



Babergh and Mid Suffolk Infrastructure Delivery Plan (2019 – 2036)

July 2019

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APPENDIX

Appendix A Table of infrastructure needs, funding sources and timescales for delivery per settlement

1. INTRODUCTION

- 1.1.1. This Infrastructure Delivery Plan (IDP) has been undertaken to inform the emerging Babergh and Mid Suffolk Joint Local Plan (JLP). It underpins the strategic priorities identified in the draft JLP, as it is imperative to consider all infrastructure needs to enable sustainable development and growth.
- 1.1.2. The Councils fully appreciate that the delivery of new homes and jobs needs to be supported by necessary infrastructure, including a wide range of transport options, utilities, and community facilities. Indeed, enabling the provision of the necessary infrastructure to support residents, businesses, communities, the environment and individuals. Prioritising investment into strategic services and infrastructure are key objectives of both Councils. Without appropriate infrastructure, the growth would be regarded as unsustainable.
- 1.1.3. This document is therefore based on work carried out for the emerging Joint Local Plan; made (adopted) Neighbourhood Plans, topic-based studies, and discussions with infrastructure providers. This IDP sits alongside the Joint Local Plan and provides specifics on the main items of infrastructure, when they are likely to be provided, by which provider, and how they will be funded. It is important to appreciate that some infrastructure will be provided in phases and that the size/scale of infrastructure will be triggered and determined by the growth requiring its provision. Some infrastructure by its very nature will be regarded as critical whilst other infrastructure may be classed as desirable. The reasons for this are evidence based.
- 1.1.4. The term 'infrastructure' covers a wide range of facilities provided by public and private organisations. The definition of infrastructure is outlined in section 216(2) of the Planning Act 2008 (as amended). This IDP covers the following infrastructure areas:
- Schools and other educational facilities
 - Health and social wellbeing
 - Transport
 - Emergency services
 - Utilities
 - Digital Connectivity
 - Waste

- Social and community (including libraries, allotments and community halls)
- Community facilities (including children's play, youth and sports facilities)
- Green infrastructure and open space

1.1.5. Infrastructure planning is the process for ensuring the physical needs of an area can be delivered to keep pace with its population's requirements. This document has been worked on collaboratively with a range of infrastructure providers, agencies and partners, which are involved in the provision and implementation of the required infrastructure.

2. PLANNING POLICY AND CONTEXT

2.1. NATIONAL POLICY

2.1.1. The role of planning as a delivery mechanism for sustainable communities is reflected in the increasing emphasis on infrastructure planning in the new National Planning Policy Framework (NPPF).

2.1.2. As such, the new NPPF of February 2019, states in paragraph 20, that: -

Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development;

b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);

c) community facilities (such as health, education and cultural infrastructure); and

d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

2.1.3. Furthermore, through the new NPPF, the Ministry of Housing, Communities & Local Government have updated their guidance on viability and plan making, and the new requirements expected of Local Planning Authorities. As such viability assessments are now to form a more significant part of plan making. Plans should clearly set out the development contributions expected from allocated sites including the levels of affordable housing and infrastructure requirements, so that the obligations can be accurately accounted for in the cost of land. This is formally stated at paragraph 34 (of the NPPF): -

Plans should set out the contributions expected from development. This should include setting out the levels and types of affordable housing provision required, along with other infrastructure (such as that needed for education, health, transport, flood and water management, green and digital

infrastructure). Such policies should not undermine the deliverability of the plan.

2.1.4. The Government's current programme of planning reforms also includes important changes to the contributions required to be made by developers towards infrastructure to ensure sustainable development. As such, the reforms to developer contributions build on improvements made to the viability assessment requirements mentioned above. These changes ensure that developers know what contributions they are expected to make, that local communities are clear about the infrastructure and affordable housing they will get, and that local authorities can hold developers to account.

2.1.5. Some of the reforms include:

- Removing restrictions on how planning obligations can be used, so that local authorities have greater flexibility to secure the funds they need to deliver infrastructure. These pooling restrictions will be lifted across all areas, therefore not only pertinent to CIL charging authorities such as Babergh and Mid Suffolk.
- Measures to make Community Infrastructure Levy (CIL) rates more responsive to changes in the value of development (such that, CIL charging can better cover infrastructure costs).
- Increasing transparency, by requiring authorities to publish more details on what has been collected and spent, so that local communities can see the value of developer contributions secured.
- Increasing certainty for developers on the contributions that they are required to make, by clarifying regulations.
- The stated intention of the Government to introduce Infrastructure Funding Statements as a replacement for the Regulation 123 lists.

2.1.6. Legislation will be introduced to implement the above changes, which may require some changes to Babergh and Mid Suffolk CIL Expenditure Framework, which has been adopted to provide for infrastructure delivery through the expenditure of CIL.

2.2. LOCAL POLICY AND BACKGROUND

- 2.2.1. Babergh and Mid Suffolk District Councils are currently preparing the Joint Local Plan for both districts. The Strategic and Delivery sections of the draft JLP propose the introduction of new policies to support infrastructure provision. An approach has been introduced to manage infrastructure provision in the locality to supplement the NPPF, addressing issues of cumulative growth, including education and health provision.
- 2.2.2. Upon adoption, the JLP will replace all existing planning policies in Babergh and Mid Suffolk.
- 2.2.3. In terms of the development plan policies of 'made' Neighbourhood Plans (as of July 2019) neighbourhood plans have been made in Babergh: for the parishes of East Bergholt, Lavenham and Lawshall. In Mid Suffolk: Debenham, Mendlesham, Stowupland and Stradbroke have made neighbourhood plans. A further 50+ parishes have been subject of area designation and neighbourhood plans are at various stages of preparation.
- 2.2.4. The most recent IDP documentation is the Babergh IDP (2013) and the Mid Suffolk IDP (2014), together with the list of infrastructure forming part of the Stowmarket Area Action Plan.
- 2.2.5. The review of the evidence base used for the preparation of the Joint Local Plan forms the basis of this new joint IDP for Babergh and Mid Suffolk. As such a new Infrastructure Delivery Plan is required to support the JLP. It is the intention that this IDP will therefore replace the IDPs of 2013 and 2014 together with the Stowmarket Area Action Plan infrastructure list. All are now considered to be out of date from an evidence viewpoint.
- 2.2.6. The IDP is a responsive and continuously evolving document, as investment in infrastructure will open up new capacity, and completed development will take up some of that capacity over time. In order to assist development throughout the plan period the IDP will be updated regularly. Each iteration of the IDP should be considered a snapshot in time.

2.2.7. Further to this IDP, in order to aid delivery of infrastructure within communities, the Council is using two documents as an approach to assist parishes:

1) Parish Infrastructure Investment Plans (PIIPS), a non-statutory document to assist parishes with identifying their priority for infrastructure expenditure; and

2) Parish Infrastructure Delivery Programmes (PIDPs), aimed at devising a programme of infrastructure delivery where major development has commenced (10 dwellings and over).

2.3. DELIVERY OF INFRASTRUCTURE AND FUNDING

Delivery of Infrastructure

2.3.1. Delivery of the infrastructure within this Infrastructure Delivery Plan to support development of the allocated sites within the Joint Local Plan is important. Without the appropriate infrastructure the impacts from the development may not be appropriately mitigated and this could render the development unsustainable and unacceptable. The funding for the infrastructure whether secured through s106 Agreements with the developers or whether through the use of the Community Infrastructure Levy (CIL) or other funding streams will only start to be collected once the development is commenced. It is only at this point that the infrastructure can be planned and designed in detail with timescales for delivery.

Funding

2.3.2. Infrastructure can be funded through a number of different funding methods:

- section 106 obligations (entered into by the relevant local authorities, the developer and affected landowners);
- through CIL expenditure (subject to the Local Authority's own expenditure regime (as this is not prescribed nationally);
- through infrastructure providers own budgets;
- with contributions from Parishes through Neighbourhood CIL;
- provision of infrastructure, through other funds (e.g. by other external funding means, Government Grants / loans, Homes England) and by other organisations (e.g. Lottery, Sports England).

2.3.3. In respect of expenditure under CIL, Babergh and Mid Suffolk Councils adopted a CIL Expenditure Framework in April 2018 which was reviewed and amended in March 2019. This scheme specified that CIL expenditure will be in accordance with both Councils Regulation 123 Lists, which were published in January 2016. It is likely that the need for Regulation 123 Lists will be replaced by new CIL Regulations and as a consequence the Councils CIL Expenditure Framework will be altered through a review.

2.3.4. With section 106 Agreements, which are secured before the grant of planning permission for the developments, the triggers for payments of monies towards infrastructure or the actual infrastructure provision will occur when the trigger points in the section 106 agreements have occurred. All s106 agreements are available on line through the Councils Developer Contribution database; this can be accessed on the Councils website using this hyperlink: -

<http://pfm.exacom.co.uk/midsuffolkbabergh/index.php>

2.3.5. CIL cannot be collected before the developments starts and the amount of money will depend on the floorspace measurement of the eligible development and will be specified within the CIL Liability Notice. Once determined this amount will not alter unless there are changes to the development scheme. When the CIL monies are due will depend on the payment plan that the developer is tied into. Generally, for the larger developments there are payment plans which involve 5 equal payments spread over a two-year period by the developer. There is more detail around the Councils payment plans on the Councils web site. (see hyperlinks below)

Babergh Instalments Policy:

<https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/Pre-Adoption-Documents-Babergh/BDC-instalments-policy-Jan-2016.pdf>

Mid Suffolk Instalments Policy:

<https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/Pre-Adoption-Documents-Mid-Suffolk/MSDC-instalments-policy-Jan-2016.pdf>

Collaboration

- 2.3.6. Some infrastructure provision such as new schools or school extensions or new health facilities or improvements to existing health facilities will be costly and may rely on more than one source of funding for the infrastructure to be delivered. This will involve effective collaborative work between all the relevant organisations to ensure that the infrastructure is delivered in a timely manner.
- 2.3.7. To access CIL money within Babergh and Mid Suffolk the Councils Expenditure Framework requires the submission of Bids in a prescribed format which would then be validated screened (for availability of other funding) before being prioritised and determined. The prioritisation criteria are set out in the CIL Expenditure Framework documents (March 2019). Affordability of the infrastructure, and whether it is necessary (i.e. contained within the Infrastructure Delivery Plan and where appropriate included within other strategies of the Council) are two key components of the CIL expenditure scheme.

