

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

## Infrastructure Funding Statement 2024-25



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# Delivery of infrastructure funded through CIL

## 1 District CIL Allocations and progress status

1.1 Each year we have a single bid round to allocate the District CIL funds to projects that support the planned growth in East Suffolk and the wider area. In the Autumn, the Council's Cabinet approve the 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Projects where CIL Funding has been fully returned/withdrawn

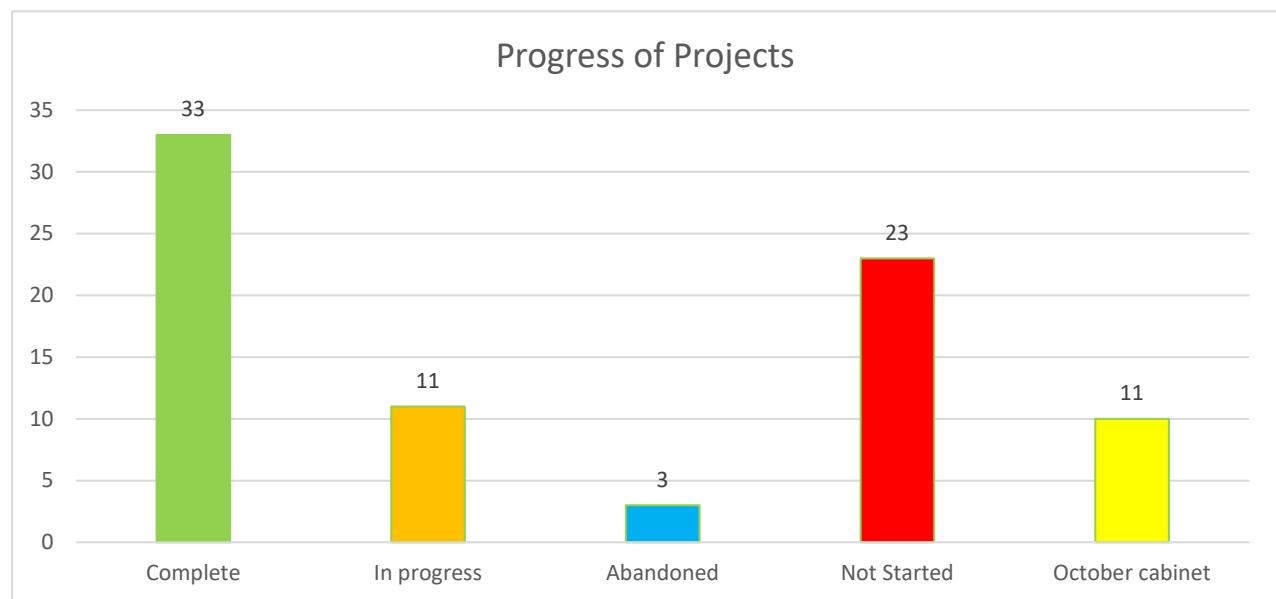
1.4 The current status of the project is shown through colour coding. Many of the smaller play project are able to be delivered quickly as soon as funding as has been approved and allocated.

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.

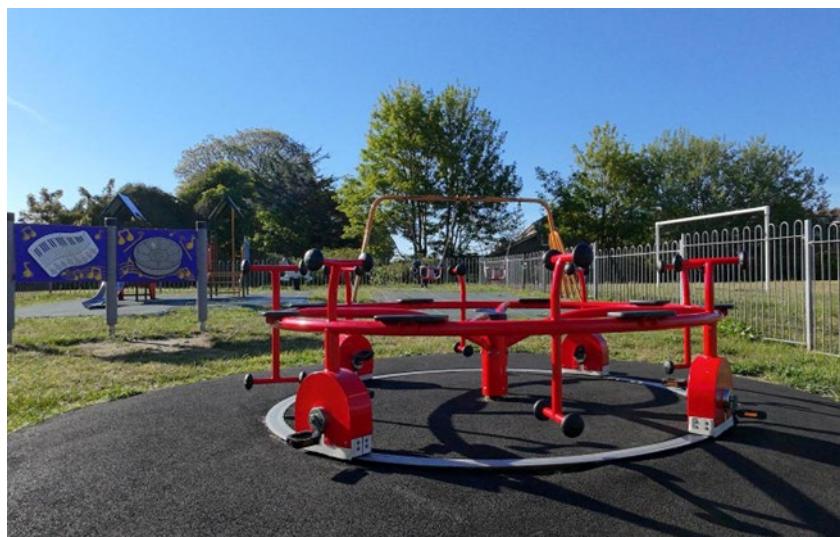
## **2.2 Beccles - Safety improvements Alan Hutchinson Way**

