

**EASTSUFFOLK**  
C O U N C I L

## Infrastructure Funding Statement 2024-25



# Contents

|   |    |
|---|----|
| Delivery of infrastructure funded through CIL.....  | 4  |
| 1 District CIL Allocations and progress status .....  | 4  |
| 2 Recently Completed CIL Funded Projects .....  | 5  |
| 3 Projects in progress .....  | 10 |
| 4 District CIL projects for 2025-26.....  | 12 |
| 5 Delivery of Affordable Housing .....  | 12 |
| About affordable housing in East Suffolk .....  | 12 |
| 6 Reporting on delivery of affordable housing .....   | 13 |
| Examples of new affordable homes, delivered through s106 agreements, that have been recently completed..... | 14 |
| Appendix A - The CIL Report .....   | 19 |
| 1 Bought Forward CIL Balances As of 1 April 2024 .....  | 19 |
| 2 CIL Income received in 2024-25 .....  | 20 |
| 3 Issuing CIL Notices .....   | 20 |
| 4 CIL allocations and CIL admin spend .....   | 21 |
| 5 Other Matters.....  | 22 |
| 6 2024-25 closing balances .....  | 23 |
| Appendix B - The s106 Report.....   | 24 |
| 1 S106 contributions in East Suffolk.....   | 24 |
| 2 New agreements entered into during 2024-25 .....  | 24 |
| 3 S106 Contributions Breakdown 2024-25 .....  | 29 |
| 4 S106 allocations and expenditure .....  | 32 |
| 5 The RAMS Joint Authority Project.....   | 34 |
| Appendix C - The Sizewell C Report .....  | 40 |
| 1 The Sizewell C Deed of Obligation .....   | 40 |
| Table 1: 2024-25 totals: .....  | 40 |
| 2 Sizewell C Expenditure and Allocations .....  | 43 |
| Appendix D - The Infrastructure List .....  | 47 |
| 1 Review of infrastructure needs .....  | 47 |
| 2 The generic infrastructure list .....   | 52 |

|   |  |    |
|---|--|----|
| 3 | The Full Infrastructure List 2024-25 ..... | 55 |
|---|--|----|

# Delivery of infrastructure funded through CIL

## 1 District CIL Allocations and progress status

- 1.1 Each year we have a single bid round to allocate the District CIL funds to projects that support the planned growth in East Suffolk and the wider area. In the Autumn, the Council's Cabinet approve the CIL awards which will fund the projects that are preparing to be delivered.
- 1.2 At the close of the 2024-25 financial year the percentage of District CIL that has been allocated to infrastructure projects was 40% of the CIL available and a further £13m was ringfenced towards Health and Education projects that are planned to be delivered over the next 5 years.
- 1.3 In September 2024 Cabinet approved the following District CIL allocations to a variety of infrastructure projects.

**Table 1: District CIL Allocations made in 2024-25**

| Year Approved | Description  | Allocated             | Expenditure to date | underspend | Balance               |
|---------------|--|-----------------------|---------------------|------------|-----------------------|
| 2024/25       | Felixstowe - Grove Medical Centre Reconfiguration      | £ 61,641.68           | £ 61,641.68         |            | £ -                   |
| 2024/25       | Lowestoft - Britten Road Play Area Refurbishment       | £ 26,750.00           | £ 26,750.00         |            | £ -                   |
| 2024/25       | Lowestoft - Pakefield Green Play Area Refurbishment    | £ 26,650.00           | £ 26,650.00         |            | £ -                   |
| 2024/25       | Rushmere St Andrew - Kelvedon Road Area Sensory Garden | £ 17,750.00           | £ 17,750.00         |            | £ -                   |
| 2024/25       | Felixstowe - Haven Health Centre Expansion             | £ 611,569.15          | £ 489,255.32        |            | £ 122,313.83          |
| 2024/25       | Beccles - Safety improvements Alan Hutchinson Way      | £ 17,500.00           | £ -                 |            | £ 17,500.00           |
| 2024/25       | Southwold - Roads Project                              | £ 23,000.00           | £ 23,000.00         |            | £ -                   |
| 2024/25       | ES Play Strategy Projects                              | £ 275,000.00          | £ 275,000.00        |            | £ -                   |
| 2024/25       | Kessingland Library Enhancements                       | £ 11,227.00           | £ -                 |            | £ 11,227.00           |
| 2024/25       | Beccles - Increased parking for sports clubs           | £ 11,750.00           | £ -                 |            | £ 11,750.00           |
| 2024/25       | Halesworth - Cutlers Hill Health Centre Expansion      | £ 777,903.00          | £ -                 |            | £ 777,903.00          |
| 2024/25       | Martlesham Main Road LCWIP IM15                        | £ 1,265,892.00        | £ -                 |            | £ 1,265,892.00        |
| 2024/25       | Wickham Market Village Hall Enhancements               | £ 500,000.00          | £ -                 |            | £ 500,000.00          |
|               |  | <b>£ 3,626,632.83</b> | <b>£ 920,047.00</b> | <b>£ -</b> | <b>£ 2,706,585.83</b> |

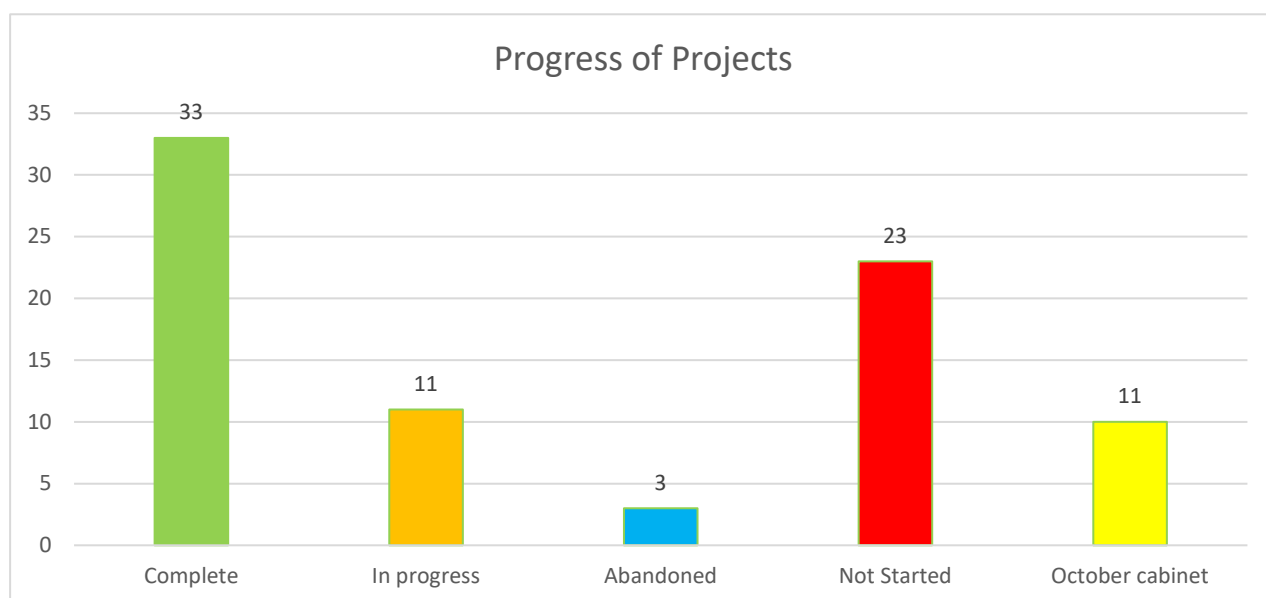
| Status Legend |  |
|---------------|--|
|               | Projects that have not started on the work the CIL allocation relates to |
|               | In progress projects   |
|               | Projects are completed or substantially complete                         |
|               | Projects where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

- 1.4 The current status of the project is shown through colour coding. Many of the smaller play project are able to be delivered quickly as soon as funding as has been approved and allocated.
- 1.5 In total £17,600,116 has been allocated to deliver infrastructure projects across the East Suffolk District, with a further £13m ringfenced to deliver Health and Education projects

over the next 5-year period. This ringfenced sum will remain under review as the delivery, timing and cost of proposed projects evolves.

**Table 2: Current position of all District CIL funded Infrastructure Projects**

1.6 There are 16 Local CIL and Local CIL Play fund projects that were approved in June 2025, these are included in the below chart, which increases the number of projects that have not started. The smaller value projects are, however, usually delivered in a much faster timescale.



1.7 The table highlights that steady progress is being made, and the bulk of projects funded in earlier years have been delivered.

1.8 The 'Not Started' projects include 16 that were recently approved in June 2025. A number of these are already preparing to commence in the Autumn.

1.9 We have a further 11 projects at the October 2025 Cabinet with a recommendation for approval for funding from District CIL.

## 2 Recently Completed CIL Funded Projects

2.1 The projects described in points 2.2 to 2.9 have been completed since the previous Infrastructure Funding Statement (IFS) was published.

## **2.2 Beccles - Safety improvements Alan Hutchinson Way**

This safety project was awarded funding in 2024 and commenced in June 2025. It was completed within a few weeks. The project provides for segregated footpaths and designated parking areas to improve safety for users of the community and leisure facilities in the surrounding area.



## **2.3 Lowestoft - Britten Road Play Area Refurbishment**

This project was completed in early January 2025 and was part funded through CIL.





## 2.4 Lowestoft - Pakefield Green Play Area Refurbishment

This project was completed in early January 2025 and was part funded through CIL.



## 2.5 Bungay Library Extension

This project was completed in early January 2025 and was part funded through CIL. The project should deliver the following benefits:

- A fully accessible entrance and information space for wheelchair users, those with limited mobility, and young parents with buggies.
- An information point for the local area to include links to health and support services.
- A welcoming area for social interaction by providing a flexible informal seating area with garden views. This area will also have the option to provide desk space for drop-in sessions for banking advice and other support agencies.
- Increasing the range of social and educational activities on offer in the library.
- Maintain collection points for recycling and food bank drop offs.



## **2.6 Felixstowe – Haven Health Centre Expansion**

This project, completed in June 2025, provided internal improvements and an extension which created an additional 5 clinical rooms allowing the practice to provide more services and support to the local population.



## **2.7 Felixstowe - Grove Medical Centre Reconfiguration**

The project intends to provide access to more GP appointments through providing additional 4 GP consulting rooms at the Practice plus an additional clinical room on the upper floor.





## **2.8 Trimley St Mary – Faulkeners Way Playground improvements**

This project is part of a group of projects being delivered under the East Suffolk Play Strategy. The projects are collaboratively funded through a combination of CIL, Parish/Town Council funds, historic s106 contributions and other grants. The park refurbishment has recently been completed and opened for public use in July 2025.



## **2.9 Rushmere St Andrew - Kelvedon Road Area Sensory Garden**

This project was completed in May 2025, with further CIL funding recently approved to deliver sensory play equipment for the site.



## 3 Projects in progress

### 3.1 Worlingham Community Centre – Capital Works

This project commenced at the start of June 2023 with clearance of the existing site. The project is expected to complete in the Spring of 2026.



### 3.2 Lowestoft Waste Transfer Station and Recycling Centre improvements

Upgrades are underway ahead of Government's Simpler Recycling changes coming in 2026.

Visitors to the recycling centre, which is at the same site on Hadenham Road, will still be able to book their slot and deposit waste as usual, without disruption.

New fire suppression equipment, construction of a food waste reception shed, and the relocation of staff office space are among the main changes.

Work is due to be completed by Spring 2026, and this project has been part funded through £751,642 CIL.



### **3.3 ES Play Strategy Projects**

This project is to deliver improvements and replacement of equipment for eight playparks across the East Suffolk district.

The project commenced in July, and the first playparks to be re developed are already open again to the public. The Playparks that will be improved are:

- Beccles - Townlands Play Area
- Felixstowe - Seaton Park Playing Field
- Felixstowe - Walton Recreation Ground
- Framlingham - King's Avenue Play Area
- Kesgrave - Grange Meadow, Smiths Place
- Rendlesham - Pine Close
- Trimley St Mary - Faulkeners Way
- Wrentham - Bonsey Gardens

### **3.4 Beccles Waveney Meadow Project**

The Broads Authority have granted planning permission, but a biodiversity maintenance report which will be developed during the Autumn is still required to be considered and approved before any works can commence. It is therefore likely that works to deliver the scheme will commence in the spring of 2026.

### **3.5 Southwold Roads Project**

Suffolk County Council Highways Team are working on the design stage for the new and improved signage and the buildouts for the 20mph in the High Street.

### **3.6 Kessingland Library Enhancements**

The replacement internal doors to allow access to café area have been completed with the previous library concertina doors being removed and replaced with new doors and glazed panels providing a better access for library users. Further work is proposed to be completed in October 2025 which will refurbish the designated children's area.

### **3.7 Lowestoft - Barnards Soccer Centre Improvements**

Planning consent has been given for the Pavilion and the 3G pitch and floodlights, the funding for the project from all other sources has been secured and the project is expected to complete the build stage towards the end of 2025.

### **3.8 Halesworth Footpath improvements**

The project provides an improvement to the existing network with better connectivity to the town centre, to Holton Saint Peter Community Primary School and sports ground and playing field, but it remains a traditional Public Right of Way footpath, much of the work has been completed to date and the remaining £24k is earmarked towards a potential further extension to this footpath.

### **3.9 Rushmere St Andrew - Kelvedon Road Area Sensory Garden Play Equipment**

Specialist Play equipment is planned to be installed soon to compliment the Sensory Garden which has already been delivered in the Summer of 2025.

### **3.10 Woodbridge - Jetty Lane Community Centre**

Planning permission DC/24/1650/FUL was granted in December 2024 for the demolition/removal of existing temporary buildings, the construction of 2 no. Two storey buildings - Youth Hub and Children's Nursery, Landscaping (including playscape), parking, and an access road. It is hoped that works can commence on site in 2026 with a proposed completion of the building by the end of 2027.

## **4 District CIL projects for 2025-26**

- 4.1 At the time of writing the Infrastructure Funding Statement, 11 District CIL funded bids are going through the approval process and are expected to be decided at the East Suffolk Cabinet Meeting on 7 October 2025.
- 4.2 Those District CIL Bids that gain approval for funding will be reported in the 2025-26 Infrastructure Funding Statement.

## **5 Delivery of Affordable Housing**

### **About affordable housing in East Suffolk**

5.1 The National Planning Policy Framework requires Local Planning Authorities to reflect the needs for affordable housing within their planning policies.

5.2 Policies in the Local Plans require new developments (with capacity for eleven units or more in the Waveney Local Plan area and ten units or more (or sites of 0.5ha or more) in Suffolk

Coastal Local Plan area) to make provision for affordable dwellings. Across East Suffolk viability testing has identified that affordable housing can be provided on viable sites in the range of 20%-40% as a proportion of homes, dependent on location. The Waveney Local Plan and Suffolk Coastal Local Plan reflect the relevant evidence for the area. The policies expect provision to be made on-site, other than in exceptional circumstances. In such cases it may be agreed that a commuted sum could be paid towards provision of affordable housing off-site.

5.3 Planning obligations secured through s106 (legal) agreements are used to secure on-site affordable housing or off-site contributions that are paid in lieu of affordable housing provision and pooled to provide Affordable Housing in areas where this is needed. Historic legal agreements providing for affordable housing contributions may restrict the location in which the contribution is spent to deliver new affordable homes. Focus is given to delivering affordable homes in areas of greatest need.

5.4 Where affordable housing units cannot be provided on site, affordable housing commuted sums may be agreed. The latest rates to apply can be found on the developer contributions s106 webpages.

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

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

## 6 Reporting on delivery of affordable housing

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

[Open data, monitoring and housing supply » East Suffolk Council](#)

6.2 In 2024-25, funding from S106 contributions was provided towards the purchase of one market house as Council Housing Stock. Further funding was also used towards the 42 new affordable dwellings at Deben High School, Felixstowe, a Council Housing development project that was allocated S106 funding in previous years.



Examples of new affordable homes, delivered through s106 agreements, that have been recently completed

**Development site at Redwald Road, Rendlesham, IP12 2TZ**



## Development site at Black Tiles Lane Martlesham





**Development site at Black Tiles Lane Martlesham**



**Development site at Adastral Park, Martlesham Heath (Brightwell Lakes)**





Development site at Chapel Road, Wrentham





# Appendix A - The CIL Report

The CIL Report is a report about the collection, allocation and spending of CIL in relation to the 2024-25 financial year. This report includes the matters specified in paragraph 1 of Schedule 2 of the CIL Regulations 2010 (as amended).

## 1 Bought Forward CIL Balances As of 1 April 2024

Table 1 identifies the CIL income that is held at the start of the 2024-25 financial year. Any changes to the closing balance due to financial adjustments/clarification since the publication of the 2023-24 Infrastructure Funding Statement (IFS) are covered by explanations in the Notes section.

The amount of Neighbourhood CIL (NCIL) held for Parish Meeting Areas (£15,439.78) that was carried over into the 2024-25 financial year is the sum available to allocate infrastructure projects by East Suffolk, on behalf of the areas where there is no parish council

The amount of NCIL that is received between 1 October 2023 and 31 March 2024 is allocated or paid to parish councils in April 2024. This amount, £578,028.74, is therefore included below as a bought forward figure. This amount includes any parish meeting NCIL that has yet to be allocated as the April 2024 NCIL.

**Table 1 - Bought Forward Balances**

| <b>Fund</b>  | <b>£</b>              | <b>Notes</b>   |
|--|-----------------------|--|
| CIL Admin  | £0.00                 | Allocated in year and spent by 31.03.24 (Table 5 in 2023/24 IFS)   |
| NCIL Held for Parish Meeting Areas   | £15,439.78.           | Funds held for Parish Meeting Areas  |
| Unallocated NCIL/Parish Meeting CIL  | £456,252.21           | These funds were allocated and transferred to town and parish councils, and allocated to parish meetings, by 28 April 2025.                    |
| District CIL (available to allocate) *   | £19,047,768.97        | Full details of individual allocations and spend can be seen via the Developer Contributions Dashboard. <a href="#">East Suffolk PFM - CIL</a> |
| District CIL (previously allocated to infrastructure projects and not yet spent) | £6,928,070.80         | Full details of individual allocations and spend can be seen via the Developer Contributions Dashboard. <a href="#">East Suffolk PFM - CIL</a> |
| <b>Total</b>   | <b>£26,447,531.65</b> |  |

NCIL Held for parish meeting areas has been adjusted downwards to account for expenditure in previous years, not previously adjusted.

The District CIL figures have been adjusted due to the return of unspent DCIL allocations, the adjustment of allocations for projects no longer proceeding and an adjustment to bank interest accrued.

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

## 2 CIL Income received in 2024-25

Table 2 details the amount of CIL, in the 3 statutory pots, received during the 2024-25 financial year.

**Table 2 – CIL Income 2024-25**

| <b>Type of CIL</b>                                 | <b>£</b>            |
|--|---------------------|
| CIL Admin  | 392,085.86          |
| Neighbourhood CIL                                  | 1,296,310.52        |
| District CIL (including interest added 31/03/2025) | 6,881,068.28        |
| <b>Total CIL income 2024-25</b>                    | <b>8,569,464.64</b> |

No Land payments in lieu of CIL have been accepted in 2024-25.

## 3 Issuing CIL Notices

In the 2024-25 financial year the 273 CIL Demand Notices we issued totalled £7,306,132.62.

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

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

In this same period East Suffolk also issued 430 Liability Notices to the value of £5,170,763.51 relating to liable floorspace after any relief that has been granted.

This reflects a general slowing down of permissions granted and permission commenced.

The total value of surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £39,155.64 and the total value of the late payment interest accrued during 2024-25 is £248,492.03

## 4 CIL allocations and CIL admin spend

### Allocating CIL collected before 1 April 2024

Table 3 provides details of the District CIL which was collected by the authority before the 31 March 2024 that has been allocated during the 2024-25 financial year.

**Table 3**

| <b>Project</b>   | <b>Approved Allocation £</b> |
|--|------------------------------|
| Felixstowe - Grove Medical Centre Reconfiguration      | £61,641.68                   |
| Lowestoft - Britten Road Play Area Refurbishment       | £26,750.00                   |
| Lowestoft - Pakefield Green Play Area Refurbishment    | £26,650.00                   |
| Rushmere St Andrew - Kelvedon Road Area Sensory Garden | £17,750.00                   |
| Felixstowe - Haven Health Centre Expansion             | £611,569.15                  |
| Beccles - Safety improvements Alan Hutchinson Way      | £17,500.00                   |
| Southwold - Roads Project                              | £23,000.00                   |
| ES Play Strategy Projects                              | £275,000.00                  |
| Kessingland Library Enhancements                       | £11,227.00                   |
| Beccles - Increased parking for sports clubs           | £11,750.00                   |
| Halesworth - Cutlers Hill Health Centre Expansion      | £777,903.00                  |
| Martlesham Main Road LCWIP IM15                        | £1,265,892.00                |
| Wickham Market Village Hall Enhancements               | £500,000.00                  |
| <b>Total</b>   | <b>£3,626,632.83</b>         |

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

Table 4 provides details of the Neighbourhood CIL (NCIL) which was collected by the authority before the end of 2023-24, the NCIL that has been collected during the first 6 months of the 2023/24 financial year and allocated that financial year.

**Table 4**

| <b>NCIL Allocation Type</b>                            | <b>£</b>            |
|--|---------------------|
| NCIL passed to town/parish councils by 28 April 2024   | 471,291.33          |
| NCIL passed to town/parish councils by 28 October 2024 | 634,355.73          |
| <b>subtotal</b>  | <b>1,105,647.06</b> |
| NCIL allocated to Parish meetings by 28 April 2024     | 1,362.98            |
| NCIL allocated to Parish meetings by 28 October 2024   | 0.00                |
| <b>Total NCIL allocations 2022-23</b>                  | <b>1,107,010.04</b> |

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

[CIL reporting » East Suffolk Council](#)

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

#### 4.1 CIL Administration Expenditure 2024-25

CIL Admin fees are allocated spent within the year that they are received in order to fund the collection, recovery, spend and management of developer contributions. Table 5 - Infrastructure Team income and expenditure provides a breakdown of the expenses that CIL Admin contributes towards, together with details of the other income streams that also support the delivery of the wider developer contributions service.

**Table 5 – Infrastructure Team income and expenditure**

| <b>Expenditure</b>                 | <b>£</b>           |
|------------------------------------|--------------------|
| Total Direct Employee Expenses     | 280,346.56         |
| Total Other Employee Expenses      | 18,118.00          |
| Total Transport Expenses           | 993.15             |
| Total Supplies & Services          | 1,434.93           |
| Total Support Services             | 76,973.30          |
| Planning Policy Support            | 14,208.52          |
| Adjustment from 2018/19            | 204.04             |
| <b>Total Expenses</b>              | <b>£392,278.50</b> |
| <b>Income</b>                      |                    |
| CIL Admin Income 2024-25           | 392,085.86         |
| CIL pre-app/CIL & s106 Advice fees | £2,494.33          |
| s106 Monitoring Fees               | 23,649.92          |
| SCZ monitoring work recharge       | 5,616.00           |
| <b>Total Income</b>                | <b>£423,846.11</b> |

## 5 Other Matters

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

£6,251.19 of Neighbourhood CIL held for South Elmham St James Parish Meeting has been spent in 2024-25 on a variety of related projects in St James at or in the vicinity of the Village Hall, the Village Orchard, Village Green and footpaths and roadside locations in the village and, for work involving the website development and hosting.

No Land payments have been accepted in lieu of CIL in 2024-25.

No clawback notices, in accordance with regulation 59E, had been issued to a Parish Council that has failed to spend their Neighbourhood CIL within the 5-year statutory period.

Where large Health or Education infrastructure projects that are delivered by statutory providers are in the latter stages of development and applications for CIL funding are expected to be requested within the next 5-year period, the ringfencing of Strategic CIL will be approved by the CIL Spending Working Group, pending sufficient CIL funds being available.

A review of the CIL Spending Strategy has been conducted by the CIL Spending Working Group during the summer of 2024, and an increase to the Health and Education ringfenced sum has been made and will be to Cabinet in October 2025.

The latest allocations of District CIL to infrastructure projects will be reported to East Suffolk Cabinet in October 2025.

## 6 2024-25 closing balances

Table 6 shows the closing balances for unspent CIL at close of 31 March 2025.

**Table 6**

| <b>Fund</b>   | <b>£</b>              | <b>Notes</b>   |
|---|-----------------------|--|
| CIL Admin   | 0.00                  | Allocated and spent by 31.03.25 (Table 5)  |
| NCIL (Parish Meetings)  | 9,185.59              | Funds held for Parish Meeting Areas  |
| Unallocated NCIL  | 572,550.67            | This is allocated and transferred to town and parish councils, and allocated to parish meetings, by 28 April 2025  |
| District CIL (available to allocate)                                  | 22,302,204.40         | £13m of this figure is ringfenced for health and education projects expected to be funded within the next 5 years.<br>This balance includes bank interest added 31.03.2025 |
| District CIL (allocated to infrastructure projects and not yet spent) | 8,124,115.83          |  |
| <b>Total</b>  | <b>£31,008,056.49</b> |  |

Recommendations for new funding allocations to infrastructure projects will be made to Cabinet in October 2025.



# Appendix B - The s106 Report

## 1 S106 contributions in East Suffolk

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

A s106 Agreement may also be used to secure contributions towards new schools (as these are not delivered through CIL) and may sometimes include s278 Highways mitigation works or contributions to secure highways improvements and green travel plans.

Whilst East Suffolk may be a lead party within a s106 Agreement, it is often the case that contributions are received directly by Suffolk County Council, as the Education Authority or Highways Authority, for example. Suffolk County Council will report on these s106 contributions, together the number of school places secured, within the Suffolk County Council Infrastructure Funding Statement 2024-25.

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

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

## 2 New agreements entered into during 2024-25

The total amount of money to be provided under any planning obligations which were entered into during the reported year is £1,659,402.21. This figure includes the maximum amount (before indexation) expected where the total number of dwellings are not yet known, monies to be paid to other authorities and the minimum amount (before indexation) expected where a minimum amount only is specified.

The total number of affordable housing units to be provided under any planning obligation entered into during the reported year is 96. This figure includes the maximum number expected where the total number of dwellings are not yet known.

There was a minimum of 0.503 hectares secured in relation to provision of educational facilities and a number of planning obligations for financial contributions towards new facilities and school places were entered into, resulting in school places secured as follows:

- 2 Early Years Places
- 5 Primary School Places

The contribution amount secured is set out in Table 2.