Phasing

- 2.3.8. Delivery of the infrastructure may occur in a phased manner as the degree of growth will determine the type scale and nature of the infrastructure to be provided. Cost multipliers have been used throughout this Infrastructure Delivery Plan to give likely costs for the infrastructure. At the time of the production of this document the cost multipliers being used are those specified by each of the Infrastructure providers for their section of the IDP (such as Suffolk County Council for education, libraries and waste measures, and the Clinical Commissioning Groups for health facilities). The costs specified in this document for the infrastructure projects could include several different phases of the required infrastructure project and its delivery in a phased way will be directly related to the level of growth taking place across the Districts over the Joint Local Plan period. These likely costs therefore cannot be read as binding on the Councils in any way but are included to assist with understanding how infrastructure can occur to support the proposed level of growth within the Joint Local Plan.

3. EDUCATION

3.1.1. Suffolk County Council (SCC) has statutory duties to facilitate Early Years and Childcare (EY&C) provision within the area and ensure sufficient primary and secondary school places are available.

3.1.2. This section of the IDP has been prepared and agreed in partnership with SCC. It covers the following education services:

- Early Years and Childcare
- Primary Education
- Secondary Education
- Post 16 Education (including Sixth Form and further education)

3.2. THE WIDER CONTEXT

3.2.1. The Government expects that residential development should contribute to the cost of additional school places when made necessary as a result of development.

3.2.2. Free Schools and Academy Schools are outside local authority control but it is still necessary to consider them in pupil place planning. Of relevance to infrastructure planning is that, if there is insufficient capacity in existing schools, the local authority retains a duty to ensure sufficient places but is not able to force Free Schools or Academies to take additional pupils without the prior approval from these schools or the intervention by the Department for Education.

3.2.3. The National Planning Policy Framework (2019) Section 8: Promoting healthy and safe communities, in paragraph 94, states:-

'It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:-

a) give great weight to the need to create, expand or alter schools through the preparation of plans and decisions on applications; and

b) work with schools promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.'

3.2.4. Furthermore, in relation to promoting sustainable transport, Section 9 of the NPPF at paragraph 104 states: 'Planning policies should:-

a) support an appropriate mix of uses across an area, and within larger scale sites, to minimise the number and length of journeys needed for employment, shopping, leisure, education and other activities;'

3.2.5. In April 2019, the Government, through the Department for Education (DfE) in conjunction with the Ministry for Housing and Local Government, has published a new document to guide education and planning authorities with seeking developer contributions for new education facilities to support housing growth: 'Securing developer contributions for education.' (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/793661/Securing_developer_contributions_for_education.pdf)

3.2.6. The document follows on from recent amendments to the National Planning Practice Guidance (NPPG) on the funding available for education and developer contributions. The new paragraphs (7 and 8) confirm Government funding and delivery programmes do not replace the requirement for developer contributions and that local authorities should "agree the most appropriate developer funding mechanisms for education".

3.2.7. This DfE guidance advises that costs of mainstream school places should be based on national average costs published annually in the DfE school place scorecards and that this average should be adjusted using BCIS location factors. The most recent scorecard is 2017 and the most recent BCIS location factor for the East of England is 104. When applied to the DfE school place scorecard figures for Suffolk the cost of places is as follows:-

Table 1. – Changes in Cost Multipliers advised by the DfE April 2019

Phase	Permanent Expansions (DfE Guidance April 2019)	Permanent Expansions (Current costs used from SCC)	New Schools (DfE Guidance April 2019)	New Schools (Current costs used from SCC)
Primary	£16,732	£13,929	£19,322	£16,904
Secondary	£22,306	£20,833	£23,927	£24,779

3.2.8. This new DfE document dated April 2019 was received after the costings of education infrastructure had been produced for this IDP (which uses costs multipliers per pupil place of 2018/19). As this IDP is an iterative document, all costings will be reviewed (for Regulation 19, Joint Local Plan Submission). As the cost multipliers in the DfE document are higher than the 2018/19 cost multipliers it is likely that costings will increase. These revised costings would also need to be tested for viability.

3.2.9. Additionally, the guidance refers to the introduction of a standard format for calculating pupil yield ratios (which is unknown at the time of publishing this IDP).

3.2.10. Other key elements of the DfE guidance are:

- All education needs (ages 0 – 19) including Special Education Needs (SEN), are to be addressed through development plans and in determining planning applications;
- In two-tier areas, the use of planning obligations may be the most effective mechanism to secure developer contributions to fund education rather than CIL (however under both Councils' CIL Expenditure Framework, new schools will be funded through s106, whilst school expansions will be funded through CIL);
- Developer contributions are required for sixth forms and special needs education "commensurate with the need arising from the development";
- Funds sought from developers should "reflect the current cost of providing school places, linked to the policy requirements in an up-to-date emerging or adopted plan that has been informed by viability assessment";
- Temporary and permanent education needs are relevant, as are school transport costs;
- Additional land may need to be safeguarded "to allow for anticipated future expansion or the reconfiguration of schools to create a single site";

- Early delivery of new schools can cause problems if they start to be used by existing residents, thereby undermining the viability of existing schools, and so the timing of delivery should be coordinated carefully;
- New settlements should be expected to meet their full educational requirements and existing school capacity does not need to be considered;
- A new school, which is opened while it awaits pupils moving into the development, does not represent an available surplus;
- Developer contributions for early years provision will usually be used to fund places at existing or new school sites, incorporated within primary or all-through schools. Therefore, it is recommended that the per pupil cost of early years provision is assumed to be the same as for a primary school. Similarly, further education places provided within secondary school sixth forms will cost broadly the same as a secondary school place.

3.3. THE LOCAL CONTEXT FOR PUPILS OF BABERGH AND MID SUFFOLK

3.3.1. All schools across Babergh and Mid Suffolk now operate on a two-tier basis (i.e. primary and secondary schools).

3.3.2. It is important to note that the assessment of education needs by location does not necessarily mean that, where additional education infrastructure is identified, it is required solely to address the needs of that area. This may therefore mean that new or expanded school provision could address a proportion of the needs of neighbouring areas. This is particularly relevant to Babergh and Mid Suffolk where for example the market towns or urban areas and core villages will see the most significant growth in terms of residential development and therefore better able to fund expansion of existing schools or the provision of new schools that can also provide for pupils arising from a lower level of development in the nearby rural areas.

3.3.3. In relation to this, it is also important to note that the provision of free school transport in Suffolk is changing from September 2019. Following a public consultation run by Suffolk County Council earlier in 2018, the School and post-16 travel policies have been amended. From the new school year, September 2019, pupils living in Suffolk will only get SCC funded school travel if they attend their nearest suitable school and meet the criteria below:-

- over 8 years old and live over 3 miles from the school using the shortest available walking route.

- under 8 years old and live over 2 miles from the school using the shortest available walking route
- 3.3.4. A walking route can include public rights of way and footpaths that a child, accompanied as necessary, can walk to and from school with reasonable safety.
- 3.3.5. The importance of enabling school provision in proximity to where residential growth is taking place is therefore crucial in terms of infrastructure planning, to ensure sustainable travel options for new pupils and to limit the additional costs of travel to families.

3.4. EARLY YEARS & CHILDCARE PROVISION (EY&C)

- 3.4.1. SCC delivers EY&C through a commissioning approach, with a responsibility for providing targeted support and Government funded Free Early Education Entitlement (FEEE) for eligible 2-year olds and FEEE for all 3 and 4 years olds, which are commissioned from the private, voluntary and independent sectors. SCC advises on the requirement for new facilities based on the places generated by the new development.
- 3.4.2. The Childcare Act 2016 (introduced from September 2017) has extended the entitlement to 30 hours free provision. This is an additional 15 hours a week for working parents of three and four-year-olds (on top of the universal entitlement of 15 hours a week for all three and four year olds).
- 3.4.3. Therefore, as stated in Early education and childcare Statutory guidance for local authorities (March 2018), Suffolk County Council now has a statutory duty to ensure early years provision free of charge (sections 7 and 7A Childcare Act 2006) and free childcare (section 2 Childcare Act 2016) as the 'free entitlement(s)', a 'free place' or 'free hours'. The guidance also applies to the 15 hours entitlement for eligible two year olds, the 15 hour entitlement for parents of three and four year olds (the universal entitlement) and the 30 hours entitlement for working parents of three and four year olds (the extended entitlement).

3.4.4. Childcare Act 2016¹:

- Section 1 which places a duty on the Secretary of State to secure the equivalent of 30 hours of free childcare over 38 weeks of the year for qualifying children. Children in England will qualify if they are under compulsory school age and meet the description set out in regulations made under Section 2. These regulations also set out the conditions to be met by parents in order for their children to qualify.
- Section 2 which allows the Secretary of State to discharge their duty under section 1 of the Act by placing a duty on English local authorities to secure free childcare for qualifying children. This duty is set out at regulation 33 of the Childcare (Early Years Provision Free of Charge) (Extended Entitlement) Regulations 2016.

3.4.5. Provision is made by a mixed economy of providers, including developers, the community, charity and state providers. Provision is often co-located with primary schools, which has benefits in respect of the transition into full time education. If provision is not able to be made within the primary school grounds, where ever possible, new Early Years facilities will be provided near to or within existing community facilities, such as village halls, community centres and libraries for example. Typically, new Early Years provision, would require 0.1ha of land, for a 60 places facility.