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.



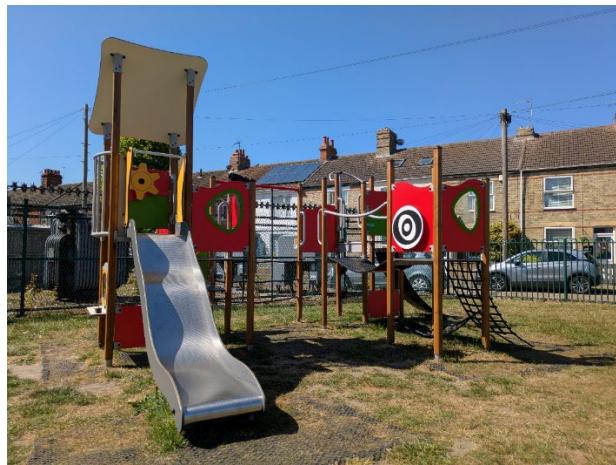
## **2.3 Lowestoft - Britten Road Play Area Refurbishment**

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**

Fund	£	Notes
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="#"><u>East Suffolk PFM - CIL</u></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="#"><u>East Suffolk PFM - CIL</u></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

Type of CIL	£
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**

Project	Approved Allocation £
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**

NCIL Allocation Type	£
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 Admininstration 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**

Fund	£	Notes
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. 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**

Planning Reference	Obligation Type	Number (on site)	Amount
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 ***
DC/23/3045/FUL	S106 Monitoring Fee	£3,115.00
	RAMS - Habitats Mitigation sum	£ 9,357.25
	Affordable Housing Contribution	£ 30,000.00
	Provision of Affordable Housing	7
	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 (IBC application IP/14/00638/OUTFL)	Provision of Skylark Plots S106 Monitoring Fee	12	
DC/24/2787/FUL	Restrictive Covenants		£3,466.00

\* 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

Contribution type	Start Balance 01/04/2024	Income	Interest <sup>2</sup>	Spend	Refunds	Closing balance 31/03/2025
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
Commuted 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
	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
Woods Meadow	Country Park enhancements	£9,590.00	DC/01/0977/OUT
Country Park			
RAMS	Joint Authority Project	£1,315,303.57	Multiple
Commuted Sums – Open Space	Maintenance of multiple open space sites adopted by the Council	£80,051.81	Multiple
maintenance			

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 Cratfield - install new play surface Snape - new zipline at Snape Playing Field Aldeburgh - changing facilities at Aldeburgh Rugby Club Otley - play equipment, fitness equipment, surfacing and maintenance equipment at Otley Village Hall Felixstowe - redevelopment of Walton Rec & Seaton Road play areas	£42,526.98 £1,150.00 £2,008.65 £6,224.27 £63,119.84 £40,000.00	Multiple Multiple Multiple Multiple Multiple 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

Proposed Spend Type	Project	Amount £	Reference
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 Delivery Plan 2024/25</b>	<b>Description</b>	<b>Expenditure 2024/25 (£)</b>
Staff Resources & Recruitment	Management salary/ on costs Employee Insurance Mileage & Subsistence Uniform & Equipment	120,220 852 788 255
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**

