is 10.29 hectares. In theory this is enough land for a 1,450 place secondary school (but would include 6th Form provision). This level of expansion was discussed in January 2018 with the headteacher who was supportive in principle. This means that some new pupils may have to be accommodated in other schools, most likely Bungay High School. It should also be noted that there has recently been a decline in the number of pupils travelling from Lowestoft to Beccles to access secondary schools which has not been accommodated in these forecasts. This could have a knock-on effect of reducing the future deficit, however this effect is not fully known.
Bungay High School	855	810	45	Bungay High School is currently 900 11-16 places plus a sixth form of 150 (1,050 in total) on its current site. BB103 guidance shows that a school of 1,050 places 11-16 plus a sixth form approaching 200 would require a site of approximately 8 hectares so an additional 1.5 hectares is required. To further futureproof the school to allow for additional growth in the future expansion of 1200 11-16 plus 300 sixth form (1,500) would require 9.4 hectares so an additional 2.5 ha.

8.27 Based on the projected pupil yields outlined above the following table has been compiled outlining the number of places needed to accommodate the development in the Local Plan. The high schools across the District have been grouped together to represent pupil travel patterns. The total number of new pupils does not include any from the Kirkley Sustainable Urban Neighbourhood allocation as the planning permission there means these pupils have already been accounted for.

School	Capacity at 95%	Forecasted Pupils in 2020	Surplus/Deficit	New Homes on Allocated sites	New Pupils	New Places Needed
North Lowestoft High Schools	2343	2122	221	1966	354	133
South Lowestoft, Beccles and Bungay High Schools	4999	4240	759	4277	769	10
Total	7,342	6,362	980	6,243	1,123	143

8.28 Considering the above table, it has been concluded that a flexible approach to school expansions should be considered in regards to secondary schools. While there is capacity in most of the schools, at present this does not appear to be sufficient to accommodate the estimated pupil yields. Also, factors such as Bungay Sixth Form moving back to the school campus has meant some of the capacities cannot be determined.

8.29 However, most of the schools have been considered able to expand. While some have not been given a maximum figure as to how much they can expand, it appears that there would be sufficient capacity if some were to expand. However these expansions can not be determined at present and will need to be discussed with Suffolk County Council when the need arises.

Costs and Funding

8.30 The current cost for expanding secondary schools is £20,833 per pupil space; however this is subject to change. The total cost for expansions to secondary school provision across the District will be £2,979,119.

8.31 Funding for any of these expansions will likely come from developer contributions.

Further Education

Overview

8.32 Sixth Form provision is given by Lowestoft Sixth Form College, Bungay High School Sixth Form and Sir John Leman High School Sixth Form for the entire District. They offer courses at A-Level, GCSE and BTEC levels.

8.33 Further education is provided by East Coast College, which is a partner college of the University of Suffolk. The college offers qualifications at degree level.

8.34 To estimate the number of new Sixth Form pupils that will result from the allocated development for each settlement, a standard value of 0.04 sixth form pupils from each new dwelling was used as per the Guidance adopted by both Waveney District Council and Suffolk County Council.

Needs

- 8.35 As the three sixth form colleges all cover the entire District, there is no way to split the estimated pupil yields from development into catchment areas.
- 8.36 Development across the whole District is predicted to produce a pupil yield of 287 new sixth form pupils over the course of the plan period. After consulting with Suffolk County Council, the current provision of sixth form education is considered to be sufficient to meet this need.
- 8.37 Extensions and improvements to the North Suffolk Skills Centre have been identified as necessary to accommodate the future growth in further education pupils.

9 Health Care

Overview

- 9.1 There are currently 13 health centres and surgeries located in the major settlements of Waveney. Of the 13 health centres, all have been rated as 'Good' by the Care Quality Commission and all are accepting new patients. Most residents in these settlements are also within a 2 kilometre cycling distance from one of these health centres.
- 9.2 There are currently plans to provide a new health centre within the Woods Meadow development in Lowestoft. This is likely to be complete after 2020. Rosedale Surgery is also planning for an extension to help accommodate its current demand.
- 9.3 Lowestoft Hospital, Patrick Stead and Southwold Hospital are all currently closed. Beccles Hospital provides a minor injuries unit.
- 9.4 A number of infrastructure plans have been put in place at James Paget University Hospital taking place over the next 5 or more years. These plans include a new outpatient village, a redesigned A&E department and wards, a more efficient car park layout and upgraded staff accommodation.

Needs

- 9.5 The Great Yarmouth and Waveney Clinical Commissioning Group use a standard of 120 square metres of clinical floorspace per 1750 patients. Using this standard, the table below outlines what additional floorspace will be needed in the main areas of the District.

Area	Floorspace required (in square metres)
Lowestoft	658
Kessingland	16
Beccles	247
Bungay	52
Halesworth and Holton	94
Southwold and Reydon	46

- 9.6 It is currently not appropriate to allocate the expansions to individual healthcare centres as the locations of these will have to be decided when the need arises. Plans currently in progress by the CCG may affect where these expansions are needed in the future.
- 9.7 After consulting with NHS England and the NHS Great Yarmouth and Waveney Clinical Commissioning Group, it was concluded that there would be no need for a new health centre or surgery in the District in addition to the one being provided on the Woods Meadow development.
- 9.8 In Lowestoft, extensions have already been planned for Rosedale Surgery.
- 9.9 In Beccles it was also suggested that improvements to local transport networks will need to be considered. This included the improvement of walkways towards the health centre and a bus service.
- 9.10 The previously mentioned developments at James Paget Hospital, including the improvement of the 23 patient wards to help with patient rehabilitation especially those suffering from mental health illnesses, will also help towards meeting the needs of future development.

Costs and Funding

- 9.11 The Great Yarmouth and Waveney CCG use a standard cost per square metre of £2,210.39 however this figure is subject to change. The table below outlines the costs associated with the expansions necessary to accommodate development.