3.4.6. Based on current statutory requirements, Suffolk County Council estimates that 9 fulltime equivalent nursery places are needed per 100 dwellings. Each place costs £8,333 therefore the cost per dwelling is £750.

3.4.7. The below cost multipliers are used to calculate developer contributions for the provision of new build and expansion to existing facilities.

¹ Source: Early education and childcare Statutory guidance for local authorities March 2018 (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/692348/Early_education_and_childcare_-_statutory_guidance.pdf)

Table 2. – Cost Multiplier for Early Years & Childcare Provision²

Infrastructure Type: Early Years & Childcare	Project Cost Multiplier	Approximate Cost Per Dwelling	Funding Mechanism
Expansion	£8,333 per place	£8,333 * 0.09 = £750 per dwelling	CIL
New Build	£525k for a new 30-place Pre School. Uses current estimate of impact of 30 hours requirement - £525k / 30 = £17500 per place	£17500 * 0.09 = £1,575 per dwelling	s106

Source: Suffolk County Council Developer Contributions 2018/19 costs.

3.4.8. Ministerial statements state that Government policy is for development to fund requirements arising as a direct result of development. This includes the land and the build costs. Early Years education contributions are required up front.

3.4.9. Based on the proposed growth of the Joint Local Plan, an indicative cost of provision for Early Years & Childcare has been calculated based on the forecasted needs, please see the tables below for expansion of existing facilities and provision of new settings.

3.4.10. The information is provided by electoral wards for each settlement, as Early Years provision is worked out at ward level by SCC. The wards used are prior to the wards review implemented in May 2019 and this will be amended accordingly for the next review of the IDP.

² Subject to provision of section 2.3 on Delivery of infrastructure and funding.

Table 3. – Expansion of existing Early Years settings based on JLP growth

Ward	Settlement	Additional Provision Needed for JLP growth	Estimated Cost	Funding Mechanism
Rickingham & Walsham	Botesdale and Rickingham	Additional Pre School places at existing setting.	£75,000	CIL
Brook	Copdock and Washbrook	Additional Pre School places at existing setting in Copdock and Washbrook.	£178,500	CIL
Debenham	Debenham	Additional Pre School places at existing setting at primary school.	£196,500	CIL
Holbrook	Holbrook	Additional Pre School places at existing setting.	£7,500	CIL
Lavenham	Lavenham	Additional Pre School places at existing setting.	£15,000	CIL
Long Melford	Long Melford	Additional Pre School places at existing setting at Primary School. Depending on growth to be delivered (existing commitments and JLP sites) a new setting may be required which would be funding through s106).	£58,500	CIL
Mendlesham	Mendlesham	Additional Pre School places at existing setting at Primary School. (TBC)	£66,000	CIL

Ward	Settlement	Additional Provision Needed for JLP growth	Estimated Cost	Funding Mechanism
Needham Market	Needham Market	Additional Pre School places at existing setting.	£101,250	CIL
The Stonhams	Stonham Aspal	Additional Pre School places at existing setting at Primary School. (TBC)	£26,250	CIL
Stradbroke & Laxfield	Stradbroke	Additional Pre School places at existing setting.	£161,250	CIL

Table 4. – New provision for Early Years settings based on JLP growth

Ward	Settlement	Additional Provision Needed for JLP growth	Estimated Cost	Estimated number of new dwellings deriving from JLP site allocations	Funding Mechanism
Bramford & Blakenham	Bramford	New Pre School setting for 60 places needed with land allocation of 0.1ha JLP policy LA007. (DC/18/00233, SCC consultation response includes a site area of 0.1ha for a new early years setting to be secured by a land option.)	£1,050,000	295	s106
Mid Samford	Capel St Mary	New Pre School setting for 30 places with land allocation of 0.1ha (JLP policy LA055)	£525,000	550	s106

Ward	Settlement	Additional Provision Needed for JLP growth	Estimated Cost	Estimated number of new dwellings deriving from JLP site allocations	Funding Mechanism
Claydon & Barham	Claydon & Barham	New Pre School setting for 60 places at the new Primary School (Planning Application 1856/17 and JLP policy LA002).	£1,050,000	692	s106
Elmswell & Norton	Elmswell	New Pre School setting for 30 places needed in the area. 0.1ha land allocation needed (JLP policy LA065). (s106 secured for a new setting from PP: 3918/15 Former Grampian site £75,240.)	£525,000	210	s106
Eye	Eye	New Pre School setting for 60 places needed with land allocation of 0.1ha, JLP policy LA020	£1,050,000	506	s106
Bramford & Blakenham	Great Blakenham	New Pre School setting for 30 places needed with land allocation of 0.1ha in the area. s106 secured.	s106 secured £75,000 on PP: 3310/14 and £12,181 on PP: 0210/15), land allocation only needed	28	s106
Great Cornard South	Great Cornard	1 new Pre School setting for 30 places needed with land	£525,000	500	s106

Ward	Settlement	Additional Provision Needed for JLP growth	Estimated Cost	Estimated number of new dwellings deriving from JLP site allocations	Funding Mechanism
		allocation of 0.1ha (JLP policy LA042)			
Hadleigh North	Hadleigh	1 new Pre School setting for 60 places needed [0.1ha of land to be allocated for the new setting, JLP policy LA028].	£1,050,000 (£217,950 SCC ask for s106 build cost contribution on planning application DC/17/03902)	557	s106
Brook	Sproughton	2 new Pre School settings for 60 places each on Wolsey Grange 2 - (land north of A1071). A 60 place setting is already planned as part of new Primary School for Chantry Vale. [0.1ha land allocation needed]	£2,100,000	1,175	s106
Stowmarket North	Stowmarket	1 new Pre School setting for 60 places at the new Primary School at Chilton Leys (JLP policy LA034). And one more setting for 60 places needed with land allocation of 0.1ha (JLP policy LA035).	£1,050,000	735	s106
Stowupland	Stowupland	New Pre School setting for 30 places needed with land	£525,000	418	s106

Ward	Settlement	Additional Provision Needed for JLP growth	Estimated Cost	Estimated number of new dwellings deriving from JLP site allocations	Funding Mechanism
		allocation of 0.1ha (JLP policy LA078).			
Thurston & Hessel	Thurston	New Pre School setting for 30 places at the relocated new primary school in Thurston.	£525,000	535	s106
Woolpit	Woolpit	New Pre School setting for 60 places at the new primary school in Woolpit (JLP policy LA095).	£1,050,000	540	s106

3.5. PRIMARY EDUCATION CAPACITY AND NEEDS

3.5.1. The scale of growth anticipated from the Joint Local Plan will generate the need for additional primary school provision, which will be met through the expansion of existing schools and delivery of new schools.

3.5.2. The following principles have been used and agreed with SCC to determine the overall needs and costs:

- New primary schools are assumed to be two forms of entry (2fe, i.e. 420 places) with a 60-place nursery where appropriate.
- The cost of such provision is approximately £7.1m (i.e. for a new primary of 420 places.)
- Expansions are costed at £13,929 per primary school place (4 dwellings = 1 primary school place). Site preparation costs are included, however land costs are excluded.
- New schools are costed at £16,904 per primary school place. Land and site preparation costs are excluded for new schools. As per the SCC Developers' Guide to Infrastructure Contributions, it is expected that the developer will provide free, fit-for-purpose sites that are fully serviced and remediated.

- The costings are based on the Suffolk County Council Developer Contributions 2018/19 costs, which are quoted at April 2018 prices and all s106 contributions must be index linked to this date.
- Contributions from development should be secured through s106 agreements for new provision and CIL for expansion of existing schools, unless otherwise stated.
- Where the need for new schools are identified against a site(s) developer contribution will be required for land and build costs.
- Where appropriate, the Joint Local Plan will allocate education land as Class D1 use to secure land to provide new schools or school expansions.
- Typically, a new primary school of 420 places would require 2.2ha of land and a 630 places would require 3ha. This standard includes Early Years provision.

3.5.3. The below cost multipliers are used to calculate developer contributions for the provision of new build and expansion to existing facilities.

Table 5. – Cost Multiplier for Primary School Education³

Infrastructure Type: Primary School Education	Project Cost Multiplier	Approximate Cost Per Dwelling	Funding Mechanism
Expansion	£13,929	£13,929 * 0.25 = £3,482 per dwelling	CIL
New Build	£16,904	£16,904 * 0.25 = £4,226 per dwelling	s106

Source: Suffolk County Council Developer Contributions 2018/19 costs.

3.5.4. Where wholly new primary schools are needed, they will need to be provided in the early stages of development. Funding will therefore usually be required upfront. Provision for other needs will be required as sites come forward and extensions to individual school settings are needed.

3.5.5. Five new primary schools are already planned and funded at Chilton Woods (Sudbury), Chilton Leys (Stowmarket), Bacton, Thurston and Wolsey Grange (Babergh's Ipswich Fringe), to meet the requirements of planned and committed growth.

³ Subject to provision of section 2.3 on Delivery of infrastructure and funding.

3.5.6. Typically, every four new homes generate the need for an additional primary school place.

3.5.7. It is anticipated that 21 existing primary schools will require expansions, and potentially 3 new primary schools (Claydon, Stowupland, Woolpit) will be needed to accommodate the growth expected through the Joint Local Plan across Babergh and Mid Suffolk, as summarised in the tables below.

3.5.8. The funding mechanism for the primary school expansion will be CIL from existing commitments and planned growth of the JLP sites.

Table 6. – Primary School Expansions in relation to JLP planned growth

RAG RATING

GREEN = No issues raised from the feasibility study.

AMBER = Issues raised from the feasibility study which would require further assessments.

RED = Feasibility Study has highlighted significant issues which renders the school expansion unfeasible or where significant funding would be required.