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

**Table 1**

| <b>Planning Reference</b> | <b>Obligation Type</b>  | <b>Number<br/>(on site)</b> | <b>Amount</b> |
|---------------------------|---|-----------------------------|---------------|
| DC/23/1138/OUT            | RAMS - Habitats Mitigation sum  |                             | £ 2,194.02    |
|                           | Provision of Affordable Housing   | 6                           |               |
|                           | Secondary School Transport Contribution   |                             | £21075.00     |
|                           | Provision of permissive path  |                             |               |
|                           | S106 Monitoring Fee   |                             | £2,225.00     |
| DC/23/3202/FUL            | Restrictive Covenants   |                             |               |
|                           | S106 Monitoring Fee   |                             | £1,335.00     |
| DC/19/4128/FUL            | Provision of Affordable Housing   | 4                           |               |
| DC/21/5536/OUT            | RAMS - Habitats Mitigation sum  |                             | £6,424.40     |
|                           | Provision of Affordable Housing   | 6                           |               |
|                           | Primary School Transport Contribution   |                             | £49,175.00    |
|                           | Secondary School Transport Contribution   |                             | £28,100.00    |
|                           | S106 Monitoring Fee   |                             | £1,780.00     |
| DC/22/3980/FUL            | Primary New Build Contribution  |                             | £25989.00     |
| DC/21/4006/OUT            | RAMS - Habitats Mitigation sum  |                             | £41,171.90*   |
|                           | Provision of Affordable Housing   | 36                          |               |
|                           | Provision of Public Open Space  |                             |               |
|                           | Provision of Self/Custom Build Plots  | 5%                          |               |
|                           | Primary School Transport Contribution   |                             | £ 275380.00   |
|                           |   |                             | ***           |
|                           | Secondary School Transport Contribution   |                             | £ 98350.00    |
|                           | S106 Monitoring Fee   |                             | £4,005.00     |
| DC/24/2714/CON            | Borehole mitigation – Acoustic Barriers   |                             |               |
|                           | Borehole mitigation – Access Restrictions   |                             |               |
|                           | Survey Works – Seasonal Restriction   |                             |               |
| DC/23/4635/FUL            | Traffic Regulation Order Contribution   |                             | £ 10,000.00   |
|                           | NHS Primary Health Services Contribution  |                             | £ 20,300.00   |
|                           | S106 Monitoring Fee   |                             | £445.00       |
| DC/23/0363/FUL            | RAMS - Habitats Mitigation sum  |                             | £ 9170.11     |
| DC/22/4123/CLP            | Submission, approval and implementation of a construction environmental management plan |                             |               |

|                |  |                 |              |
|----------------|--|-----------------|--------------|
|                | Submission, approval and implementation of mitigation measures to address recreational disturbance |                 |              |
| DC/23/3202/FUL | Restrictive Covenants  |                 |              |
|                | S106 Monitoring Fee  |                 | £1,335.00    |
| DC/22/3748/FUL | Primary School Transport Contribution  |                 | £59,010.00   |
|                | Secondary School Transport Contribution  |                 | £28,100.00   |
|                | RAMS - Habitats Mitigation sum   |                 | £ 9357.25    |
|                | Pedestrian Facilities Contribution   |                 | £ 100,000.00 |
|                | Provision of Affordable Housing  | 8               |              |
|                | Affordable Housing Contribution  |                 | £ 50000.00   |
|                | Provision of Public Open Space   |                 |              |
|                | S106 Monitoring Fee  |                 | £2,670.00    |
| DC/22/4775/FUL | RAMS - Habitats Mitigation sum   |                 | £24,328.85   |
|                | Provision of Affordable Housing  | 21              |              |
|                | Affordable Housing Contribution  |                 | £ 77050.00   |
|                | Education Land (Primary School Extension)  | 0.403 hectares  |              |
|                | Provision of Public Open Space and Local Equipped Area for Play                                    |                 |              |
|                | Secondary School Transport Contribution  |                 | £ 70,250.00  |
|                | Provision of Car Park Extension Land   |                 |              |
|                | Car Park Improvements or Car Park Improvements Contribution  |                 | £ 42,000.00  |
|                | S106 Monitoring Fee  |                 | ***          |
| DC/23/3045/FUL | RAMS - Habitats Mitigation sum   |                 | £3,115.00    |
|                | Affordable Housing Contribution  |                 | £ 9,357.25   |
|                | Provision of Affordable Housing  | 7               | £ 30,000.00  |
|                | Traffic Regulation Order Contribution  |                 | £ 15,000.00  |
|                | Provision of Public Open Space   |                 |              |
|                | Secondary School Transport Contribution  |                 | £ 35,125.00  |
|                | S106 Monitoring Fee  |                 | £2,670.00    |
| DC/23/3191/FUL | RAMS - Habitats Mitigation sum   |                 | £ 69,243.65* |
|                | Pre-School Land  | 0.1 hectares ** |              |
|                | Public Rights of Way Contribution  |                 | £ 8000.00    |
|                | Affordable Housing Contribution  |                 | ***          |
|                | Provision of Affordable Housing  | 20%             |              |
|                | Provision of Public Open Space   |                 |              |

|                   |   |                          |             |
|-------------------|---|--------------------------|-------------|
|                   | Travel Plan Evaluation and Support Contribution         |                          | £1,200.00   |
|                   | Provision of Self/Custom Build Plots                    | 5%                       |             |
|                   | Provision of off-site Biodiversity Land                 |                          |             |
|                   | Biodiversity Gain Land Monitoring Contribution          |                          | £ 8,918.00  |
|                   | Provision of Biodiversity Gain Land S106 Monitoring Fee |                          | £6,230.00   |
| DC/25/0385/BNGLEG | Provision of Biodiversity Net Gain (BNG) habitat bank   | 40.14 area habitat units |             |
|                   | Set-up fee  |                          | £2,827.00   |
|                   | BNG Monitoring fee                                      |                          | £11,602.00  |
| DC/25/0390/BNGLEG | Provision of Biodiversity Net Gain (BNG) habitat bank   | 17.06 area habitat units |             |
|                   | Set-up fee  |                          | £2,827.00   |
|                   | BNG Monitoring fee                                      |                          | £11,602.00  |
| DC/21/4111/FUL    | RAMS - Habitats Mitigation sum                          |                          | £7,485.80   |
|                   | Provision of Affordable Housing                         | 3                        |             |
|                   | Secondary School Transport Contribution                 |                          | £28,100.00  |
|                   | S106 Monitoring Fee                                     |                          | £1,335.00   |
| DC/24/3543/VOC    | Passenger Transport Improvements                        |                          | £60,000.00  |
|                   | S106 Monitoring Fee                                     |                          |             |
| DC/24/0226/FUL    | Restrictive Covenants                                   |                          |             |
|                   | S106 Monitoring Fee                                     |                          |             |
| DC/22/2465/FUL    | RAMS - Habitats Mitigation sum                          |                          | £6,362.93   |
|                   | Provision of Affordable Housing                         | 1 in 3                   |             |
|                   | Affordable Housing Contribution                         |                          | ***         |
|                   | Early Years Contribution                                |                          | £69,992.00  |
|                   | Primary School Contribution                             |                          | £139,984.00 |
|                   | Primary School Land Contribution                        |                          | £5,176.00   |
|                   | Secondary School Transport Contribution                 |                          | £14,050.00  |
|                   | S106 Monitoring Fee                                     |                          | £1,780.00   |
| DC/23/1433/FUL    | Traffic Regulation Order Contribution                   |                          | £20,000.00  |
|                   | Travel Plan Evaluation and Support Contribution         |                          | £5,000.00** |
|                   | Late-Stage Viability Appraisal                          |                          |             |
|                   | Affordable Housing Contribution                         |                          | ***         |
|                   | RAMS - Habitats Mitigation sum                          |                          | £16,843.05  |
|                   | S106 Monitoring Fee                                     |                          | £890        |

|                    |                            |    |           |
|--------------------|----------------------------|----|-----------|
| DC/24/3415/CON     | Provision of Skylark Plots | 12 |           |
| (IBC application   | S106 Monitoring Fee        |    | £3,466.00 |
| IP/14/00638/OUTFL) |                            |    |           |
| DC/24/2787/FUL     | Restrictive Covenants      |    |           |

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

\*\* Denotes a minimum amount.

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



### 3 S106 Contributions Breakdown 2024-25

Table 2 shows an overview of money held or received by East Suffolk Council under any planning obligations for the 2024-25 financial year:

**Table 2**

|  |                             |
|--|-----------------------------|
| Start Balance on 1 April 2024:   | £ 5,396,063.58              |
| Total amount of money received during 2024-25:   | £ 1,135,878.20              |
| Total amount of money received before 2024-25 which has not been allocated:  | £ 3,732,472.23              |
| Total amount of money which was allocated but not spent during 2024-25 for funding infrastructure:                 | £ 682,837.89                |
| Total amount of money which was spent (including transferring it to another person to spend) during 2024-25:       | £ 2,053,873.07 <sup>1</sup> |
| Total amount of money spent on repaying money borrowed (including any interest) during 2024-25:                    | £ 0.00                      |
| Total amount of money received and spent in respect of monitoring delivery of planning obligations during 2024-25: | £ 25,477.92                 |
| Total amount of money retained at the end of 2024-25:  | £ 4,411,873.68              |

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<sup>1</sup> £1,315,303.57 of this was transferred to the RAMS Joint Authority Project, for which funds across East Suffolk, Ipswich Borough and Babergh & Mid-Suffolk are accumulated. Details regarding this project can be found in the RAMS report.

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

**Table 3**

| <b>Contribution type</b>                       | <b>Start Balance<br/>01/04/2024</b> | <b>Income</b>        | <b>Interest<sup>2</sup></b> | <b>Spend</b>         | <b>Refunds</b>     | <b>Closing balance<br/>31/03/2025</b> |
|--|-------------------------------------|----------------------|-----------------------------|----------------------|--------------------|---------------------------------------|
| Affordable Housing                             | £1,712,899.25                       | £623,498.79          | £0.00                       | £547,870.38          | £120,000.00        | £1,668,527.66                         |
| East Suffolk RAMS (Habitat Mitigation)*        | £1,277,287.02                       | £483,792.41          | £0.00                       | £1,315,303.57        | £0.00              | £445,775.86                           |
| Air Quality (Felixstowe South Reconfiguration) | £6,846.97                           | £0.00                | £0.00                       | £0.00                | £0.00              | £6,846.97                             |
| Playing Fields                                 | £1,157.97                           | £0.00                | £0.00                       | £0.00                | £0.00              | £1,157.97                             |
| Former Waveney Open Space                      | £69,378.57                          | £0.00                | £0.00                       | £0.00                | £0.00              | £69,378.57                            |
| Woods Meadow Country Park                      | £121,433.17                         | £0.00                | £0.00                       | £9,590.00            | £0.00              | £111,843.17                           |
| Play equipment                                 | £290,470.65                         | £14,937.00           | £0.00                       | £0.00                | £0.00              | £305,407.65                           |
| Refuse   | £21,394.83                          | £0.00                | £0.00                       | £0.00                | £0.00              | £21,394.83                            |
| Community facilities                           | £442,082.13                         | £13,650.00           | £0.00                       | £0.00                | £0.00              | £455,732.13                           |
| Former Suffolk Coastal Play space              | £396,198.62                         | £0.00                | £18,836.53                  | £62,203.70           | £0.00              | £352,831.45                           |
| Former Suffolk Coastal Sport                   | £605,178.29                         | £0.00                | £34,968.44                  | £38,853.61           | £0.00              | £601,293.12                           |
| Footpaths and Cycleways                        | £34,567.27                          | £0.00                | £0.00                       | £0.00                | £0.00              | £34,567.27                            |
| Rail Improvements                              | £39,223.99                          | £0.00                | £0.00                       | £0.00                | £0.00              | £39,223.99                            |
| Health   | £16,500.00                          | £0.00                | £0.00                       | £0.00                | £0.00              | £16,500.00                            |
| Commutated sums for Maintenance                | £361,444.85                         | £0.00                | £0.00                       | £80,051.81           | £0.00              | £281,393.04                           |
| <b>Total</b>                                   | <b>£5,396,063.58</b>                | <b>£1,135,878.20</b> | <b>£53,804.97</b>           | <b>£2,053,873.07</b> | <b>£120,000.00</b> | <b>£4,411,873.68</b>                  |

<sup>2</sup> Interest is applied to the sum held where required by the relevant Section 106 Agreement or as set out by policy.

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

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

Whilst RAMS upfront payments for approved applications are reported as received, they can only be spent when development has commenced.

RAMS contributions are collected under Habitats Assessment Regulations and required in line with the Recreational Disturbance Avoidance & Mitigation Strategy for Ipswich Borough, Babergh District, Mid Suffolk District and East Suffolk Councils. RAMS contributions are automatically transferred each quarter to the RAMS project and will be spent to deliver strategic mitigation through the RAMS Executive Group.

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

## 4 S106 allocations and expenditure

Table 4a shows s106 spend broken down and cross referenced to the planning reference source of funds. Where multiple small amounts have historically been pooled under the Open Space and Sport Policies, the planning application references have not been provided.

**Table 4a**

| <b>Spend Type</b>                      | <b>Project</b>   | <b>Amount</b> | <b>Reference</b>       |
|--|--|---------------|------------------------|
| Affordable Housing                     | Deben Fields, Felixstowe (former Deben High School) – part funding towards 42 affordable rent and shared ownership homes | £370,169.49   | C/12/1381<br>C/07/1427 |
|  | Rodber Way, Lowestoft – purchase of market property for Council Housing stock  | £177,700.89   | DC/15/4928/FUL         |
| Former Suffolk Coastal Play and Sport  | Campsea Ashe- Car Park Improvements and Pétanque Piste at Village Hall   | £2,815.24     | Multiple               |
|  | Darsham - new play area at Darsham Village Hall  | £69,664.20    | Multiple               |
|  | Dennington - Refurbishment of Framlingham Road play area   | £7,860.92     | Multiple               |
|  | Farnham - installation of bike racks at the Riverside Centre   | £83.15        | Multiple               |
|  | Friston - Replace the fencing around the Village Green play area   | £9,930.63     | Multiple               |
|  | Kirton & Falkenham- Outdoor gym equipment at Kirton & Falkenham Recreation Ground  | £1,593.00     | Multiple               |
|  | Leiston - Replacement football goals for King George's Avenue Recreation Ground and Victory Road Recreation Ground       | £1,872.22     | Multiple               |
|  | Westleton - installation of a roundabout at Westleton Community Playing Field  | £879.94       | Multiple               |
|  | Melton - Play area refurbishment at Beresford Drive Play Area  | £6,358.01     | Multiple               |
|  | Country Park enhancements  | £9,590.00     | DC/01/0977/OUT         |
| Woods Meadow Country Park              |  |               |                        |
| RAMS                                   | Joint Authority Project  | £1,315,303.57 | Multiple               |
| Commuted Sums – Open Space maintenance | Maintenance of multiple open space sites adopted by the Council  | £80,051.81    | Multiple               |

| Spend Type   | Project | Amount               | Reference |
|--------------|---------|----------------------|-----------|
| <b>Total</b> |         | <b>£2,053,873.07</b> |           |

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

**Table 4b**

| Proposed Spend Type   | Project  | Amount £    | Reference      |
|---|--|-------------|----------------|
| <b>Allocated but not spent during 2024-25</b>                                   |  |             |                |
| Affordable Housing  | Purdis Farm - purchase and improvement of market property for Council Housing stock                  | £350,000.00 | C13/0617/FUL   |
| Community Facilities  | Provision of Community Facilities at Woods Meadow (awaiting further funds before project progressed) | £13,650.00  | DC/01/0977/OUT |
| Play Equipment  | Provision of play areas x 2 at Woods Meadow  | £14,937.00  | DC/01/0977/OUT |
| Former Suffolk Coastal Play and Sport   | Rushmere St Andrew - sensory garden at Kelvedon Drive  | £42,526.98  | Multiple       |
|   | Cratfield - install new play surface   | £1,150.00   | Multiple       |
|   | Snape - new zipline at Snape Playing Field   | £2,008.65   | Multiple       |
|   | Aldeburgh - changing facilities at Aldeburgh Rugby Club  | £6,224.27   | Multiple       |
|   | Otley - play equipment, fitness equipment, surfacing and maintenance equipment at Otley Village Hall | £63,119.84  | Multiple       |
|   | Felixstowe - redevelopment of Walton Rec & Seaton Road play areas                                    | £40,000.00  | Multiple       |
| RAMS  | Q4 2024-25 funds allocated for transfer after year end   | £149,221.15 | Multiple       |
| <b>Allocated prior to 2023-24 but not spent by the end of the reported year</b> |  |             |                |
| Former Waveney Open Space   | Lowestoft Active Seafront Project  | £9,374.62   | Multiple       |
| Playing Fields  | Playing Field due to be provided at Brooke Peninsula site (dependent upon development of site)       | £1,157.97   | DC/16/0892/FUL |
| Country Park  | Laying out of Woods Meadow Country Park  | £111,843.17 | DC/01/0977/OUT |

| <b>Proposed Spend Type</b>             | <b>Project</b>   | <b>Amount £</b> | <b>Reference</b>                 |
|--|--|-----------------|----------------------------------|
| Play Equipment                         | Provision of play areas x 2 at Woods Meadow  | £290,470.65     | DC/01/0977/OUT                   |
| Community Facilities                   | Provision of Community Facilities at Woods Meadow (awaiting further funds before project progressed) | £266,834.78     | DC/01/0977/OUT                   |
| Former Suffolk Coastal Play and Sport  | Installation of swings at Pocket Park Play Area, Badingham   | £691.67         | Multiple                         |
|  | Upgrade of play area at Blythburgh   | £12,140.59      |                                  |
| Other                                  | Air Quality Monitoring   | £6,846.97       | Felixstowe South Reconfiguration |
| Commuted Sums – Open Space maintenance | Maintenance of multiple open space sites adopted by the Council                                      | £281,393.04     | Multiple                         |

## 5 The RAMS Joint Authority Project

RAMS contributions are collected under Habitats Assessment Regulations and required in line with the Recreational Disturbance Avoidance & Mitigation Strategy for Ipswich Borough, Babergh District, Mid Suffolk District and East Suffolk Councils. RAMS contributions are automatically transferred each quarter to the RAMS project and will be spent to deliver strategic mitigation through the RAMS Executive Group.

The Executive Group Financial Report 2024-25 has been provided below.

## **Suffolk Coast Recreational Disturbance Avoidance and Mitigation Strategy ('RAMS') Financial Year Report 2024/25**

### **Context**

The following information is provided to inform the Suffolk Coast RAMS Executive Group with key financial information on the Suffolk Coast RAMS project from the previous financial year (2024/25). This information is also available to inform each authorities Infrastructure Funding Statement.

The financial year 2024/25 is significant as it represents the operational set up period for the Suffolk Coast RAMS (known as Wildlife Wise), with a part year delivery plan agreed by the Executive group from September 2024. Table 1 provides the expenditure annually on the RAMS project since commencement in 2019/20.

**Table 1: Historic spend across financial years.**

| <b>Year</b>  | <b>Expenditure including salary/costs</b> | <b>Notes</b>   |
|--------------|---|--|
| 19-20        | £0.00                                     |  |
| 20-21        | £0.00                                     |  |
| 21-22        | £2,482                                    |  |
| 22-23        | £60,998                                   | Each authority contributed £1443 to the Shotley Ringed Plover project.                                     |
| 23-24        | £20,519                                   |  |
| 24-25        | £129,174                                  | First set up year for Wildlife Wise team and includes delivery programme expenditure agreed September 2024 |
| <b>Total</b> | <b>£213,173</b>                           |  |



## **2024/25 Expenditure summary**

Suffolk Coast RAMS expenditure in 2024-25 has largely arisen in the last two quarters. The Delivery Manager has focussed on the planning, set up and foundations for the Delivery Programme and Ranger recruitment. Therefore, salaries form the largest expenditure within the overall total £129,174.

The website and communication platforms were also set up this financial year. The team is developing its social media reach, providing regular news updates on Wildlife Wise developments and directing traffic to the website for key messages and information. The recruitment of Rangers will develop content and engagement with target audiences.

Planned expenditure committed for 2024/25 included funding for mitigation projects at Kessingland Beach (£4,894) and Orwell Country Park (£7,480) and the Strategy Review report commissioned from Footprint (£25,220). However, these projects although underway await final invoices for payment. These projects will be reallocated funding to the 2025/26 delivery plan budget.

Development and design of new signage and interpretation boards have been produced in partnership and at no direct financial cost to RAMS to date. Following a detailed audit of the Suffolk Coast sites, plans are in place for updated and new signage for priority areas, to be implemented from 2025/26.

**Table 2: Suffolk Coast RAMS expenditure 2024/25**

| <b>Suffolk Coast RAMS<br/>Delivery Plan 2024/25</b> | <b>Description</b>  | <b>Expenditure 2024/25<br/>(£)</b> |
|---|---|------------------------------------|
| Staff Resources &<br>Recruitment                    | Management salary/ on costs   | 120,220                            |
|   | Employee Insurance  | 852                                |
|   | Mileage & Subsistence   | 788                                |
|   | Uniform & Equipment   | 255                                |
| Signage & interpretation                            | Signage designs and interpretation signs created at no cost to date.                                    | 0                                  |
| Marketing & Promotion                               | Branding development including pop up banners, social media tiles, video, e-news & social media output. | 1,144                              |
| Website development                                 | Website build, maintenance and development costs  | 5,915                              |

|                                  |  |                |
|----------------------------------|--|----------------|
| Monitoring & Evaluation          | RAMS Strategy cost (£25,220) carried forward to 2025/26  | 0              |
| Infrastructure and site projects | Kessingland Beach (£4,894) and Orwell Country Park (£7,480) projects underway – budget reallocated to 25/26. | 0              |
| <b>Total expenditure 2024/25</b> |  | <b>129,174</b> |

### **2024/25 Income summary**

**Table 3: 2024/25 Spendable income transferred into the Suffolk Coast RAMS Single Account**

| <b>Local Authority</b>              | <b>Starting balance 01.04.24 (£)</b> | <b>Quarter 1 (£)</b> | <b>Quarter 2 (£)</b> | <b>Quarter 3 (£)</b> | <b>Quarter 4 (£)</b> | <b>Single Account 2024/2025 (£)</b> | <b>Closing balance 2024/25 (£)</b> |
|-------------------------------------|--------------------------------------|----------------------|----------------------|----------------------|----------------------|-------------------------------------|------------------------------------|
| <b>East Suffolk Council</b>         | 958,400                              | 32,672               | 313,371              | 10,859               | 149,221              | 506,123                             | 1,464,523                          |
| <b>Babergh District Council</b>     | 203,954                              | 1,463                | 24,298               | 1,051                | 4,130                | 30,942                              | 234,896                            |
| <b>Mid Suffolk District Council</b> | 104,224                              | 36,993               | 0                    | 0                    | 142                  | 37,135                              | 141,359                            |
| <b>Ipswich Borough Council</b>      | 32,565                               | 122                  | 0                    | 0                    | 0*                   | 122                                 | 32,687                             |
| <b>Total Spendable Income</b>       | <b>1,299,143</b>                     | <b>71,250</b>        | <b>337,669</b>       | <b>11,910</b>        | <b>153,493</b>       | <b>574,200</b>                      | <b>1,873,465</b>                   |

\*Ipswich Borough Council's RAMS Single Account fund transfer (£54,490.79) for 2024/25 is in process and will now be shown in 2025/26 financial accounts.

|   |                   |
|---|-------------------|
| <b>Closing balance RAMS Single Account (Close of 2024/25)</b> | <b>£1,873,465</b> |
| <b>Delivery Plan Expenditure 2024/25</b>                      | <b>£129,174</b>   |
| <b>Current spendable income</b>                               | <b>£1,744,291</b> |

|   |                   |
|---|-------------------|
| <b>Unrestricted funds at close of 2024/25</b> | <b>£1,305,602</b> |
| <b>Restricted funds at close of 2024/25</b>   | <b>£438,689</b>   |

### **Delivery Plan budget for 2025/26**

The following is the simplified approved budget for Suffolk Coast RAMS spending for 2025/26. Delivery of items in Table 4, are focused on the immediate project priorities for strategy implementation and some short to medium term measures. The actual spend is subject to vary from that proposed below and may also be varied (with approval of the Executive Group) following the adoption of the 2025 Strategy Review.