Area	Cost
Lowestoft Area	£1,454,436.62
Kessingland	£35,366.24
Beccles	£545,966.33
Bungay	114,940.28
Halesworth	£207,776.66
Southwold	£101,677.94
Total	£2,460,164.07

- 9.12 NHS England identified that contributions from developers would have to be sought to increase the capacity of all local primary healthcare facilities in the District.

10 Police

Overview

- 10.1 Policing is a 24/7 service resourced to respond and deploy on an “on demand” and “equal access” basis, and is wholly dependant on a range of infrastructures for staff and officers to deliver this.
- 10.2 The area of the proposed growth through the Local Plan is policed by the Eastern County Policing Command, which during 2016/17 dealt with the following average level of incidents and crimes per annum:
- 26,385 per annum incidents
 - 7,296 per annum crimes

Needs

- 10.3 For Suffolk Constabulary to be able to accommodate this growth and the potential subsequent increase in crime there will need to be improvements to police infrastructure.
- 10.4 The population of the District is expected to increase by 12,300 people. This will result in the need for the following increased staffing levels:

Staff Type	Current Staffing Level	Increased Staffing Level
Eastern CPC SNT Officers	20	2
Eastern CPC SNT PCSOs	21	2
Other Officers	609	10
County Police Staff	735	12

- 10.5 The increase in officers would generate a need for 6 new police vehicles and 135sqm of new office floorspace.
- 10.6 Suffolk Constabulary have identified that the space needs may justify a new site specific facility in the District in order to maintain the current levels of policing for the area. The facility will replace existing facilities and comprise of 2,842 sqm within a 2.5 acre site. This will provide adequate floorspace and parking for the staff of the facility. The new location will allow for a continued police presence in both existing and new communities throughout the plan period. Proposals are at an early stage and if this new facility is not deliverable then improvements will have to be made to the existing estate.
- 10.7 Automatic Number Plate Recognition will also be key to accommodating the proposed growth within the Local Plan. Suffolk Constabulary stated that an additional 4 ANPR points will be needed over the plan period at strategic locations throughout the District.

Costs and Funding

- 10.8 The set up costs for new staff is £8,042 per officer and £2,702 for other staff. This gives a total set up cost of £145,012. The cost of each new police vehicle is £20,750 giving a total cost of £124,500. The cost of the extension to existing states is estimated at £2500 per square metre giving a total cost of £337,500. The additional 4 ANPR locations will come to a total of £240,292.
- 10.9 Suffolk Constabulary have indicated that the costs above would need to be met by developer funding.
- 10.10 The predicted cost for a new facility is £8 million. If this facility were delivered a developer contribution equivalent to the costs of the estate expansion of £337,500 could be made towards it. The remainder would have to be funded from the Suffolk Constabulary.

11 Fire and Rescue

Overview

- 11.1 There are a total of 7 fire stations in Waveney. Only one is operated by a 'wholetime' crew and is located on Stradbroke Road in Lowestoft. The rest are operated by 'on-call' crews and are located on Normanston Drive in Lowestoft, as well as in Beccles, Bungay, Halesworth, Reydon and Wrentham.

Needs

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

Costs and Funding

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

12 Community Facilities

Libraries

Overview

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

Needs

- 12.4 There are no legal standards in respect of the amount or type of library provision which is required for providing a library service. Based on guidance published by the (now defunct) Museums, Libraries and Archives Council, a standard of 30 square metres of library floorspace per 1,000 people is used as a proxy estimate the additional library provision to accommodate the new development. But in practice, the provision of additional library capacity may not be through the construction of additional floorspace, i.e. the extension of library buildings. Additional capacity may be provided through remodelling buildings to improve their functionality, so they can support greater footfall or additional services. Actual costs will be determined on a project by project basis.

Table 12.1- Library Needs

Additional library provision to accommodate new development (floorspace equivalent)	
Lowestoft and Oulton Broad	183.85 sqm
Beccles and Worlingham	108 sqm
Bungay	23 sqm
Halesworth and Holton	41 sqm
Kessingland	7sqm

Southwold and Reydon	20sqm
Total	385.85 sqm

- 12.5 Based on the table above, the County Council as the authority with responsibility for libraries, does not intend to open a new standalone library to serve the increased population of the District. Improvements to the provision of the library service will come from extensions to existing libraries or improvements when the need does not justify an extension.

Costs and Funding

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

Notional costs for library extensions/improvements to accommodate new development	
Lowestoft and Oulton Broad	£551,550
Beccles and Worlingham	£324,000
Bungay	£69,000
Halesworth and Holton	£123,000
Kessingland	£21,000
Southwold and Reydon	£60,000
Total	£1,157,550

- 12.7 Funding for improvements and extensions to libraries will likely come from Community Infrastructure Levy funds.

Community Centres

Overview

- 12.8 The provision of community centres across the District is relatively good with almost the entire population within a 10 minute travel time to their nearest centre. There is a large variety of sizes available, ranging from 50 to 1000sqm. The hire charges are often low and there does not appear to be any issues in terms

of availability. They provide spaces for a variety of activities, including parent and toddler groups, parties and dance classes.