Local Authority	Starting balance 01.04.24 (£)	Quarter 1 (£)	Quarter 2 (£)	Quarter 3 (£)	Quarter 4 (£)	Single Account 2024/2025 (£)	Closing balance 2024/25 (£)
East Suffolk Council	958,400	32,672	313,371	10,859	149,221	506,123	1,464,523
Babergh District Council	203,954	1,463	24,298	1,051	4,130	30,942	234,896
Mid Suffolk District Council	104,224	36,993	0	0	142	37,135	141,359
Ipswich Borough Council	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>	£1,873,465
<b>Delivery Plan Expenditure 2024/25</b>	£129,174
<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 Delivery Plan 2025/26</b>	<b>Description</b>	<b>Budget 2025/26 (£)</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)  Grant funding allocation & Direct Delivery project funding	12,374  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 (S2C) 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 Schedule	DoO Clause	Contribution Type	Start Balance 01/04/2024	Income	Interest Applied	Spend	End Balance at 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 - 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 Schedule	DoO Clause	Contribution Type	Start Balance 01/04/2024	Income	Interest Applied	Spend	End Balance at 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 - 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	3.1.1-3.1.2	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

**Totals**

## 2 Sizewell C Expenditure and Allocations

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

Table 2a

<b>DoO Schedule</b>	<b>DoO Clause</b>	<b>Contribution Type</b>	<b>Spend Total</b>	<b>Spend details</b>
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. 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
		Housing Resourcing (Private Sector Housing Officer, Project Support Officer, Housing Needs Officer and Development Officer)		Visitor Accommodation Plan.
3	2.4		£121,138.52	Post funding for listed roles and project time charged for supporting roles. 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. Software.
		Survey and consolidation of the First Leiston Abbey Site and improved interpretation of the First Leiston Abbey Site		
8	3.1.1 - 3.1.2		£93,603.76	Paid onwards in accordance with Deed

<b>DoO Schedule</b>	<b>DoO 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 - 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 Tourism Programme Manager post funding.
15	2.1	Tourism Support Resources	£72,517.47	Project time charged by various East Suffolk Council service areas supporting the Tourism fund.
15	3.1 - 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 Schedule</b>	<b>DoO Clause</b>	<b>Contribution Type</b>	<b>Year funds allocated</b>	<b>Intended use of funds</b>	<b>Total allocated</b>	<b>Total allocation 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. Software.	£74,499.00	£31,645.78
			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
15	3.1 - 3.2	Tourism Fund	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 Schedule</b>	<b>DoO Clause</b>	<b>Contribution Type</b>	<b>Year funds allocated</b>	<b>Intended use of funds</b>	<b>Total allocated</b>	<b>Total allocation remaining</b>
11	4.3	Natural Environment Implementation Manager	2024-25	Natural Environment Implementation Advisor  Zephyr air quality monitor, 2 x Atmotube Pro air quality monitors, 1 x Di Log DL7040 light meter	£50,867.00	£41,738.51
2	5.1	Noise and Air Quality Monitoring	2024-25	Cost of local Communities Officer working on SJC community safety - Annual £12,500 for 7 years	£11,503.00	£11,503.00
			2024-25	Cost of two new Community Safety Officers (2025-26 allocation)	£87,500.00	£87,500.00
5	2.2	Local Community Safety Measures	2024-25	Management and coordination of local Communities Officer posts and overseeing delivery of the SJC community safety action plan.	£97,964.00	£97,964.00
			2024-25		£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
<b>Education (Early Years)</b>		Dairy Farm Halesworth new Early Years CIL bid of <b>£1,320,990</b>			
<b>Education (Early Years)</b>				Kirkley Waterfront (former Jeld Wen site) new Early Years bid – estimated cost <b>£2.2m</b>	
<b>Education (primary)</b>	Henley Gate (Ipswich Garden Suburb) Primary School - CIL <b>£272,868.75</b> (£14.5m)				
<b>Education (primary)</b>		New Brightwell Lakes Primary School CIL bid of <b>£427,992</b> (£16m)			
<b>Education (primary)</b>		New North Felixstowe Primary School CIL bid of <b>£221,933</b> (£14m)			
<b>Education (primary)</b>			Trimley St Martin Primary School CIL bid of <b>£1,423,188</b> (£12.7m)		
<b>Education (secondary)</b>		Northgate High School reconfiguration to assist with Ipswich Garden Suburb area growth (dining hall) – CIL bid of <b>£59,878</b>			
<b>Education (secondary)</b>			Felixstowe Academy expansion – CIL bid of <b>£989,230</b>		
<b>Education (secondary)</b>					Expansion to accommoda te Brightwell Lakes growth – likely expansion of Kesgrave High School. Approx CIL