School Planning Area/Pyramid	School	School type - Academy /LA Maintained	Existing to New Net Capacity	Cost indication	Estimated number of new dwellings deriving from JLP site allocations	Feasibility Appraisal Status/ Outcome (with RAG rating)
Claydon Planning Area	Bramford CEVCP School	Maintained	210 to 315 (Master plan to 420)	£1,462,545 (Phase 1)	300	Ongoing Capital Project
	Claydon Primary School	Academy	420 to 525	£1,462,545	Planned expansion from existing growth	TBC
	Sproughton CEVCP School	Academy	105 to 140	£487,515	100	Completed
	Witnesham Primary	Maintained	105 to 140	£487,515	No formal JLP allocation	Completed

School Planning Area/Pyramid	School	School type - Academy /LA Maintained	Existing to New Net Capacity	Cost indication	Estimated number of new dwellings deriving from JLP site allocations	Feasibility Appraisal Status/ Outcome (with RAG rating)
Debenham Planning Area	<i>School (located in East Suffolk)</i>				<i>s proposed, however boundary review will facilitate windfall growth</i>	
	Sir Robert Hitcham's CEVAP School, Debenham	Maintained	210 to 315	£1,462,545	260	Completed
Eye Planning Area	St Peter and St Paul CEVAP School, Eye	Maintained	210 to 315 (Master plan to 420)	£1,462,545	520	Ongoing Capital Project
Stowupland Planning Area	Freeman Community Primary, Stowupland	Academy	210 to 315 (Master plan to 420)	£1,462,545	420	Stage 1, preliminary completed Oct 2018
	Mendlesham Primary School	Academy	105 to 140	£487,515	60	Complete
	Bosmere CP School,	Maintained	315 to 360 (able to	£626,805	130	Ongoing Capital Project

School Planning Area/Pyramid	School	School type - Academy /LA Maintained	Existing to New Net Capacity	Cost indication	Estimated number of new dwellings deriving from JLP site allocations	Feasibility Appraisal Status/ Outcome (with RAG rating)
Stowmarket Planning Area	Needham Market		expand to 420)			
	Chilton CP School, Stowmarket	Maintained	Able to expand from 210 to 315	Not Applicable	Not looking to expand in relation to JLP growth	Has the possibility to expand to provide for additional provision in Stowmarket. Whilst a formal feasibility has not been conducted, the site is large enough to sustain expansion now that the former Stowmarket Middle detached playing field forms part of the site.
	Trinity CEVAP School, Stowmarket	Maintained	Able to expand from 315 to 420 (masterplan)	Not Applicable	Not looking to expand in relation to JLP growth	Not Required – however has the possibility to expand to provide for additional provision in Stowmarket
Stradbroke Planning Area	All Saints CEVAP School, Laxfield	Maintained	119 to 140	£292,509	No formal JLP allocations proposed,	Complete

School Planning Area/Pyramid	School	School type - Academy /LA Maintained	Existing to New Net Capacity	Cost indication	Estimated number of new dwellings deriving from JLP site allocations	Feasibility Appraisal Status/ Outcome (with RAG rating)
					however boundary review will facilitate windfall growth	
Thurston Planning Area	Elmswell CP School	Maintained	315 to 420	£1,462,545	210	Ongoing Capital Project
East Bergholt Planning Area	Bentley CEVCP School	Maintained	56 to 70	£195,006	No formal JLP allocations proposed, however boundary review will facilitate windfall growth	Complete
	Brooklands Primary School, Brantham	Maintained	210 to 315	£1,462,545	100	Complete
	Capel St Mary CEVCP School	Maintained	315 to 420	£1,462,545	550	In progress

School Planning Area/Pyramid	School	School type - Academy /LA Maintained	Existing to New Net Capacity	Cost indication	Estimated number of new dwellings deriving from JLP site allocations	Feasibility Appraisal Status/ Outcome (with RAG rating)
	Copdock Primary School	Maintained	70 to 105	£487,515	240	In progress
Great Cornard	Wells Hall Primary	Academy	420 to 525 (Phase 1) (Phase 2/masterplan to 630)	£1,462,545	Potential expansion of one or both schools resulting from committed growth and JLP growth	Complete
	Pot Kiln Primary School, Great Cornard	Maintained	315 to 420	£1,462,545		Complete
Hadleigh Planning Area	Beaumont CP School, Hadleigh	Maintained	140 to 210	£975,030	60	Complete
	St Mary's Church of England Primary School, Hadleigh	Academy	210 to 315	£1,462,545	500	Not required
Holbrook Planning Area	Shotley CP School	Maintained	196 to 315	£1,657,551	50	Not required

Table 7. – Existing primary schools not planned to expand in relation to the Joint Local Plan growth

Please note that depending on windfall growth happening outside of the Joint Local Plan proposed growth, the schools listed below may need to expand.

School Planning Area/Pyramid	School
Claydon Planning Area	Henley Primary School
	Somersham Primary School
Debenham Planning Area	Bedfield CEVCP School
	Creeting St Mary CEVAP School
	Earl Soham CP School
	Helmingham CP School
	Stonham Aspal CEVAP School
	Wetheringsett CEVCP School
Eye Planning Area	Gislingham CEVCP School
	Mellis CEVCP School
	Occold Primary School
	Palgrave CEVCP School
	St Botolph's CEVCP School, Botesdale
	St Edmund's Primary School, Hoxne
	Thorndon CEVCP School
	Wortham Primary School

School Planning Area/Pyramid	School
Stowupland Planning Area	Bacton CP School
	Crawfords CEVCP School, Haughley
	Old Newton CEVCP School
Stowmarket Planning Area	Abbot's Hall CP School, Stowmarket
	Chilton CP School, Stowmarket
	Combs Ford Primary School
	Great Finborough CEVCP School
	Ringshall School
	Trinity CEVAP School, Stowmarket
	Wood Ley CP School, Stowmarket
Stradbroke Planning Area	Fressingfield CEVCP School
	Mendham Primary School
	Stradbroke CEVCP School
	Wilby CEVCP School
	Worlingworth CEVCP School
Thurston Planning Area	Bardwell CEVCP School
	Barnham CEVCP School
	Barningham CEVCP School
	Cockfield CEVCP School

School Planning Area/Pyramid	School
	Great Barton CEVCP School
	Honington CEVCP School
	Hopton CEVCP School
	Ixworth CEVCP School
	Norton CEVCP School
	Rattlesden CEVCP School
	Rougham CEVCP School
	Stanton CP School
	Thurston CEVCP School
	Walsham-le-Willows CEVCP School
	Woolpit CP School
East Bergholt Planning Area	Copdock Primary School
	East Bergholt CEVCP School
	Stratford St Mary Primary School
Bury St Edmunds Planning Area	All Saints CEVCP, Lawshall
Great Cornard	Boxford CEVCP School
	Bures CEVCP School
	Lavenham CP School
	Nayland Primary School

School Planning Area/Pyramid	School
	Pot Kiln Primary School, Great Cornard
	Stoke-by-Nayland CEVCP School
Hadleigh Planning Area	Bildeston Primary School
	Elmsett CEVCP School
	Hadleigh CP School
	Hintlesham & Chattisham CEVCP School
	Kersey CEVCP School
	Whatfield CEVCP School
Holbrook Planning Area	Chelmondiston CEVCP School
	Holbrook Primary School
	Stutton CEVCP School
	Tattingstone CEVCP School
	Halifax/Stoke Park catchments
Sudbury Planning Area	Acton CEVCP School
	Cavendish CEVCP School
	Glemsford Primary Academy
	Great Waldingfield CEVCP School
	Hartest CEVCP School
	Long Melford CEVCP School

School Planning Area/Pyramid	School
	St Gregory CEVCP School, Sudbury
	St Joseph's RCP School, Sudbury
	Tudor CEVCP School, Sudbury
	Woodhall CP School, Sudbury

Table 8. – New primary schools

School Planning Area/Pyramid	School	Additional Net Capacity	Cost indication	Funding Mechanism
Claydon Planning Area	Claydon - new primary school as part of application 1856/17 (SS0076)	210	£3,549,840	S106 from existing commitments and planned growth of the JLP sites.
	Sproughton - New Primary for Wolsey Grange development (also referred to as Chantry Vale)	420	£7,099,680	S106 from existing commitments and planned growth of the JLP sites.
Stowupland Planning Area	Bacton - New school (relocation) on Middle school land (DC/17/03799/OUT - 50 home plus new school) - relocation of current primary school.	315	£5,324,760	S106 from existing commitments and planned growth of the JLP sites.
	Stowupland - potential new primary school needed (to be re considered at the Local Plan review stage should it not be	210	£3,549,840	S106 from planned growth of the JLP sites.

School Planning Area/Pyramid	School	Additional Net Capacity	Cost indication	Funding Mechanism
	possible to expand the existing Freeman primary school)			
Stowmarket Planning Area	New Chilton Leys Primary School	420	£7,099,680	S106 from existing commitments and planned growth of the JLP sites.
Thurston Planning Area	Woolpit - new primary to supply growth of Elmswell and Woolpit	210 (future proofed to 420 as masterplan)	£3,549,840	S106 from existing commitments and planned growth of the JLP sites.
	New school in Thurston	420	£7,099,680	S106 from existing commitments and planned growth of the JLP sites.
Sudbury Planning Area	New Chilton Woods Primary School	420	£7,099,680	S106 from existing commitments and planned growth of the JLP sites.

3.6. SECONDARY EDUCATION

3.6.1. The provision of secondary school places in relation to the planned growth is considered at a strategic level, looking across the general needs arising from the preferred sites, as well as the current growth locations for development already granted planning permission and the growth planned from neighbouring local authorities.