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

Needs

- 12.11 Carlton Colville, Beccles and Bungay are in need of more modern and up to date facilities to meet their current demand. The additional population coming from new development will only add to the pressures currently put on these community centres and so new centres need to be built. A site for a new centre in Bungay has already been identified on Old Grammar Lane. Also Brampton and Somerleyton are in need of replacing older facilities which are coming to the end of their useable lives. An area for the new centre for Brampton has been included in the Local Plan allocation WLP7.9.
- 12.12 It could be considered that the new community centres should be provided where needed on large allocated sites along with new housing development. This is already being considered in Woods Meadow and provides the most logical way of building new centres where there is currently little or no provision. The housing development accompanying the new centre however will have to be of sufficient size to justify the building of the centre.
- 12.13 Another issue seen across the District is the quality of the current provision of community centres. Many, such as the Ringsfield community centre, are in need of refurbishment and updating to be fit for purpose. This should be the priority in terms of community centre provision. As most groups tasked with running these centres rely on fundraising to provide funds for refurbishment and improvement, other sources of funding will need to be provided to ensure the current stock are suitably enhanced.
- 12.14 In summary, new centres are needed in Carlton Colville, Beccles and Bungay. A new community centre is to be built within the Woods Meadow development as well. Replacement centres are needed in Somerleyton and Brampton, and the Ringsfield community centre is in need of refurbishment. A new community centre will also be included in the North of Lowestoft Garden Village allocation.

Costs and Funding

- 12.15 The average cost per square metre for a new community centre is £1,883 according to BCIS. This means that the average cost of a new community centre the size of the planned Worlingham centre (380sqm) is now £715,540.
- 12.16 At this point it is assumed that new community centres in the North of Lowestoft Garden Village and Carlton Colville will cost £715,540 each as they are likely to be of a similar size to the Worlingham centre. The Somerleyton and Brampton centres will most likely be smaller and cost approximately £301,280 each. The Beccles Community Centre is likely to be a much larger facility to accommodate some indoor sport provision. It has therefore been assumed that this facility will be at least 1,000sqm costing £1,883,000.
- 12.17 The new community centre in Bungay is a more advanced project, with a total cost estimated to be £1,026,000. Some funding for this will be secured through the sale of the existing community centre in Bungay.
- 12.18 The cost to refurbish the Ringsfield community centre is currently unknown.
- 12.19 The Community Asset Fund provided by Sport England could potentially be one source of funding that could provide new community centres. Medium scale projects can receive up to £50,000 with large scale projects reaching £150,000 when a considerable impact from the development can be shown. However, the facility must be shown to enhance the ability of the local community to become active and partake in sport, although this sport does not have to be 'traditional'.
- 12.20 The Community Infrastructure Levy and other developer funding will likely form the majority of the funding for the improvement of community centres across the District. Developer contributions could also contribute to the provision of new centres where the local councils decide they are needed. Town and Parish Councils will receive 15% of CIL collected in their local areas.

13 Sport and Leisure Facilities

Overview

- 13.1 Leisure facilities are key drivers for promoting healthy and active communities. Sports halls, swimming pools, health and fitness centres all promote activities and exercise for the community. Ensuring there is adequate provision of these services is therefore of vital importance. The Built Leisure Assessment forms the basis of establishing the current leisure infrastructure provision and potential need in the future.
- 13.2 There are currently 12 sports halls, 10 indoor swimming pools, 12 health and fitness centres, 12 studios, 5 squash courts, 16 indoor bowling rinks and 2 dedicated gymnastics centres. However, there are currently no indoor tennis centres.
- 13.3 The Playing Pitch and Outdoor Sports Facilities Assessment (2014) provides a comprehensive overview of playing pitch and other outdoor sport facilities in the District. The study identifies a wide-range of pitch facilities and other outdoor sport facilities across the District.

Needs

- 13.4 While some facilities have better provision across the District than others, there has been no specific need identified for the provision of a new large scale leisure facility in any particular settlement. Also, the provision of a new multi-purpose space has been identified to meet the demand for sports halls; however no location has been identified for this development and it is expected that some of the new community centres referred to above could accommodate some of this need.
- 13.5 There are currently plans to develop the former Middle School site in Halesworth for a new sports facility. The first phase will include improvements to the access to the site, a new sports building and a 3G pitch. The second phase will include the provision of a swimming pool.
- 13.6 There is a general need to protect and enhance the current supply of leisure facilities across the District to provide adequate services for the current and any future demand. As there is a mixture in terms of ownership including Local Authorities, schools and commercial enterprises, funds will need to be available to assist in the protection of these sites. Funding will also need to be available to assist in the modernisation of many facilities, namely sports halls and swimming pools.
- 13.7 Funding for protection and enhancement should also be combined with programmes to maintain and encourage further community use of the facilities. This includes working with local schools and academies to encourage them to expand the allowed use by the community. This will bring in revenue that can be put towards modernisation.
- 13.8 The table below outlines the existing quality and quantity of supply for different pitch types in the District based on the findings of the Playing Pitch and Outdoor Sports Facilities Assessment (2014).

Pitch Type	Quantity and Quality Issues
Adult Football Pitches	Spare district wide capacity of 2.5 pitches but a local deficit in North Lowestoft. Quality improvements are needed at Blundeston and Shadingfield as well as improvements to changing facilities at Normanston Park, Old Reydon High School and Wrentham.
Youth Football Pitches	A districtwide deficit of 5.5 pitches. Local deficits in Lowestoft North and South, Beccles and Bungay. Quality improvements needed to pitches at Basley Playing Field and Frostenden Recreation Ground. Changing room improvements needed at Old Reydon High School.
Mini-Soccer Pitches	A districtwide deficit of 0.5 pitches. Local deficits in Lowestoft South and Halesworth. Quality improvements needed to Old Reydon High School.
Cricket Pitches	A districtwide seasonal deficit of 135.0 match equivalents. Local deficits in Lowestoft North and South, Bungay and Southwold and Reydon. Quality improvements needed to pitches at Ringsfield Playing Field. Quality improvements needed to changing facilities at Normanston Park.
Rugby pitches	A weekly deficit of 8.5 match equivalents. Local deficits in Lowestoft North, Beccles and Southwold and Reydon. Quality improvements needed to drainage at College Meadow. Quality improvements needed to changing facilities at Gunton Park.
Synthetic turf pitches	A weekly surplus of 35 hours of pitch time. Need for an additional full sized 3G pitch in Lowestoft South and small 3G pitch in Lowestoft North, Beccles, Bungay and Halesworth.