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

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

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

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

## 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	• Libraries contributions	Everything else required	
North Felixstowe Garden Neighbourhood (SCLP12.3)	£71.59	• Libraries contributions • HWRC (Household Waste Recycling Centres) improvements • Secondary school places	Everything else required	
Land off Howlett Way Trimley St Martin (SCLP12.64)	£176.23	• Libraries contributions • HWRC improvements • Secondary school places • Health contributions	Everything else required	
Land south of The Street, Carlton Colville/Gisleham (WLP2.16)	£99.13	• Libraries contributions • HWRC improvements • Secondary school places • Health contributions	Everything else required	
Beccles & Worlingham Garden Neighbourhood (WLP3.1)	£0	None	Everything required	
North of Lowestoft Garden Village (WLP2.13)	£66.08	• Libraries contributions • HWRC improvements • Secondary school places • Health contributions	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	Green	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	Green	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	Green	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	Green	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)	Green	
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	Orange	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	Green	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	Yellow	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		Bennall / Saxmundham	Essential	Suffolk County Council	£500,000	SCC	£50,000	£450,000	CIL	Unknown	Unknown	Short	Yellow	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)	Yellow	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	Yellow	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)	Yellow	
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	Yellow	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	Red	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	Red	Included in Leiston 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
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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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 / 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
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	Red	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	Red	
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	Red	
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	Red	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	Red	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	Red	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.	Red	
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	Red	

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

## 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 / 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 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/ self-fundraising	£22,683.72	£1,446,466.71	CIL	£0.00	None	Short term		New purpose-built facility provided through collaborative funding in order to provide adequate facilities to the Northern Catchment area of Framlingham ward and the wider rural villages. CIL bids approved in 2021/22 (£1,178,252) and 2022/23 (£268,214.71)
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.  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 (344m <sup>2</sup> indoor space, 285m <sup>2</sup> 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 be 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  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	Red	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  Updated costs in line with SCC bespoke 60 place preschool setting costs.
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	Red	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  Standalone 60 place setting pre-school cost, primary school no longer required.
1 new pre school setting in Kirkley and Whitton Area	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	Red	60 place pre school setting in response to growth from Kirkley Waterfront and Sustainable Urban Neighbourhood. Fully serviced - minimum 915.2sqm for 60 FTE place setting. Location to be determined in consultation with SCC at Reserved Matters stage  Combined with above
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	Red	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  Early years provision to be included in new primary school cost
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	Red	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  Updated costs in line with SCC bespoke 60 place preschool setting costs.
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	Red	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  Updated costs in line with SCC bespoke 60 place preschool setting costs.
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	Red	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  Updated costs in line with SCC bespoke 60 place preschool setting costs.

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	Red	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  Land secured under application (DC/23/3191/FUL).  Updated costs in line with SCC bespoke 60 place preschool setting costs.
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	Red	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  Early years provision to be included in new primary school cost
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	Red	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  £2,163,000.00 for 1 x standalone 60 place preschool, costs associated with remaining 60 places included in primary school costs.
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	Red	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  £2,163,000.00 for standalone 60 place setting. – remaining costs will be captured under primary costs
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	SCLP125, 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	Red	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  Early years provision to be included in new primary school cost
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	Red	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.  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  Early years provision covered in Primary costs