3.6.2. The principles for secondary education are the same as those for primary education, the main additional point to consider are:

- Expansions are costed at £20,833 per secondary school place (50 dwellings = 11 secondary school places). *Site preparation costs are included, however land costs are excluded.*
- New secondary schools are costed at £24,779 per place. Land and site preparation costs are excluded.
- The costings are based on the Suffolk County Council Developer Contributions 2017/18 costs, which are quoted at April 2018 prices and all s106 contributions must be index linked to this date.
- The need for a new secondary school is generated by around 5,000 new homes.

Table 9. – Cost Multiplier for Secondary School Education⁴

Infrastructure Type: Primary School Education	Project Cost Multiplier	Approximate Cost Per Dwelling	Funding Mechanism
Expansion	£20,833	£20,833 * 0.22 = £4,583 per dwelling	CIL
New Build	£24,779	£24,779 * 0.22 = £5,451 per dwelling	s106

Source: Suffolk County Council Developer Contributions 2018/19 costs.

3.6.3. *Suffolk County Council, as Education Authority, has advised that the most appropriate strategy for providing additional secondary school capacity for demands arising from the development proposed in this draft Local Plan is to expand existing secondary schools. This will be re-assessed through the next Local Plan review, which can be expected to propose additional development and a new spatial strategy, and so may change conclusions and justify the establishment of a new secondary school, potentially before 2036.*

3.6.4. *Suffolk County Council has advised of risks to this approach. Should long-term pupil forecasts or parental preferences change, this would change the assumptions which have determined the strategy. Significant windfall*

⁴ Subject to provision of section 2.3 on Delivery of infrastructure and funding.

development – through individual large sites or cumulative growth – could also present a risk. It is envisaged that these factors can be managed through a review of the Local Plan, five years from adoption, allied to close monitoring of school place needs by the County Council. Babergh and Mid Suffolk Councils, as local planning authorities, will need to carefully consider proposals for development against the school place strategy. Pupils from residential proposals which cannot be accommodated through the expansion of their nearest school may have to travel further to schools that have capacity and this will need to be considered during the determination of planning applications. Should significant windfall growth come forward that cannot be managed through the current strategy, permission should only be granted with contributions towards an alternative acceptable and deliverable strategy, such as a new school.

3.6.5. The County and District Councils will also seek opportunities for the establishment of a new school along the A14 corridor, to be determined through the next Local Plan. An ‘area of search’ has been identified as the parishes of:

- Woolpit and Elmswell
- Needham Market (including relevant areas of Creting St Mary, Badley, Darmsden and Barking adjacent to Needham Market)
- Bramford and Sproughton

3.6.6. These areas have been identified as locations with growing populations and no existing secondary school, which will be considered through the Local Plan review in five years’ time. Proposals for other suitable locations will also be considered, including as part of strategic development proposals in future iterations of the Local Plan.

3.6.7. The table below summarises which education planning area is expected to require a secondary school expansion.

Table 10. – Secondary Schools Expansions

RAG RATING

GREEN = No issues raised from the feasibility study.

AMBER = Issues raised from the feasibility study which would require further assessments.

RED = Feasibility Study has highlighted significant issues which renders the school expansion unfeasible or where significant funding would be required.

School Planning Area/Pyramid	Secondary Schools	School type – Academy / LA Maintained	Existing capacity to capacity able to expand to	Cost Indication	Feasibility Appraisal Status/Outcome (RAG Rating)
A14 Corridor (BDC/MSDC)	Claydon High School	Academy	818 to 900	£1,708,306	Complete
	Stowupland High School	Academy	1033 to 1460	£8,895,691	Complete
	Stowmarket High School	Academy	1376 to 1400	£499,992	In progress
	Thurston Community College	Maintained	1940 to 2190	£5,208,250	Complete
MSDC North	Debenham High School	Academy	720	No expansion planned	Complete
	Stradbroke High School	Academy	435 to 550	£2,395,795	Complete
	Hartismere High School, Eye	Academy	961 to 1200	£6,020,737	In progress
BDC East	Hadleigh High School	Academy	840 to 1200	£7,499,880	Complete
	East Bergholt High School	Academy	930 to 1500	£11,874,810	Complete
	Holbrook Academy	Academy	600 to 800	£4,166,600	Complete
BDC West	Ormiston Sudbury	Academy	1132 to 1500	£7,666,544	In progress
	Thomas Gainsborough School, Great Cornard	Academy	1780	Not looking to expand in relation to JLP growth	Complete

3.7. POST 16 EDUCATION

3.7.1. Provision for Post-16 education is increasingly complex due to the changes in the ways in which further Education and Sixth Form provision are

delivered. Students have a range of institutional options and are more likely to travel longer distances than for secondary education.

Sixth Form Education

3.7.2. Traditionally, Sixth Form education has often been provided alongside secondary education, this is gradually changing over recent years as fewer secondary schools provide a Sixth Form and individual establishments are set-up to provide more specialist provision for students. In Babergh and Mid Suffolk, the secondary schools providing a Sixth Form are located in Stowupland, Stowmarket, Thurston, Eye, Sudbury and Great Cornard.

3.7.3. The table below shows the Sixth Forms available in Babergh and Mid Suffolk and in neighbouring local authorities.

Table 11. – Existing Post 16 Education

A14 Corridor (BDC/MSDC)	Stowupland High School and Sixth Form
	Stowmarket High School
	Thurston Community College
Ipswich Area (located in Babergh)	Suffolk One Sixth Form College, Ipswich
Suffolk Coastal Area	Thomas Mills High School sixth form, Framlingham
MSDC North	Hartismere School - Secondary and 16 to 18, Eye
Bury St Edmunds Area	King Edward VI Church of England Voluntary Controlled Upper School, Bury St Edmunds and Abbeygate Sixth Form College (from September 2019.) - King Edwards will retain Year 13 for 2019/20 with Abbeygate taking only the new Year 12 entrants. The following year, September 2020, King Edwards closes completely with Abbeygate having Year 12 and 13 students.
Haverhill	Haverhill Community Sixth Form
BDC West	Ormiston Sudbury
	Thomas Gainsborough School, Great Cornard

Table 12. – Planned new Post 16 Education

Suffolk Coastal Area	Brightwell Lakes Development (Austral Park) – Potential for a New Sixth Form
Bury St Edmunds Area	Abbeygate Sixth Form College - New Sixth Form (To open September 2019 to year 12 pupils. Following years will move pupils from King Edwards, which will be replaced.)

Table 13. – Planned expansions for Post 16 Education

Hartismere School, Eye	From 130 to 175 places
Stowmarket High School	From 150 to 250 places
Stowupland High School	From 76 to 300 places
Suffolk One Sixth Form College, Ipswich	From 2000 to 2400 places

3.7.4. In terms of provision for Sixth Forms education related to the growth of the Joint Local Plan, a wider assessment of the needs on a County wide basis will be carried out by Suffolk County Council in partnership with the Housing Market Area authorities to look at the best options for provision in relation to planned growth. The 2017 Norfolk and Suffolk Further Education Area Review, suggests that, based on 2014 ONS Sub national population projections, the 16-18 cohort is expected to fall by 9.3% between 2015 and 2019, and then increase by 18.4% between 2019 and 2030.

3.7.5. As such, whilst options exist for providing additional post-16 capacity for students from Babergh and Mid Suffolk, further consideration will be given to long term needs for post-16 provision across the Ipswich Housing Market Area. This will need to include an assessment of demand arising from the emerging Babergh and Mid Suffolk, Ipswich and Suffolk Coastal Local Plans.

Further Education

- 3.7.6. There are currently no establishments for further education located within Babergh and Mid Suffolk. Provision is available in neighbouring authorities such as the Colchester Institute in Colchester, West Suffolk College in Bury St Edmunds, Otley College in East Suffolk and Suffolk New College in Ipswich. Further Education addresses a variety of vocational and academic post-16 education needs, in a setting other than a school sixth form.
- 3.7.7. Further Education capacity is funded through the Colleges themselves, using a combination of their own funds, bank borrowing and Government grants (such as through Local Enterprise Partnerships).

3.8. SPECIAL EDUCATION NEEDS AND DISABILITY

- 3.8.1. Special Education Needs and Disability (SEND) will also need to be addressed through this IDP, in accordance with the newly published Government guidance, 'Securing developers contributions for education, April 2019', which stipulates that all education needs (ages 0 – 19) including Special Education Needs (SEN), are to be addressed through development plans.
- 3.8.2. It has been estimated that between 300 to 400 places are needed for children aged between 5 and 16 and 500 places for pupils aged between 16 over with additional needs in Suffolk between now and 2020. The demand for specialist education places in Suffolk is rising rapidly due to the county's population growth, advances in medicine and the increasing complexity of specialist needs.
- 3.8.3. In response to this need, Suffolk County Council published the SEND Sufficiency Report to identify options for future SEND provision and created, a cross-party Policy Development Panel which was established to realise suitable specialist education places.
- 3.8.4. In the SEND Sufficiency Plan the County Council identified that it is not able to expand existing provision any further and that its preferred option for addressing increased SEND needs was through a combination of new

specialist support centres, some new schools and using independent placements for a small number of very special needs.

3.8.5. This section of the IDP will be reviewed and updated in due course to reflect progress with SEND settings and any advice relating to developers' contributions which may be required in the future in response to this need.

3.8.6. The tables below list the existing SEND provision within Suffolk for ages 5-16 and for post 16 specialist provision commissioned by Suffolk County Council. In addition to the schools listed a special school will open in Ipswich in 2020. Several of the county's existing special schools have expanded and a new campus with additional space for Riverwalk School in Bury St Edmunds opened in September 2018.