**Table 4: Programme delivery items and budget estimate for the Suffolk Coast RAMS project 2025/26.**

| <b>Suffolk Coast RAMS<br/>Delivery Plan 2025/26</b> | <b>Description</b>  | <b>Budget<br/>2025/26<br/>(£)</b> |
|---|---|-----------------------------------|
| Staff Resources & Recruitment                       | Includes Management and Rangers salaries & on costs; Provision for Dog Officer recruitment; Employee Insurance; Mileage & Subsistence; Uniform & Equipment; Training; Vehicle lease | 259,478                           |
| Signage & interpretation                            | New signage and interpretation board installation at priority sites (ongoing)   | 16,000                            |
| Marketing & Promotion                               | Includes promotional campaigns, social media, video production, promotional equipment and display materials for events  | 13,750                            |
| Website development & Maintenance                   | Content development support, hosting and maintenance services   | 5,520                             |
| Monitoring & Evaluation                             | Carry forward 24/25 Strategy review costs   | 25,220                            |

|                                  |  |                 |
|----------------------------------|--|-----------------|
|                                  | Car Park review; Monitoring strategy                                   | 5,000           |
| Infrastructure and site projects | Carry forward 24/25 projects (Kessingland Beach & Orwell Country Park) | 12,374          |
|                                  | Grant funding allocation & Direct Delivery project funding             | 60,000          |
| Contingency                      |  | 5,000           |
| Total Budget 2025/26             |  | <b>£402,342</b> |

# Appendix C - The Sizewell C Report

## 1 The Sizewell C Deed of Obligation

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

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

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

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

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

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

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

Table 1: 2024-25 totals:

|  |               |
|--|---------------|
| Start Balance on 1 April 2024:   | £7,274,422.07 |
| Total amount of money received by East Suffolk Council during 2024-25:         | £7,395,790.77 |
| Interest Accrued during 2024-25:   | £131,167.72   |
| Total amount of money spent during 2024-25:                                    | £4,882,464.13 |
| Total amount of money retained at the end of 2024-25:                          | £9,918,916.43 |
| Total amount of money allocated but not spent during 2024-25:                  | £608,226.16   |
| Total amount of money allocated before 2024-25 but not spent by 31 March 2025: | £399,163.19   |

## Sizewell C Contributions Breakdown 2024-25

Table 1 shows a breakdown of the contributions paid, interest accrued, spend and the total amount of money that has been retained at the end of the 2024-25 financial year:

**Table 1**

| DoO<br>Schedule | DoO<br>Clause    | Contribution Type   | Start Balance<br>01/04/2024 | Income        | Interest<br>Applied  | Spend       | End Balance at<br>31/03/2025 |
|-----------------|------------------|---|-----------------------------|---------------|----------------------|-------------|------------------------------|
| 2               | 2.1.1            | Energy Projects Manager   | £80,678.92                  | £97,356.16    | £2,372.01            | £17,020.00  | £163,387.09                  |
| 2               | 2.1.2            | Energy Projects Planner   | £9,835.29                   | £46,659.50    | -£71.12 <sup>3</sup> | £38,002.35  | £18,421.32                   |
| 2               | 2.1.3            | Environmental Health Officer  | £62,872.12                  | £68,451.80    | £1,514.91            | £68,107.61  | £64,731.22                   |
| 2               | 4.1              | SZC Support Contributions   | £145,787.40                 | £177,718.48   | £5,427.69            | £39,202.58  | £289,730.99                  |
| 2               | 5.1              | Noise and Air Quality Monitoring  | £3,070.76                   | £12,799.80    | £201.19              | £315.00     | £15,756.75                   |
| 2               | 6                | Public Information Portal   | £19,242.79                  | £0.00         | £514.79              | £462.00     | £19,295.58                   |
| 3               | 2.4              | Housing Resourcing (Private Sector Housing Officer, Project Support Officer, Housing Needs Officer and Development Officer) | £256,135.28                 | £264,157.00   | £7,243.56            | £121,138.52 | £406,397.32                  |
| 3               | 2.6.2            | Private Housing Supply Plan   | £0.00                       | £2,367,528.99 | £10,999.61           | £15,406.56  | £2,363,122.04                |
| 3               | 2.8              | Housing and Homelessness  | £0.00                       | £600,356.82   | £3,104.04            | £0.00       | £603,460.86                  |
| 5               | 2.2              | Local Community Safety Measures   | £461,100.62                 | £154,088.78   | £12,355.08           | £87,940.82  | £539,603.66                  |
| 7               | 5.1              | Economic Development Function   | £151,837.27                 | £168,099.91   | £4,188.30            | £42,770.42  | £281,355.06                  |
| 7               | 5.2              | Economic Development Business Support Service   | £210,253.37                 | £216,128.46   | £6,693.01            | £42,853.22  | £390,221.62                  |
| 8               | 3.1.1 -<br>3.1.2 | Survey and consolidation of the First Leiston Abbey Site and improved interpretation of the First Leiston Abbey Site        | £93,445.94                  | £0.00         | £157.82              | £93,603.76  | £0.00                        |

<sup>3</sup> Overspend between use of 2023-24 funds and receipt of 2024-25 funds resulted in a negative interest balance for this contribution.

| DoO<br>Schedule | DoO<br>Clause    | Contribution Type  | Start Balance<br>01/04/2024 | Income        | Interest<br>Applied | Spend         | End Balance at<br>31/03/2025 |
|-----------------|------------------|--|-----------------------------|---------------|---------------------|---------------|------------------------------|
| 8               | 3.2.1            | Survey and consolidation of the Scheduled Monument SM 1014520 and improved interpretation of the Second Leiston Abbey Site | £764,077.09                 | £523,619.21   | £3,734.66           | £765,367.54   | £526,063.42                  |
| 8               | 3.2.2            | The development and implementation of a landscape and access masterplan for the Second Leiston Abbey Site                  | £105,126.69                 | £72,042.82    | £177.55             | £105,304.23   | £72,042.83                   |
| 10              | 2.1.1 -<br>2.2.2 | Design and Construction of the Leiston Sports Facilities   | £85,952.71                  | £1,428,694.14 | £17,638.66          | £4,131.00     | £1,528,154.51                |
| 11              | 3.1.1-<br>3.1.2  | Land Management and Skills Scheme  | £29,201.85                  | £30,017.84    | £945.45             | £0.00         | £60,165.14                   |
| 11              | 6.5-6.7          | European Sites Access Fund   | £0.00                       | £30,000.00    | £155.10             | £0.00         | £30,155.10                   |
| 11              | 4.3              | SZC Natural Environment Implementation Manager   | £79,172.07                  | £81,384.37    | £2,446.69           | £9,128.49     | £153,874.64                  |
| 11              | 12.1             | Farmland Bird Mitigation Fund  | £116,807.43                 | £120,071.36   | £3,781.80           | £0.00         | £240,660.59                  |
| 13              | 2.1              | National Trust Dunwich Heath and Coastguard Cottages Resilience Fund   | £696,120.28                 | £0.00         | £1,550.17           | £697,670.46   | -£0.01                       |
| 13              | 2.2              | Pro Corda Resilience Fund  | £0.00                       | £0.00         | £878.28             | £0.00         | £878.28                      |
| 13              | 2.3              | RSPB Resilience Fund   | £2,502,015.07               | £0.00         | £4,225.66           | £2,506,240.73 | £0.00                        |
| 15              | 2.1              | Tourism Support Resources  | £233,614.86                 | £240,142.73   | £6,626.24           | £72,517.47    | £407,866.36                  |
| 15              | 3.1 -3.2         | Tourism Fund   | £1,168,074.26               | £686,122.60   | £34,306.57          | £144,931.37   | £1,743,572.06                |
| <b>Totals</b>   |                  |  |                             |               |                     |               |                              |



## 2 Sizewell C Expenditure and Allocations

Table 2a shows 2024-25 spend broken down and cross referenced to the source of funds:

**Table 2a**

| DoO Schedule | DoO Clause    | Contribution Type   | Spend Total | Spend details  |
|--------------|---------------|---|-------------|--|
| 2            | 2.1.1         | Energy Projects Manager   | £17,020.00  | Energy Projects Manager project time charged   |
| 2            | 2.1.2         | Energy Projects Planner   | £38,002.35  | Energy Projects Planner project time charged   |
| 2            | 2.1.3         | Environmental Health Officer  | £68,107.61  | Environmental Health Officer post funding  |
| 2            | 4.1           | SZC Support Contributions   | £39,202.58  | Project time charged by various East Suffolk Council service areas supporting the project.<br>External Professional Fees.  |
| 2            | 5.1           | Noise and Air Quality Monitoring  | £315.00     | Wearable and portable air quality monitors   |
| 2            | 6             | Public Information Portal   | £462.00     | ICT project time charged   |
| 3            | 2.4           | Housing Resourcing (Private Sector Housing Officer, Project Support Officer, Housing Needs Officer and Development Officer) | £121,138.52 | Visitor Accommodation Plan.<br>Post funding for listed roles and project time charged for supporting roles.<br>Associated costs for various events held relating to the Private Housing Supply Plan. |
| 3            | 2.6.2         | Private Housing Supply Plan   | £15,406.56  | Bedspaces Grants and associated costs.   |
| 5            | 2.2           | Local Community Safety Measures   | £87,940.82  | Project time charged and post funding for Community Safety Officers.   |
| 7            | 5.1           | Economic Development Function   | £42,770.42  | Economic Programme Manager post funding.   |
| 7            | 5.2           | Economic Development Business Support Service   | £42,853.22  | Business Support Study.<br>Software.   |
| 8            | 3.1.1 - 3.1.2 | Survey and consolidation of the First Leiston Abbey Site and improved interpretation of the First Leiston Abbey Site        | £93,603.76  | Paid onwards in accordance with Deed   |

| <b>DoO<br/>Schedule</b> | <b>DoO<br/>Clause</b> | <b>Contribution Type</b>   | <b>Spend Total</b> | <b>Spend details</b>   |
|-------------------------|-----------------------|--|--------------------|--|
| 8                       | 3.2.1                 | Survey and consolidation of the Scheduled Monument SM 1014520 and improved interpretation of the Second Leiston Abbey Site | £765,367.54        | Paid onwards in accordance with Deed   |
| 8                       | 3.2.2                 | The development and implementation of a landscape and access masterplan for the Second Leiston Abbey Site                  | £105,304.23        | Paid onwards in accordance with Deed   |
| 10                      | 2.1.1 -<br>2.2.2      | Design and Construction of the Leiston Sports Facilities   | £4,131.00          | Project time charged for Leisure Services in relation to the design of the Leiston Sports Facilities.  |
| 11                      | 4.3                   | Natural Environment Implementation Manager   | £9,128.49          | Natural Environment Implementation Manager post funding.   |
| 13                      | 2.1                   | National Trust Dunwich Heath and Coastguard Cottages Resilience Fund   | £697,670.46        | Paid onwards in accordance with Deed   |
| 13                      | 2.3                   | RSPB Resilience Fund   | £2,506,240.73      | Paid onwards in accordance with Deed   |
| 15                      | 2.1                   | Tourism Support Resources  | £72,517.47         | Tourism Programme Manager post funding.<br>Project time charged by various East Suffolk Council service areas supporting the Tourism fund.                               |
| 15                      | 3.1 -<br>3.2          | Tourism Fund   | £144,931.37        | Interim Tourism Fund Implementation Plan Projects 2 (Digital Territorial Analysis Tool), 3 (Photo/Video Assets & DAM), 4 (Season Extension Campaign) and 6 (Engagement). |

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

**Table 2b**

| <b>DoO<br/>Schedule</b> | <b>DoO<br/>Clause</b> | <b>Contribution Type</b>   | <b>Year funds<br/>allocated</b> | <b>Intended use of funds</b>   | <b>Total<br/>allocated</b> | <b>Total allocation<br/>remaining</b> |
|-------------------------|-----------------------|--|---------------------------------|--|----------------------------|---------------------------------------|
| 7                       | 5.1                   | Economic Development Function  | 2023-24                         | 4 years projected costs for SZC Economic Development Programme Manager   | £282,000.00                | £227,481.66                           |
| 15                      | 2.1                   | Tourism Support Resources  | 2023-24                         | 4 years projected costs for Sizewell C Tourism Programme Manager         | £234,000.00                | £171,681.53                           |
| 8                       | 3.2.1                 | Survey and consolidation of the Scheduled Monument SM 1014520 and improved interpretation of the Second Leiston Abbey Site | 2024-25                         | To be paid onwards in accordance with the terms of the Deed              | £526,063.42                | £526,063.42                           |
| 8                       | 3.2.2                 | The development and implementation of a landscape and access masterplan for the Second Leiston Abbey Site                  | 2024-25                         | To be paid onwards in accordance with the terms of the Deed              | £72,042.83                 | £72,042.83                            |
| 3                       | 2.4                   | Housing Resourcing   | 2024-25                         | Visitor Accommodation plan   | £56,655.00                 | £29,200.00                            |
| 7                       | 5.2                   | Economic Development Business Support Service  | 2024-25                         | Business Support Study.<br>Software.                                     | £74,499.00                 | £31,645.78                            |
| 15                      | 3.1 -<br>3.2          | Tourism Fund   | 2024-25                         | Project 1 - Online tourism tracker                                       | £50,000.00                 | £50,000.00                            |
|                         |                       |  | 2024-25                         | Project 2 - Digital Territorial Analysis Tool                            | £40,000.00                 | £19,633.69                            |
|                         |                       |  | 2024-25                         | Project 3 - Photography/Video Assets and Digital Asset Management System | £40,000.00                 | £25,834.00                            |
|                         |                       |  | 2024-25                         | Project 4 - Season Extension Campaign                                    | £80,000.00                 | £5,870.00                             |
|                         |                       |  | 2024-25                         | Project 5 - Visitor Perceptions and Segmentation Research                | £150,000.00                | £150,000.00                           |
|                         |                       |  | 2024-25                         | Project 6 - Engagement Budget  | £60,000.00                 | £23,700.94                            |
|                         |                       |  | 2024-25                         | Project 7 - Digital Long Term Survey                                     | £20,000.00                 | £20,000.00                            |
|                         |                       |  | 2024-25                         | Project 8 - Data Support   | £20,000.00                 | £20,000.00                            |

| <b>DoO<br/>Schedule</b> | <b>DoO<br/>Clause</b> | <b>Contribution Type</b>                   | <b>Year funds<br/>allocated</b> | <b>Intended use of funds</b>  | <b>Total<br/>allocated</b> | <b>Total allocation<br/>remaining</b> |
|-------------------------|-----------------------|--|---------------------------------|---|----------------------------|---------------------------------------|
| 11                      | 4.3                   | Natural Environment Implementation Manager | 2024-25                         | Natural Environment Implementation Advisor  | £50,867.00                 | £41,738.51                            |
| 2                       | 5.1                   | Noise and Air Quality Monitoring           | 2024-25                         | Zephyr air quality monitor, 2 x Atmotube Pro air quality monitors, 1 x Di Log DL7040 light meter                                | £11,503.00                 | £11,503.00                            |
|                         |                       |  | 2024-25                         | Cost of local Communities Officer working on SZC community safety - Annual £12,500 for 7 years                                  | £87,500.00                 | £87,500.00                            |
| 5                       | 2.2                   | Local Community Safety Measures            | 2024-25                         | Cost of two new Community Safety Officers (2025-26 allocation)  | £97,964.00                 | £97,964.00                            |
|                         |                       |  | 2024-25                         | Management and coordination of local Communities Officer posts and overseeing delivery of the SZC community safety action plan. | £7,194.00                  | £2,744.00                             |

## Appendix D - The Infrastructure List

### 1 Review of infrastructure needs

The Infrastructure List has been developed through the ongoing review of infrastructure needs originally identified through the development of the Waveney and Suffolk Coastal Local Plans. Each Local Plan includes an Infrastructure Delivery Framework, reflecting assessed infrastructure requirements at the time of the development of the Local Plans.

The Infrastructure List identifies the projects which are a priority to be delivered, through s106 funds, District CIL or other funding. The Council works with all the statutory partners, meeting at least on a quarterly basis, to ensure that the infrastructure providers are aware of the developments coming forwards and are preparing the infrastructure projects that need to be delivered through funding from CIL. This also helps to ensure the Infrastructure List is current and reflects latest estimated costs. The CIL Spending Strategy ensures that priority is given to the critical and essential infrastructure projects so that there are no delays to delivery of this infrastructure and there is sufficient District CIL available to allocate.

The Infrastructure List is subject to annual review to ensure that costings of projects are accurately reflected, funding streams are updated, priorities and timings for delivery are accurate and to add or remove projects that arise through consultations and the planning process. Discussions have taken place with the statutory bodies providing services such as Police, Health, Education, and Highways in order to review their infrastructure requirements and to add or remove projects, for example, as population trends change, and service delivery methods change. This ensures that the Infrastructure List contains the most up to date information for all stakeholders.

As part of more focussed delivery of infrastructure, the Council has been working closely with statutory partners to understand the key projects planned to be delivered in the short term. A five-year plan is detailed below in Table D1, the 5-Year Infrastructure Delivery Plan, and includes the essential infrastructure planned to be delivered to support Local Plans growth and East Suffolk priorities for the next 5-year period. To ensure delivery of health and education infrastructure over this next period, the CIL Spending Working Group has currently ring-fenced a sum of £13m District CIL towards the essential Health and Education projects. This amount is kept under annual review and is updated where necessary. The delivery of the 5-Year Plan is reviewed regularly as clearer timings and estimated project costs emerge. Some projects may be added or removed, and this is reported/updated annually; the table below has been updated since the 23/24 IFS.

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

**Table D1 – The 5-year Delivery Plan (estimated/expected CIL bids to East Suffolk Council and estimated total project costs, where known)**

| Service                 | 2025   | 2026   | 2027   | 2028  | 2029  |
|-------------------------|--|--|--|---|---|
| Education (Early Years) |  | Dairy Farm Halesworth new Early Years CIL bid of <b>£1,320,990</b>   |  |   |   |
| Education (Early Years) |  |  |  | Kirkley Waterfront (former Jeld Wen site) new Early Years bid – estimated cost <b>£2.2m</b> |   |
| Education (primary)     | Henley Gate (Ipswich Garden Suburb) Primary School - CIL <b>£272,868.75</b> (£14.5m) |  |  |   |   |
| Education (primary)     |  | New Brightwell Lakes Primary School CIL bid of <b>£427,992</b> (£16m)  |  |   |   |
| Education (primary)     |  | New North Felixstowe Primary School CIL bid of <b>£221,933</b> (£14m)  |  |   |   |
| Education (primary)     |  |  | Trimley St Martin Primary School CIL bid of <b>£1,423,188</b> (£12.7m) |   |   |
| Education (secondary)   |  | Northgate High School reconfiguration to assist with Ipswich Garden Suburb area growth (dining hall) – CIL bid of <b>£59,878</b> |  |   |   |
| Education (secondary)   |  |  | Felixstowe Academy expansion – CIL bid of <b>£989,230</b>              |   |   |
| Education (secondary)   |  |  |  |   | Expansion to accommodate Brightwell Lakes growth – likely expansion of Kesgrave High School. Approx CIL |

| Service  | 2025  | 2026  | 2027   | 2028  | 2029                        |
|--|---|---|--|---|-----------------------------|
|  |   |   |  |   | bid of<br><b>£4,160,000</b> |
| <b>Flooding/<br/>coastal<br/>defence<br/>works</b> | Benacre <b>£1m</b><br>(total cost<br>£62.1m)  |   |  |   |                             |
| <b>Health</b>                                      | Expansion of<br>floorspace at<br>Beccles Medical<br>Centre – CIL bid of<br><b>£4,226,255</b>        |   |  |   |                             |
| <b>Health</b>                                      | SISU health<br>machines in<br>Leiston and<br>Saxmundham<br>libraries – CIL bid<br>of <b>£29,500</b> |   |  |   |                             |
| <b>Health</b>                                      |   |   |  | Extension to<br>north<br>Lowestoft GP<br>practice(s) –<br><b>£2.3m-£3m</b>      |                             |
| <b>Health</b>                                      |   |   |  | Extension to<br>Kirkley Mill GP<br>practice, south<br>Lowestoft –<br><b>£1m</b> |                             |
| <b>Health</b>                                      |   |   |  | Expansion of<br>Sole Bay<br>Health Centre,<br>Southwold –<br><b>£1m</b>         |                             |
| <b>Health</b>                                      |   |   | Increase in<br>floorspace at<br>Martlesham<br>Health<br>Surgery and<br>Birches<br>Medical<br>Centre -<br><b>£320,000</b> |   |                             |
| <b>Health</b>                                      |   | Extension to Wickham<br>Market Health Centre -<br><b>£150,000</b>             |  |   |                             |
| <b>Health</b>                                      |   | Relocation of Little St<br>John's Surgery,<br>Woodbridge -<br><b>£150,000</b> |  |   |                             |
| <b>Health</b>                                      |   |   | New premises<br>for<br>Saxmundham<br>Health Centre<br>- <b>£1,200,000</b>  |   |                             |



| Service  | 2025  | 2026  | 2027   | 2028 | 2029 |
|----------|---|---|--|------|------|
| Highways | LCWIP IM17<br>Wilford Bridge<br>Road from Melton<br>crossroads CIL<br>(£573,875)  |   | LCWIP IM17<br>Woods Lane<br>from Melton<br>Crossroads to<br>the A12<br>Cost unknown            |      |      |
| Highways | Benhall Cycling,<br>Walking,<br>Wheeling Group<br>priority project<br>ESC LCWIP LR8.1 –<br>Benhall to<br>Saxmundham<br>(£402,841) |   |  |      |      |
| Highways | Waldringfield<br>Primary School<br>footpath<br>improvements<br>(School Road)<br>(£42,734.34)                                      |   |  |      |      |
| Highways |   | SCC scheme 24, ESC<br>scheme LB12, LB14,<br>LB40 Beccles and<br>Worlingham cycling<br>and walking<br>infrastructure<br>(£500,000)         |  |      |      |
| Highways |   | ESC Scheme IM22 –<br>introducing segregated<br>cycling and walking<br>infrastructure,<br>Bredfield Road/Melton<br>Road<br>Cost unknown    |  |      |      |
| Highways |   | ESC Scheme IM5,<br>Widening and<br>resurfacing<br>segregated cycling<br>and walking track<br>along Main Road,<br>Kesgrave<br>Cost unknown |  |      |      |
| Highways |   | Bell Lane/Foxhall Road<br>junction improvements<br>(Kesgrave)<br>Cost unknown   |  |      |      |
| Highways |   |   | Joint Parish<br>Transport<br>Initiative -<br>improvements<br>in the<br>A1152/B1083<br>corridor |      |      |

| Service  | 2025   | 2026 | 2027  | 2028   | 2029   |
|----------|--|------|---|--|--|
|          |  |      | (overall cost<br><b>£1.5m)</b>  |  |  |
| Highways |  |      | ESC Scheme IM22.<br>Introducing segregated cycling and walking infrastructure, Bredfield Road/Melton Road<br><b>Cost unknown</b>  |  |  |
| Highways |  |      | Improving cycling and walking infrastructure in Felixstowe<br>ESC Scheme F5 (High Road West), F6 (High Road East), F7 (Cliff Road), F111 (Cliff Road cycle parking), F115 (The Dip to Felixstowe Ferry via PROW Footpath 62)<br><b>Cost unknown</b> |  |  |
| Highways |  |      | LCWIP IM17<br>Woods Lane from Melton Crossroads to the A12<br><b>£573,875</b>   |  |  |
| Highways | Melton crossroads to Wilford Bridge Road (L13, L16)<br><b>£573,875</b> |      |   |  |  |
| Highways |  |      |   | Denmark Road, Lowestoft (L10)<br><b>Cost unknown</b> |  |
| Highways |  |      |   |  | Kessingland to Lowestoft (LK1, LK2) –<br><b>Cost unknown</b> |

| Service   | 2025                         | 2026                       | 2027   | 2028 | 2029 |
|-----------|------------------------------|----------------------------|--|------|------|
| Highways  |                              |                            | ESC Scheme IM5, Widening and resurfacing segregated cycling and walking track along Main Road, Kesgrave – cost <b>£1,266</b> |      |      |
| Libraries | Wickam Market <b>£29,500</b> |                            |  |      |      |
| Libraries |                              | Leiston <b>£118,908</b>    |  |      |      |
| Libraries |                              | Framlingham <b>£88,668</b> |  |      |      |
| Libraries |                              | Woodbridge <b>£193,968</b> |  |      |      |
| Libraries |                              |                            | Lowestoft <b>£560,550</b>  |      |      |
| Libraries |                              |                            | Felixstowe <b>£806,760</b>   |      |      |

## 2 The generic infrastructure list

Where major **unplanned** (unallocated) sites (those over 10 dwellings) are considered, the following generic infrastructure list is used as the basic approach to considering how required infrastructure should be funded. The list does not prevent S106 being used where there are very specific on or off-site infrastructure requirements or preclude East Suffolk from using CIL to enable delivery of infrastructure partly funded through S106.

Table D2 is to be used as a guide to the approach to collecting contributions from unplanned sites.

For **planned** sites (i.e. sites allocated in one of the two Local Plans), the infrastructure funding will typically follow that set out in Table D2 below, but the particular policy and supporting text wording should be referred to, as there are some cases where particular pieces of infrastructure are envisaged to be funded differently. In addition, any changes to this are highlighted in the Infrastructure List (section 3 below). The approach taken with “strategic” sites is covered in Table D3 below.

**Table D2: Funding of infrastructure on unplanned sites**

| Infrastructure Required  | S106/s278 | CIL |
|--|-----------|-----|
| Highway improvements including strategic cycling and pedestrian infrastructure           | X         |     |
| Strategic highway improvements including strategic cycling and pedestrian infrastructure |           | X   |

|  |   |   |
|--|---|---|
| Library facilities   |   | X |
| Education – additional pre-school places at existing establishments                      |   | X |
| Education – additional primary school places at existing establishments                  |   | X |
| Education – additional secondary school and sixth form places at existing establishments |   | X |
| Education – NEW Schools or early years settings  | X |   |
| Off-site health infrastructure   |   | X |
| Care facilities  | X |   |
| Off-site police infrastructure   |   | X |
| Off-site leisure and community facilities  |   | X |
| Open space   | X |   |
| Maintenance of open space where transferred to East Suffolk                              | X |   |
| Strategic Green Infrastructure   |   | X |
| Strategic flooding and coastal defence works   |   | X |
| Strategic waste infrastructure   |   | X |
| Home-school transport contributions  | X |   |

The East Suffolk CIL Charging Schedule was adopted in June 2023 (and came into effect on 1<sup>st</sup> August 2023). Eight sites allocated in either the Waveney Local Plan (2019) or Suffolk Coastal Local Plan (2020) are identified as being “strategic” by virtue of their scale. These sites have bespoke residential CIL rates and the balance of residential S106/S278, and CIL infrastructure funding is set out below in Table D3 (other infrastructure types, such as retail or employment, will be charged as per the East Suffolk CIL Charging Schedule).

**Table D3: Funding of infrastructure on “strategic” sites**

| Site  | Residential CIL rate (2025 values) | CIL-funded infrastructure   | S106/S278-funded infrastructure | Notes  |
|---|------------------------------------|---|---------------------------------|--|
| Brightwell Lakes (Adastral Park) (SCLP12.19)                    | £0                                 | None  | Everything required             | This site was granted outline planning permission in 2018 at a zero rate of CIL (as per the Suffolk Coastal Charging Schedule) |
| Kirkley Waterfront and Sustainable Urban Neighbourhood (WLP2.4) | £0                                 | None  | Everything required             |  |
| South Saxmundham Garden Neighbourhood (SCLP12.29)               | £110.14                            | <ul style="list-style-type: none"> <li>Libraries contributions</li> </ul>   | Everything else required        |  |
| North Felixstowe Garden Neighbourhood (SCLP12.3)                | £71.59                             | <ul style="list-style-type: none"> <li>Libraries contributions</li> <li>HWRC (Household Waste Recycling Centres) improvements</li> <li>Secondary school places</li> </ul> | Everything else required        |  |
| Land off Howlett Way Trimley St Martin (SCLP12.64)              | £176.23                            | <ul style="list-style-type: none"> <li>Libraries contributions</li> <li>HWRC improvements</li> <li>Secondary school places</li> <li>Health contributions</li> </ul>       | Everything else required        |  |
| Land south of The Street, Carlton Colville/Gisleham (WLP2.16)   | £99.13                             | <ul style="list-style-type: none"> <li>Libraries contributions</li> <li>HWRC improvements</li> <li>Secondary school places</li> <li>Health contributions</li> </ul>       | Everything else required        |  |
| Beccles & Worlingham Garden Neighbourhood (WLP3.1)              | £0                                 | None  | Everything required             |  |
| North of Lowestoft Garden Village (WLP2.13)                     | £66.08                             | <ul style="list-style-type: none"> <li>Libraries contributions</li> <li>HWRC improvements</li> <li>Secondary school places</li> <li>Health contributions</li> </ul>       | Everything else required        |  |



### 3 The Full Infrastructure List 2024-25

The Infrastructure List is broken down into type; for example, it starts with listing all Highways projects and ends with Coastal Protection and Flooding, followed by the keys to colour coding within the Infrastructure List. The keys are located at the end of the Infrastructure List.

The Infrastructure List is subject to annual review to ensure it accurately reflects delivery of the infrastructure projects. As new Neighbourhood Plans are 'made', the infrastructure needs identified from this growth are also added to this list.