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	Red	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	Red	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	Red	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	Red	Improvements to be investigated		
Additional Early Education Capacity in Wenhaston and Westleton Ward	SCLP12.1, SCLP12.47, SCLP12.48, SCLP12.69, SCLP12.68	Various	Essential	Suffolk County Council	£521,118.00	Unknown	£0	£327,528.00	CIL	£0.00	None	Medium term	Red	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	Red	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	Updated costs in line with SCC bespoke 60 place preschool setting costs.	
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	Red	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	Updated costs in line with SCC bespoke 60 place preschool setting costs.	
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	Red	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.	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	Updated costs in line with SCC bespoke 60 place preschool setting costs.
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	Red	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	Red	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	Green	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 £771,094.91 (SEND)	Unknown	£0	£2,841,507.00	Section 106	£6,303,573.00	Suffolk County Council (via prudential borrowing)	Short term	Red	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 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)  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 £3,067,780.74 (SEND)	None	£0	£18,000,000.00	Section 106	£0.00	Suffolk County Council (via prudential borrowing)	Short - medium term	Red	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  Includes early years provision.  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) £478,350.46 (SEND)	None	£0	£1,546,660.00	CIL	£0.00	None	Short – medium term	Red	<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 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.</p> <p>Dwellings per policy suggest pupil yield of 101 – new costs use this multiplier not 85 as per project name</p>
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) £107,138.43 (SEND)	None	£0	£418,508.00	CIL	£0.00	None	Short- medium term	Red	<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 via The Limes Primary Academy, however this school is at capacity. The proposed strategy for mitigating this growth is via provision in north Lowestoft</p>
Provision for 34 additional pupils in the vicinity of Southwold and Reydon	WLP6.1	Various	Essential	Suffolk County Council	£1,567,808.00 (Mainstream) £331,978.24 (SEND)	None	£0	£618,664.00	CIL	£0.00	None	Short- medium term	Red	<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 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, Wenhampton 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, Wenhampton and Bramfield. This would represent a less sustainable pattern of development. Policy RNP2 of Southwold Neighbourhood Plan ensures the site will not be landlocked</p> <p>Dwellings per policy suggest pupil yield of 70 – new costs use this multiplier not 34 as per project name</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 8 additional pupils at Ringsfield Primary School	WLP7.14	Ringsfield	Essential	Suffolk County Council	£235,171.20 – (Mainstream) £49,796.74 (SEND)	None	£0	£145,568.00	CIL	£0.00	None	Short-medium term	Red	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	£13,804,800.00 for 420 + 60 place setting £3,454,082.69 (SEND)	Unknown	£0	£9,411,811.50	Section 106	£1,475,188.50	Suffolk County Council (via prudential borrowing)	Short - Medium term	Red	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 neighbourhoods 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
														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) £150,899.20 (SEND)	Unknown	£0	£454,900.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Short-medium term	Red	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	£9,145,080.00	Section 106 already signed for Brooke Peninsula which will provide approximately £4,730,434 depending on the exact mix of properties.	£4,730,434	£2,949,566.00	Section 106	£1,465,080.00	None	Medium term	Red	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
														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	£13,804,800.00 for 420 + 60 place setting £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	Red	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)
														Includes early years provision
New Primary School (including pre-school) on Beccles and Worlingham Garden Neighbourhood	WLP3.1	Beccles	Essential	Suffolk County Council	£13,804,800.00 for 420 + 60 place setting £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	Red	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	£13,804,800.00 for 420 + 60 place setting £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		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  Includes early years provision
Provision for additional pupils at Bucklesham Primary School/Brightwell Lakes School	SCLP12.44	Various	Essential	Suffolk County Council	£145,568.00	Unknown	£0	£145,568.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium term		Revised Strategy - pupils would need places as Brightwell Lakes New Primary School. Strategy has been agreed through application process
Provision for additional pupils at Woodbridge Primary School, (or St Mary's Primary)	SCLP12.1, SCLP12.32, SCLP12.33	Woodbridge	Essential	Suffolk County Council	££712,640.00 (Mainstream) £150,899.20 (SEND)	Unknown	£0	£1,346,504.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium term		The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.  The proposed strategy for mitigating this growth is via utilising available places at alternative schools in Woodbridge.  Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term
Provision for additional places at Martlesham Primary School	SCLP12.1, SCLP12.25	Martlesham	Essential	Suffolk County Council	££2,280,448.00 (Mainstream) £482,877.44 (SEND)	Unknown	£0	£1,455,680.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium term		The number of pupils arising from the Local Plan sites, alongside other planning applications in the catchment area, means the existing school is currently forecast to exceed 95% capacity.  The proposed strategy for mitigating this growth is via expansion of the school
New Primary School (including pre-school) on North Lowestoft Garden Village	WLP2.13	Corton	Essential	Suffolk County Council	£13,804,800.00 for 420 + 60 place setting £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		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 3.3ha site within the Lowestoft Garden Village (WLP2.13)  support the relocation of the existing Corton village school to the new site - contributions for 368 pupils.