Table 14. – Existing SEND provision within Suffolk

School	Location	Type of Provision
Riverwalk School	Bury St Edmunds	Severe Learning Disabilities Special Schools
Hillside Special	Sudbury	Severe Learning Disabilities Special Schools
Warren	Lowestoft	Severe Learning Disabilities Special Schools
Bridge	Ipswich	Severe Learning Disabilities Special Schools
Priory	Bury St Edmunds	Moderate Learning Disabilities Special Schools
Ashley	Lowestoft	Moderate Learning Disabilities Special Schools
Stone Lodge	Ipswich	Moderate Learning Disabilities Special Schools
Thomas Wolsey	Ipswich	Profound and Multiple Learning Disability Special School
Everitt Academy (Carlton Colville) - Free School	Lowestoft	Social, Emotion and Mental Health Special School
Churchill - Free School	Haverhill	Autistic Spectrum Disorder Special School
Castle Hill Infant School	Ipswich	Specialist Support Centres
Castle Hill Junior School	Ipswich	Specialist Support Centres

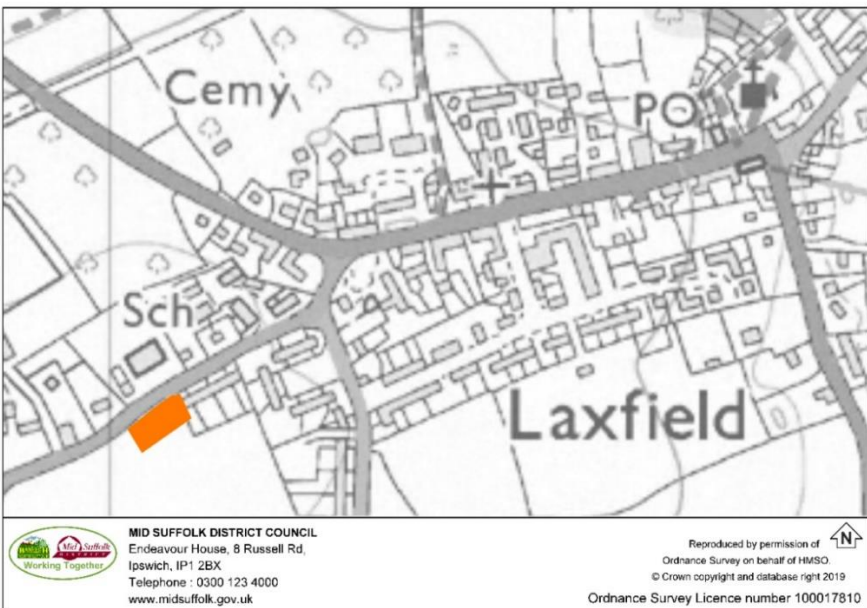
School	Location	Type of Provision
Sidegate Primary School	Ipswich	Specialist Support Centres
Causton Junior School	Felixstowe	Specialist Support Centres
Maidstone Infant School	Felixstowe	Specialist Support Centres
Gorseland Primary School	Ipswich	Specialist Support Centres
St Gregory C of E VCP School	Sudbury	Specialist Support Centres
Elm Tree Primary	Lowestoft	Hearing Impaired Unit
Rushmere Primary	Ipswich	Hearing Impaired Unit
Westgate Primary	Bury St Edmunds	Hearing Impaired Unit
King Edward	Bury St Edmunds	Hearing Impaired Unit
Elm Tree Primary	Ipswich	Speech and Language Units
Rushmere Primary	Ipswich	Speech and Language Units
Hardwick Primary	Bury St Edmunds	Speech and Language Units
Old Warren House	Lowestoft	Pupil Referral Units
The Attic	Lowestoft	Pupil Referral Units
First Base, Lowestoft	Lowestoft	Pupil Referral Units
Harbour	Lowestoft	Pupil Referral Units
The Albany	Bury St Edmunds	Pupil Referral Units
Alderwood	Ipswich	Pupil Referral Units
St Christophers	Ipswich	Pupil Referral Units
First Base, Ipswich	Ipswich	Pupil Referral Units
Kingsfield/ Olive AP Academy	Stowmarket	Pupil Referral Units
Furst Base, Bury	Bury St Edmunds	Pupil Referral Units
Parkside	Ipswich	Pupil Referral Units
Westbridge	Ipswich	Pupil Referral Units
Hampden House	Sudbury	Pupil Referral Units

School	Location	Type of Provision
Include	Ipswich	Independent alternative provision places purchased by Suffolk County Council
Include	Bury St Edmunds	Independent alternative provision places purchased by Suffolk County Council
Include	Lowestoft	Independent alternative provision places purchased by Suffolk County Council

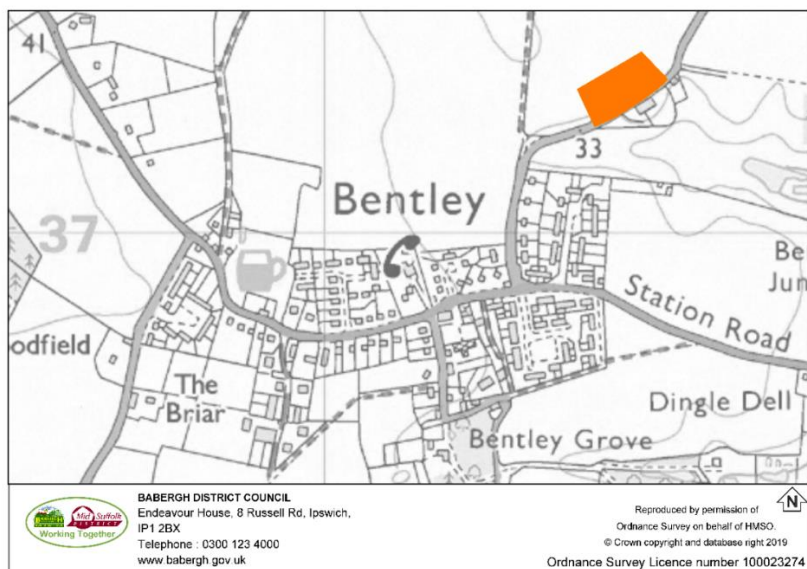
Post 16 Specialist Provider	Location
Cambridge Regional College	Cambridge
City College Norwich	Norwich
East Coast College	Lowestoft and Great Yarmouth
East Norfolk Sixth Form College	Great Yarmouth
Easton and Otley College	Otley
Lowestoft Sixth Form College	Lowestoft
Suffolk New College	Ipswich
West Suffolk College	Bury St Edmunds
WS Training	Ipswich
Suffolk ONE	Ipswich

3.9. LAND ALLOCATIONS NEEDED FOR EXPANSIONS OF EXISTING SCHOOLS AND PROVISION OF NEW SCHOOLS

3.9.1. The table below identifies the land allocations in areas where there is demonstrated evidence of required need to either provide expansions of existing schools, or land allocation for the provision of new schools.

School	Land allocation in ha	Reason for allocation	Estimated timeline for school expansion	Expansion necessary in relation to planned growth	Land Assembly/Evidence of land ownership agreement for use
Land allocations for Primary school expansions					
Laxfield - All Saints Primary School	0.06 ha	Land allocation required to facilitate relocating the existing car park to provide for expansion to 140. Expansion of existing school would be constructed on existing car park.	Short term (up to 5 years)	Windfall growth through JLP boundary reviews, no JLP residential site allocations. Committed growth.	Land to be secured through the development of Land to the south of Framlingham Road, Laxfield.
					
Bentley – Primary School	1 ha	The County Council does not intend to expand Bentley Primary School beyond 70 places. Expansion beyond 70 places would be challenging, expensive and is not	Short term (up to 5 years)	In order to meet the requirements of paragraphs 91, 92 and 94 of the NPPF, the Local Plan should allocate land for new playing fields	The County Council will, in due course, seek to purchase the land from the landowner.

School	Land allocation in ha	Reason for allocation	Estimated timeline for school expansion	Expansion necessary in relation to planned growth	Land Assembly/Evidence of land ownership agreement for use
		<p>forecast to be necessary for delivery of the Local Plan.</p> <p>However, the school is currently some way distant from its playing fields. Additional land for playing fields on the other side of Church Road would significantly improve the operation of the school and remove the need for pupils to travel to playing fields almost 1km / 0.6 mile away.</p> <p>It would also enable a qualitative/safeguarding improvement as the school could utilise and supervise the field far more effectively.</p>		north of Church Road.	

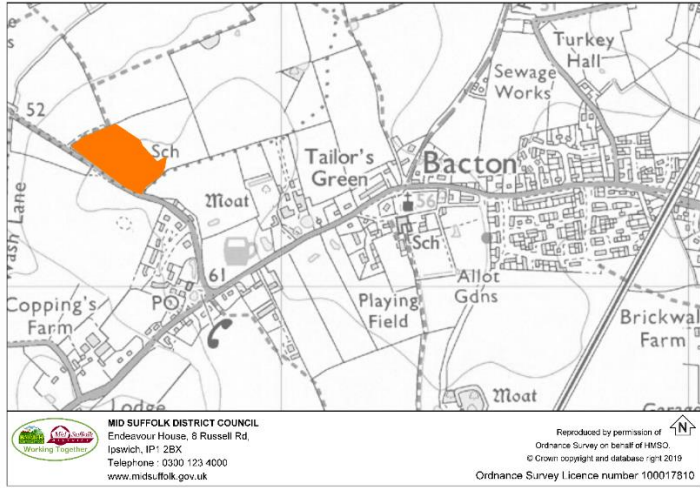


School	Land allocation in ha	Reason for allocation	Estimated timeline for school expansion	Expansion necessary in relation to planned growth	Land Assembly/Evidence of land ownership agreement for use
Eye - Primary School		It has been confirmed by SCC that St Peter and St Paul Church of England Primary School can expand from 210 to 315 places (Phase 1) within its own site, however for expansion to 420 places (Phase 2) additional land may be required. This position will be reconsidered at the Regulation 19 submission of the Joint Local Plan.	Medium term (5 to 10 years)	JLP/NP allocations circa 500 dwellings and committed growth circa 300.	