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

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

Highways

| Project   | Local / Neighbourhood Plan Policy | Parish                | Priority  | Lead Provider   | Estimated Cost | Non-Developer Funding Sources     | Potential Non-Developer Funding Amount | Potential Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress                            | Status | Comments  |
|---|-----------------------------------|-----------------------|-----------|---|----------------|-----------------------------------|--|----------------------------------|--------------------------------|---------------------------------|---------------------------------------|--|--------|---|
| Trimley St Mary - pedestrian crossing   |                                   | Trimley St Mary       | Desirable | Trimley St Mary Parish Council                            | £65,000        | Trimley St Mary Parish Council    | £20,000.00                             | £45,000.00                       | CIL                            | £0.00                           | None                                  | Short term                                     |        | DCIL funding 2018/19  |
| Rushmere St Andrew, Playford Road Traffic Calming   |                                   | Rushmere St Andrew    | Desirable | Rushmere St Andrew Parish Council, Suffolk County Council | £61,050        | Rushmere St Andrew Parish Council | £15,850.00                             | £45,200.00                       | CIL                            | £0.00                           | None                                  | Short term                                     |        | DCIL funding 2018/19  |
| Traffic calming measures  |                                   | Easton                | Essential | Parish Council, Suffolk County Council                    | Unknown        | Unknown                           | Unknown                                | Unknown                          | Neighbourhood CIL              | Unknown                         | Unknown                               | Short – Medium term                            |        | A Neighbourhood CIL project which SCC is working on with Easton Parish Council to deliver traffic calming measures. Project completed   |
| Halesworth - Footpath Hill Farm Road  |                                   | Halesworth            | Desirable | Suffolk County Council                                    | £27,301        | None                              | £0.00                                  | £27,301.00                       | CIL                            | £0.00                           | None                                  | Short term                                     |        | DCIL Funding 2018/19. The total cost of the PRoW footpath was revised to £27,301 (the original scheme was estimated at £56,002.50, with DCIL bid approved in Oct 2018). The project provides an improvement to the existing network with better connectivity to the town centre, to Holton Saint Peter Community Primary School, and to the sports ground and the playing field. Completed September 2022 however other improvements are likely to be delivered with remaining CIL. |
| Footway improvements at Land to the East of Aldeburgh Road, Aldringham                      | SCLP12.42                         | Aldringham Cum Thorpe | Essential | Developer   | £10,000        | None                              | Unknown                                | £10,000.00                       | Section 278                    | £0.00                           | N/A                                   | Short – Medium term (with development of site) |        |   |
| Dedicated access for cyclists and pedestrians at Woods Lane and Wilford Bridge Road, Melton | MEL2                              | Melton                | Essential | Parish Council, Suffolk County Council                    | £1,700,000.00  | SCC                               | £35,000.00                             | £560,000.00                      | Neighbourhood CIL              | None                            | None                                  | Short Term                                     |        | Part of Melton Neighbourhood Plan. Crossing improvements at the T junction of Bredfield Road and Woods Lane. CIL bid submitted for the Wilford Bridge Road section in May 2025  |
| Framlingham - Walking Routes and Pembroke Road junction improvements                        |                                   | Framlingham           | Desirable | Framlingham Town Council                                  | £107,000       | Framlingham Town Council, S106    | £52,000.00                             | £55,000.00                       | CIL                            | £0.00                           | None                                  | Short term                                     |        | DCIL funding 2018/19. Road Safety Audit was carried out during spring 2022 for Pembroke Road junction, design includes better safety measures with narrowing of the road for vehicular access. The zebra crossing on Station Road, adjacent to the Hopkins Homes site (known as Prospect Place) was delivered in November 2018. Work on Pembroke Road completed February 2023. Project complete with underspend of allocation of £12,184.22.  |

| Project   | Local / Neighbourhood Plan Policy | Parish               | Priority  | Lead Provider                          | Estimated Cost   | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Potential Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap   | Timescale/ Progress                            | Status | Comments   |
|---|-----------------------------------|----------------------|-----------|--|------------------|-------------------------------|--|----------------------------------|--------------------------------|---------------------------------|---|--|--------|--|
| Normanston Park Pedestrian and Cycle Bridge, Lowestoft  |                                   | Lowestoft            | Essential | East Suffolk Council                   | £1,200,000       | None                          | £0.00                                  | £1,200,000.00                    | CIL                            | £0.00                           | Suffolk County Council, East Suffolk Council, grant funding from organisations such as Sustrans (awarded quarterly) | Short term                                     |        | Feasibility Stage. £120,000 DCIL allocated 2017/18 and completed, £19,992 unspent. Pedestrian and cycle bridge over railway, planning application (submitted by East Suffolk Council) permitted in November 2019, Ref: DC/19/2796/RG3. The Normanston Park Railway bridge is part of the overall strategy for Lake Lothing. ESC is leading on this project and would need to commission a preliminary design to update the construction costs. No recent update and so no project forthcoming (at least at the current time) |
| Benhall to Saxmundham cycle route   |                                   | Benhall / Saxmundham | Essential | Suffolk County Council                 | £500,000         | SCC                           | £50,000                                | £450,000                         | CIL                            | Unknown                         | Unknown   | Short  |        | Cil bid submitted May 25   |
| Access, cycle and footway improvements for North Felixstowe Garden Neighbourhood                                      | SCLP12.3                          | Various              | Critical  | Developer                              | Unknown          | None                          | Unknown                                | Unknown                          | Section 278/Section 106        | £0.00                           | N/A   | Short – Medium term (with development of site) |        | Some Bus, Public Rights of Way and TRO improvements secured through Section 106 with further measures being discussed through the master planning for the rest of the NFGN   |
| Dedicated footpaths and cycle paths between Former Ashley Nurseries Site and Land at Laurel Farm East, West and South | SA1, SA2, SA3                     | Kessingland          | Essential | Developer                              | Unknown          | Unknown                       | Unknown                                | Unknown                          | Section 106, Neighbourhood CIL | Unknown                         | Unknown   | Over Entire Plan Period                        |        | Part of Kessingland Neighbourhood Plan. Public Rights of Way and Mova Traffic System secured through Section 106   |
| Footway improvements at Land north of Mill Close, Orford  | SCLP12.57                         | Orford               | Essential | Developer                              | £5,000 - £10,000 | None                          | Unknown                                | £5,000 - £10,000                 | Section 278                    | £0.00                           | N/A   | Short – Medium term (with development of site) |        |  |
| Pedestrian crossings at Melton Road, Melton   |                                   | Melton               | Essential | Parish Council, Suffolk County Council | £60,000.00       | None                          | Unknown                                | £60,000.00                       | CIL, Neighbourhood CIL         | Unknown                         | Unknown   | Short Term                                     |        | Included in Melton Neighbourhood Plan. Currently being built with anticipated delivery in Summer 2022  |
| Improved Access to Leiston household Waste Recycling Centre   | TM5                               | Leiston              | Desirable | Parish Council, Suffolk County Council | Unknown          | None                          | Unknown                                | Unknown                          | Neighbourhood CIL              | Unknown                         | Unknown   | Short Term                                     |        | Part of Leiston Neighbourhood Plan   |
| Extending Speed Limits in Leiston   |                                   | Leiston              | Desirable | Parish Council, Suffolk County Council | Unknown          | None                          | Unknown                                | Unknown                          | Neighbourhood CIL, Section 106 | Unknown                         | Unknown   | Short Term                                     |        | Included in Leiston Neighbourhood Plan   |

| Project  | Local /<br>Neighbourhood<br>Plan Policy | Parish     | Priority  | Lead<br>Provider                       | Estimated Cost | Non-Developer<br>Funding Sources | Potential Non-<br>Developer Funding<br>Amount | Potential<br>Developer<br>Contribution | Type of<br>Developer<br>Contribution | Potential Remaining<br>Funding Gap | Potential<br>Funding<br>Sources to Fill<br>Gap | Timescale/<br>Progress | Status | Comments                              |
|--|---|------------|-----------|--|----------------|----------------------------------|---|--|--------------------------------------|------------------------------------|--|------------------------|--------|---------------------------------------|
| Provision of cycling, walking and disability access routes   | MAR13                                   | Martlesham | Desirable | Parish Council, Suffolk County Council | £1,500,000.00  | A12 MRN                          | £300,000.00                                   | Unknown                                | NCIL/CIL                             | £1,200,000.00                      | Unknown  | Short Term             |        | Part of Martlesham Neighbourhood Plan |
| Improvements to Bus Shelters and information in Melton   | MEL4                                    | Melton     | Desirable | Parish Council, Suffolk County Council | Unknown        | None                             | Unknown                                       | Unknown                                | Neighbourhood CIL                    | Unknown                            | Unknown  | Short Term             |        | Part of Melton Neighbourhood Plan     |
| Bicycle racks at Melton Railway Station  | MEL5                                    | Melton     | Desirable | Parish Council, Suffolk County Council | Unknown        | None                             | Unknown                                       | Unknown                                | Neighbourhood CIL                    | Unknown                            | Unknown  | Short Term             |        | Part of Melton Neighbourhood Plan     |
| Car Park and landscaping at Land Opposite McColls Convenience Store, The Street, Melton                    | MEL7                                    | Melton     | Desirable | Parish Council, Suffolk County Council | Unknown        | None                             | Unknown                                       | Unknown                                | Neighbourhood CIL                    | Unknown                            | Unknown  | Short Term             |        | Part of Melton Neighbourhood Plan     |
| Access from Boulge Road  | BDP.9                                   | Bredfield  | Essential | Developer, Suffolk County Council      | Unknown        | None                             | Unknown                                       | Unknown                                | Section 106, Neighbourhood CIL       | Unknown                            | Unknown  | Short Term             |        | Part of Bredfield Neighbourhood Plan  |
| Footpath link from site 534 to village centre  | BDP.14                                  | Bredfield  | Essential | Developer, Suffolk County Council      | Unknown        | None                             | Unknown                                       | Unknown                                | Section 106, Neighbourhood CIL       | Unknown                            | Unknown  | Short Term             |        | Part of Bredfield Neighbourhood Plan. |
| Provision of new or extended Public Rights of Way  |   | Reydon     | Desirable | Parish Council, Suffolk County Council | Unknown        | None                             | Unknown                                       | Unknown                                | Neighbourhood CIL                    | Unknown                            | Unknown  | Short Term             |        | Included of Reydon Neighbourhood Plan |
| Provision of safe walking and cycling routes   |   | Reydon     | Desirable | Parish Council, Suffolk County Council | Unknown        | None                             | Unknown                                       | Unknown                                | Neighbourhood CIL                    | Unknown                            | Unknown  | Short Term             |        | Included of Reydon Neighbourhood Plan |
| Improvements to Hungate Car Park, including resurfacing, upgrading toilets and soft landscaping            |   | Beccles    | Desirable | Parish Council, Suffolk County Council | Unknown        | None                             | Unknown                                       | Unknown                                | Neighbourhood CIL                    | Unknown                            | Unknown  | Short Term             |        | Included of Reydon Neighbourhood Plan |
| Vehicular access from St John Road to Land to the east of St Margaret's Road, linked to access from WLP5.2 | H4                                      | Bungay     | Essential | Parish Council, Suffolk County Council | Unknown        | None                             | Unknown                                       | Unknown                                | Neighbourhood CIL                    | Unknown                            | Unknown  | Short Term             |        | Included in Bungay Neighbourhood Plan |
| Pedestrian and Cycle Route through Land to the east of St Margaret's Road                                  | H4                                      | Bungay     | Essential | Parish Council, Suffolk County Council | Unknown        | None                             | Unknown                                       | Unknown                                | Neighbourhood CIL                    | Unknown                            | Unknown  | Short Term             |        | Included in Bungay Neighbourhood Plan |

| Project  | Local / Neighbourhood Plan Policy | Parish             | Priority  | Lead Provider          | Estimated Cost | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Potential Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments  |
|--|-----------------------------------|--------------------|-----------|------------------------|----------------|-------------------------------|--|----------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|---|
| Betts Avenue Public Right of Way improvements            | SCLP12.19                         | Martlesham         | Essential | Suffolk County Council | £15,200        | None                          | £0.00                                  | £15,200.00                       | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes   |
| Felixstowe Road public right of way improvements         | SCLP12.19                         | Martlesham         | Essential | Suffolk County Council | £16,942        | None                          | £0.00                                  | £16,942.00                       | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes   |
| Public Rights of Way stopping up contributions           | SCLP12.19                         | Martlesham         | Essential | Suffolk County Council | £8,000         | None                          | £0.00                                  | £8,000.00                        | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes   |
| Public Rights of Way Order Making                        | SCLP12.19                         | Martlesham         | Essential | Suffolk County Council | £19,500        | None                          | £0.00                                  | £19,500.00                       | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes   |
| Brightwell Bridleway Scheme                              | SCLP12.19                         | Martlesham         | Essential | Suffolk County Council | £19,000        | None                          | £0.00                                  | £19,000.00                       | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes   |
| Public Rights of Way Signage                             | SCLP12.19                         | Martlesham         | Essential | Suffolk County Council | £15,000        | None                          | £0.00                                  | £15,000.00                       | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes   |
| Bridleway BR6 Improvement Scheme (Condition 69)          | SCLP12.19                         | Martlesham         | Essential | Suffolk County Council | Unknown        | None                          | £0.00                                  | Unknown                          | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes   |
| General Public Rights of Way Improvements (Condition 10) | SCLP12.19                         | Martlesham         | Essential | Suffolk County Council | Unknown        | None                          | £0.00                                  | Unknown                          | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes   |
| Anson Road Improvements                                  | SCLP12.19                         | Martlesham         | Essential | Suffolk County Council | £60,000        | None                          | £0.00                                  | £60,000.00                       | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes   |
| Arundel Way Improvements                                 | SCLP12.19                         | Rushmere St Andrew | Essential | Suffolk County Council | £100,000       | None                          | £0.00                                  | £100,000.00                      | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes   |
| Bell Lane/Foxhall Road junction Improvements             | SCLP12.19                         | Kesgrave           | Essential | Suffolk County Council | £100,000       | None                          | £0.00                                  | £100,000.00                      | Section 106                    | £0.00                           | None                                  | Short - medium term |        | CIL bid submitted May 25. £100,000 S106 contribution towards improvements secured in the legal agreement for Brightwell Lakes, provided no other Bell Lane junction improvements have been made by the time of that trigger. A road safety scheme has been discussed but the amount of development currently planned in the area does not justify a development-led need for this |
| Dobbs Lane Improvements                                  | SCLP12.19                         | Kesgrave           | Essential | Suffolk County Council | £100,000       | None                          | £0.00                                  | £100,000.00                      | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes   |
|  |                                   |                    |           |                        |                |                               |  |                                  |                                |                                 |                                       |                     |        |   |

| Project   | Local / Neighbourhood Plan Policy | Parish     | Priority  | Lead Provider          | Estimated Cost | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Potential Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments   |
|---|-----------------------------------|------------|-----------|------------------------|----------------|-------------------------------|--|----------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|--|
| Bus Infrastructure Improvements   | SCLP12.19                         | Various    | Essential | Suffolk County Council | £34,000        | None                          | £0.00                                  | £34,000.00                       | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes  |
| Offsite Highways Mitigation Measures  | SCLP12.19                         | Various    | Essential | Suffolk County Council | £200,000       | None                          | £0.00                                  | £200,000.00                      | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes. Including £20,000 for survey work.  |
| Speed Management Contributions  | SCLP12.19                         | Various    | Essential | Suffolk County Council | £200,247       | None                          | £0.00                                  | £200,247.00                      | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes. Including £32,040 for operating costs.  |
| Highways Contributions  | SCLP12.19                         | Various    | Essential | Suffolk County Council | £399,998       | None                          | £0.00                                  | £399,998.00                      | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes  |
| Speed Limit Signs (Condition 32)  | SCLP12.19                         | Various    | Essential | Suffolk County Council | Unknown        | None                          | £0.00                                  | Unknown                          | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes  |
| Improvements to A14 Junction 58 (Condition 33)  | SCLP12.19                         | Nacton     | Essential | Suffolk County Council | Unknown        | None                          | £0.00                                  | Unknown                          | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes  |
| Cycle and Footway Connection at Barrack Square (Condition 34)   | SCLP12.19                         | Martlesham | Essential | Suffolk County Council | Unknown        | None                          | £0.00                                  | Unknown                          | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes  |
| Improvements to A12 Barrack Square/Eagle Way Junction and Barrack Square/Gloster Road Junction (Condition 37) | SCLP12.19                         | Martlesham | Essential | Suffolk County Council | Unknown        | None                          | £0.00                                  | Unknown                          | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes  |
| Improvements to Foxhall Road/Newbourne Road Junction (Condition 38)   | SCLP12.19                         | Brightwell | Essential | Suffolk County Council | Unknown        | None                          | £0.00                                  | Unknown                          | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes  |
| Improvements to Martlesham Roundabout (Condition 39)  | SCLP12.19                         | Martlesham | Essential | Suffolk County Council | Unknown        | None                          | £0.00                                  | Unknown                          | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes  |
| Improvements to Goster Road/Felixstowe Road Junction (Condition 40)   | SCLP12.19                         | Nacton     | Essential | Suffolk County Council | Unknown        | None                          | £0.00                                  | Unknown                          | Section 106                    | £0.00                           | None                                  | Short - medium term |        | As required by Section 106 Agreement for Brightwell Lakes  |
| Cycle link along Ellough Road, Beccles  | WLP3.1                            | Worlingham | Essential | Suffolk County Council | £112,100       | None                          | £0.00                                  | £112,100.00                      | Section 278                    | £0.00                           | N/A                                   | Medium Term         |        | Linked to Waveney Cycle Strategy projects BE20 and BE21. Improvements as required through policy WLP3.1. Figure will be refined through planning application discussions |



| Project  | Local /<br>Neighbourhood<br>Plan Policy | Parish           | Priority             | Lead<br>Provider  | Estimated Cost             | Non-Developer<br>Funding Sources                                      | Potential Non-<br>Developer Funding<br>Amount | Potential<br>Developer<br>Contribution  | Type of<br>Developer<br>Contribution   | Potential Remaining<br>Funding Gap | Potential<br>Funding<br>Sources to Fill<br>Gap   | Timescale/<br>Progress  | Status | Comments   |
|--|---|------------------|----------------------|---|----------------------------|---|---|---|--|------------------------------------|--|---|--------|--|
| Cycle link between Lowestoft and Hopton  | WLP2.13                                 | Various          | Essential            | Suffolk County Council  | £380,000                   | None  | £0.00   | £380,000.00   | Section 278  | £0.00                              | N/A  | Medium Term   |        | CIL used as 'top up' if needed, Linked to Waveney Cycle Strategy projects R3, R4, R5 and R6. Figure will be refined through planning application discussions                           |
| Improvements to Bloodmoor Roundabout, Carlton Colville, Lowestoft                      | WLP2.16                                 | Carlton Colville | Essential            | Suffolk County Council  | £700,000 - £1,000,000      | None  | Unknown                                       | £700,000 - £1,000,000   | Section 106 – principally from WLP2.16 but also other sites in vicinity of Lowestoft | £0.00                              | N/A  | Medium term   |        |  |
| Potential safety Improvements to A47 to accommodate the North Lowestoft Garden Village | WLP2.12                                 | Corton           | Potentially Critical | Highways England, Suffolk County Council                              | Unknown                    | Unknown   | Unknown                                       | Unknown   | Section 278  | Unknown                            | N/A  | Long term   |        |  |
| Continuation of Shared Space Scheme at Felixstowe Town Centre                          |   | Felixstowe       | Desirable            | Felixstowe Town Council, East Suffolk Council, Suffolk County Council | Unknown                    | Felixstowe Town Council, East Suffolk Council, Suffolk County Council | Unknown                                       | Unknown   | Section 106/Section 278  | £0.00                              | N/A  | Over entire plan period   |        | CIL used as 'top up' if needed   |
| Measures to improve capacity at Garrison Lane / High Road junction, Felixstowe         |   | Felixstowe       | Essential            | Suffolk County Council  | £250,000 - £300,000        | None  | Unknown                                       | £250,000 - £300,000   | Section 106/Section 278  | £0.00                              | N/A  | Over entire plan period   |        | The route is identified as a priority in Suffolk's LCWIP and East Suffolk's Active Travel Strategy. The emphasis will be on reducing demand here by improving active travel provision. |
| Measures to improve capacity at Garrison Lane / Mill Lane junction, Felixstowe         |   | Felixstowe       | Essential            | Suffolk County Council  | £250,000 - £300,000        | None  | Unknown                                       | £250,000 - £300,000   | Section 106/Section 278  | £0.00                              | N/A  | Over entire plan period   |        | The route is identified as a priority in Suffolk's LCWIP and East Suffolk's Active Travel Strategy. The emphasis will be on reducing demand here by improving active travel provision. |
| Improvements to A14, junction 55 (Copdock Interchange, Ipswich)                        |   | Ipswich          | Essential            | Suffolk County Council, Highways England                              | £65,000,000 - £100,000,000 | Highways England, Central Government                                  | £9,750,000 - £15,000,000                      | Unknown   | CIL  | Unknown                            | Highways England, Central Government, other ISPA authorities                                 | Over entire plan period. Local (Suffolk Coastal) contribution derived from traffic modelling of proportion of trips derived from Suffolk Coastal Local Plan growth. |        |  |
| Improvements to A14, junction 56 (Wherstead)   |   | Ipswich          | Essential            | Suffolk County Council, Highways England                              | TBC                        | Highways England, Central Government                                  | Unknown                                       | Contribution unknown – potential contribution from development proposal in Babergh District to be funded via s278 | Section 278/CIL  | Unknown                            | Developer contributions from ISPA authorities, Highways England (Road Investment Strategy or | Over entire plan period   |        |  |

| Project  | Local / Neighbourhood Plan Policy | Parish  | Priority  | Lead Provider                            | Estimated Cost                         | Non-Developer Funding Sources                              | Potential Non-Developer Funding Amount    | Potential Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap                        | Timescale/ Progress  | Status | Comments  |
|--|-----------------------------------|---------|-----------|--|--|--|---|----------------------------------|--------------------------------|---------------------------------|--|--|--------|---|
|  |                                   |         |           |  |  |  |   |                                  |                                |                                 | Minor Works Fund), Central Government                        |  |        |   |
| Improvements to A14, junction 57 (Nacton)  |                                   | Nacton  | Essential | Suffolk County Council, Highways England | £5,000,000 - £10,000,000               | Highways England, Central Government, DfT Minor Works Fund | £1,075,000 - £2,150,000                   | Unknown                          | CIL                            | Unknown                         | Highways England, Central Government                         | Over entire plan period. Local (Suffolk Coastal) contribution derived from traffic modelling of proportion of trips derived from Suffolk Coastal Local Plan. |        |   |
| Improvements to A14, junction 58 (Seven Hills)   |                                   | Various | Essential | Suffolk County Council, Highways England | £5,000,000                             | Highways England, Central Government                       | Unknown (if under s278)                   | £5,000,000.00                    | s 106 / s278/ CIL              | Unknown                         | Highways England, Central Government, other ISPA authorities | Over entire plan period - Contributions expected from sites SCLP12.19 and SCLP12.20.   |        |   |
| Sustainable transport measures in Ipswich, including Behaviour Change Measures and projects within the Enhanced Partnership and Suffolk Bus Service Improvement Plan, and other measures |                                   | Various | Essential | Suffolk County Council                   | £7,300,000 - £8,400,000                | Suffolk County Council, Developers, ISPA Authorities       | Unknown                                   | £2,100,000 - £2,400,000          | S106/CIL                       | £5,200,000-£6,000,000           | Developer contributions from ISPA authorities                | Over entire plan period (figures to 2026)  |        |   |
| Infrastructure improvements to support sustainable transport measures and junction improvements  |                                   | Various | Essential | Suffolk County Council                   | £16,000,000 - £20,000,000 (up to 2026) | Developers, Suffolk County Council, ISPA authorities       | Unknown                                   | £4,500,000 - £5,600,000          | S106/CIL                       | £11,500,000 - £14,400,000       | Developer contributions from ISPA authorities                | Over entire plan period (figures to 2026)  |        |   |
| Measures to increase capacity on Foxhall Road (from A12 to Heath Road)   |                                   | Various | Essential | Suffolk County Council                   | £200,000 - £250,000                    | None   | £0.00                                     | £200,000 - £250,000              | Section 106                    | Unknown                         | Unknown  | Over entire plan period. <u>Note: there is a requirement for permitted site SCLP12.19 to deliver these improvements.</u>                                     |        |   |
| Measures to increase capacity on A1214   |                                   | Various | Essential | Suffolk County Council                   | £4,000,000                             | None   | Unknown. Proportion from East Suffolk TBC | Unknown                          | Section 106/ Section 278       | Unknown                         | Developer contributions from ISPA Authorities                | Over entire plan period  |        | Partly included as a priority route within Suffolk's LCWIP and is a priority bus route within Suffolk's BSIP. The section in East Suffolk is a priority for the East Suffolk Active Travel Strategy and the part in Ipswich is included within IBC's Cycling Strategy SPD and is likely to be taken forward to their LCWIP. Measures here should focus on active travel and bus priority infrastructure over increases in capacity. |

| Project  | Local /<br>Neighbourhood<br>Plan Policy | Parish        | Priority  | Lead<br>Provider          | Estimated Cost                    | Non-Developer<br>Funding Sources       | Potential Non-<br>Developer Funding<br>Amount | Potential<br>Developer<br>Contribution | Type of<br>Developer<br>Contribution | Potential Remaining<br>Funding Gap | Potential<br>Funding<br>Sources to Fill<br>Gap | Timescale/<br>Progress  | Status | Comments   |
|--|---|---------------|-----------|---------------------------|-----------------------------------|--|---|--|--------------------------------------|------------------------------------|--|-------------------------|--------|--|
| Measures to improve capacity at Melton crossroads                            |   | Melton        | Essential | Suffolk County Council    | £250,000 - £300,000               | None                                   | Unknown                                       | £250,000 - £300,000                    | Section 106/Section 278              | £0.00                              | N/A  | Over entire plan period |        | Included as a priority in the East Suffolk Active Travel Strategy  |
| Measures to improve capacity at A12/B1079 junction                           |   | Woodbridge    | Essential | Suffolk County Council    | £300,000 - £350,000               | None                                   | MRN Scheme                                    | £300,000 - £350,000                    | Section 106/Section 278              | £0.00                              | Central Government Funding, NSIPs              | Over entire plan period |        | Included as a priority in the East Suffolk Active Travel Strategy  |
| Measures to improve capacity at B1121/Chantry Road junction, Saxmundham      |   | Saxmundham    | Essential | Developer                 | Unknown                           | None                                   | Unknown                                       | Unknown                                | Section 106/Section 278              | £0.00                              | N/A  | Over entire plan period |        |  |
| Provision of dedicated cycle paths and footpaths                             | TM1                                     | Leiston       | Essential | Parish Council, Developer | Unknown                           | Unknown                                | Unknown                                       | Unknown                                | Neighbourhood CIL                    | Unknown                            | Unknown  | Over Entire Plan Period |        | Part of Leiston Neighbourhood Plan, 5 specific projects.   |
| Local Cycling and Walking Infrastructure Plan Schemes                        |   | Various       | Essential | Suffolk County Council    | Unknown                           | None                                   | Unknown                                       | Unknown                                | Section 106/Section 278/CIL          | Unknown                            | Unknown  | Over entire plan period |        |  |
| Measures to improve the footway at School Road, Waldringfield                |   | Waldringfield | Essential | Suffolk County Council    | £42,367.69                        | Private contribution from Councillors? | TBC   | £42,367.59                             | CIL                                  | £0.00                              | N/A  | Short-term              |        | To deliver part of a safe walking route to Waldringfield Primary School. Linked with development at Brightwell Lakes. CIL Bid submitted May 25.  |
| Joint Parish Transport Initiative - improvements in the A1152/B1083 corridor |   | Various       | Essential | Suffolk County Council    | £1,500,000.00                     | £1,500,000.00                          | Unknown                                       | Unknown                                | Section 278/CIL                      | Unknown                            | Unknown  | Short-term              |        | This project has recently been identified through ESC, SCC and Deben Peninsula Parish engagement. Regular progress is being made to identify a range of projects and the costs and methods of delivery. Cumulative growth supports CIL investment. |
| Total  |   |               |           |                           | £ 100,471,001.70 - 100,861,469.30 |  | £94,912,950.00                                | £ 5,558,051.74 – 5,926,520.37          |                                      | £0.00                              |  |                         |        |  |
| Total  |   |               |           |                           | £107,876,937 - 153,811,937        |  | £10,912,850 - 17,237,850                      | Unknown                                |                                      | Unknown                            |  |                         |        |  |
| Total  |   |               |           |                           | Unknown                           |  | Unknown                                       | Unknown                                |                                      | Unknown                            |  |                         |        |  |
| Overall Totals   |   |               |           |                           | £208,311,938.70 - 254,637,406.30  |  | £105,825,800 - 112,150,800                    | Unknown                                |                                      | Unknown                            |  |                         |        |  |