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) £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	High	<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) £15,089.92 (SEND)	Unknown	£0	£54,588.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium - Long term	High	<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) £226,348.80 (SEND)	Unknown	£0	£473,096.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium - Long term	High	<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.</p> <p>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) £54,323.71 (SEND)	Unknown	£0	£127,372.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Medium - Long term	High	<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) £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 CEVC School, Benhall	SCLP12.43	Bennall	Essential	Suffolk County Council	£292,182.40 (Mainstream) £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 Wenhampton Primary School	SCLP12.1	Wenhampton	Essential	Suffolk County Council	£178,160.00 (Mainstream) £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) £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.</p> <p>Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school</p>	

Project	Local / Neighbourhood Plan Policy	Parish	Priority	Lead Provider	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) £93,557.50 (SEND)	Unknown	£0	£224,484 - 276,288	Section 106/CIL	£0.00	Suffolk County Council (via prudential borrowing)	Long term	Red	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) £75,449.60 (SEND)	None	£0	£272,940.00	CIL	£0.00	None	Long term	Red	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) £101,102.46 (SEND)	None	£0	£218,352.00	CIL	£0.00	None	Long term	Red	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) £63,377.66 (SEND)	None	£0	£200,156.00	CIL	£0.00	None	Long term	Red	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) £354,613.12 (SEND)	None	£0	Unknown	CIL	Unknown	None	Long term	Red	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) £52,814.72 (SEND)	Unknown	£0	£181,960.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Long term	Red	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

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) £169,007.10 (SEND)	Unknown	£0	£509,488.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Long term	Red	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) £30,179.84 (SEND)	Unknown	£0	£90,980.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Unknown	Red	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.  The proposed strategy for mitigating this growth is via utilising available places at alternative schools in Woodbridge.  Should demand for places change, this may necessitate the expansion of the catchment school using developer contributions. Alternatively, another school in the area may require expansion using developer contributions in order to free up capacity at the development's local school, in the longer term

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	Green	<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) £3,017,984.00 (SEND)	None	£0	£18,000,000.00	Section 106	£0.00	Suffolk County Council (via prudential borrowing)	Short - medium term	Red	<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) £2,049,211.14 (SEND)	Unknown	Unknown	Unknown	CIL/S106	Unknown	Suffolk County Council (via prudential borrowing)	Medium term	Red	<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 £449,316.00 – expansion costs	Unknown	Unknown	Unknown	CIL/S106	Unknown	Suffolk County Council (via prudential borrowing)	Medium term	Red	<p>Project to provide additional hall space and additional capacity in the sixth form (Years 12 and 13). 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.</p> <p>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>
													Red	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) £227,857.79 (SEND)	Unknown	£0	£2,348,529.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Over entire plan period	Red	<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) £3,017,984.00 (SEND))	Unknown	£0	£1,363,662.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Over entire plan period	Red	<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) £294,252.44 (SEND)	Unknown	£0	£277,783.00	CIL	£0.00	Suffolk County Council (via prudential borrowing)	Over entire plan period	Red	<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	Green	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	Green	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	Green	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	Developments due to build within the area in the next 5 - 10 years, further expansion required to manage constraint
														Current deficit of circa 100m <sup>2</sup> NIA
														PID has been approved by N&W ICB, with CIL application and business plan in progress.
														Successful CIL bid for £777,903 in 2024 - expansion to existing premises being worked up with architects.
														Planning permission has been sought May 2025
Expansion of surgery space in Lowestoft, North and South		Lowestoft	Essential	Norfolk and Waveney ICB	Unknown £6.5m - £7.5m	Unknown Third party Developer	Unknown	Land through S106 to support Bridge Road new build £6,652,896 estimated through HUDU in response to Kirkley Waterfront & Lowestoft Garden Village proposed housing	CIL and Section 106	Unknown	NHS England	Medium Term	Red	Bridge Road Surgery project: S106 land available on Woods Meadow development.
														Potentially other estate projects to be brought forward in the town, north and south.
														Victoria Road and/ or Kirkley Mill Surgery may be expanded due to Kirkley Waterfront-related additional demand.
														Lowestoft PCN have highest space utilisation in the ICS. The following split highlights additional space requirements in response to the two projects listed.
														Current deficit of 218.2m <sup>2</sup> NIA
														Kirkley Waterfront = S106/CIL contributions: Acute 188m <sup>2</sup> Mental Health 21m <sup>2</sup> Intermediate care 34m <sup>2</sup> GP & Community 203m <sup>2</sup>
														North of Lowestoft Garden Village= CIL contributions Acute 228m <sup>2</sup>