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

Athletics Tracks – need for a training facility

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

Beccles Caxton BC
 Beccles Institute BC
 Beccles Town BC
 Brampton & Dist. BC
 Blundeston BC
 Bungay Town BC
 Corton BC
 Lound BC
 Waveney BC
 Wrentham BC

Tennis – a shortfall of 2 courts with no floodlit courts in Lowestoft. Improvements to court surfaces needed at Blundeston, Kensington Gardens and Ringsfield courts. Improvements to fencing needed at Ringsfield Courts. Changing facilities and access improvements needed at most courts.

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

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

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

13.12 Other projects to accommodate the needs include:

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

- Pitch improvements to Shadingfield Sports Ground.
- Pitch improvements to Ringsfield Playing Field.
- Improvements to Blundeston Playing Fields.
- Tennis court improvements at Ringsfield.
- Improved Tennis Courts at Blundeston.
- Improved Tennis Courts at Wrentham.
- Improvements to Wrentham Playing Field.
- Access improvements at Bowls Clubs.

13.13 The Local Plan allocates several new playing pitches on sites across the District, including on the Kirkley Waterfront Sustainable Urban Neighbourhood (WLP2.4), Beccles and Worlingham Garden Neighbourhood (WLP3.1) and Land South of Southwold Road in Brampton (WLP7.9).

Costs and Funding

13.14 The Halesworth Campus project is predicted to cost around £5 million. The first phase will cost around £3,800,000, with the second phase costing between £1,750,000 – 2,250,000.

13.15 Work is ongoing to establish the masterplan for the delivery of Oakes Farm (WLP2.19). The project is likely to cost in the region of £6,273,178. Any additional sport needs which cannot be accommodated on Oakes Farm should be accommodated within large allocations in Lowestoft and Beccles in the Local Plan or through improvements to existing facilities. .

13.16 Some of the playing pitches and their associated costs cannot be determined at present, such as on the North Lowestoft Garden Village (WLP2.13) allocation. The playing pitch for the Kirkley Sustainable Urban Neighbourhood (WLP2.4) has also already received funding. The costs of the other playing fields allocated in the Local Plan are outlined below.

Allocation	Cost
Beccles and Worlingham Garden Neighbourhood (WLP3.1)	£460,000
Land South of Southwold Road, Brampton (WLP7.9)	£28,750

13.17 Sport England provides funding to sports facilities through their Community Asset Fund. This is used to support sport facilities in their improvement and development. The amount of money a facility can receive ranges from £1,000 to £150,000. It provides funds for the expansion and development of existing facilities to encourage greater use. This fund is also available to any facility under threat of closure due to a lack of use. This fund however does not allow for the general maintenance of a facility.

13.18 Sport England also provides smaller grants to help with promoting the use of sport facilities. These grants range between £300 and £10,000 mostly. These funds are used to help facilities move towards Sport England's strategic outcomes, including getting more young and disabled people playing sport at least once a week. However, once again the general maintenance of a facility is not covered by these grants.

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

14 Other Open Space and Green Infrastructure

Overview

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

Need

- 14.2 The East Suffolk Business Plan identifies two key open space projects for the District. The East of England Park (WLP2.5) was originally allocated in the Lowestoft Lake Lothing and Outer Harbour Area Action Plan as a new destination park at Britain's most easterly point. The allocation has been rolled forward into the Local Plan and remains a priority of the Council which is identified in the Business Plan to be delivered by 2023. The East Suffolk Business Plan also identifies the need for the redevelopment of Beccles Quay.
- 14.3 Many of the sites proposed to be allocated in the Local Plan have a requirement for the provision of on-site open space which will be delivered in tandem with development. This includes the provision of new country parks on the site South of Carlton Colville (WLP2.16) and the Beccles and Worlingham Garden Neighbourhood (WLP3.1).
- 14.4 Other open spaces have also been allocated on certain sites in the District. An area of woodland and open space will also be provided with the Halesworth and Holton Healthy Neighbourhood (WLP4.1).
- 14.5 Children's play areas have also been allocated on several sites across the District. These range in terms of size and provision and include Local Areas for Play, Local Equipped Areas for Play and Neighbourhood Areas for Play as defined by Fields in Trust.
- 14.6 The Green Infrastructure Strategy outlines a number of other projects to enhance the network of green infrastructure across the District.

Costs and Funding

- 14.7 The East of England Park is expected to cost in the region of £1,200,000. So far £1,000,000 has been secured towards the project through the Coastal Communities Fund.
- 14.8 At the time of writing the cost of improvements to Beccles Quay are predicted to cost between £1.5-2 million.
- 14.9 The total cost to develop the country parks allocated in the Local Plan is approximately £272,000.
- 14.10 The open space allocated on sites across the District will come to a cost of approximately £30,400.

- 14.11 Local areas for Play cost approximately £20,000 based on examples from other Districts. Local Equipped Areas for Play cost approximately £90,000 and Neighbourhood Areas for Play cost approximately £175,000. However these costs are very liable to change due to the variety of landscapes in which play areas can be developed, which can alter factors such as design costs and building materials. Therefore the full cost of developing the play areas outlined in the Local Plan cannot be determined at present.
- 14.12 Parks and open areas, including allotments, could apply for funding from the National Lottery. The Awards for All fund provides funds ranging from £300-10,000 for projects that improve communities and local lives. The National Lottery also runs the Parks for People which provides funding for established parks and cemeteries. The Heritage Lottery Fund could also be applied for and used to help sustain allotments.