## Early Years Education

*Note: The cost of mainstream Early Years was previously based on average costs published annually in the DfE School Place Scorecard. However, as these costs are based on historic projects, local evidence of higher costs has been compiled. These costs will be published formally in the (updated) SCC Developers Guide to infrastructure contributions in Suffolk later in 2025 and they have been applied to the projects below.*

| Project   | Local /<br>Neighbourhood Plan<br>Policy | Parish                | Priority  | Lead Provider                     | Estimated Cost                   | Non-<br>Developer<br>Funding<br>Sources | Potential<br>Non-<br>Developer<br>Funding<br>Amount | Required<br>Developer<br>Contribution | Type of<br>Developer<br>Contribution | Potential<br>Remaining<br>Funding Gap | Potential<br>Funding<br>Sources to Fill<br>Gap | Timescale/<br>Progress | Status | Comments  |
|---|---|-----------------------|-----------|-----------------------------------|----------------------------------|---|---|---------------------------------------|--------------------------------------|---------------------------------------|--|------------------------|--------|---|
| Additional 30 pre-school places at Holton St Peter Primary School   |   | Holton                | Essential | Suffolk County Council            | £1,030,240                       | None                                    | £0  | £1,030,240                            | CIL                                  | £0.00                                 | None   | Short term             |        | To be delivered in addition to the new setting at Dairy Farm, Halesworth (WLP4.5). CIL bid for £615,240 approved in 2021. Second CIL bid submitted in 2022 to cover shortfall due to material costs and site-specific conditions  |
| 1 new pre-school setting at Dennington  |   | Framlingham           | Essential | Suffolk County Council            | £1,469,150.43                    | Donations/<br>self-<br>fundraising      | £22,683.72  | £1,446,466,71                         | CIL                                  | £0.00                                 | None   | Short term             |        | New purpose-built facility provided through collaborative funding in order to provide adequate facilities to the Northern Catchment area of Framlingham ward and the wider rural villages. CIL bids approved in <b>2021/22 (£1,178,252) and 2022/23 (£268,214.71)</b>   |
| Additional Early Education Capacity in Framlingham Ward   | SCLP12.1, SCLP12.49, SCLP12.53          | Framlingham           | Essential | Suffolk County Council            | £2,163,000.00 – 60 place setting | Unknown                                 | £0  | £414,322.92                           | CIL                                  | £0.00                                 | None   | Medium term            |        | SCLP12.49 If required, 0.22ha of land on the site should be reserved for a new pre-school setting or a contribution made towards a new pre-school setting off-site. Need towards end of development. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage – linked with Dennington above.<br><br>Updated costs in line with SCC bespoke 60 place preschool setting costs. If new school required. |
| Provision of a pre-school Centre on land at Playing Fields off Francis Road, Kessingland                          | CI3                                     | Kessingland           | Essential | Developer, Suffolk County Council | £1,304,640.00                    | None                                    | Unknown   | Unknown                               | S106, Neighbourhood CIL              | Unknown                               | Unknown  | Short term             |        | Part of Kessingland Neighbourhood Plan  |
| New pre-school setting at Melton Primary School to provide additional Early Education Capacity in Woodbridge Ward | SCLP12.32, SCLP12.33                    | Melton and Woodbridge | Essential | Suffolk County Council            | £1,350,000.00                    | Unknown                                 | £0  | £509,488.00                           | CIL                                  | £840,512.00                           | None   | Short - Medium term    |        | Some expansion possible. A project to provide additional Early Years in Melton awarded £1.35m CIL bid in September 2023. Project programmed for delivery in 2025. Some expansion possible. A project to provide additional Early Years places is currently being developed to deliver additional Early Education Capacity in Melton. District CIL award in 23/24 for £1,350,000. Planning Application SCC/0024/25SC with SCC for determination. Spring 2026 delivery  |
| Pre-school provision at Brightwell Lakes  | SCLP12.19                               | Martlesham            | Essential | Suffolk County Council            | £935,601.00                      | None                                    | £0  | £935,601.00                           | Section 106                          | £0.00                                 | None   | Short - medium term    |        | Including built provision (344m2 indoor space, 285m2 outdoor space). A contribution of approximately £18,000,000 will be required for education provision at Brightwell Lakes. This will cover pre-school, primary, secondary and further education. £935,601 secured from the s106 towards the pre-school. The developer contribution is index linked from 2018 (the date of the planning permission). 2027 delivery   |
| 1 new pre-school setting at new primary school on North Lowestoft Garden Village                                  | WLP2.13                                 | Corton                | Essential | Suffolk County Council            | £0                               | None                                    | £0  | £1,306,440.00                         | Section 106                          | £0.00                                 | None   | Short-medium term      |        | 60 place pre-school setting to delivered alongside the new primary school on North of Lowestoft Garden Village. Delivery dependent on housing growth build-out. Land to be secured for £1. Fully serviced - minimum 3.3ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage<br><br>Early years provision to be included in new primary school cost  |

| Project   | Local / Neighbourhood Plan Policy | Parish    | Priority  | Lead Provider          | Estimated Cost                                  | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution                | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments  |
|---|-----------------------------------|-----------|-----------|------------------------|---|-------------------------------|--|---------------------------------|---|---------------------------------|---------------------------------------|---------------------|--------|---|
| 1 new pre-school setting in Gunton and Corton area (North Lowestoft Garden Village)   | WLP2.13                           | Various   | Essential | Suffolk County Council | £2,163,000.00                                   | None                          | £0                                     | £1,306,440.00                   | Section 106                                   | £0.00                           | None                                  | Short-medium term   |        | <p>60 place pre-school part of a local shopping centre on North of Lowestoft Garden Village. Delivery dependent on housing growth build out. Setting would not be needed until after setting at new primary school is delivered. Land for new setting secured for £1. Fully serviced - minimum 0.22ha for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage</p> <p>Updated costs in line with SCC bespoke 60 place preschool setting costs.</p>   |
| 2 or 3 new pre-school settings in Kirkley Waterfront and Sustainable Urban Neighbourhood combined with one new pre-school setting in Kirkley and Whitton Area | WLP2.4, 2.6                       | Lowestoft | Essential | Suffolk County Council | £6,489,000.00 – 3 x standalone 60 place setting | None                          | £0                                     | £1,306,440.00                   | Section 106 (possibly CIL as well/instead of) | £0.00                           | None                                  | Short-medium term   |        | <p>Unless alternative sites elsewhere in south Lowestoft can be found, the need for the Kirkley Waterfront site as a whole is for three 60-place settings. Land secured for £1. Fully serviced - minimum 0.22ha for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage. Should viability be sufficiently challenging (through accepted evidence), it may be that the money to build some of these settings will be funded from CIL</p> <p>Standalone 60 place setting pre-school cost, primary school no longer required.</p> |
| <del>1 new pre-school setting in Kirkley and Whitton Area.</del>  | WLP2.4, WLP2.6                    | Various   | Essential | Suffolk County Council | £2,163,000.00                                   | None                          | £0                                     | £1,306,440.00                   | Section 106                                   | £0.00                           | None                                  | Short-medium term   |        | <p><del>60 place pre-school setting in response to growth from Kirkley Waterfront and Sustainable Urban Neighbourhood. Fully serviced - minimum 0.22ha for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage</del></p> <p>Combined with above</p>  |
| 1 new pre-school at new primary school on Beccles and Worlingham Garden Neighbourhood   | WLP3.1                            | Various   | Essential | Suffolk County Council | £0  | None                          | £0                                     | £1,306,440.00                   | Section 106                                   | £0.00                           | None                                  | Short-medium term   |        | <p>Pre-school setting to delivered alongside the new primary school. Land setting secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage</p> <p>Early years provision to be included in new primary school cost</p>  |
| 1 new pre-school setting at Community Hub in Beccles and Worlingham Garden Neighbourhood  | WLP3.1                            | Various   | Essential | Suffolk County Council | £2,163,000.00                                   | None                          | £0                                     | £1,306,440.00                   | Section 106                                   | £0.00                           | None                                  | Short-medium term   |        | <p>Stand-alone Pre-school setting. Setting at primary school as part of WLP3.1 to be delivered first. Land for new setting secured for £1. Fully serviced - minimum 0.22ha for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage</p> <p>Updated costs in line with SCC bespoke 60 place preschool setting costs.</p>   |
| 1 new pre-school setting in Beccles and Worlingham area to serve development on Land West of London Road, Beccles   | WLP3.2                            | Beccles   | Essential | Suffolk County Council | £2,163,000.00                                   | None                          | £0                                     | £1,306,440.00                   | Section 106                                   | £0.00                           | None                                  | Short-medium term   |        | <p>Stand-alone Pre-school setting. Setting at primary school as part of WLP3.1 to be delivered first. Land for new setting secured for £1. Fully serviced - minimum 0.22ha for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage</p> <p>Updated costs in line with SCC bespoke 60 place preschool setting costs.</p>   |
| 1 new pre-school setting at Land West of St Johns Road, Bungay  | WLP5.2                            | Bungay    | Essential | Suffolk County Council | £2,163,000.00                                   | None                          | £0                                     | £1,306,440.00                   | Section 106                                   | £0.00                           | None                                  | Short-medium term   |        | <p>0.22hectares of land on the site should be made available for a new pre-school setting. Site needed by 300th dwelling occupation. Land for new setting secured for £1. Fully serviced - minimum 0.22ha for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage</p> <p>Updated costs in line with SCC bespoke 60 place preschool setting costs.</p>   |

| Project  | Local / Neighbourhood Plan Policy                              | Parish            | Priority  | Lead Provider          | Estimated Cost | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments   |
|--|--|-------------------|-----------|------------------------|----------------|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|--|
| 1 new pre-school setting in Oulton   | WLP2.15  | Oulton            | Essential | Suffolk County Council | £2,163,000.00  | None                          | £0                                     | £1,306,440.00                   | Section 106                    | £0.00                           | None                                  | Short-medium term   |        | <p>0.22 hectares of land on the site should be made available for a new pre-school setting. Site needed by 300th dwelling occupation. Land for new setting secured for £1. Fully serviced - minimum 0.22ha for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage</p> <p>Land secured under application (DC/23/3191/FUL).</p> <p>Updated costs in line with SCC bespoke 60 place preschool setting costs.</p>  |
| 1 new pre-school setting at new primary school on Land South of The Street   | WLP2.16  | Carlton Colville  | Essential | Suffolk County Council | £0             | None                          | £0                                     | £1,306,440.00                   | Section 106                    | £0.00                           | None                                  | Short-medium term   |        | <p>Pre-school setting to delivered alongside the new primary school. Site needed by 300th dwelling occupation. Land secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage</p> <p>Early years provision to be included in new primary school cost</p>   |
| Pre-school setting/s at South Saxmundham Garden Neighbourhood  | SCLP12.29, SCLP12.30, SCLP12.43, SCLP12.52, SCLP12.59 SCLP12.1 | Saxmundham        | Essential | Suffolk County Council | £2,163,000.00  | Unknown                       | £0                                     | £1,894,338.00                   | Section 106                    | £65,322.00                      | Unknown                               | Short - Medium term |        | <p>One form of entry primary school on a 2.2ha site to enable further expansion and pre-school provision. Second setting on 0.13ha of land reserved for a further new pre-school setting should a suitable and accessible alternative provision not be available elsewhere in the town. Pre-school setting with primary school delivered first - Land setting secured for £1. Fully serviced - minimum 2.2ha 420 place primary and for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage</p> <p>£2,163,000.00 for 1 x standalone 60 place preschool, costs associated with remaining 60 places included in primary school costs.</p>  |
| Pre-school settings at North Felixstowe Garden Neighbourhood   | SCLP12.3, SCLP12.4   | Felixstowe        | Essential | Suffolk County Council | £2,163,000.00  | Unknown                       | £0                                     | £3,113,682.00                   | Section 106                    | £1,458,858.00                   | Extant Section 106/CIL                | Short - Medium term |        | <p>Provision of one 60 place pre-school setting with the 210 place, along with a second 60 place setting with the 420 place primary school; AS further 60 place setting is required elsewhere within the garden neighbourhood. Primary School land secured for £1. Fully serviced - minimum 2.2ha. Location to be determined in consultation with SCC at Reserved Matters stage. For the standalone pre-school land secured for £1. Fully serviced - minimum 0.22ha 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage. Either 4x 60 place settings or 1x 60 place + 2x 90 place settings</p> <p>£2,163,000.00 for standalone 60 place setting. – remaining costs will be captured under primary costs</p> |
| Pre-school settings in Felixstowe – including at Walton High Street North, existing school sites and/or at Land at Brackenbury Sports Centre or Land at Sea Road | SCLP12.5, SCLP12.6   | Felixstowe        | Essential | Suffolk County Council | £0             | Unknown                       | £0                                     | £259,110.60                     | Section 106                    | £1,700,549.40                   | Extant Section 106/CIL                | Short - Medium term |        | <p>30 places at Caustone or Colneis primary or 12.5 reserve site at Brackenbury (0.1 ha if needed pre-school). 60 places Walton Green North</p> <p>Early years provision to be included in new primary school cost</p>   |
| Pre-school setting with new primary school at Land Adjacent to Reeve Lodge and pre-school setting at Land off Howlett Way  | SCLP12.64, SCLP12.65   | Trimley St Martin | Essential | Suffolk County Council | £0             | Unknown                       | £0                                     | £1,001,604.00                   | Section 106                    | £304,836.00                     | Extant Section 106/CIL                | Short - Medium term |        | <p>SCLP12.65 Provision of 2.2ha of land for a primary school including and 0.22ha of land for pre-school. Land for new setting secured for £1. Fully serviced - minimum 0.22ha for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage.</p> <p>provision; Reservation of a site on SCLP12.64 for a new pre-school setting on 0.1ha of land; Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage</p> <p>Early years provision covered in Primary costs</p>   |



| Project   | Local / Neighbourhood Plan Policy                    | Parish             | Priority  | Lead Provider          | Estimated Cost | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments  |
|---|--|--------------------|-----------|------------------------|----------------|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|---|
| Pre-school setting/expansion of existing settings in Leiston and Aldeburgh                | SCLP12.1, SCLP12.27, SCLP12.42, SCLP12.55            | Various            | Essential | Suffolk County Council | ££443,618.40   | Unknown                       | £0                                     | £195,966.00                     | Section 106                    | £1,110,474.00                   | Unknown                               | Short - Medium term |        | Needs mainly from existing permissions - new development will only cover part of the cost. Expansion of existing setting. Mid local plan period   |
| Additional Early Education Capacity in Rendlesham Ward                                    | SCLP1261, SCLP12.62                                  | Rendlesham         | Essential | Suffolk County Council | £400,860.00    | Unknown                       | £0                                     | £163,764.00                     | CIL                            | £0.00                           | CIL                                   | Short – Medium term |        | No capacity to expand. May need to find places in adjacent wards if places are not available. SCC investigating possibilities   |
| Additional Early Education Capacity in Fynn Valley Ward                                   | SCLP12.66, SCLP12.67, SCLP12.70, SCLP12.71           | Westerfield        | Essential | Suffolk County Council | £358,101.60    | Unknown                       | £0                                     | £163,764.00                     | CIL                            | £0.00                           | None                                  | Medium term         |        | Improvements to be investigated   |
| Additional Early Education Capacity in Kirton Ward  | SCLP12.44, SCLP12.54, SCLP12.56                      | Kirton             | Essential | Suffolk County Council | £168,361.20    | Unknown                       | £0                                     | £109,176.00                     | CIL                            | £0.00                           | None                                  | Medium term         |        | Improvements to be investigated   |
| Additional Early Education Capacity in Wenhashton and Westleton Ward                      | SCLP12.1, SCLP12.47, SCLP12.48, SCLP12.69, SCLP12.68 | Various            | Essential | Suffolk County Council | £521,118.00    | Unknown                       | £0                                     | £327,528.00                     | CIL                            | £0.00                           | None                                  | Medium term         |        | No capacity to expand. May need to find places in adjacent wards if places are not available  |
| Pre-school setting in Wickham Market Ward   | SCLP12.1, SCLP12.46, SCLP12.51, SCLP12.60            | Wickham Market     | Essential | Suffolk County Council | £2,163,000.00  | Unknown                       | £0                                     | £479,028.00                     | Section 106                    | £174,192.00                     | Unknown                               | Medium term         |        | <p>SCLP12.60 Provision of 0.22ha of land for a new pre-school setting if needed. Land for new setting secured for £1. Fully serviced - minimum 0.22ha for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage</p> <p>Updated costs in line with SCC bespoke 60 place preschool setting costs.</p>   |
| 1 new pre-school setting at Dairy Farm, Halesworth. Linked with other sites in Halesworth | WLP4.1, WLP4.2, WLP4.3, WLP4.4                       | Halesworth         | Essential | Suffolk County Council | £2,163,000.00  | None                          | £0                                     | £1,306,440.00                   | Section 106                    | £0.00                           | None                                  | Medium-long term    |        | <p>Standalone 60 place setting. Land for new setting secured for £1. Fully serviced - minimum 0.22ha for 60 FTE place setting. Location to be determined in consultation with SCC at Masterplanning stage and Reserved Matters stage</p> <p>Updated costs in line with SCC bespoke 60 place preschool setting costs.</p>  |
| Pre-school setting at Land at Humber Doucy Lane, Rushmere St Andrew                       | SCLP12.24  | Rushmere St Andrew | Essential | Suffolk County Council | £2,163,000.00  | Unknown                       | £0                                     | £304,836.00                     | Section 106                    | £1,001,604.00                   | Section 106 from other development    | Long term           |        | <p>This is a site which crosses the boundary into Ipswich Borough – about 1/3 of the site is within East Suffolk (the allocation is for 150 dwellings in the Suffolk Coastal Local Plan). The total cost (on current figures, which are likely to change) is £2,235,054, of which £507,967 is for the East Suffolk part. Provision of 0.22ha of land for a pre-school setting if needed within East Suffolk. A planning application for the site as a whole is currently under appeal (awaiting decision) and so the eventual figures are likely to be different. It is possible that the scheme could be delivered directly by the developers.</p> <p>Expected delivery after settings at Ipswich Garden Suburb are delivered. Land for new setting to be secured for £1. Fully serviced - minimum 0.22ha for 60 FTE place setting. Location to be determined in consultation with SCC at Master planning stage and Reserved Matters stage</p> <p>Updated costs in line with SCC bespoke 60 place preschool setting costs.</p> |
| Additional Early Education Capacity in Kesgrave Ward                                      | SCLP12.1   | Kesgrave           | Essential | Suffolk County Council | £53,448.00     | Unknown                       | £0                                     | £32,752.80                      | CIL                            | £0.00                           | None                                  | Unknown             |        | Some expansion possible. Projects being investigated  |

| Project   | Local / Neighbourhood Plan Policy | Parish  | Priority  | Lead Provider          | Estimated Cost | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments  |
|---|-----------------------------------|---------|-----------|------------------------|----------------|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|---|
| Additional Early Education Capacity in Orford and Eyke Ward | SCLP12.57, SCLP12.45, SCLP12.50   | Various | Essential | Suffolk County Council | £235,171.20    | Unknown                       | £0                                     | £142,474.68                     | CIL                            | £0.00                           | None                                  | Unknown             |        | SCLP12.50 - Eyke - site includes provision of land to accommodate expansion of primary school and pre-school setting if needed. Land for new setting secured for £1. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage |

|                |  |  |  |  |                |  |         |                |  |               |  |  |  |  |
|----------------|--|--|--|--|----------------|--|---------|----------------|--|---------------|--|--|--|--|
| Total          |  |  |  |  | £13,064,400.00 |  | 0       | £13,679,640.00 |  | £0.00         |  |  |  |  |
| Total          |  |  |  |  | £16,660,223.40 |  | 0       | £10,844,388.00 |  | £5,815,835.40 |  |  |  |  |
| Total          |  |  |  |  | Unknown        |  | Unknown | Unknown        |  | Unknown       |  |  |  |  |
| Overall Totals |  |  |  |  | £29,724,623.40 |  | 0       | £24,524,028.00 |  | £5,815,835.40 |  |  |  |  |

### Primary Education

*Note: The cost was previously based on average costs published annually in the DfE School Place Scorecard. However, as these costs are based on historic projects, local evidence of higher costs has been compiled. These costs have been published formally in the (updated) SCC Developers Guide to infrastructure contributions in Suffolk in 2025 and they have been applied to the projects below. The costs for children with Special Educational Needs and Disabilities (SEND) have been separated in the table; the multiplier has also been taken from the updated Developers Guide.*

| Project   | Local / Neighbourhood Plan Policy               | Parish            | Priority  | Lead Provider          | Estimated Cost  | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap             | Timescale/ Progress | Status | Comments  |
|---|---|-------------------|-----------|------------------------|---|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---|---------------------|--------|---|
| Provision for 106 additional pupils for schools in Halesworth and Holton              | WLP4.1, WLP4.2, WLP4.3, WLP4.4, WLP4.5. WLP7.15 | Halesworth        | Essential | Suffolk County Council | £1,830,408.00   | None                          | £0                                     | £1,364,272.00                   | CIL                            | £0.00                           | None  | Short term          |        | The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of Edgar Sewter CP School by 105 places from 315 to 420 places. CIL Bid for £1,364,272 approved in 2021. Project completed   |
| New primary school at Trimley St Martin   | SCLP12.54, SCLP12.64, SCLP12.65                 | Trimley St Martin | Essential | Suffolk County Council | £13,804,800.00 for 420 + 60 place setting<br><br>£771,094.91 (SEND)   | Unknown                       | £0                                     | £2,841,507.00                   | Section 106                    | £6,303,573.00                   | Suffolk County Council (via prudential borrowing) | Short term          |        | The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.<br><br>The proposed strategy for mitigating this growth is via the relocation and expansion of Trimley St Martin Primary School to a 2.2ha site within Land adjacent to Reeve Lodge, High Road, Trimley St Martin (SCLP12.65)<br><br>Includes early years provision. |
| New school providing Early Years, Primary and Secondary education at Brightwell Lakes | SCLP12.19                                       | Martlesham        | Essential | Suffolk County Council | £13,804,800.00 for 420 + 60 place setting<br><br>£3,067,780.74 (SEND) | None                          | £0                                     | £18,000,000.00                  | Section 106                    | £0.00                           | Suffolk County Council (via prudential borrowing) | Short - medium term |        | A contribution of approximately £18,000,000 will be required for education provision at Brightwell Lakes. This will cover pre-school, primary, secondary and further education. Final contributions will be determined once the mix of housing on the site has been fully established<br><br>Includes early years provision.<br><br>CIL bid likely 2026/2027 depending on CEM process   |

| Project  | Local / Neighbourhood Plan Policy | Parish     | Priority  | Lead Provider          | Estimated Cost                                   | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments   |
|--|-----------------------------------|------------|-----------|------------------------|--|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|--|
| Provision for additional 85 pupils at The Limes Primary School on Woods Meadow                 | WLP2.14, WLP2.15                  | Oulton     | Essential | Suffolk County Council | £2,259,068.80 (Mainstream)<br>£478,350.46 (SEND) | None                          | £0                                     | £1,546,660.00                   | CIL                            | £0.00                           | None                                  | Short – medium term |        | The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via The Limes Primary Academy, however this school is at capacity and cannot be expanded further. Therefore, children whose home address is the shortest distance from the school will displace those from further afield as they will have a higher priority claim for a place under the published admissions criteria. Over time the balance of pupils from the school will change as children within a shorter distance will be successful aiding to the sustainability of the school. The balance of places over the Lowestoft area will ensure places are available.<br><br>Dwellings per policy suggest pupil yield of 101 – new costs use this multiplier not 85 as per project name   |
| Provision for 23 additional pupils at Blundeston CofE Primary School/ The Limes Primary School | WLP7.3, WLP7.4, WLP7.12           | Blundeston | Essential | Suffolk County Council | £505,974.40 (Mainstream)<br>£107,138.43 (SEND)   | None                          | £0                                     | £418,508.00                     | CIL                            | £0.00                           | None                                  | Short-medium term   |        | The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity, The proposed strategy for mitigating this growth is via The Limes Primary Academy, however this school is at capacity. The proposed strategy for mitigating this growth is via provision in north Lowestoft   |
| Provision for 34 additional pupils in the vicinity of Southwold and Reydon                     | WLP6.1                            | Various    | Essential | Suffolk County Council | £1,567,808.00 (Mainstream)<br>£331,978.24 (SEND) | None                          | £0                                     | £618,664.00                     | CIL                            | £0.00                           | None                                  | Short-medium term   |        | The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of the school by 105 places from 210 to 315 places which can only be achieved if adjacent land were secured. The County Council is investigating the acquisition of land to enable the expansion of Reydon Primary School. However, currently, the quantum of development is insufficient to justify expansion at this time as the school is forecast exceed capacity by only 49 pupils, this number is insufficient to enable the school to organise in a manner that would ensure financial sustainability. Therefore, it is likely that pupils will be accommodated in neighbouring catchments - Brampton, Wenhaston and Bramfield. This would represent a less sustainable pattern of development and SCC will continue to monitor this. Should further development arise, and pupil numbers increase, expansion of a school in this locality may be required. However, if it cannot be secured, the result would be that pupils are displaced into neighbouring catchments - Brampton, Wenhaston and Bramfield. This would represent a less sustainable pattern of development. Policy RNP2 of Southwold Neighbourhood Plan ensures the site will not be landlocked<br><br>Dwellings per policy suggest pupil yield of 70 – new costs use this multiplier not 34 as per project name |

| Project  | Local / Neighbourhood Plan Policy      | Parish           | Priority  | Lead Provider          | Estimated Cost  | Non-Developer Funding Sources  | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap               | Timescale/ Progress    | Status | Comments  |
|--|--|------------------|-----------|------------------------|---|--|--|---------------------------------|--------------------------------|---------------------------------|---|------------------------|--------|---|
| Provision for 8 additional pupils at Ringsfield Primary School   | WLP7.14                                | Ringsfield       | Essential | Suffolk County Council | £235,171.20 – (Mainstream)<br><br>£49,796.74 (SEND)                                 | None   | £0                                     | £145,568.00                     | CIL                            | £0.00                           | None  | Short-medium term      |        | Growth may necessitate the expansion of the catchment school using developer contributions  |
| New primary school at Felixstowe   | SCLP12.3, SCLP12.5, SCLP12.6, SCLP12.4 | Felixstowe       | Essential | Suffolk County Council | <b>£13,804,800.00 for 420 + 60 place setting</b><br><br><b>£3,454,082.69 (SEND)</b> | Unknown  | £0                                     | £9,411,811.50                   | Section 106                    | £1,475,188.50                   | Suffolk County Council (via prudential borrowing)   | Short - Medium term    |        | The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via the provision of 2 new primary schools located on a 2.2ha site within the North Felixstowe Garden Neighbourhood (SCLP12.3). One primary school will be delivered first with second site coming forward when development of the wider garden neighbourhood s developed Because a 2FE school (420 places) has been secured through the Candlet Road scheme, a further school of 1, expandable to 2, forms of entry will be required. Discussions are still ongoing regarding the location of the first primary school and the size of the second. Includes early years provision This may be phased, with smaller sites coming forward first before a larger site coming forward when available<br><br>Includes early years provision. |
| Provision for additional places at Sir Robert Hitcham Primary School                                     | SCLP12.1                               | Framlingham      | Essential | Suffolk County Council | £712,640.00 (Mainstream)<br><br>£150,899.20 (SEND)                                  | Unknown  | £0                                     | £454,900.00                     | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing)   | Short-medium term      |        | Growth may necessitate the expansion of primary schools serving the area using developer contributions  |
| New Primary School (including pre-school) on Kirkley Waterfront and Sustainable Urban Neighbourhood Site | WLP2.4                                 | Lowestoft        | Essential | Suffolk County Council | <del>£9,145,080.00</del>  | <del>Section 106 already signed for Brooke Peninsula which will provide approximately £4,730,434 depending on the exact mix of properties.</del> | <del>£4,730,434</del>                  | <del>£2,949,566.00</del>        | <del>Section 106</del>         | <del>£1,465,080.00</del>        | <del>None</del>                                     | <del>Medium term</del> |        | <del>Accommodate new students from WLP2.6. The proposed strategy for mitigating this growth is via the provision of a new primary school located on a 2.2ha site within the Kirkley Waterfront and Sustainable Urban Neighbourhood (WLP2.4). Costs may be amended due to flood mitigation measures</del><br><br>New primary school no longer required due to falling birth rates and sufficient capacity in other local primary schools   |
| New Primary School (including pre-school) on Land South of The Street, Carlton Colville                  | WLP2.16                                | Carlton Colville | Essential | Suffolk County Council | <b>£13,804,800.00 for 420 + 60 place setting</b><br><br>£1,358,092.80 (SEND)        | None   | £0                                     | £4,899,150.00                   | Section 106                    | £4,245,930.00                   | Suffolk County Council, CIL from future development | Medium term            |        | The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via the provision of a new primary school located on a 2.2ha site within Land South of The Street, Carlton Colville/Gisleham (WLP2.16)<br><br>Includes early years provision   |
| New Primary School (including pre-school) on Beccles and Worlingham Garden Neighbourhood                 | WLP3.1                                 | Beccles          | Essential | Suffolk County Council | <b>£13,804,800.00 for 420 + 60 place setting</b><br><br>£1,358,092.80 (SEND)        | None   | £0                                     | £6,804,375.00                   | Section 106                    | £2,340,705.00                   | Suffolk County Council, CIL from future development | Medium term            |        | Will accommodate students from WLP3.2 and WLP7.13. The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is by the provision of a new primary school. A 2.2ha site should be reserved within WLP3.1 to allow for a primary school and early years setting to be provided on the site  |