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
														Mental Health 29m <sup>2</sup> Intermediate care 41m <sup>2</sup> GP & Community 264m <sup>2</sup>
Beccles Extension - Expansion of total floorspace in Beccles		Beccles	Essential	Norfolk and Waveney ICB	£4 - £4.8m	None	N/A	CIL contribution circa £4m - £4.8m	CIL	Unknown	NHS England	Short term		Beccles Medical Centre - extension to existing premises completed May 2021.  Current deficit of circa 375m <sup>2</sup> NIA  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.  Early discussions regarding a CIL bid and Beccles Medical Centre, Architect and Landlord regarding potential extension scheme, March 2024. Further discussions March 2025.  CIL bid submitted May 2025 – awaiting outcome from ESDC CIL Board
Expansion of clinical floorspace in Halesworth		Halesworth	Essential	Norfolk and Waveney ICB	£424,882.00	Unknown	Unknown	£424,882.00	CIL	Unknown	NHS England	During plan period		Current registration constraint c.2439  Potential new registrations for Halesworth area from housing: 1724  Developments due to build within the area in the next 5 - 10 years, further expansion required to manage constraint
Sole Bay Health Centre - Expansion of clinical floorspace in Southwold		Southwold	Essential	Norfolk and Waveney ICB	£1m	Unknown	Unknown	TBC	CIL	Unknown	NHS England	During plan period		Sole Bay Health Centre Current registration constraint c. 2199  Potential new registrations for Southwold area from housing: 670  Developments due to build within the area in the next 5 - 10 years, further expansion required to manage constraint

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	Red	<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	Blue	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	Blue	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	Blue	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	£180,000 This project aims to improve mhealth monitoring	East Suffolk Council	42,000	42,000	CIL	None	East Suffolk Council		Red	<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 / 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
													Red	all ages in community settings – 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	Green	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	Linked with Neighbourhood Plan requirements (SCLP12.1). 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
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. 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	Red	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	Red	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. Due to changes to the catchment areas of HWRCs, no contributions will now be sought by SCC from East Suffolk Council
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	Red	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
<b>Total</b>					<b>£3,100,000.00</b>		<b>Unknown</b>	<b>£751,642.00</b>		<b>Unknown</b>				
<b>Total</b>					<b>£14,300,000.00</b>		<b>Unknown</b>	<b>£801,194.00</b>		<b>Unknown</b>				
<b>Total</b>					<b>None</b>		<b>None</b>	<b>None</b>		<b>None</b>				
<b>Overall Totals</b>					<b>£17,400,000.00</b>		<b>Unknown</b>	<b>£1,552,836.00</b>		<b>Unknown</b>				

## Utilities

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
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	<span style="background-color: red;"></span>	
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	<span style="background-color: red;"></span>	
Potential improvements to Peasenhall primary substation		Peasenhall	Critical	UK Power Networks	Unknown	Unknown	Unknown	Unknown	Section 106	Unknown	Unknown	During plan period	<span style="background-color: red;"></span>	
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	<span style="background-color: red;"></span>	