15 Waste Management

Overview

- 15.1 Waveney currently has a public Household Waste Recycling Centre at Hadenham Road in Lowestoft. The facility is owned by FCC Environment and run under contract with Suffolk County Council. This site also has a Waste Transfer Station where all of the household waste collected by Waveney District Council is processed. Residual waste from this site is sent to the Energy from Waste facility run by Suez in Great Blakenham and mixed dry recyclate to the Materials Recycling Facility run by Viridor Waste Management. Green waste is sent to the Parham composting facility run by Tamar.
- 15.2 The Beccles Community Recycling Centre on Anson Way is a private facility that runs a 'pay as you throw' scheme, however this is the only alternative recycling centres found in the District.
- 15.3 Halesworth and Holton to the south of the District are within the catchment for the HWRC based in Leiston and will be expected to contribute towards any improvements to that facility.

Needs

- 15.4 After consulting with Suffolk County Council, the Waste Transfer Station is considered to be sufficient to accommodate the housing growth predicted up to 2036. There is therefore no identified need for a new unit within the plan period. However – dependent on the relationship with the co-located household waste site, which may need to expand at Haddenham Road – this may affect the capacity at the Transfer Station which could necessitate the provision of a new Waste Transfer Station.
- 15.5 The ability of the Household Waste Recycling Centre in Lowestoft to accommodate this growth has been brought into question. The facility does experience congestion issues showing that it may be running at or near to capacity. The County Council are monitoring the usage of this site and considering options for providing additional capacity within the plan period. This could include remodelling the site or making changes to operational practices in order to increase throughput. Alternatively, a replacement site may be sought either in Lowestoft or elsewhere in the District.
- 15.6 Development to the south of the District is likely to increase demand on the Leiston Facility especially because of the lack of expansion options for the Lowestoft facility. It has been noted that there may be a requirement for contributions to mitigate this increase in demand in regards to access and upgrades. However there is already a project underway investigating future provision in this area which may provide more clarity in the future.

Costs and Funding

- 15.7 Remodelling of the Lowestoft HWRC could cost up to £1 million depending on the solution. As set out in the adopted Developers Guide, based on 2011 prices, construction of a new HWRC can be expected to cost at least £1.5m (excluding land purchase).

- 15.8 It is envisaged that development would contribute to new provision through the Community Infrastructure Levy.

16 Summary of Infrastructure Requirements

- 16.1 The following tables outlines the projects that have been identified as needed to support the predicted growth coming from development up to 2036.
- 16.2 The tables categorise infrastructure in accordance with its contribution to supporting development in the Local Plan. Please note, this categorisation does not necessarily reflect the importance the Council attaches to a particular project corporately. For the purposes of the Local Plan, infrastructure is categorised according to the following three categories; critical, essential and desirable.
- Critical infrastructure is infrastructure that is needed to unlock development sites allocated in the Local Plan (i.e. without the infrastructure the development cannot physically take place).
 - Essential infrastructure is the infrastructure that is necessary to support and mitigate development and ensures policy objectives of the Local Plan are met Development could take place without this infrastructure but its sustainability would be undermined.
 - Desirable infrastructure is infrastructure that could support development in the Local Plan and make it more sustainable and help deliver other place-making objectives. However, development planned in the Local Plan could take place sustainably without it.
- 16.3 The timescale for the delivery of each project is defined as short term (up to 5 years), medium term (5-10 years) and long term (10+ years).
- 16.4 The table also identifies whether it would be preferable to secure develop contributions through the Community Infrastructure Levy or Section 106.
- 16.5 It should be noted that many of the costs listed in the tables below are indicative and are subject to change in the future.
- 16.6 The tables identify that the total cost of infrastructure required to support future development is at least £216,801,840. The table identifies that funding is in place or likely to be in place for £142,957,931. In terms of what developers might be expected to contribute towards this could be at least £59,383,725. Of this £30,142,541 would be expected to come from the Community Infrastructure Levy. A further £13,744,643 would need to be funded from other sources (a large proportion of this is bringing new primary schools up to 420 places which would be funded by future development beyond this Local Plan or by Suffolk County Council).