Land allocations for new Primary schools

Bacton - New school (relocation) on Middle school land (DC/17/037 99/OUT - 50 home plus new school) - relocation of current primary school.	1.7ha	Land allocation required to facilitate relocating the current primary school.	Short term (up to 5 years)	JLP allocations circa 110 dwellings and committed growth.	Existing use of the land already in education authority control, principle of education use already established.
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School	Land allocation in ha	Reason for allocation	Estimated timeline for school expansion	Expansion necessary in relation to planned growth	Land Assembly/Evidence of land ownership agreement for use
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Claydon -
 New primary school as part of planning application 1856/17 (Land North West of Church Lane, Barham)

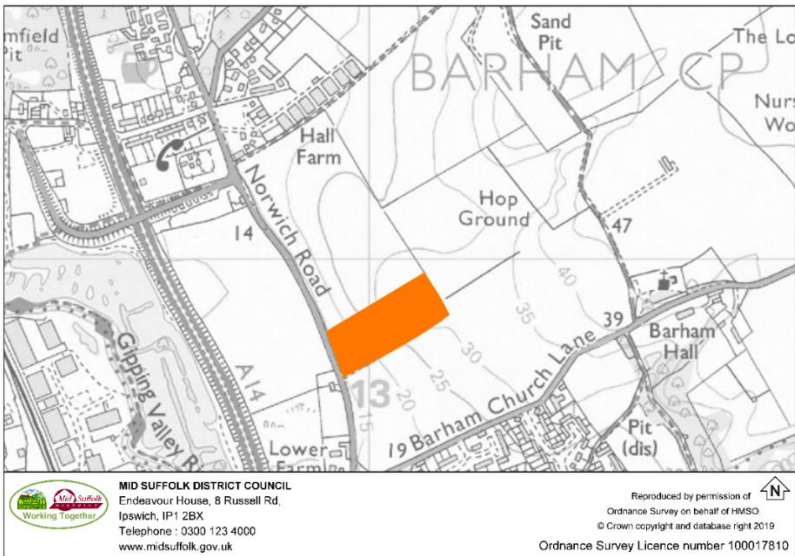
3ha

Site of 3ha of land needed for new primary school on Land North West of Church Lane, Barham.

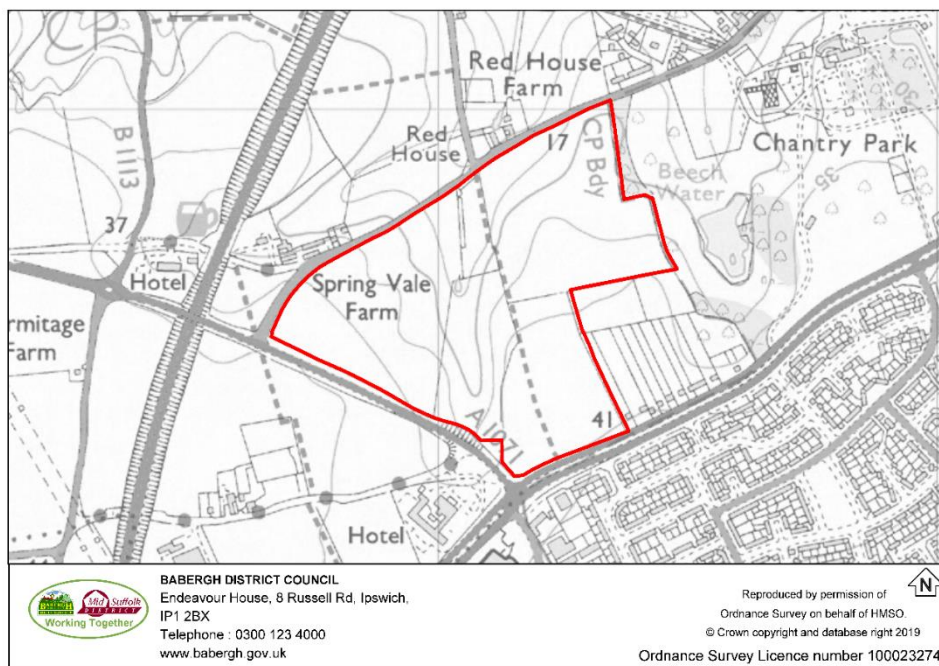
Short term (up to 5 years)

JLP allocations and committed growth.

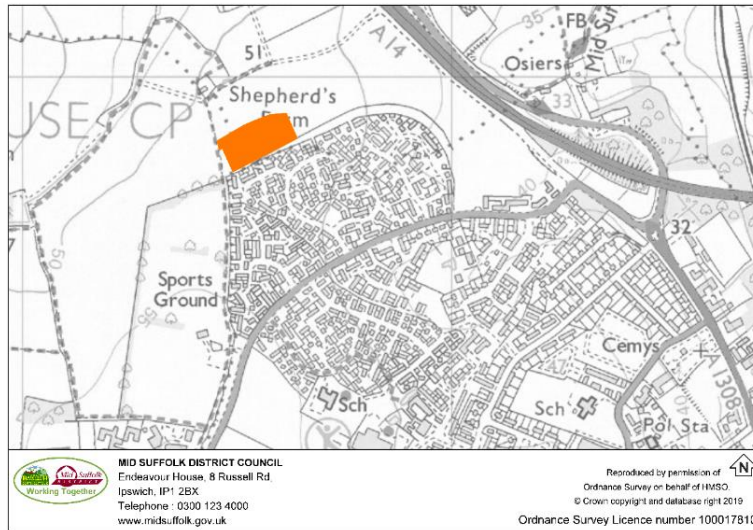
Land to be secured as part of policy LA002 and through Section 106 agreement once planning permission granted.



School	Land allocation in ha	Reason for allocation	Estimated timeline for school expansion	Expansion necessary in relation to planned growth	Land Assembly/Evidence of land ownership agreement for use
Sproughton – Wolsey Grange Primary	3ha	Site of 3ha of land needed for new primary school on Wolsey Grange 2 - (land north of A1071). A site 3ha would future proof the new school to 630 places and would accommodate an Early Years setting for 60 places. A second site of 0.1ha is needed for a second Early Years setting of 60 places.	Short to medium term (up to 10 years)	JLP allocations circa 1000 dwellings and committed growth circa 700.	Land to be secured as part of policy LA013 and through Section 106 agreement as part of planning permission.

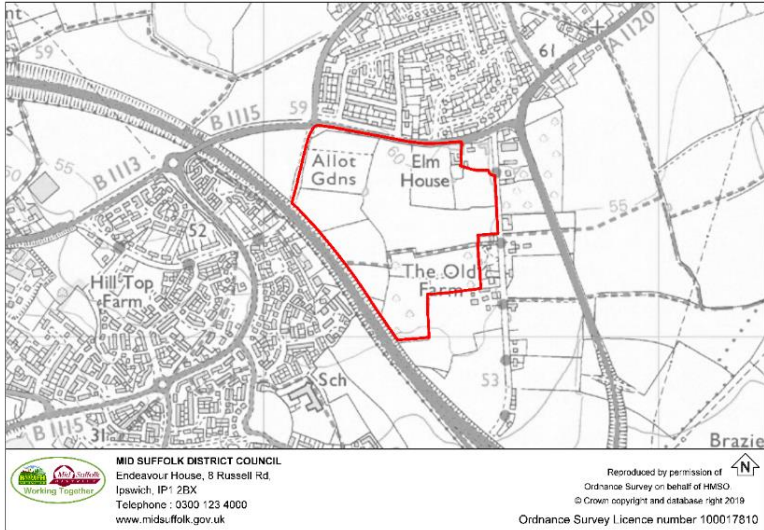


School	Land allocation in ha	Reason for allocation	Estimated timeline for school expansion	Expansion necessary in relation to planned growth	Land Assembly/Evidence of land ownership agreement for use
Stowmarket - New Chilton Leys Primary School	1.6ha	1.6ha allocation as part of Planning Permission 5007/16.	Short term (up to 5 years)	JLP allocations circa 700 dwellings and committed growth circa 900.	SCC – land secured through Section 106 agreement as part of planning permission.



Stowupland – Potential new primary school	3ha	Site of 3ha of land needed for a potential new primary school on land South of Stowmarket Road, Stowupland, Policy LA078. This allocation would provide for the new education provision needed for the area if the existing primary school (Freeman) is unable to expand.	Medium to long term (up to 10 years or more)	JLP allocations circa 400 dwellings and committed growth circa 400.	SCC as education authority would be looking to secure the land.
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School	Land allocation in ha	Reason for allocation	Estimated timeline for school expansion	Expansion necessary in relation to planned growth	Land Assembly/Evidence of land ownership agreement for use
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Sudbury -
New
Chilton
Woods
Primary
School

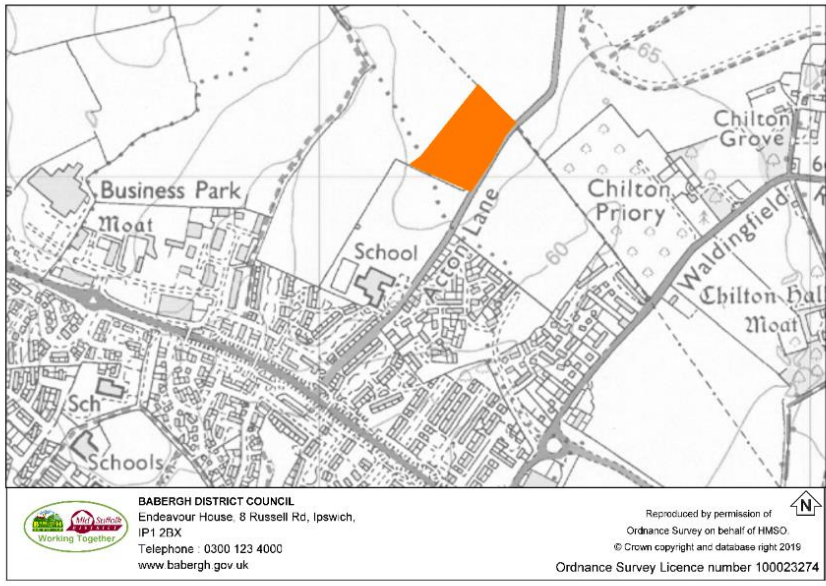
2.3ha

2.3ha allocation as part of Planning Permission B/15/01718, Chilton Woods Mixed Use Development Land North Of Woodhall Business Park, Sudbury