| Project   | Local / Neighbourhood Plan Policy | Parish             | Priority             | Lead Provider                     | Estimated Cost   | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap  | Timescale/ Progress    | Status | Comments   |
|---|-----------------------------------|--------------------|----------------------|-----------------------------------|--|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|--|------------------------|--------|--|
|   |                                   |                    |                      |                                   |  |                               |  |                                 |                                |                                 |  |                        |        | Includes early years provision   |
| New primary school at Saxmundham  | SCLP12.29, SCLP12.30              | Saxmundham         | Essential            | Suffolk County Council            | <b>£13,804,800.00 for 420 + 60 place setting</b><br><br>£1,358,092.80 (SEND) | Unknown                       | £0                                     | £4,708,627.50                   | Section 106                    | £4,436,452.50                   | Section 106 from other relevant development, Suffolk County Council (via prudential borrowing) | Medium term            |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is by the provision of a new primary school. A 2.2ha site should be reserved within the Saxmundham Garden Village to allow for a primary school and early years setting to be provided on the site</p> <p>Includes early years provision</p>  |
| <del>Provision for additional pupils at Bucklesham Primary School/Brightwell Lakes School</del> | <del>SCLP12.44</del>              | <del>Various</del> | <del>Essential</del> | <del>Suffolk County Council</del> | <del>££145,568.00</del>  | <del>Unknown</del>            | <del>£0</del>                          | <del>£145,568.00</del>          | <del>CIL</del>                 | <del>£0.00</del>                | <del>Suffolk County Council (via prudential borrowing)</del>                                   | <del>Medium term</del> |        | Revised Strategy - pupils would need places as Brightwell Lakes New Primary School. Strategy has been agreed through application process   |
| Provision for additional pupils at Woodbridge Primary School, (or St Mary's Primary)            | SCLP12.1, SCLP12.32, SCLP12.33    | Woodbridge         | Essential            | Suffolk County Council            | ££712,640.00 (Mainstream)<br><br>£150,899.20 (SEND)                          | Unknown                       | £0                                     | £1,346,504.00                   | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing)  | Medium term            |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via utilising available places at alternative schools in Woodbridge.</p> <p>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term</p> |
| Provision for additional places at Martlesham Primary School                                    | SCLP12.1, SCLP12.25               | Martlesham         | Essential            | Suffolk County Council            | ££2,280,448.00 (Mainstream)<br><br>£482,877.44 (SEND)                        | Unknown                       | £0                                     | £1,455,680.00                   | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing)  | Medium term            |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via expansion of the school</p>   |
| New Primary School (including pre-school) on North Lowestoft Garden Village                     | WLP2.13                           | Corton             | Essential            | Suffolk County Council            | <b>£13,804,800.00 for 420 + 60 place setting</b><br><br>£1,961,689.60 (SEND) | None                          | £0                                     | £7,076,550.00                   | Section 106                    | £2,068,530.00                   | Suffolk County Council, CIL from future development  | Medium – long term     |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via the provision of a new primary school located on a 3.3ha site within the Lowestoft Garden Village (WLP2.13)</p> <p>support the relocation of the existing Corton village school to the new site - contributions for 368 pupils.</p>   |

| Project  | Local / Neighbourhood Plan Policy | Parish     | Priority  | Lead Provider          | Estimated Cost                                   | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap  | Timescale/ Progress | Status | Comments  |
|--|-----------------------------------|------------|-----------|------------------------|--|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|--|---------------------|--------|---|
|  |                                   |            |           |                        |  |                               |  |                                 |                                |                                 |  |                     |        | Includes early years provision  |
| Provision for additional pupils at new Ipswich Garden Suburb Primary | SCLP12.24, SCLP12.66, SCLP12.67   | Ipswich    | Essential | Suffolk County Council | £1,247,120.00 (Mainstream)<br>£264,073.60 (SEND) | Unknown                       | £0                                     | £1,091,760.00                   | Section 106                    | £0.00                           | Section 106 from other relevant development, Suffolk County Council (via prudential borrowing) | Medium – Long term  |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is by the provision of a new primary school within the Ipswich Garden Suburb development</p> <p>Accurate calculations will depend on the proportion of dwellings falling within ESC's boundaries.</p>   |
| Provision for additional pupils at Hollesley Primary School          | SCLP12.63                         | Hollesley  | Essential | Suffolk County Council | £171,264.00 (Mainstream)<br>£15,089.92 (SEND)    | Unknown                       | £0                                     | £54,588.00                      | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing)  | Medium - Long term  |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. It is expected that the additional pupils arising from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.33% of the school roll) over time through the admissions process. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term</p>   |
| Provision for additional pupils at Rendlesham Primary School         | SCLP12.61, SCLP12.62              | Rendlesham | Essential | Suffolk County Council | £1,068,960.00 (Mainstream)<br>£226,348.80 (SEND) | Unknown                       | £0                                     | £473,096.00                     | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing)  | Medium - Long term  |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. It is expected that the additional pupils arising from this development would take priority over some of the children coming from out of the catchment area (as at January 2020 c.10% of the school roll) over time through the admissions process. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term. Applications on both allocated sites have been approved</p> |
| Provision for additional pupils at Easton Primary School             | SCLP12.1, SCLP12.53               | Easton     | Essential | Suffolk County Council | £256,550.40 (Mainstream)<br>£54,323.71 (SEND)    | Unknown                       | £0                                     | £127,372.00                     | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing)  | Medium - Long term  |        | <p>The quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school</p>  |



| Project  | Local / Neighbourhood Plan Policy         | Parish    | Priority  | Lead Provider          | Estimated Cost                                   | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap             | Timescale/ Progress | Status | Comments   |
|--|---|-----------|-----------|------------------------|--|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---|---------------------|--------|--|
| Provision for additional pupils at Eyke Church of England Primary School | SCLP12.45, SCLP12.50                      | Eyke      | Essential | Suffolk County Council | £548,732.80 (Mainstream)<br>£116,192.38 (SEND)   | Unknown                       | £0                                     | £363,920.00                     | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing) | Medium - Long term  |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school.</p> <p>To preserve the ability of the school to expand should this be required in the future 0.4ha of land is being transferred from 22/4775/FUL to SCC</p>  |
| Provision for additional pupils at St Marys CEVCP School, Benhall        | SCLP12.43                                 | Benhall   | Essential | Suffolk County Council | £292,182.40 (Mainstream)<br>£61,868.67 (SEND)    | Unknown                       | £0                                     | £224,484 - 276,288              | Section 106/CIL                | £0.00                           | Suffolk County Council (via prudential borrowing) | Medium - Long term  |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. However, the quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school.</p> <p>It is expected that the additional pupils arising from this development (16) would take priority over some of the children coming from out of the catchment area (as at January 2020 c.70% of the school roll) over time through the admissions process.</p> <p>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term</p> |
| Provision for additional places at Wenhaston Primary School              | SCLP12.1                                  | Wenhaston | Essential | Suffolk County Council | £178,160.00 (Mainstream)<br>£37,724.80 (SEND)    | Unknown                       | £0                                     | £109,176.00                     | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing) | Medium - Long term  |        | <p>The quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school</p>   |
| Provision for additional pupils at Leiston Primary School                | SCLP12.1, SCLP12.27, SCLP12.42, SCLP12.55 | Leiston   | Essential | Suffolk County Council | £1,282,752.00 (Mainstream)<br>£271,618.56 (SEND) | Unknown                       | £0                                     | £727,840.00                     | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing) | Medium - Long term  |        | <p>SCLP12.42 and SCLP12.55 both have approved applications. SCLP12.27 is in Aldeburgh Primary's catchment and based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school</p>  |

| Project   | Local / Neighbourhood Plan Policy | Parish                 | Priority  | Lead Provider          | Estimated Cost                                   | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap             | Timescale/ Progress | Status | Comments   |
|---|-----------------------------------|------------------------|-----------|------------------------|--|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---|---------------------|--------|--|
| Provision for additional pupils at Kelsale Primary School               | SCLP12.1, SCLP12.52               | Kelsale Cum Carlton    | Essential | Suffolk County Council | £441,836.80 (Mainstream)<br>£93,557.50 (SEND)    | Unknown                       | £0                                     | £224,484 - 276,288              | Section 106/CIL                | £0.00                           | Suffolk County Council (via prudential borrowing) | Long term           |        | Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from the development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school   |
| Provision for 15 additional pupils at Barnby North Cove Primary School  | WLP7.2                            | Barnby                 | Essential | Suffolk County Council | £356,320.00 (Mainstream)<br>£75,449.60 (SEND)    | None                          | £0                                     | £272,940.00                     | CIL                            | £0.00                           | None  | Long term           |        | Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school  |
| Provision for 12 additional pupils at Brampton Community Primary School | WLP7.9, WLP7.10, WLP7.16          | Brampton with Stoven   | Essential | Suffolk County Council | £477,468.80 (Mainstream)<br>£101,102.46 (SEND)   | None                          | £0                                     | £218,352.00                     | CIL                            | £0.00                           | None  | Long term           |        | Based on current forecasts, and 95% capacity, the school has insufficient capacity to accommodate the additional pupils arising from this development. The quantum of growth proposed for the catchment area does not automatically warrant permanent expansion of the catchment school. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school |
| Provision for 11 additional pupils at Ilketshall St Lawrence School     | WLP7.11, WLP7.17                  | Ilketshall St Lawrence | Essential | Suffolk County Council | £299,308.80 (Mainstream)<br>£63,377.66 (SEND)    | None                          | £0                                     | £200,156.00                     | CIL                            | £0.00                           | None  | Long term           |        | Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school  |
| Expansion & Potential relocation of Bungay Primary School               | WLP5.1, WLP5.2                    | Bungay                 | Essential | Suffolk County Council | £1,674,704.00 (Mainstream)<br>£354,613.12 (SEND) | None                          | £0                                     | Unknown                         | CIL                            | Unknown                         | None  | Long term           |        | Based on current forecasts the school currently has sufficient surplus capacity but there may be a deficit of places if local plan development all comes forward , Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school   |
| Provision for additional pupils at Dennington CEVCP School              | SCLP12.49                         | Dennington             | Essential | Suffolk County Council | £249,424.00 (Mainstream)<br>£52,814.72 (SEND)    | Unknown                       | £0                                     | £181,960.00                     | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing) | Long term           |        | Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development.<br><br>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school   |

| Project  | Local / Neighbourhood Plan Policy | Parish    | Priority  | Lead Provider          | Estimated Cost                                 | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap             | Timescale/ Progress | Status | Comments  |
|--|-----------------------------------|-----------|-----------|------------------------|--|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---|---------------------|--------|---|
| Provision for additional pupils at Witnesham Primary School    | SCLP12.58, SCLP12.70, SCLP12.71   | Witnesham | Essential | Suffolk County Council | £798,156.80 (Mainstream)<br>£169,007.10 (SEND) | Unknown                       | £0                                     | £509,488.00                     | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing) | Long term           |        | Based on current forecasts the school has sufficient surplus capacity to accommodate the additional pupils arising from this development. Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school. SCLP12.70 and SCLP12.71 both have pending applications on them (DC/21/4111/FUL and DC/22/0998/FUL). SCLP12.58 is in Otley Primary's catchment area   |
| Provision for additional places at primary schools in Kesgrave | SCLP12.1                          | Kesgrave  | Essential | Suffolk County Council | £142,528.00 (Mainstream)<br>£30,179.84 (SEND)  | Unknown                       | £0                                     | £90,980.00                      | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing) | Unknown             |        | <p>Revision of strategy - The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via utilising available places at alternative schools in Woodbridge.</p> <p>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term</p> |

|                |  |  |  |  |                |  |       |                |  |                |  |  |
|----------------|--|--|--|--|----------------|--|-------|----------------|--|----------------|--|--|
| Total          |  |  |  |  | £41,831,576.00 |  | £0.00 | £26,514,761.00 |  | £10,120,245.00 |  |  |
| Total          |  |  |  |  | £54,309,992.00 |  | £0.00 | £42,094,778.00 |  | £12,215,214.00 |  |  |
| Total          |  |  |  |  | None           |  | None  | None           |  | None           |  |  |
| Overall Totals |  |  |  |  | £96,141,568.00 |  | £0.00 | £68,609,539.00 |  | £22,335,459.00 |  |  |

Secondary and Post 16 Education

*Note: The cost was previously based on average costs published annually in the DfE School Place Scorecard. However, as these costs are based on historic projects, local evidence of higher costs has been compiled. These costs have been published formally in the (updated) SCC Developers Guide to infrastructure contributions in Suffolk in 2025 and they have been applied to the projects below. The costs for children with Special Educational Needs and Disabilities (SEND) have been separated in the table; the multiplier has also been taken from the updated Developers Guide.*

| Project  | Local / Neighbourhood Plan Policy  | Parish        | Priority  | Lead Provider          | Estimated Cost  | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap             | Timescale/Progress  | Status | Comments  |
|--|------------------------------------|---------------|-----------|------------------------|---|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---|---------------------|--------|---|
| Expansion of Bungay High School                                |                                    | Bungay        | Essential | Suffolk County Council | £3,787,950.00   | Unknown                       | £0                                     | £624,070.00                     | CIL                            | £3,163,880.00                   | Suffolk County Council (via prudential borrowing) | Short term          |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. The proposed strategy for mitigating this growth is via expansion of the 11-16 provision at the school by 150 places from 900 to 1050 places with a further possible expansion to 1200 to be required in the future. To future proof the school site 0.75ha has been reserved within policy WLP5.2 for the school site extension.</p> <p>CIL bid of £624,070 was approved in 2021 to take capacity up to 1050 pupils. Various improvements/additions to teaching space and related infrastructure (dining room, car-parking etc) have been completed</p> |
| New high school provision at Brightwell Lakes                  | SCLP12.19                          | Martlesham    | Essential | Suffolk County Council | £14,224,800.00 (Mainstream)<br>£3,017,984.00 (SEND)           | None                          | £0                                     | £18,000,000.00                  | Section 106                    | £0.00                           | Suffolk County Council (via prudential borrowing) | Short - medium term |        | <p>A contribution of approximately £18,000,000 will be required for education provision at Brightwell Lakes. This will cover pre-school, primary, secondary and further education. Final contributions will be determined once the mix of housing on the site has been fully established and the details are set out in the S106 agreement. There will be Early Years settings and a new primary school on the site with 11-18 (secondary and Sixth Form) provision be provided elsewhere (likely Kesgrave High School for initial phases at least) through expansions</p> <p>Cost of new build high school based on pupil yield of Brightwell Lakes allocation.</p>  |
| Provision for additional pupils at East Point Secondary School |                                    | Lowestoft     | Essential | Suffolk County Council | £6,239,331.00 (Mainstream)<br>£2,049,211.14 (SEND)            | Unknown                       | Unknown                                | Unknown                         | CIL/S106                       | Unknown                         | Suffolk County Council (via prudential borrowing) | Medium term         |        | <p>As set out in a letter sent by SCC in response to the submission draft of the Waveney Local Plan (Reg 19) on 24/05/2018, it is understood that Pakefield School is unable to be expanded. Based on current forecasts, any additional demand for places generated from development will likely need to be met at East Point Academy which would require expansion to accommodate growth in the area.</p> <p>A project to provide additional secondary and 6th form provision is currently being considered. Officers will continue to monitor pupil numbers. CIL and S106 will be used if/when required.</p>  |
| Provision for additional pupils at Northgate Secondary School  | SCLP 12.24, SCLP 12.66, SCLP 16.67 | North Ipswich | Essential | Suffolk County Council | £61,260.00 dining hall costs<br>£449,316.00 – expansion costs | Unknown                       | Unknown                                | Unknown                         | CIL/S106                       | Unknown                         | Suffolk County Council (via prudential borrowing) | Medium term         |        | <p><b>Project to provide additional hall space and additional capacity in the sixth form (Years 12 and 13).</b> Northgate has been identified as one of the options to meet the need for secondary places arising from the Ipswich Garden Suburb and the surrounding area. This is likely to be an expansion of 300 places to mitigate growth and pro-rata contributions are required from development within East Suffolk.</p> <p>Current cost of £61,260.00 is to account for dining hall works currently planned for 2026. There will be a second CIL bid for expansion costs estimated to be £449,316.00 but this is likely to be 2030 or beyond.</p>   |
|  |                                    |               |           |                        |   |                               |  |                                 |                                |                                 |   |                     |        | SCC have advised they will not be asking ESC for CIL for Ormiston   |

| Project  | Local / Neighbourhood Plan Policy | Parish      | Priority  | Lead Provider          | Estimated Cost                                      | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap             | Timescale/Progress      | Status | Comments   |
|--|-----------------------------------|-------------|-----------|------------------------|---|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---|-------------------------|--------|--|
| Expansion of Thomas Mills High School, Framlingham     |                                   | Framlingham | Essential | Suffolk County Council | £693,769.50 (Mainstream)<br>£227,857.79 (SEND)      | Unknown                       | £0                                     | £2,348,529.00                   | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing) | Over entire plan period |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via expansion of the school</p>  |
| Expansion of Felixstowe Academy                        |                                   | Felixstowe  | Essential | Suffolk County Council | £9,189,000.00 (Mainstream)<br>£3,017,984.00 (SEND)) | Unknown                       | £0                                     | £1,363,662.00                   | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing) | Over entire plan period |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity.</p> <p>The proposed strategy for mitigating this growth is via expansion of Felixstowe Academy</p> <p>New figures higher than previous but based on pupil yield from housing allocation on SCLP12.3 (2000 dwellings x pupil yield for secondary @ 0.15 gives pupil yield of 300)</p> <p>The Academy Trust are challenging the DfE's net capacity assessment and trying to secure funds to address capital works for a shortfall of places. The CIL bid will be to address growth from housing and will depend on when the Felixstowe development starts building out. We will be able to provide more details once we have this from the Dfe and the Trust. The CIL bid would be May 2027 at the earliest</p> |
|  |                                   |             |           |                        |   |                               |  |                                 |                                |                                 |   |                         |        |  |
|  |                                   |             |           |                        |   |                               |  |                                 |                                |                                 |   |                         |        |  |
| Provision for additional pupils at Claydon High School |                                   | Claydon     | Essential | Suffolk County Council | £895,927.50 (Mainstream)<br>£294,252.44 (SEND)      | Unknown                       | £0                                     | £277,783.00                     | CIL                            | £0.00                           | Suffolk County Council (via prudential borrowing) | Over entire plan period |        | <p>The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the school is currently forecast to exceed 95% capacity. Contributions are expected to be sought to enable expansion.</p> <p>The maximum level of expansion achievable on the existing site is a small increase 82 places. However, it is expected that demand from development and background population will mean that this expansion is not sufficient to mitigate this growth. The remainder of the additional demand will be met through out-of-catchment pupils from Ipswich being diverted back to Ipswich secondary schools in the longer term. Significant available capacity exists at Westbourne High School and expansions of Northgate High School and Ormiston Endeavour Academy are planned to provide for the north and west of Ipswich.</p>           |

|                |  |  |  |  |                |  |         |                |  |               |  |  |
|----------------|--|--|--|--|----------------|--|---------|----------------|--|---------------|--|--|
| Total          |  |  |  |  | Unknown        |  | Unknown | Unknown        |  | Unknown       |  |  |
| Total          |  |  |  |  | £42,970,153.00 |  | £0.00   | £39,806,273.00 |  | £3,163,880.00 |  |  |
| Total          |  |  |  |  | None           |  | None    | None           |  | None          |  |  |
| Overall Totals |  |  |  |  | £42,970,153.00 |  | £0.00   | £39,806,273.00 |  | £3,163,880.00 |  |  |

Health

| Project   | Local / Neighbourhood Plan Policy | Parish      | Priority  | Lead Provider                    | Estimated Cost | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress    | Status | Comments   |
|---|-----------------------------------|-------------|-----------|----------------------------------|----------------|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|------------------------|--------|--|
| Additional floorspace and enhancements at Framlingham Surgery                                       |                                   | Framlingham | Essential | Suffolk and North East Essex ICB | £300,000.00    | Unknown                       | £177,600.00                            | £122,400.00                     | CIL                            | £0.00                           | NHS England                           | Short term             |        | 2017/18 DCIL £122,400. £122,400 from Fram GP Practice and £55,200 from Estates Technology and Transformation Funding (ETTF) scheme   |
| Enhancements at Little St John Street Surgery, Woodbridge   |                                   | Woodbridge  | Essential | Suffolk and North East Essex ICB | £60,000.00     | NHS England                   | £30,000.00                             | £30,000.00                      | CIL                            | Unknown                         | None                                  | Short term             |        | 2017/18 DCIL £30,000 allocated to Little St John Street Surgery. Possible extension still needed in the area to deal with extra population proposed in the Local Plan  |
| Additional floorspace and enhancements at Wickham Market Practice and its branch Rendlesham Surgery |                                   | Various     | Essential | Suffolk and North East Essex ICB | £194,000.00    | Unknown                       | £194,000.00                            | None                            | None                           | Unknown                         | NHS England                           | During plan period     |        | Work has been completed to increase capacity at Rendlesham branch Surgery. No developer contribution was requested   |
| New premises for Saxmundham Health Centre   |                                   | Saxmundham  | Essential | Suffolk and North East Essex ICB | £3,970,000.00  | 3PD                           | £2,770,000.00                          | £1,200,000.00                   | CIL/Section 106                | Unknown                         | NHS England/another                   | Short term             |        | The ICB is working with the practice on the options for a new health facility in Saxmundham, Site options appraisals and business planning processes is in progress.   |
| Martlesham/Birches increase in floorspace   |                                   | Martlesham  | Essential | Suffolk and North East Essex ICB | Unknown        | 3PD                           | Unknown                                | £320,000.00                     | CIL                            | #VALUE!                         | NHS England/another                   | Short term             |        | The ICB are working with both Martlesham Heath Surgery and the Birches Medical Centre to look at expanding the clinical capacity of the current practices. Increasing clinical space by reconfiguration is part of a phased approach to mitigating the impact of development in the area.                        |
| Relocation of Little St John Street Surgery, Woodbridge   |                                   | Woodbridge  | Essential | Suffolk and North East Essex ICB | Unknown        | Unknown                       | Unknown                                | £150,000.00                     | CIL                            | Unknown                         | NHS England                           | Short term             |        | The ICB is looking at increasing capacity of health services in Woodbridge as a result of the increase in population. A number of proposals are being looked at as part of a collaborative approach with health providers within the ICS   |
| Additional primary care floorspace in the Felixstowe, Kirton and Trimleys areas                     |                                   | Various     | Essential | Suffolk and North East Essex ICB | £673,210.83    | Unknown                       | Unknown                                | £700,000.00                     | Section 106/CIL                | Unknown                         | NHS England/another                   | Short term             |        | The 3 GP practices in Felixstowe have all had projects approved and work in progress in increasing capacity.   |
| Health infrastructure within the new Felixstowe leisure centre project                              |                                   | Various     | Essential | Suffolk and North East Essex ICB | Unknown        | Unknown                       | Unknown                                | £1,600,000.00                   | CIL                            | Unknown                         | NHS England                           | Short term/Medium term |        | The ICB and ESC have been in contact about this project for a couple of years. Work has been undertaken to look at possible services that could be located in the new leisure centre. The ICB continues to work with ESC on creating space for health infrastructure within the plans of the new leisure centre. |

| Project   | Local / Neighbourhood Plan Policy | Parish         | Priority  | Lead Provider                    | Estimated Cost                      | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution  | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments   |
|---|-----------------------------------|----------------|-----------|----------------------------------|-------------------------------------|-------------------------------|--|--|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|--|
| Health contribution relating to Brightwell Lakes development      | SCLP12.19                         | Martlesham     | Essential | Suffolk and North East Essex ICB | Unknown                             | 3PD                           | Unknown                                | £750,000.00  | Section 106                    | Unknown                         | NHS England/another                   | Medium term         |        | The ICB is working with Martlesham Heath Surgery to look at opportunities for expanding the floor space of the current practice to accommodate the increase in population in the area. This will form part of the phased approach of mitigating the impact of development in the area, but particularly that associated with Brightwell Lakes.   |
| Extension to Wickham Market Health Centre                         |                                   | Wickham Market | Essential | Suffolk and North East Essex ICB | £250,000.00                         | Unknown                       | Unknown                                | £150,000.00  | CIL                            | Unknown                         | NHS England                           | Short term          |        | The ICB is looking at increasing capacity of health services in Wickham Market as a result of the increase in population.  |
| Cutlers Hill Surgery Extension - Expansion of clinical floorspace |                                   | Halesworth     | Essential | Norfolk and Waveney ICB          | £777,903                            | None                          | N/A                                    | £777,903   | CIL                            | None                            | NHS England                           | Short term          |        | <p>Developments due to build within the area in the next 5 - 10 years, further expansion required to manage constraint</p> <p>Current deficit of circa 100m2 NIA</p> <p>PID has been approved by N&amp;W ICB, with CIL application and business plan in progress.</p> <p>Successful CIL bid for £777,903 in 2024 - expansion to existing premises being worked up with architects.</p> <p>Planning permission has been sought May 2025</p>   |
| Expansion of surgery space in Lowestoft, North and South          |                                   | Lowestoft      | Essential | Norfolk and Waveney ICB          | <del>Unknown</del><br>£6.5m - £7.5m | Unknown Third party Developer | Unknown                                | <p>Land through S106 to support Bridge Road new build</p> <p>£6,652,896 estimated through HUDU in response to Kirkley Waterfront &amp; Lowestoft Garden Village proposed housing</p> | CIL and Section 106            | Unknown                         | NHS England                           | Medium Term         |        | <p>Bridge Road Surgery project: S106 land available on Woods Meadow development.</p> <p>Potentially other estate projects to be brought forward in the town, north and south.</p> <p>Victoria Road and/ or Kirkley Mill Surgery may be expanded due to Kirkley Waterfront-related additional demand.</p> <p>Lowestoft PCN have highest space utilisation in the ICS. The following split highlights additional space requirements in response to the two projects listed.</p> <p>Current deficit of 218.2m2 NIA</p> <p>Kirkley Waterfront = S106/CIL contributions:<br/>Acute 188m²<br/>Mental Health 21m²<br/>Intermediate care 34m²<br/>GP &amp; Community 203m²</p> <p>North of Lowestoft Garden Village= CIL contributions<br/>Acute 228m²</p> |