Transport

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Improvements to cycle infrastructure outlined in Cycle Strategy	Essential/Desirable	Waveney District Council, Suffolk County Council	Unknown	None	£0	Unknown	Section 106, CIL	Unknown	Suffolk County Council	Over entire plan period
Normanston Park Pedestrian and Cycle Bridge	Essential	Waveney District Council	£1,200,000	None	£0	£1,200,000	CIL	£0	Suffolk County Council, Waveney District Council, grant funding from organisations such as Sustrans.	Short term
Brooke Peninsula Pedestrian and Cycle Bridge	Essential	Suffolk County Council, Waveney District Council	£4,810,382	Section 106 from permitted development on Kirkley Waterfront and Sustainable Urban Neighbourhood site	£2,912,950	£1,897,432	Section 106, CIL	£0	Suffolk County Council	Medium term
Extensions to footpaths along Parkhill, Oulton	Essential	Suffolk County Council	£37,800	None	£0	£37,800	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along Hall Lane and Union Lane, Oulton	Essential	Suffolk County Council	£34,440	None	£0	£34,440	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along Norwich Road, Halesworth	Essential	Suffolk County Council	£37,100	None	£0	£37,100	Section 278, Section 106	£0	None	Short term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Extensions to footpaths along The Street, Barnby	Essential	Suffolk County Council	£32,900	None	£0	£32,900	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along The Street, Somerleyton	Essential	Suffolk County Council	£43,120	None	£0	£43,120	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along Southwold Road, Brampton	Essential	Suffolk County Council	£45,500	None	£0	£45,500	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along Hogg Lane, Ilketshall St Lawrence	Essential	Suffolk County Council	£21,700	None	£0	£21,700	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along School Road, Ringsfield	Essential	Suffolk County Council	£18,900	None	£0	£18,900	Section 278, Section 106	£0	None	Short term
Extensions to footpaths along Sotterley Road, Willingham St Mary	Essential	Suffolk County Council	£10,500	None	£0	£10,500	Section 278, Section 106	£0	None	Short term
Cycle link along Ellough Road, Beccles	Essential	Suffolk County Council	£112,100	None	£0	£112,100	Section 278, Section 106	£0	None	Medium Term
Extension to cycle link along Loam Pit Lane, Halesworth	Essential	Suffolk County Council	£62,700	None	£0	£62,700	Section 278, Section 106	£0	None	Short term
Cycle link between Lowestoft and Hopton	Essential	Suffolk County Council	£380,000	None	£0	£380,000	Section 278, Section 106, CIL	£0	None	Medium Term
Third Crossing over Lake Lothing	Essential	Suffolk County Council, Waveney District Council	£92,000,000	Central Government has confirmed funding for £73 million. Suffolk	£92,000,000	£0	CIL	£0	New Anglia LEP, Highways England	Short term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
				County Council is required to underwrite the remainder in advance of other local sources being identified.						
Beccles Southern Relief Road	Critical	Suffolk County Council	£7,000,000	New Anglia and Suffolk County Council	£7,000,000	£0	None	£0	n/a	Short term(Under construction)
Road improvements as outlined in Transport Assessments on sites above 80 dwellings	Essential	Suffolk County Council	Unknown	None	Unknown	Unknown	Section 106, Section 278, CIL	Unknown	None	Over entire plan period
Removal of pinch points across Lowestoft	Desirable	Suffolk County Council	Unknown	None	Unknown	Unknown	None	Unknown	Enterprise Zone Pot B , New Anglia LEP	Short/Medium term
Improvements to Bloodmoor Roundabout, Lowestoft	Essential	Suffolk County Council	£700,000 - £1,000,000	None	Unknown	£700,000 - £1,000,000	Section 106 – principally from WLP2.16 but also other sits in vicinity of Lowestoft	£0	None	Medium term
Improvements to local infrastructure to assist in access and use of Enterprise Zones	Essential	Waveney District Council, Suffolk County Council, Developers	Unknown	Enterprise Zone Pot B	Unknown	Unknown	None	Unknown	New Anglia LEP	Short term
Access Improvements and Servicing to Broadway Farm	Critical	Developer, Suffolk County Council	£898,385.74 - £966,853.37	None	Unknown	£898,385.74 - £966,853.37	CIL	£0	None	Short

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Potential safety Improvements to A47 to accommodate the North Lowestoft Garden Village (Policy WLP2.12)	Potentially Critical	Highways England, Suffolk County Council	Unknown	Developer contributions and CIL	Unknown	Unknown	Section 106, Section 278	Unknown	None	Long term
Improvements to the A12 (including SEGWAY project)	Desirable (in terms of growth in Waveney)	Suffolk County Council	Unknown (£133 million for SEGWAY – bypass of 4 villages)	None	£0	Unknown	None	Unknown	Suffolk County Council, Department for Transport, New Anglia	Unknown
Total			££107,445,528 – 107,813,995		£101,912,950	£ 5,532,578 – 5,901,045		£0		

Utilities

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Upgrades to Marsh Lane Wastewater Recycling Centre	Essential	Essex and Suffolk Water	Unknown	None	Unknown	Unknown	None	Unknown	Anglian Water through asset management plan reviews	Long term

Potential upgrades to electricity network in Beccles	Critical	UK Power Networks.	Unknown	None	Unknown	Unknown	Section 106	Unknown	UK Power Networks, New Anglia, Enterprise Zone Pot B	Medium/Long term
Local improvements to sewerage network	Essential	Essex and Suffolk Water	Unknown	None	Unknown	Unknown	Developer Contributions through agreements with Anglian Water	Unknown	Anglian Water	Over entire plan period
Total			Unknown		Unknown	Unknown		Unknown		

Coastal Protection and Flooding

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Projects listed under the Lowestoft Flood Risk Management Strategy	Essential	Waveney District Council	£32 million	Local Enterprise Partnership, Suffolk County Council, DEFRA, Regional Flood and Coastal Committee	Likely £32 million dependant on final cost.	£0 at present	CIL	£0 at present	None	Short term
Flood mitigation at Land South of Carlton Colville (WLP2.16).	Critical	Suffolk County Council	£379,000	Unknown	£0	£379,000	Section 106	£0	None	Short term
Total			£32,379,000		£32,000,000	£379,000		£0		

Education

Early Education

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
1 new Pre School setting in North Lowestoft Garden Village	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
1 new pre-school setting in Gunton and Corton area	Essential	Suffolk County Council	£500,000	None	£0	£500,000	CIL	£0	None	Short-medium term
2 new pre-school settings in Kirkley and Whitton Area	Essential	Suffolk County Council	£1,000,000	None	£0	£1,000,000	CIL	£0	None	Short-medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/ Progress
1 new Pre School setting at Community Hub in Beccles and Worlingham Garden Neighbourhood	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
1 new pre-school setting in Beccles and Worlingham area	Essential	Suffolk County Council	£500,000	None	£0	£500,000	CIL	£0	None	Short-medium term
1 new Pre School setting at Dairy Farm	Essential	Suffolk County Council	£500,000	None	£0	£500,000	CIL	£0	None	Short-medium term
1 new Pre School setting at Land Rear of Bungay High School	Essential	Suffolk County Council	£500,000	None	£0	£500,000	Section 106	£0	None	Short-medium term
1 new pre-school setting in Oulton	Essential	Suffolk County Council	£500,000	None	£0	£500,000	CIL	£0	None	Short-medium term
1 new pre-school setting at Carlton Colville Primary School	Essential	Suffolk County Council	£500,000	None	£0	£500,000	CIL	£0	None	Short-medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Additional pre-school places across the District where they will be needed	Essential	Suffolk County Council	£1,474,941	None	£0	£1,474,941	CIL	£0	None	Short-medium term
Total			£6,474,941		£0	£6,474,941		£0		