Total					Unknown		Unknown	Unknown		Unknown				
Total					Unknown		Unknown	Unknown		Unknown				
Total					None		None	None		None				
Overall Totals					Unknown		Unknown	Unknown		Unknown				

## Police

Project	Local / Neighbourhood Plan Policy	Parish	Priority	Lead Provider	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
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	Red	
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	Red	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	Red	
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	Red	
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	Red	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	Red	
South Saxmundham Garden Neighbourhood (Policy SCLP 12.29): 35m <sup>2</sup> 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	Red	
North Felixstowe Garden Neighbourhood (Policy SCLP 12.3): 95m <sup>2</sup> 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	Red	
<b>Total</b>					<b>£8,847,304.00</b>		<b>£0.00</b>	<b>£1,184,804.00</b>		<b>£7,662,500.00</b>				
<b>Total</b>					<b>£1,872,008.00</b>		<b>£0.00</b>	<b>£1,872,008.00</b>		<b>£0.00</b>				
<b>Total</b>					<b>None</b>		<b>None</b>	<b>None</b>		<b>None</b>				
<b>Overall Totals</b>					<b>£10,719,312.00</b>		<b>£0.00</b>	<b>£3,056,812.00</b>		<b>£7,662,500.00</b>				

## 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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Red	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	Green	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	Green	£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	Yellow	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	Yellow	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	Red	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	Red	
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	Red	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	Red	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	Red	Delivered with site
Additional burial space at Framlingham Cemetery	FRAM24	Framlingham	Desirable	Developer	Unknown	Unknown	Unknown	Unknown	Neighbourhood CIL	Unknown	Unknown	Over Plan Period	Red	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	Red	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	Red	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	Red	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	Red	Part of Melton Neighbourhood Plan

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
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	Green	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	Green	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	Green	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	Green	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	Green	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	Red	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	Red	
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	Red	
Expand cricket pitches on Southwold Common by 2 wickets		Southwold	Desirable	East Suffolk Council	Unknown	None	£0.00	Unknown	CIL	Unknown	None	Short term	Red	
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	Red	
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	Red	
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	Red	
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	Red	
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	Red	

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	Red	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	Red	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	Red	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	Red	
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	Red	
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	Red	
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	Red	
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	Red	
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	Red	
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	Red	
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	Red	
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	Red	Part of the Framlingham Neighbourhood Plan
East Suffolk Play Enhancement Project - projects at	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	Yellow	All these projects are due for completion in August/September 2025, except: * St Andrews Road (community consultation resulted in agreement to refurbishment at Townlands instead. St Andrews equipment will
• Beccles – St Andrews Road • Felixstowe – Seaton Road • Felixstowe – Walton Road Recreation Ground • Framlingham – Kings Avenue • Kesgrave – Grange Meadow • Rendlesham – Pine Close • Trimley St Mary – Faulkner's Way														

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
• Wrentham – Bonsey Gardens														be removed once it reaches end of life)
														* 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	<span style="background-color: green;"></span>	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	<span style="background-color: yellow;"></span>	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	<span style="background-color: red;"></span>	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	<span style="background-color: red;"></span>	
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	<span style="background-color: red;"></span>	CIL bid to address recent funding shortfall, commencement of works May 2025 for Spring 2029 completion
<b>Total</b>					<b>Unknown</b>		<b>Unknown</b>	<b>£379,000.00</b>		<b>Unknown</b>				
<b>Total</b>					<b>£1,200,000.00</b>		<b>£1,073,800.00</b>	<b>£126,200.00</b>		<b>£0.00</b>				
<b>Total</b>					<b>None</b>		<b>None</b>	<b>None</b>		<b>None</b>				
<b>Overall Totals</b>					<b>£1,200,000.00</b>		<b>£1,073,800.00</b>	<b>£505,200.00</b>		<b>£0.00</b>				

### Keys

#### Status



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