| Project   | Local /<br>Neighbourhood<br>Plan Policy | Parish     | Priority  | Lead<br>Provider                 | Estimated Cost | Non-Developer<br>Funding Sources | Potential Non-<br>Developer Funding<br>Amount | Required Developer<br>Contribution    | Type of<br>Developer<br>Contribution | Potential<br>Remaining<br>Funding Gap | Potential<br>Funding Sources<br>to Fill Gap | Timescale/<br>Progress | Status | Comments  |
|---|---|------------|-----------|----------------------------------|----------------|----------------------------------|---|---------------------------------------|--------------------------------------|---------------------------------------|---|------------------------|--------|---|
|   |   |            |           |                                  |                |                                  |   |                                       |                                      |                                       |   |                        |        | Mental Health 29m <sup>2</sup><br>Intermediate care 41m <sup>2</sup><br>GP & Community 264m <sup>2</sup>  |
| Beccles Extension -<br>Expansion of total<br>floorspace in Beccles              |   | Beccles    | Essential | Norfolk<br>and<br>Waveney<br>ICB | £4 - £4.8m     | None                             | N/A   | CIL contribution circa<br>£4m - £4.8m | CIL                                  | Unknown                               | NHS England                                 | Short term             |        | <p>Beccles Medical Centre - extension to existing premises completed May 2021.</p> <p>Current deficit of circa 375m2 NIA</p> <p>Developments due to build within the area in the next 5-10 years, particularly the new Beccles and Worlingham Garden Neighbourhood. further expansion required to manage constraint.</p> <p>Early discussions regarding a CIL bid and Beccles Medical Centre, Architect and Landlord regarding potential extension scheme, March 2024. Further discussions March 2025.</p> <p>CIL bid submitted May 2025 – awaiting outcome from ESDC CIL Board</p> |
| Expansion of clinical<br>floorspace in<br>Halesworth                            |   | Halesworth | Essential | Norfolk<br>and<br>Waveney<br>ICB | £424,882.00    | Unknown                          | Unknown                                       | £424,882.00                           | CIL                                  | Unknown                               | NHS England                                 | During plan<br>period  |        | <p>Current registration constraint c.2439<br/>Potential new registrations for Halesworth area from housing: 1724</p> <p>Developments due to build within the area in the next 5 - 10 years, further expansion required to manage constraint</p>   |
| Sole Bay Health<br>Centre - Expansion of<br>clinical floorspace in<br>Southwold |   | Southwold  | Essential | Norfolk<br>and<br>Waveney<br>ICB | £1m            | Unknown                          | Unknown                                       | TBC                                   | CIL                                  | Unknown                               | NHS England                                 | During plan<br>period  |        | <p>Sole Bay Health Centre<br/>Current registration constraint c. 2199<br/>Potential new registrations for Southwold area from housing: 670</p> <p>Developments due to build within the area in the next 5 - 10 years, further expansion required to manage constraint</p>   |

| Project  | Local / Neighbourhood Plan Policy | Parish                 | Priority  | Lead Provider                    | Estimated Cost  | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments   |
|--|-----------------------------------|------------------------|-----------|----------------------------------|---|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|--|
| Bungay Medical Centre Extension - Expansion of clinical floorspace in Bungay                                   |                                   | Bungay                 | Essential | Norfolk and Waveney ICB          | £1,500,000  | None                          | N/A                                    | £1,283,000.00                   | CIL                            | None                            | NHS England                           | Short term          |        | <p>Developments being built and due to be built within the area in the next 5 - 10 years, further expansion required to manage constraint.</p> <p>Successful CIL bid for £1,283,000 in 2023- expansion to existing premises being worked up with architects.</p> <p>Scheme going through final stages of the NHS governance process (Business Case Approval).</p> <p>Delay to planning permission due to the requirement for a bat emergence survey.</p>   |
| Additional enhancements at Grundisburgh Surgery and Otley Surgery (both are branches of the Debenham Practice) |                                   | Various                | Essential | Suffolk and North East Essex ICB | Unknown   | Unknown                       | Unknown                                | £57,500.00                      | CIL                            | Unknown                         | NHS England/another                   | During plan period  |        | Required developer contribution reflects allocations in the Local Plan   |
| Additional enhancements at The Peninsula Practice and its branches Chapman House and Church Farm Surgery       |                                   | Various                | Essential | Suffolk and North East Essex ICB | Unknown   | Unknown                       | Unknown                                | £18,900.00                      | CIL                            | Unknown                         | NHS England/another                   | During plan period  |        | Aldeburgh Church Farm is now a branch of The Peninsula Practice. Currently options are being looked at in this area but PCN capacity will determine the strategy going forward. Required developer contribution reflects allocations in the Local Plan   |
| Additional floorspace at Leiston Surgery and its branch Yoxford Surgery  |                                   | Various                | Essential | Suffolk and North East Essex ICB | £90,000.00  | Unknown                       | Unknown                                | £90,000.00                      | CIL                            | None                            | NHS England/another                   | Short term          |        | This project has been withdrawn  |
| SISU health machines in Leiston and Saxmundham libraries and across other locations in the wider project       |                                   | Leiston and Saxmundham | Essential | East Suffolk                     | £180,000This project aims to improve mhealth monitoring | East Suffolk Council          | 42,000                                 | 42,000                          | CIL                            | None                            | East Suffolk Council                  |                     |        | <p>SISU Health Stations are digital health check machines (kiosks) designed to provide accessible, self-service health assessments in community settings. By offering free, quick, and comprehensive health checks, these kiosks aim to promote early detection of health risks, encourage healthier lifestyles, and reduce the burden on healthcare systems. This funding allocation is targeted to communities where current opportunities to expand the physical health infrastructure are constrained and where there are opportunities to provide access to essential health check opportunities for local residents of</p> |

| Project        | Local /<br>Neighbourhood<br>Plan Policy | Parish | Priority | Lead<br>Provider | Estimated Cost | Non-Developer<br>Funding Sources | Potential Non-<br>Developer Funding<br>Amount | Required Developer<br>Contribution | Type of<br>Developer<br>Contribution | Potential<br>Remaining<br>Funding Gap | Potential<br>Funding Sources<br>to Fill Gap | Timescale/<br>Progress | Status | Comments  |
|----------------|---|--------|----------|------------------|----------------|----------------------------------|---|------------------------------------|--------------------------------------|---------------------------------------|---|------------------------|--------|---|
|                |   |        |          |                  |                |                                  |   |                                    |                                      |                                       |   |                        |        | all ages in community settings –<br>Leiston and Saxmundham. |
| Total          |   |        |          |                  | £424,882.00    |                                  | £0.00   | £424,882.00                        |                                      | £0.00                                 |   |                        |        |   |
| Total          |   |        |          |                  | £554,000.00    |                                  | Unknown                                       | £2,868,800.00                      |                                      | Unknown                               |   |                        |        |   |
| Total          |   |        |          |                  | None           |                                  | None  | None                               |                                      | None                                  |   |                        |        |   |
| Overall Totals |   |        |          |                  | £978,882.00    |                                  | Unknown                                       | £3,293,682.00                      |                                      | £0.00                                 |   |                        |        |   |

Libraries

| Project   | Local / Neighbourhood Plan Policy                        | Parish             | Priority  | Lead Provider          | Estimated Cost | Non-Developer Funding Sources          | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments   |
|---|--|--------------------|-----------|------------------------|----------------|--|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|--|
| Improvements to capacity of Bungay Library                    | WLP5.1, WLP5.2   | Bungay             | Desirable | Suffolk County Council | £154,000       | Friends of Bungay Library, SCC Capital | £109,000.00                            | £32,400.00                      | CIL                            | £0.00                           | Suffolk County Council                | Complete            |        | Approximate costs may change during review of Developers Contributions Guide. CIL Bid submitted - Project for extended and updated entrance lobby to provide storage and provide a fully accessible entrance. Total project cost £154,000 with a CIL bid for £32,400. Project completed May 2025   |
| Improvements at Framlingham library                           | SCLP12.46, SCLP12.49, SCLP12.53                          | Framlingham        | Desirable | Suffolk County Council | £57,888.00     | None                                   | £0                                     | £57,888.00                      | CIL                            | £0.00                           | Suffolk County Council                | Short-medium term   |        | Linked with Neighbourhood Plan requirements (SCLP12.1). SCC plans to commence a project at Framlingham Library in 2025 and is aiming for a May 2025 bid to the CIL pot. The plan is to reconfigure space, improve toilets to make them accessible and officially open to public, to improve staircase area, and add a lift to make upstairs accessible. This is not in progress yet. |
| Enhanced library provision at Kesgrave                        | SCLP12.24  | Kesgrave           | Desirable | Suffolk County Council | £36,720.00     | None                                   | £0                                     | £36,720.00                      | CIL                            | £0.00                           | Suffolk County Council                | Medium term         |        | Improvements being monitored but SCC does not own the library building and it would require a new premises. Approximate costs may change during review of Developers Contributions Guide. CIL and S106 to be used.   |
| Improvements to capacity of Lowestoft Library                 | WLP2.8, WLP2.13 and WLP2.20                              | Lowestoft          | Desirable | Suffolk County Council | £304,560.00    | None                                   | £0                                     | £304,560.00                     | CIL and S106                   | £0.00                           | Suffolk County Council                | Over plan period    |        | Approximate costs may change during review of Developers Contributions Guide. Contributions from the Kirkley Waterfront site (WLP2.4) may be split between Lowestoft Library and Oulton Broad Library  |
| Improvements to capacity of Oulton Broad Library              | WLP2.4, WLP2.6, WLP2.14, WLP2.15, WLP2.16                | Oulton Broad       | Desirable | Suffolk County Council | £578,232.00    | None                                   | £0                                     | £578,232.00                     | CIL and S106                   | £0.00                           | Suffolk County Council                | Over plan period    |        | Approximate costs may change during review of Developers Contributions Guide. Contributions from the Kirkley Waterfront site (WLP2.4) may be split between Lowestoft Library and Oulton Broad Library  |
| Improvements to capacity of Beccles Library                   | WLP3.1, WLP3.2, WLP7.2, WLP7.13, WLP7.14, WLP7.16        | Beccles            | Desirable | Suffolk County Council | £351,216.00    | None                                   | £0                                     | £351,216.00                     | Section 106                    | £0.00                           | Suffolk County Council                | Over plan period    |        | Approximate costs may change during review of Developers Contributions Guide. Also supported by Beccles Neighbourhood Plan Policy BECC2  |
| Improvements to capacity of Halesworth Library                | WLP4.1 - 4.5, WLP7.9, WLP7.10, WLP7.11, WLP7.15, WLP7.17 | Halesworth         | Desirable | Suffolk County Council | £127,656.00    | None                                   | £0                                     | £127,656.00                     | CIL                            | £0.00                           | Suffolk County Council                | Over plan period    |        | Approximate costs may change during review of Developers Contributions Guide   |
| Improvements to capacity of Kessingland Library               | WLP7.8   | Kessingland        | Desirable | Suffolk County Council | £26,227.00     | None                                   | ££30,000.00                            | £11,227                         | CIL                            | £0.00                           | Suffolk County Council                | Short Term          |        | Approximate costs may change during review of Developers Contributions Guide. CIL bid of £11,227 approved September 2024. Awaiting signed license for alterations.   |
| Improvements to capacity of Southwold Library                 | WLP6.1, WLP7.7   | Southwold          | Desirable | Suffolk County Council | £50,976.00     | None                                   | £0                                     | £50,976.00                      | CIL                            | £0.00                           | Suffolk County Council                | Over plan period    |        | Approximate costs may change during review of Developers Contributions Guide   |
| Library contribution relating to Brightwell Lakes development | SCLP12.19  | Martlesham/Various | Desirable | Suffolk County Council | £27,000.00     | None                                   | £0                                     | £27,000.00                      | Section 106                    | £0.00                           | Suffolk County Council                | Over plan period    |        | Approximate costs may change during review of Developers Contributions Guide   |

| Project  | Local / Neighbourhood Plan Policy  | Parish         | Priority  | Lead Provider          | Estimated Cost | Non-Developer Funding Sources                                 | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments   |
|--|--|----------------|-----------|------------------------|----------------|---|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|--|
| Enhanced library provision for Felixstowe and the Trimleys | SCLP12.3 - 12.6, SCLP12.54, SCLP12.64, SCLP12.65   | Various        | Desirable | Suffolk County Council | £806,760.00    | None  | £0                                     | £486,216.00                     | CIL                            | £0.00                           | Suffolk County Council                | Over plan period    |        | Approximate costs may change during review of Developers Contributions Guide   |
| Improvements at Wickham Market library                     |  | Wickham Market | Desirable | Suffolk County Council | £42,500.00     | Friends of Wickham Market Library, SCC Climate Emergency Fund | £13,000.00                             | £29,500.00                      | CIL                            | £0.00                           | Suffolk County Council                | Short-medium term   |        | Approximate costs may change during review of Developers Contributions Guide. CIL bid for £29,500 submitted May 2025.                |
| Improvements at Aldeburgh library                          | SCLP12.27, SCLP12.42   | Aldeburgh      | Desirable | Suffolk County Council | £10,800.00     | None  | £0                                     | £10,800.00                      | CIL                            | £0.00                           | Suffolk County Council                | Over plan period    |        | Approximate costs may change during review of Developers Contributions Guide   |
| Improvements at Halesworth library                         | SCLP12.59  | Halesworth     | Desirable | Suffolk County Council | £3,024.00      | None  | £0                                     | £3,024.00                       | CIL                            | £0.00                           | Suffolk County Council                | Over plan period    |        | Approximate costs may change during review of Developers Contributions Guide   |
| Enhanced library provision for areas surrounding Ipswich   | Policies SCLP12.19, SCLP12.44, SCLP12.56, SCLP12.66, SCLP12.70   | Various        | Desirable | Suffolk County Council | £31,320.00     | None  | £0                                     | £31,320.00                      | CIL                            | £0.00                           | Suffolk County Council                | Over plan period    |        | Approximate costs may change during review of Developers Contributions Guide   |
| Enhanced library provision at Leiston                      | SCLP12.55  | Leiston        | Desirable | Suffolk County Council | £25,056.00     | None  | £0                                     | £25,056.00                      | CIL                            | £0.00                           | Suffolk County Council                | Over plan period    |        | Linked with Neighbourhood Plan requirements (SCLP12.1). Approximate costs may change during review of Developers Contributions Guide |
| Improvements at Saxmundham library                         | SCLP12.29, SCLP12.30, SCLP12.48, SCLP12.52, SCLP12.68, SCLP12.69   | Saxmundham     | Desirable | Suffolk County Council | £247,320.00    | None  | £0                                     | £247,320.00                     | CIL                            | £0.00                           | Suffolk County Council                | Over plan period    |        | Approximate costs may change during review of Developers Contributions Guide   |
| Enhanced library provision at Southwold                    |  | Southwold      | Desirable | Suffolk County Council | £5,400.00      | None  | £0                                     | £5,400.00                       | CIL                            | £0.00                           | Suffolk County Council                | Over plan period    |        | Linked with Neighbourhood Plan requirements (SCLP12.1). Approximate costs may change during review of Developers Contributions Guide |
| Improvements at Woodbridge library                         | SCLP12.32, SCLP12.33, SCLP12.45, SCLP12.50, SCLP12.51, SCLP12.25, SCLP12.57, SCLP12.58, SCLP12.60, SCLP12.61, SCLP12.62, SCLP12.63 | Woodbridge     | Desirable | Suffolk County Council | £176,472.00    | None  | £0                                     | £176,472.00                     | CIL                            | £0.00                           | Suffolk County Council                | Over plan period    |        | Linked with Neighbourhood Plan requirements (SCLP12.1). Approximate costs may change during review of Developers Contributions Guide |

| Project | Local /<br>Neighbourhood<br>Plan Policy | Parish | Priority | Lead<br>Provider | Estimated<br>Cost | Non-<br>Developer<br>Funding<br>Sources | Potential<br>Non-<br>Developer<br>Funding<br>Amount | Required<br>Developer<br>Contribution | Type of<br>Developer<br>Contribution | Potential<br>Remaining<br>Funding<br>Gap | Potential<br>Funding<br>Sources<br>to Fill<br>Gap | Timescale/<br>Progress | Status | Comments |
|---------|---|--------|----------|------------------|-------------------|---|---|---------------------------------------|--------------------------------------|--|---|------------------------|--------|----------|
|---------|---|--------|----------|------------------|-------------------|---|---|---------------------------------------|--------------------------------------|--|---|------------------------|--------|----------|

|                |  |  |  |  |               |  |       |               |  |       |  |  |  |  |
|----------------|--|--|--|--|---------------|--|-------|---------------|--|-------|--|--|--|--|
| Total          |  |  |  |  | £1,530,360.00 |  | £0.00 | £1,530,360.00 |  | £0.00 |  |  |  |  |
| Total          |  |  |  |  | £1,154,736.00 |  | £0.00 | £1,154,736.00 |  | £0.00 |  |  |  |  |
| Total          |  |  |  |  | None          |  | None  | None          |  | None  |  |  |  |  |
| Overall Totals |  |  |  |  | £2,685,096.00 |  | £0.00 | £2,685,096.00 |  | £0.00 |  |  |  |  |

Waste

| Project  | Local / Neighbourhood Plan Policy | Parish     | Priority  | Lead Provider          | Estimated Cost | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress     | Status | Comments   |
|--|-----------------------------------|------------|-----------|------------------------|----------------|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|-------------------------|--------|--|
| Expansion of Foxhall household waste recycling centre                        |                                   | Foxhall    | Essential | Suffolk County Council | £7,800,000.00  | Suffolk County Council        | £5,000,000.00                          | £794,414.00                     | CIL                            | Unknown                         | Unknown                               | Short term              |        | Current project is currently being delivered on site. This design will almost double the size of the current site by expanding into adjacent land and will address highway access and queuing issues and provide a split-level infrastructure to avoid the public having to use steps to access containers. The new site should future proof the service in this area for approximately 25 years. CIL Bid approved in 2021. Completion expected in Winter 2023.<br><br>Project completed December 2023. Opening event 13.3.2024. Total project cost £8.2m.   |
| Lowestoft Waste Transfer Station and Recycling Centre Infrastructure Upgrade |                                   | Lowestoft  | Essential | Suffolk County Council | £3,100,000.00  | Suffolk County Council        | Unknown                                | £751,642.00                     | CIL                            | Unknown                         | None                                  | Medium-long term        |        | This project has been under review in order to address capacity and queuing issues and to provide services such as food waste disposal. Improvements will future proof the site for 25 years. Expected completion during 2024. Some improvements have already been carried out and planning permission granted in 2024 - construction commenced May 2025. Completion Spring 2026. District CIL award was granted in 2023 to value of £751,642  |
| Relocation of Stowmarket waste recycling centre                              |                                   | Stowmarket | Essential | Suffolk County Council | £4,000,000.00  | Unknown                       | Unknown                                | £6,780.00                       | CIL                            | Unknown                         | Unknown                               | Over entire plan period |        | This site is too small for the catchment area it serves, particularly taking into account the amount of past and future planned developments in this area. There are also highway access issues. This recycling centre replacement has been identified as a high priority and a project has commenced to identify an alternative site. £1m has been earmarked for locating to a new site only. Total cost of constructing a new site is approximately £4m. Related to development at SCLP12.58. Project being investigated with Babergh and Mid-Suffolk District Councils. <b>Due to changes to the catchment areas of HWRCs, no contributions will now be sought by SCC from East Suffolk Council</b> |
|  |                                   |            |           |                        |                |                               |  |                                 |                                |                                 |                                       |                         |        |  |
| Improvements to Felixstowe household waste recycling centre                  |                                   | Felixstowe | Essential | Suffolk County Council | £2,500,000.00  | Unknown                       | Unknown                                | Unknown                         | CIL                            | Unknown                         | Unknown                               | Over entire plan period |        | This project is kept under review as developments in the immediate Felixstowe vicinity are increasing the demand at this recycling centre. Site is also part of Waste Infrastructure Strategy Review   |

|                |  |  |  |  |                |  |         |               |  |         |  |  |  |  |
|----------------|--|--|--|--|----------------|--|---------|---------------|--|---------|--|--|--|--|
| Total          |  |  |  |  | £3,100,000.00  |  | Unknown | £751,642.00   |  | Unknown |  |  |  |  |
| Total          |  |  |  |  | £14,300,000.00 |  | Unknown | £801,194.00   |  | Unknown |  |  |  |  |
| Total          |  |  |  |  | None           |  | None    | None          |  | None    |  |  |  |  |
| Overall Totals |  |  |  |  | £17,400,000.00 |  | Unknown | £1,552,836.00 |  | Unknown |  |  |  |  |



Utilities

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

|                |  |  |  |  |         |  |         |         |  |         |  |  |
|----------------|--|--|--|--|---------|--|---------|---------|--|---------|--|--|
| Total          |  |  |  |  | Unknown |  | Unknown | Unknown |  | Unknown |  |  |
| Total          |  |  |  |  | Unknown |  | Unknown | Unknown |  | Unknown |  |  |
| Total          |  |  |  |  | None    |  | None    | None    |  | None    |  |  |
| Overall Totals |  |  |  |  | Unknown |  | Unknown | Unknown |  | Unknown |  |  |

Police

| Project  | Local /<br>Neighbourhood<br>Plan Policy | Parish     | Priority  | Lead<br>Provider     | Estimated Cost | Non-<br>Developer<br>Funding<br>Sources | Potential Non-<br>Developer Funding<br>Amount | Required Developer<br>Contribution | Type of<br>Developer<br>Contribution | Potential Remaining<br>Funding Gap | Potential<br>Funding<br>Sources to<br>Fill Gap | Timescale/<br>Progress  | Status | Comments   |
|--|---|------------|-----------|----------------------|----------------|---|---|------------------------------------|--------------------------------------|------------------------------------|--|-------------------------|--------|--|
| Contribution to police provision, including recruitment and equipment of Community Support Officer, at Brightwell Lakes  | SCLP12.19                               | Martlesham | Essential | Suffolk Constabulary | £156,898.00    | Unknown                                 | £0  | £156,898.00                        | Section 106                          | £0.00                              | Suffolk Constabulary                           | Short - medium term     |        |  |
| Potential new police facility / extensions to existing estate  |   | Various    | Essential | Suffolk Constabulary | £8,000,000.00  | Unknown                                 | £0  | £337,500.00                        | CIL                                  | £7,662,500.00                      | Suffolk Constabulary                           | Over entire plan period |        | Developer contribution responds to growth in the Local Plan. Additional funding will be needed if a new facility is required |
| Increase in police staffing levels across the District   |   | Various    | Essential | Suffolk Constabulary | £145,012.00    | Unknown                                 | £0  | £145,012.00                        | CIL                                  | £0.00                              | Suffolk Constabulary                           | Over entire plan period |        |  |
| 6 new police vehicles  |   | Various    | Essential | Suffolk Constabulary | £124,500.00    | Unknown                                 | £0  | £124,500.00                        | CIL                                  | £0.00                              | Suffolk Constabulary                           | Over entire plan period |        |  |
| 135 square metres of new office floorspace   |   | Various    | Essential | Suffolk Constabulary | £337,500.00    | Unknown                                 | £0  | £337,500.00                        | CIL                                  | £0.00                              | Suffolk Constabulary                           | Over entire plan period |        | Not needed if new facility is delivered  |
| 4 new Automatic Number Plate Recognition points  |   | Various    | Essential | Suffolk Constabulary | £240,292.00    | Unknown                                 | £0  | £240,292.00                        | CIL                                  | £0.00                              | Suffolk Constabulary                           | Over entire plan period |        |  |
| South Saxmundham Garden Neighbourhood (Policy SCLP 12.29): 35m² of additional police floorspace, recruitment/training/equipping police officers/police community support officers/back office staff, 2 x police vehicles, automatic number plate recognition technology. | SCLP12.29                               | Saxmundham | Essential | Suffolk Constabulary | £633,753.00    | Unknown                                 | £0  | £633,753.00                        | Section 106                          | £0.00                              | Suffolk Constabulary                           | During plan period      |        |  |
| North Felixstowe Garden Neighbourhood (Policy SCLP 12.3): 95m² of additional police floorspace, recruitment/training/equipping police officers/police community support officers/back office staff, 3 x police vehicles, automatic number plate recognition technology.  | SCLP12.3                                | Felixstowe | Essential | Suffolk Constabulary | £1,472,271.00  | Unknown                                 | £0  | £1,472,271.00                      | Section 106                          | £0.00                              | Suffolk Constabulary                           | During plan period      |        |  |
| Total  |   |            |           |                      | £8,847,304.00  |   | £0.00   | £1,184,804.00                      |                                      | £7,662,500.00                      |  |                         |        |  |
| Total  |   |            |           |                      | £1,872,008.00  |   | £0.00   | £1,872,008.00                      |                                      | £0.00                              |  |                         |        |  |
| Total  |   |            |           |                      | None           |   | None  | None                               |                                      | None                               |  |                         |        |  |
| Overall Totals   |   |            |           |                      | £10,719,312.00 |   | £0.00   | £3,056,812.00                      |                                      | £7,662,500.00                      |  |                         |        |  |