Primary

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
New Primary School (including pre-school) on North Lowestoft Garden Village (Policy WLP2.12)	Essential	Suffolk County Council	£7,800,000	None	£0	£6,035,714	Section 106	£1,764,286	Suffolk County Council, CIL from future development	Medium – long term
New Primary School (including pre-school) on Kirkley Waterfront and Sustainable Urban Neighbourhood Site (Policy WLP2.4)	Essential	Suffolk County Council	£7,680,000	Section 106 already signed for Brooke Peninsula which will provide approximately £4,730,434 depending on the exact mix of properties.	£4,730,434	£2,949,566	Section 106	£0	None	Medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
New Primary School (including pre-school) on Land South of The Street, Carlton Colville (Policy WLP2.15)	Essential	Suffolk County Council	£7,800,000	None	£0	£4,178,571	Section 106	£3,621,429	Suffolk County Council, CIL from future development	Medium term
New Primary School (including pre-school) on Beccles and Worlingham Garden Suburb (Policy WLP3.1)	Essential	Suffolk County Council	£7,800,000	None	£0	£7,103,571	Section 106	£696,428	Suffolk County Council, CIL from future development	Medium term
Capacity for additional 85 pupils at The Limes Primary School on Woods Meadow	Essential	Suffolk County Council	£1,183,965	None	£0	£1,183,965	CIL	£0	None	Short – medium term
Capacity for 106 additional pupils for schools in Halesworth and Holton	Essential	Suffolk County Council	£1,476,474	None	£0	£1,476,474	CIL	£0	None	Short-medium term
Capacity for 34 additional pupils in the vicinity of Southwold and Reydon	Essential	Suffolk County Council	£473,586	None	£0	£473,586	CIL	£0	None	Short-medium term
Capacity for 15 additional pupils at Barnby North Cove Primary School	Essential	Suffolk County Council	£208,935	None	£0	£208,935	CIL	£0	None	Short-medium term
Capacity for 23 additional pupils at Blundeston CofE Primary School	Essential	Suffolk County Council	£320,367	None	£0	£320,367	CIL	£0	None	Short-medium term
Capacity for 12 additional pupils at Brampton Community Primary School	Essential	Suffolk County Council	£167,148	None	£0	£167,148	CIL	£0	None	Short-medium term
Capacity for 11 additional pupils at Ilketshall St Lawrence School	Essential	Suffolk County Council	£153,219	None	£0	£153,219	CIL	£0	None	Short-medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Capacity for 8 additional pupils at Ringsfield Primary School	Essential	Suffolk County Council	£111,432	None	£0	£111,432	CIL	£0	None	Short-medium term
Total			£35,175,126		£4,730,434	£24,362,548		£6,082,143		

Secondary

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Capacity for additional pupils in secondary schools across the District where they are needed	Essential	Suffolk County Council	£2,979,119	None	£0	£2,979,119	CIL	£0	Suffolk County Council	Over entire plan period
Total			£2,979,119			£2,979,119		£0		

Health

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
658 square metres of clinical floorspace in the Lowestoft Area	Essential	Great Yarmouth and Waveney CCG	£1,454,436.62	Unknown	£0	£1,454,436.62	CIL	£0	NHS England	Short-medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
16 square metres of clinical floorspace in Kessingland	Essential	Great Yarmouth and Waveney CCG	£35,366.24	Unknown	£0	£35,366.24	CIL	£0	NHS England	Short-medium term
247 square metres of clinical floorspace in Beccles	Essential	Great Yarmouth and Waveney CCG	£545,966.33	Unknown	£0	£545,966.33	CIL	£0	NHS England	Short-medium term
52 square metres of clinical floorspace in Bungay	Essential	Great Yarmouth and Waveney CCG	114,940.28	Unknown	£0	114,940.28	CIL	£0	NHS England	Short-medium term
94 square metres of clinical floorspace in Halesworth	Essential	Great Yarmouth and Waveney CCG	£207,776.66	Unknown	£0	£207,776.66	CIL	£0	NHS England	Short-medium term
46 square metres of clinical floorspace in Southwold	Essential	Great Yarmouth and Waveney CCG	£101,677.94	Unknown	£0	£101,677.94	CIL	£0	NHS England	Short-medium term
Total			£2,460,164.07		£0	£2,460,164.07		£0		

Police

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Increase in police staffing levels across the District	Essential	Suffolk Constabulary	£145,012	Unknown	£0	£145,012	CIL	£0	Suffolk Constabulary	Over entire plan period
6 new police vehicles	Essential	Suffolk Constabulary	£124,500	Unknown	£0	£124,500	CIL	£0	Suffolk Constabulary	Over entire plan period
135 square metres of new office floorspace	Essential	Suffolk Constabulary	£337,500	Unknown	£0	£337,500	CIL	£0	Suffolk Constabulary	Over entire plan period

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
4 new Automatic Number Plate Recognition points	Essential	Suffolk Constabulary	£240,292	Unknown	£0	£240,292	CIL	£0	Suffolk Constabulary	Over entire plan period
Potential new police facility / extensions to existing estate	Essential	Suffolk Constabulary	£8,000,000	Unknown	£0	£337,500	CIL	£7,662,500	Suffolk Constabulary	Short-medium term
Total			£8,847,304		£0	£1,184,804		£7,662,500		

Libraries

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Improvements to capacity of Lowestoft / Oulton Broad Library	Desirable	Suffolk County Council	£551,550.00	None	£0	£551,550.00	CIL	£0	None	Short-medium term
Improvements to capacity of Beccles Library	Desirable	Suffolk County Council	£324,000.00	None	£0	£324,000.00	CIL	£0	None	Short-medium term
Improvements to capacity of Bungay Library	Desirable	Suffolk County Council	£69,000	None	£0	£69,000	CIL	£0	None	Short-medium term
Improvements to capacity of Halesworth Library	Desirable	Suffolk County Council	£123,000	None	£0	£123,000	CIL	£0	None	Short-medium term
Improvements to capacity of Kessingland Library	Desirable	Suffolk County Council	£21,000	None	£0	£21,000	CIL	£0	None	Short-medium term
Improvements to capacity	Desirable	Suffolk County	£60,000.00	None	£0	£60,000.00	CIL	£0	None	Short-medium

of Southwold Library		Council								term
Total			£1,148,550		£0	£1,148,550		£0		

Community Centres

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
New community centre in Bungay	Essential	Bungay Honeyptot Trust	£1,026,000	Sale of existing community centre for housing. Developer /CIL funding	£250,000	£776,000	CIL	£0	None	Short term
New community centre on North of Lowestoft Garden Village	Essential	Waveney District Council, Developers	£715,540	None	£0	£715,540	Section 106	£0	None	Long term
New community centre in Carlton Colville	Essential	Waveney District Council, Developers	£715,540	None	Potentially £214,546.61	£500,993.39	CIL	£0	None	Medium term
New community centre in Halesworth on Dairy Farm site (Policy WLP4.5)	Essential	Waveney District Council, Developers	£715,540	Sale of existing community facilities.	Unknown	Unknown	CIL	Unknown	None	Short term.
New community centre in Beccles	Essential	Waveney District Council, Developers	£1,883,000	None	£0	£1,883,000	Section 106	£0	None	Medium term
New community centre in Somerleyton	Essential	Waveney District Council, Developers	£301,280	None	£0	£301,280	CIL	£0	None	Short-medium term
New community centre in Brampton	Essential	Waveney District Council, Developers	£301,280	None	£0	£301,280	Section 106/CIL	£0	None	Short-medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Refurbishment of community centre in Ringsfield	Essential	Waveney District Council, Developers	Unknown	None	£0	Unknown	CIL	Unknown	None	Short-medium term
Total			£5,658,180		£464,547	£4,478,093		£0		

Sport and Leisure Facilities

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Halesworth Campus Phase 1	Essential	Waveney District Council, Suffolk County Council	£3,800,000	Sale of land	£2,300,000	£1,500,000	CIL	£0	Sport England, other sports associations	Short term
Halesworth Campus Phase 2	Desirable	Waveney District Council, Suffolk County Council	£1,750,000 – 2,250,000	None	£0	£1,750,000 – 2,250,000	CIL	£0	Sport England, other sports associations	Short – medium term
Oakes Farm Development	Essential	Waveney District Council	£6,273,178	Section 106	£250,000	£6,023,178	CIL	£0	None	Unknown
New changing rooms and improved tennis courts at Normanston park	Desirable	Waveney District Council	£200,000	Football Foundation	£50,000	£150,000	CIL	£0	None	Unknown

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Relocation, Improvements and an extra pitch at Gunton Park Rugby Club	Desirable	Waveney District Council	Unknown	Sale of land	Unknown	Sale of land is expected to cover entire cost	None	Unknown	None	Short term
Provision of full-sized sand filled football/hockey pitch in Beccles	Desirable	Waveney District Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term
Provision of small 3G pitch at Bungay and District Sports Association	Desirable	Waveney District Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term
Expand cricket pitches on Southwold Common by 2 wickets	Desirable	Waveney District Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term
Access improvements to bowls clubs	Desirable	Waveney District Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term
Improved tennis courts in Lowestoft, Beccles, Ringsfield, Blundeston and Wrentham	Desirable	Waveney District Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term
Improved playing pitches in Halesworth, Reydon, Shadingfield, Ringsfield, Blundeston and Wrentham	Desirable	Waveney District Council	Unknown	None	£0	Unknown	CIL	Unknown	None	Short term
Playing pitch on Kirkley Waterfront Sustainable Urban Neighbourhood (WLP2.4)	Desirable	Waveney District Council	£250,000	Developer Contribution	£250,000	£0	None	£0	None	Short term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Playing pitches on North of Lowestoft Garden Neighbourhood (WLP2.13)	Desirable	Waveney District Council	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	None	Medium-long term
Playing pitches on Beccles and Worlingham Garden Neighbourhood (WLP3.1)	Desirable	Waveney District Council	£460,000	Unknown	£0	£460,000	Section 106	£0	None	Short/medium term
Playing pitches on Land South of Southwold Road, Brampton (WLP7.9)	Desirable	Waveney District Council	£28,750	Unknown	£0	£28,750	Section 106	£0	None	Short term
Total			£12,761,928 – 13,261,928		£2,850,000	£9,911,928 - 10,411,928		£0		

Open Space and Green Infrastructure

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
East of England Park (Policy WLP2.5)	Essential	Waveney District Council	£1,200,000	Coastal Communities Fund	£1,000,000	£200,000	CIL	£0	None	Short term
Beccles Quay	Desirable	Waveney District Council, Beccles Town Council and Broads Authority	Unknown	Unknown	Unknown	Unknown	CIL	Unknown	None	Short term
Country park on Land South of Carlton Colville	Desirable	Waveney District Council	£120,000	Unknown	Unknown	£120,000	Section 106	£0	None	Short-medium term

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
(WLP2.16)										
County park on Beccles and Worlingham Garden Neighbourhood (WLP3.1)	Desirable	Waveney District Council	£152,000	Unknown	Unknown	£152,000	Section 106	£0	None	Short-medium term
Open space and equipped play areas allocated on various sites across the District.	Desirable	Waveney District Council	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	None	Over entire plan period
Other Green Infrastructure Strategy projects yet to be identified	Essential/Desirable	Waveney District Council	Unknown	Unknown	£0	Unknown	Section 106	Unknown	None	Over entire plan period
Total			£1,472,000		£1,000,000	£472,000		£0		

Waste Management

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Required Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Remodelling of Lowestoft HWRC		Suffolk County Council	Unknown	Suffolk County Council	Unknown	Unknown	CIL	Unknown	None	Medium-long term
Total			Unknown		Unknown	Unknown		£0		

Write to us



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