Community Centres

| Project  | Local / Neighbourhood Plan Policy | Parish                  | Priority  | Lead Provider                                      | Estimated Cost | Non-Developer Funding Sources                  | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments  |
|--|-----------------------------------|-------------------------|-----------|--|----------------|--|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|---|
| Framlingham - St Michael's Rooms Community Centre  |                                   | Framlingham             | Desirable | Parochial Church Council, Framlingham Town Council | £840,000.00    | Framlingham Town Council and donations         | £140,000.00                            | £700,000.00                     | CIL                            | £0.00                           | None                                  | Short term          |        | DCIL Funding 2018/19. Construction began January 2022 and was completed in January 2023   |
| New community centre in Bungay   |                                   | Bungay                  | Essential | Bungay Honeypot Trust                              | £746,460.00    | Sale of existing community centre for housing. | £380,000.00                            | £366,460.00                     | CIL                            | £0.00                           | None                                  | Short term          |        | £366,460 DCIL Allocated 2018/19 - £350,000 from sale of the land £30,000 from Bungay Honeypot Trust   |
| Easton & Letheringham Village Hall Refurbishment   |                                   | Easton and Letheringham | Desirable | Easton and Letheringham Village Hall Committee     | £48,000.00     | Easton and Letheringham Village Hall Committee | £10,000.00                             | £38,000.00                      | CIL                            | £0.00                           | None                                  | Short term          |        | DCIL Funding 2018/19. £10,915.44 underspent   |
| Woodbridge - Jetty Lane Community Centre Feasibility Study   |                                   | Woodbridge              | Desirable | Jetty Lane Community Interest Company (CIC)        | £3,140,000.00  | Fundraising                                    | £2,951,200.00                          | £188,800.00                     | CIL                            | £0.00                           | None                                  | Short term          |        | DCIL Funding 2018/19. Spending period extension of a further year agreed in 2022. Planning permission due to be approved in summer 2023   |
| Worlingham Community Centre  |                                   | Worlingham              | Essential | Worlingham Parish Council                          | £1,219,478.00  | Parish Council                                 | £1,000,000.00                          | £219,478.00                     | CIL                            | £0.00                           | None                                  | Short term          |        | £219,478 DCIL allocated, £70,000 for feasibility (2018/19), and £149,478 for capital costs (2019/20). Under construction  |
| New community centre in Halesworth on Dairy Farm site (Policy WLP4.5)  | WLP4.5                            | Halesworth              | Essential | East Suffolk Council, Developers                   | £905,920.00    | Sale of existing community facilities.         | Unknown                                | Unknown                         | CIL                            | Unknown                         | None                                  | Short term.         |        | Update once funds from sale of existing facilities has been confirmed. Approximate cost based on BCIS data. The land was secured through the payment-in-kind provisions in the CIL regulations, as set out in the S106 agreement. This will also require investment of Neighbourhood CIL and other funding sources. |
| Improvements to Community Facilities at Recreation Ground, Victory Road, Leiston.  |                                   | Leiston                 | Desirable | Parish Council                                     | Unknown        | Heritage Lottery Fund                          | Unknown                                | Unknown                         | Neighbourhood CIL              | Unknown                         | Unknown                               | Short Term          |        | Included in Leiston Neighbourhood Plan  |
| Provision of community facilities at Playing Fields, Melton Road (MEL9)  | MEL9                              | Melton                  | Desirable | Parish Council                                     | Unknown        | Heritage Lottery Fund                          | Unknown                                | Unknown                         | Neighbourhood CIL              | Unknown                         | Unknown                               | Short Term          |        | Included in Melton Neighbourhood Plan   |
| New community facility totalling 450-500sqm internal area including changing facilities and separate office for police at Brightwell Lakes | SCLP12.19                         | Martlesham              | Essential | Developer  | Unknown        | None   | £0.00                                  | Unknown                         | Section 106                    | Unknown                         | None                                  | Short - medium term |        |   |
| New community centre at North Felixstowe Garden Neighbourhood  | SCLP12.3                          | Felixstowe              | Essential | Developer  | Unknown        | Unknown  | Unknown                                | Unknown                         | Section 106                    | Unknown                         | Unknown                               | Short term          |        |   |

| Project   | Local / Neighbourhood Plan Policy | Parish               | Priority  | Lead Provider                    | Estimated Cost | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments  |
|---|-----------------------------------|----------------------|-----------|----------------------------------|----------------|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|---|
| New community centre in Somerleyton   |                                   | Somerleyton          | Essential | East Suffolk Council, Developers | £381,440.00    | None                          | £0.00                                  | £301,280.00                     | CIL                            | £0.00                           | None                                  | Short-medium term   |        | A contribution from the local community/neighbourhood CIL will be required. Approximate cost based on BCIS data. Supported by the Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan Policy LAHS 7 |
| New community centre in Brampton  | WLP7.9                            | Brampton with Stoven | Essential | East Suffolk Council, Developers | £381,440.00    | None                          | £0.00                                  | £301,280.00                     | Section 106/CIL                | £0.00                           | None                                  | Short-medium term   |        | Unknown if this can be delivered with site. Approximate cost based on BCIS data   |
| Refurbishment of community centre in Ringsfield                                       |                                   | Ringsfield           | Essential | East Suffolk Council, Developers | Unknown        | None                          | £0.00                                  | Unknown                         | CIL                            | Unknown                         | None                                  | Short-medium term   |        | A contribution from the local community/neighbourhood CIL will be required  |
| New community centre in Carlton Colville  |                                   | Carlton Colville     | Essential | East Suffolk Council, Developers | £905,920.00    | None                          | £214,000.00                            | £501,540.00                     | CIL                            | £0.00                           | None                                  | Medium term         |        | A contribution from the local community/neighbourhood CIL will be required. Approximate cost based on BCIS data   |
| New community centre in Beccles   | WLP3.1, BECC1                     | Beccles              | Essential | East Suffolk Council, Developers | £1,192,000.00  | None                          | £0.00                                  | £715,540.00                     | Section 106                    | £0.00                           | None                                  | Medium term         |        | Approximate cost based on BCIS data. Additional requirements set out in Beccles Neighbourhood Plan Policy BECC1)  |
| New community centre on North of Lowestoft Garden Village                             | WLP2.13                           | Corton               | Essential | East Suffolk Council, Developers | £905,920.00    | None                          | £0.00                                  | £715,540.00                     | Section 106                    | £0.00                           | None                                  | Long term           |        | Delivered with site. Approximate cost based on BCIS data  |
| New community centre in Framlingham   | FRAM22                            | Framlingham          | Desirable | Parish Council, Developer        | £1,192,000.00  | Unknown                       | Unknown                                | Unknown                         | Neighbourhood CIL              | Unknown                         | Unknown                               | Over Plan Period    |        | Part of the Framlingham Neighbourhood Plan  |
| Provision of a new community centre and facilities at Waterloo Avenue                 | IN2                               | Leiston              | Desirable | Parish Council, Developer        | Unknown        | Unknown                       | Unknown                                | Unknown                         | Neighbourhood CIL              | Unknown                         | Unknown                               | Over Plan Period    |        | Part of Leiston Neighbourhood Plan  |
| Development of a new community centre and changing rooms on Somerleyton Playing Field | LAHS 7                            | Somerleyton          | Desirable | Developer                        | £905,920.00    | None                          | Unknown                                | £715,540.00                     | Neighbourhood CIL              | Unknown                         | Unknown                               | Over Plan Period    |        | Included in Lound, Ashby, Herringfleet and Somerleyton Neighbourhood Plan   |
| Modernisation of Wickham Market Village Hall  |                                   | Wickham Market       | Desirable | Parish Council, Developer        | Unknown        | Unknown                       | Unknown                                | Unknown                         | Neighbourhood CIL              | Unknown                         | Unknown                               | Over Plan Period    |        | Included in Wickham Market Neighbourhood Plan   |
| Total   |                                   |                      |           |                                  | £6,270,658.00  |                               | £1,734,000.00                          | £3,821,118.00                   |                                | Unknown                         |                                       |                     |        | Gap potentially more if sale of existing community facilities at Halesworth do not cover cost of new provision  |
| Total   |                                   |                      |           |                                  | £3,188,000.00  |                               | £2,961,200.00                          | £226,800.00                     |                                | Unknown                         |                                       |                     |        |   |
| Total   |                                   |                      |           |                                  | Unknown        |                               | Unknown                                | Unknown                         |                                | Unknown                         |                                       |                     |        |   |
| Overall Totals  |                                   |                      |           |                                  | £9,458,658.00  |                               | £4,695,200.00                          | £4,047,918.00                   |                                | Unknown                         |                                       |                     |        |   |

Green Infrastructure

| Project   | Local / Neighbourhood Plan Policy | Parish           | Priority  | Lead Provider   | Estimated Cost | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments   |
|---|-----------------------------------|------------------|-----------|---|----------------|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|--|
| East of England Park  | WLP2.5                            | Lowestoft        | Essential | East Suffolk Council  | £1,086,078.00  | Coastal Communities Fund      | £997,901.00                            | £88,000.00                      | CIL                            | £0.00                           | None                                  | Short term          |        | DCIL funding 2018/19 - £88,000   |
| Beccles Quay  |                                   | Beccles          | Desirable | East Suffolk Council, Beccles Town Council and Broads Authority | £90,339.00     | Beccles Fenland Trust         | £6,339.00                              | £84,000.00                      | CIL                            | £0.00                           | None                                  | Short term          |        | £90,339 quay improvement project - funded by DCIL (2018/19) £84,000 and £6,339 Beccles Fenland Charity Trust |
| Open space provision at North Felixstowe Garden Neighbourhood   | SCLP12.3                          | Felixstowe       | Essential | Developer   | Unknown        | Unknown                       | Unknown                                | Unknown                         | Section 106                    | Unknown                         | Unknown                               | Short – medium term |        | Delivered with site. First phase approved by appeal.   |
| Cemetery expansion with public toilets and parking  | SA1                               | Leiston          | Desirable | Developer   | Unknown        | Unknown                       | Unknown                                | Unknown                         | Section 106, Neighbourhood CIL | Unknown                         | Unknown                               | Over Plan Period    |        | Part of Leiston Neighbourhood Plan   |
| 1ha of open space for informal recreation on Land to the east of St Margaret's Road                               | H4                                | Bungay           | Desirable | Developer   | Unknown        | Unknown                       | Unknown                                | Unknown                         | Section 106, Neighbourhood CIL | Unknown                         | Unknown                               | Short term          |        | Part of Bungay Neighbourhood Plan  |
| Allotments and community orchard at Brightwell Lakes  | SCLP12.19                         | Martlesham       | Desirable | Developer   | Unknown        | Unknown                       | Unknown                                | Unknown                         | Section 106                    | Unknown                         | Unknown                               | Short - medium term |        |  |
| Country park on Land South of The Street, Carlton Colville  | WLP2.16                           | Carlton Colville | Desirable | East Suffolk Council  | £120,000.00    | Unknown                       | Unknown                                | £120,000.00                     | Section 106                    | £0.00                           | None                                  | Short-medium term   |        | Delivered with site  |
| Country park on Beccles and Worlingham Garden Neighbourhood   | WLP3.1                            | Worlingham       | Desirable | East Suffolk Council  | £152,000.00    | Unknown                       | Unknown                                | £152,000.00                     | Section 106                    | £0.00                           | None                                  | Short-medium term   |        | Delivered with site  |
| Open space provision at South Saxmundham Garden Neighbourhood   | SCLP12.29                         | Saxmundham       | Essential | Developer   | Unknown        | Unknown                       | Unknown                                | Unknown                         | Section 106                    | Unknown                         | Unknown                               | Short – medium term |        | Delivered with site  |
| Additional burial space at Framlingham Cemetery   | FRAM24                            | Framlingham      | Desirable | Developer   | Unknown        | Unknown                       | Unknown                                | Unknown                         | Neighbourhood CIL              | Unknown                         | Unknown                               | Over Plan Period    |        | Part of the Framlingham Neighbourhood Plan   |
| Provision of allotments/community garden  | SA3                               | Leiston          | Desirable | Developer   | Unknown        | Unknown                       | Unknown                                | Unknown                         | Section 106, Neighbourhood CIL | Unknown                         | Unknown                               | Over Plan Period    |        | Part of Leiston Neighbourhood Plan   |
| Provision of a Multi-Use Games Area on Beccles and Worlingham Garden Neighbourhood) including changing facilities | BECC2                             | Beccles          | Desirable | Developer   | Unknown        | Unknown                       | Unknown                                | Unknown                         | Section 106, Neighbourhood CIL | Unknown                         | Unknown                               | Over Plan Period    |        | Part of Beccles Neighbourhood Plan   |
| Provision of youth space, indoor play, 'green gym, and indoor swimming pool                                       | BECC2                             | Beccles          | Desirable | Developer   | Unknown        | Unknown                       | Unknown                                | Unknown                         | Section 106, Neighbourhood CIL | Unknown                         | Unknown                               | Over Plan Period    |        | Part of Beccles Neighbourhood Plan   |
| Provision of allotments, community orchard and community farm/education facility                                  | MEL10, MEL20                      | Melton           | Desirable | Developer   | Unknown        | Unknown                       | Unknown                                | Unknown                         | Neighbourhood CIL              | Unknown                         | Unknown                               | Over Plan Period    |        | Part of Melton Neighbourhood Plan  |

| Project        | Local /<br>Neighbourhood<br>Plan Policy | Parish | Priority | Lead Provider | Estimated<br>Cost | Non-Developer<br>Funding Sources | Potential Non-<br>Developer Funding<br>Amount | Required<br>Developer<br>Contribution | Type of Developer<br>Contribution | Potential<br>Remaining<br>Funding Gap | Potential<br>Funding<br>Sources to Fill<br>Gap | Timescale/<br>Progress | Status | Comments |
|----------------|---|--------|----------|---------------|-------------------|----------------------------------|---|---------------------------------------|-----------------------------------|---------------------------------------|--|------------------------|--------|----------|
| Total          |   |        |          |               | £1,448,417.00     |                                  | £1,004,240.00                                 | £444,000.00                           |                                   | £0.00                                 |  |                        |        |          |
| Total          |   |        |          |               | Unknown           |                                  | Unknown                                       | Unknown                               |                                   | Unknown                               |  |                        |        |          |
| Total          |   |        |          |               | Unknown           |                                  | Unknown                                       | Unknown                               |                                   | Unknown                               |  |                        |        |          |
| Overall Totals |   |        |          |               | £1,448,417.00     |                                  | £1,004,240.00                                 | £444,000.00                           |                                   | Unknown                               |  |                        |        |          |

Sports and Leisure

| Project  | Local / Neighbourhood Plan Policy | Parish               | Priority  | Lead Provider   | Estimated Cost | Non-Developer Funding Sources   | Potential Non-Developer Funding Amount | Required Developer Contribution               | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap   | Timescale/ Progress | Status | Comments  |
|--|-----------------------------------|----------------------|-----------|---|----------------|---|--|---|--------------------------------|---------------------------------|---|---------------------|--------|---|
| Provision of full-sized sand filled football/hockey pitch in Beccles   |                                   | Beccles              | Desirable | East Suffolk Council  | £770,154.00    | Football Foundation   | £695,654.00                            | £74,500.00                                    | CIL                            | Unknown                         | None  | Short term          |        | 3G football Pitch at Beccles TFC in 18/19 - DCIL funded   |
| Beccles Lido Improvements  |                                   | Beccles              | Desirable | East Suffolk Council  | £517,828.00    | Various   | £442,828.00                            | £75,000.00                                    | CIL                            | £0.00                           | None  | Short term          |        | DCIL funding 2019/20  |
| Ufford Recreation Ground Car Park Resurface  |                                   | Ufford               | Desirable | Ufford Parish Council   | £28,000.00     | Ufford Parish Council   | £25,000.00                             | £3,000.00                                     | CIL                            | £0.00                           | None  | Short term          |        | DCIL Funding 2018/19  |
| Lowestoft - Royal Green - play equipment and footpath improvements   |                                   | Lowestoft            | Desirable | East Suffolk Council in partnership with Sentinel Leisure Trust and Waveney Norse | £125,000.00    | S106 from planning permissions DC/12/1014/FUL, DC/13/0131/FUL, DC/0457/COU. | £1,500.00                              | £123,500.00                                   | CIL                            | £0.00                           | None  | Short term          |        | DCIL Funding 2018/19  |
| Blundeston Play Park   |                                   | Blundeston           | Desirable | Blundeston Parish Council, East Suffolk Council                                   | £47,405.32     | Grants and fundraising  | £22,405.32                             | £25,000                                       | CIL                            | £0.00                           | None  | Short term          |        | DCIL Funding 2023/24 with match-funding from the parish council and other grants and crowdfunding |
| Halesworth Campus Phase 1  |                                   | Halesworth           | Essential | East Suffolk Council, Suffolk County Council                                      | £3,800,000.00  | Sale of land  | £2,300,000.00                          | £1,641,997.00                                 | CIL                            | £0.00                           | Sport England, Football Association, National Lottery and other sports associations | Short term          |        | DCIL Funding 2021/22  |
| Relocation, Improvements and an extra pitch at Gunton Park Rugby Club  |                                   | Corton               | Desirable | East Suffolk Council  | Unknown        | Sale of land  | Unknown                                | Sale of land is expected to cover entire cost | None                           | Unknown                         | None  | Short term          |        |   |
| Provision of small 3G pitch at Bungay and District Sports Association  |                                   | Bungay               | Desirable | East Suffolk Council  | Unknown        | None  | £0.00                                  | Unknown                                       | CIL                            | £0.00                           | None  | Short term          |        |   |
| Expand cricket pitches on Southwold Common by 2 wickets  |                                   | Southwold            | Desirable | East Suffolk Council  | Unknown        | None  | £0.00                                  | Unknown                                       | CIL                            | Unknown                         | None  | Short term          |        |   |
| Improved tennis courts in Lowestoft, Beccles, Ringsfield, Blundeston and Wrentham  |                                   | Various              | Desirable | East Suffolk Council  | Unknown        | None  | £0.00                                  | Unknown                                       | CIL                            | Unknown                         | None  | Short term          |        |   |
| Improved playing pitches in Halesworth, Reydon, Shadingfield, Ringsfield, Blundeston and Wrentham  |                                   | Various              | Desirable | East Suffolk Council  | Unknown        | None  | £0.00                                  | Unknown                                       | CIL                            | Unknown                         | None  | Short term          |        |   |
| Playing pitch on Kirkley Waterfront Sustainable Urban Neighbourhood (Policy WLP2.4)  | WLP2.4                            | Lowestoft            | Desirable | East Suffolk Council  | £250,000.00    | Unknown   | £250,000.00                            | £0.00   | None                           | £0.00                           | None  | Short term          |        |   |
| Playing pitches on Land South of Southwold Road, Brampton (Policy WLP7.9)  | WLP7.9                            | Brampton with Stoven | Desirable | East Suffolk Council  | £28,750.00     | Unknown   | £0.00                                  | £28,750.00                                    | Section 106                    | £0.00                           | None  | Short term          |        |   |
| New Sports provision and associated open space, (totalling 7.9 ha), including changing facilities and toilets, at Brightwell Lakes (SCLP12.19) | SCLP12.19                         | Martlesham           | Desirable | Developer   | Unknown        | Unknown   | Unknown                                | Unknown                                       | Section 106                    | Unknown                         | None  | Short term          |        |   |



| Project  | Local / Neighbourhood Plan Policy | Parish           | Priority  | Lead Provider                                | Estimated Cost         | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap  | Timescale/ Progress     | Status | Comments  |
|--|-----------------------------------|------------------|-----------|--|------------------------|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|--|-------------------------|--------|---|
| Provision of a children’s play area (SA1)  | SA1                               | Kessingland      | Desirable | Developer                                    | Unknown                | None                          | Unknown                                | Unknown                         | S106, Neighbourhood CIL        | Unknown                         | Unknown  | Short Term              |        | Part of Kessingland Neighbourhood Plan  |
| Extended Play Field Space at Laurel Farm   | SA2                               | Kessingland      | Desirable | Developer                                    | Unknown                | None                          | Unknown                                | Unknown                         | S106                           | Unknown                         | Unknown  | Short Term              |        | Part of Kessingland Neighbourhood Plan  |
| Provision of Neighbourhood Equipped Area for Play  | SA3                               | Kessingland      | Desirable | Developer                                    | Unknown                | None                          | Unknown                                | Unknown                         | S106, Neighbourhood CIL        | Unknown                         | Unknown  | Short Term              |        | Part of Kessingland Neighbourhood Plan  |
| Brightwell Lakes Public Art Scheme   | SCLP12.19                         | Martlesham       | Desirable | Developer                                    | £100,000.00            | Unknown                       | Unknown                                | £100,000.00                     | Section 106                    | £0.00                           | None   | Short - medium term     |        |   |
| Halesworth Campus Phase 2  |                                   | Halesworth       | Desirable | East Suffolk Council, Suffolk County Council | £1,750,000 – 2,250,000 | None                          | £0.00                                  | £1,750,000 – 2,250,000          | CIL                            | £0.00                           | Sport England, Football Association, National Lottery and other sports associations  | Short – medium term     |        |   |
| Playing pitches on Beccles and Worlingham Garden Neighbourhood   | WLP3.1                            | Beccles          | Desirable | East Suffolk Council                         | £460,000.00            | Unknown                       | £0.00                                  | £460,000.00                     | Section 106                    | £0.00                           | None   | Short - medium term     |        |   |
| New leisure centre development at North Felixstowe Garden Neighbourhood  | SCLP12.3                          | Felixstowe       | Essential | East Suffolk Council, Developer              | Unknown                | East Suffolk Council          | Unknown                                | Unknown                         | Section 106                    | Unknown                         | Sport England, Football Association, National Lottery and other sports associations  | Short – Medium term     |        |   |
| Enhancement of sports and community facilities at Suffolk Police HQ, Martlesham  | SCLP12.25                         | Martlesham       | Essential | Developer                                    | Unknown                | Unknown                       | Unknown                                | Unknown                         | Section 106/CIL                | Unknown                         | Sport England, Football Association, National Lottery and other sports associations  | Short – Medium term     |        |   |
| Playing pitches on North of Lowestoft Garden Neighbourhood   | WLP2.13                           | Corton           | Desirable | East Suffolk Council                         | Unknown                | Unknown                       | Unknown                                | Unknown                         | Section 106                    | Unknown                         | None   | Medium-long term        |        |   |
| Oakes Farm Development   | WLP2.19                           | Carlton Colville | Essential | East Suffolk Council                         | £6,273,178.00          | Unknown                       | Unknown                                | £250,000.00                     | Section 106                    | £6,023,178.00                   | CIL  | Unknown                 |        |   |
| New changing rooms and improved tennis courts at Normanston park   |                                   | Lowestoft        | Desirable | East Suffolk Council                         | £200,000.00            | Football Foundation           | £50,000.00                             | £150,000.00                     | CIL                            | £0.00                           | None   | Unknown                 |        |   |
| Provision of 2 Neighbourhood Equipped Areas for Play in Framlingham  | FRAM9, FRAM25                     | Framlingham      | Desirable | Developer                                    | Unknown                | Unknown                       | Unknown                                | Unknown                         | S106, Neighbourhood CIL        | Unknown                         | Unknown  | Over Entire Plan Period |        | Part of the Framlingham Neighbourhood Plan  |
| East Suffolk Play Enhancement Project - projects at <ul style="list-style-type: none"> <li>• Beccles – St Andrews Road</li> <li>• Felixstowe – Seaton Road</li> <li>• Felixstowe – Walton Road Recreation Ground</li> <li>• Framlingham – Kings Avenue</li> <li>• Kesgrave – Grange Meadow</li> <li>• Rendlesham – Pine Close</li> <li>• Trimley St Mary – Faulkeners Way</li> </ul> | East Suffolk Play Strategy        | District wide    | Essential | East Suffolk Council                         | £674,000.00            | Unknown                       | Unknown                                | £275,000.00                     | CIL                            | £399,000.00                     | ESC Capital Programme, Outdoor Play Space Funds, Locality Budget, NCIL contributions | Short Term              |        | All these projects are due for completion in August/September 2025, except:<br><br>* St Andrews Road (community consultation resulted in agreement to refurbishment at Townlands instead. St Andrews equipment will |

| Project   | Local / Neighbourhood Plan Policy | Parish | Priority | Lead Provider | Estimated Cost         | Non-Developer Funding Sources | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/ Progress | Status | Comments   |
|---|-----------------------------------|--------|----------|---------------|------------------------|-------------------------------|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|---------------------|--------|--|
| <ul style="list-style-type: none"> <li>Wrentham – Bonsey Gardens</li> </ul> |                                   |        |          |               |                        |                               |  |                                 |                                |                                 |                                       |                     |        | be removed once it reaches end of life)<br><br>* Grange Meadow and Bonsey Gardens – works due to start in Sep 2025 |
| Total   |                                   |        |          |               | £14,174,910-14,674,910 |                               | £3,739,982.00                          | £4,411,750-4,911,750            |                                | £6,023,178.00                   |                                       |                     |        |  |
| Total   |                                   |        |          |               | £128,000.00            |                               | Unknown                                | Unknown                         |                                | Unknown                         |                                       |                     |        |  |
| Total   |                                   |        |          |               | Unknown                |                               | Unknown                                | Unknown                         |                                | Unknown                         |                                       |                     |        |  |
| Overall Totals  |                                   |        |          |               | £14,302,910-14,802,910 |                               | £3,739,982.00                          | Unknown                         |                                | Unknown                         |                                       |                     |        |  |

Coastal Protection and Flooding

| Project  | Local / Neighbourhood Plan Policy | Parish           | Priority  | Lead Provider  | Estimated Cost | Non-Developer Funding Sources   | Potential Non-Developer Funding Amount | Required Developer Contribution | Type of Developer Contribution | Potential Remaining Funding Gap | Potential Funding Sources to Fill Gap | Timescale/Progress      | Status | Comments   |
|--|-----------------------------------|------------------|-----------|--|----------------|---|--|---------------------------------|--------------------------------|---------------------------------|---------------------------------------|-------------------------|--------|--|
| Deben Estuary - Renovation of Flood Defence Wall Flood Cell 01 - Preliminary Work      |                                   | Bawdsey          | Desirable | The Deben Estuary Partnership  | £1,200,000.00  | The Deben Estuary Partnership and enabling development  | £1,073,800.00                          | £126,200.00                     | CIL                            | £0.00                           | None                                  | Short term              |        | DCIL funding 2018/19. Phase 1 preliminary works have been undertaken   |
| Projects listed under the Lowestoft Flood Risk Management Strategy                     |                                   | Lowestoft        | Essential | East Suffolk Council   | Unknown        | Local Enterprise Partnership, Suffolk County Council, DEFRA, Regional Flood and Coastal Committee, National Grant | Unknown                                | £0.00                           | CIL                            | Unknown                         | None                                  | Short term              |        | Tidal walls construction began in April 2021 and completed in 2023. Preparatory work on the Lowestoft Tidal Barrier project was halted in January 2024 due to a very significant funding gap |
| Flood mitigation at Land South of Carlton Colville (WLP2.16)                           | WLP2.16                           | Carlton Colville | Critical  | Suffolk County Council   | £379,000.00    | Unknown   | £0.00                                  | £379,000.00                     | Section 106                    | £0.00                           | None                                  | Medium term             |        | To be delivered with site  |
| Increasing flood mitigation measures along the River Orwell and the Port of Felixstowe |                                   | Various          | Critical  | Suffolk County Council, Anglian Water, Environment Agency, Developer | Unknown        | Local Enterprise Partnership, Suffolk County Council, DEFRA, Anglian Water, Environment Agency                    | Unknown                                | Unknown                         | CIL                            | Unknown                         | Unknown                               | Over entire plan period |        |  |
| Benacre Flood Risk Management Scheme   |                                   | Benacre          | Desirable | Waveney and Lower Yare Internal Drainage Board                       | £63,071,000    | Environment Agency, Suffolk County Council, Sizewell C  | £63,100,000.00                         | £1,000,000                      | CIL                            | £0.00                           | None                                  | Short term              |        | CIL bid to address recent funding shortfall, commencement of works May 2025 for Spring 2029 completion   |
| Total  |                                   |                  |           |  | Unknown        |   | Unknown                                | £379,000.00                     |                                | Unknown                         |                                       |                         |        |  |
| Total  |                                   |                  |           |  | £1,200,000.00  |   | £1,073,800.00                          | £126,200.00                     |                                | £0.00                           |                                       |                         |        |  |
| Total  |                                   |                  |           |  | None           |   | None                                   | None                            |                                | None                            |                                       |                         |        |  |
| Overall Totals   |                                   |                  |           |  | £1,200,000.00  |   | £1,073,800.00                          | £505,200.00                     |                                | £0.00                           |                                       |                         |        |  |

Keys

Status

|  |                           |
|--|---------------------------|
|  | Completed                 |
|  | In Progress               |
|  | Not Started               |
|  | No Longer to be Delivered |

Associated Plan

|  |                            |
|--|----------------------------|
|  | Waveney Local Plan         |
|  | Suffolk Coastal Local Plan |
|  | Neighbourhood Plan         |

Priorities

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

Timescale/Progress

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