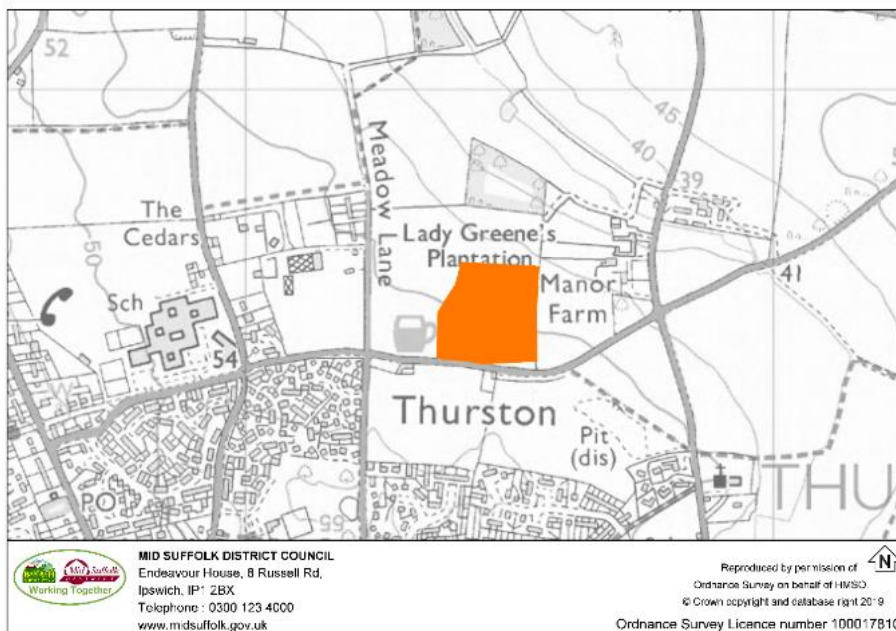
Medium term (up to 10 years)

JLP allocations circa 500 dwellings and committed growth circa 1150.

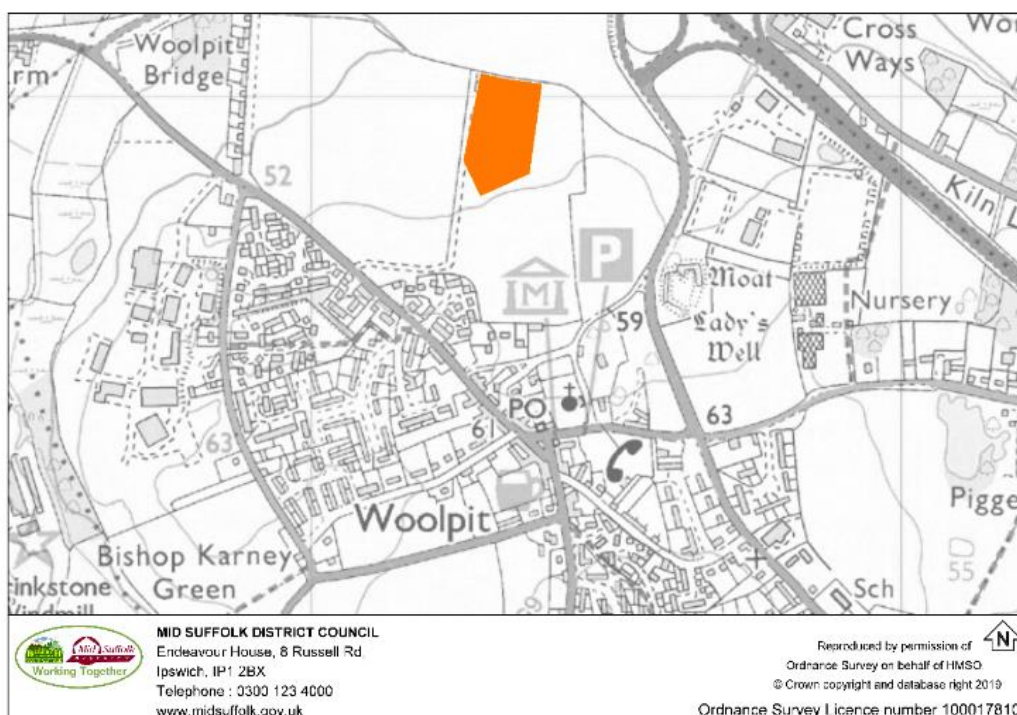
SCC – land secured through Section 106 agreement as part of planning permission.



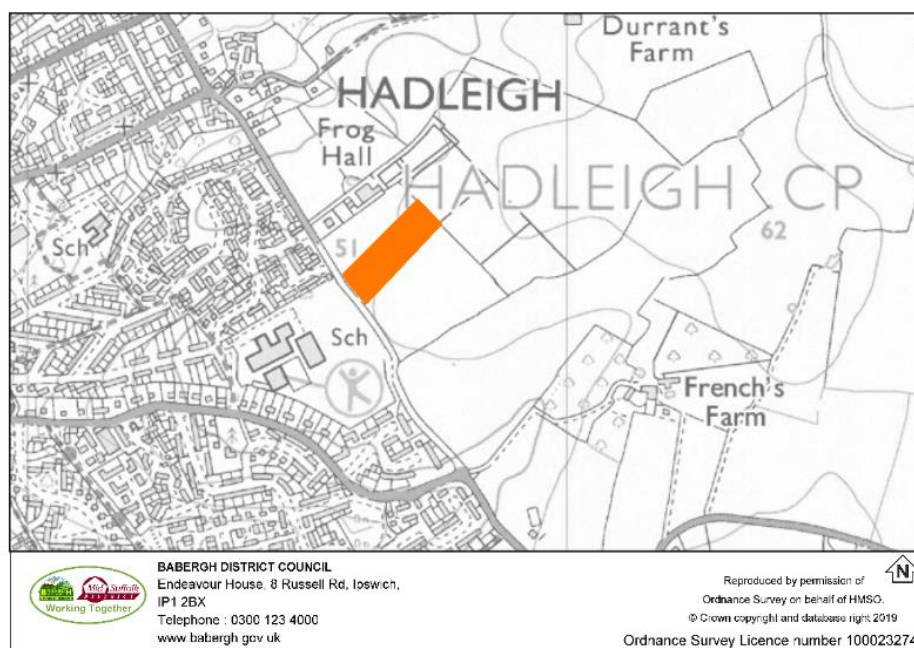
School	Land allocation in ha	Reason for allocation	Estimated timeline for school expansion	Expansion necessary in relation to planned growth	Land Assembly/Evidence of land ownership agreement for use
Thurston – New School in Thurston	3ha	Site of 3ha of land needed for the relocation and expansion of Thurston Church of England Primary Academy. The land for the primary school is being provided as part of a housing development at land north of Norton Road (5070/16)	Short term (up to 5 years)	JLP allocations circa 500 dwellings and committed growth circa 900.	SCC – land secured through Section 106 agreement as part of planning permission.



School	Land allocation in ha	Reason for allocation	Estimated timeline for school expansion	Expansion necessary in relation to planned growth	Land Assembly/Evidence of land ownership agreement for use
Woolpit - new primary to supply growth of Elmswell and Woolpit	3ha	Site of 3ha of land needed for new primary school on Land Off Bury Road The Street Woolpit (Policy LA095), under planning application DC/18/04247).	Short term (up to 5 years)	JLP allocations and committed growth.	SCC – land secured through Section 106 agreement as part of planning permission.



School	Land allocation in ha	Reason for allocation	Estimated timeline for school expansion	Expansion necessary in relation to planned growth	Land Assembly/Evidence of land ownership agreement for use
Land allocations for Secondary school expansions					
Hadleigh - Secondary School	1.2 ha	Site of 1.2ha of land needed for secondary school expansion from 840 to 1200, on land north east of Frog Hall Lane, Policy LA028In accordance with new NPPF para 94 and DfE guidance of April 2019, need to protect the ability to expand.	Short to medium term (up to 10 years)	JLP allocations circa 550 dwellings, committed growth circa 100 dwellings, pending decision on 172 dwellings.	SCC as education authority will be looking to secure the land.



School	Land allocation in ha	Reason for allocation	Estimated timeline for school expansion	Expansion necessary in relation to planned growth	Land Assembly/Evidence of land ownership agreement for use
Stradbroke - High School	0.5ha	0.5 hectares of the southern part of Land to the east of Farriers Close (policy LA083 and STRAD/16 of the Stradbroke Neighbourhood Plan)	Medium to long term (up to 10 years or more)	Allows for possible extension of the playing field (in accordance with the Neighbourhood Plan)	Policy LA083 and STRAD 16 of the Stradbroke Neighbourhood Plan. SCC as education authority will be looking to secure the land.



4. HEALTH

4.1.1. This section of the IDP has been drafted and agreed with representatives of the NHS England and the Clinical Commissioning Groups (CCG) covering both Babergh and Mid Suffolk (Ipswich & East Suffolk CCG and West Suffolk CCG). The North East Essex Clinical Commissioning Group has also provided information in relation to health practices that are likely to be impacted by development in Babergh and Mid Suffolk.

4.2. THE WIDER CONTEXT

4.2.1. Over the last five years, three key reports have been published which are driving change and setting a new strategic context for the provision of health care nationally. The reports have contributed to the pivotal change that is now occurring within the NHS.

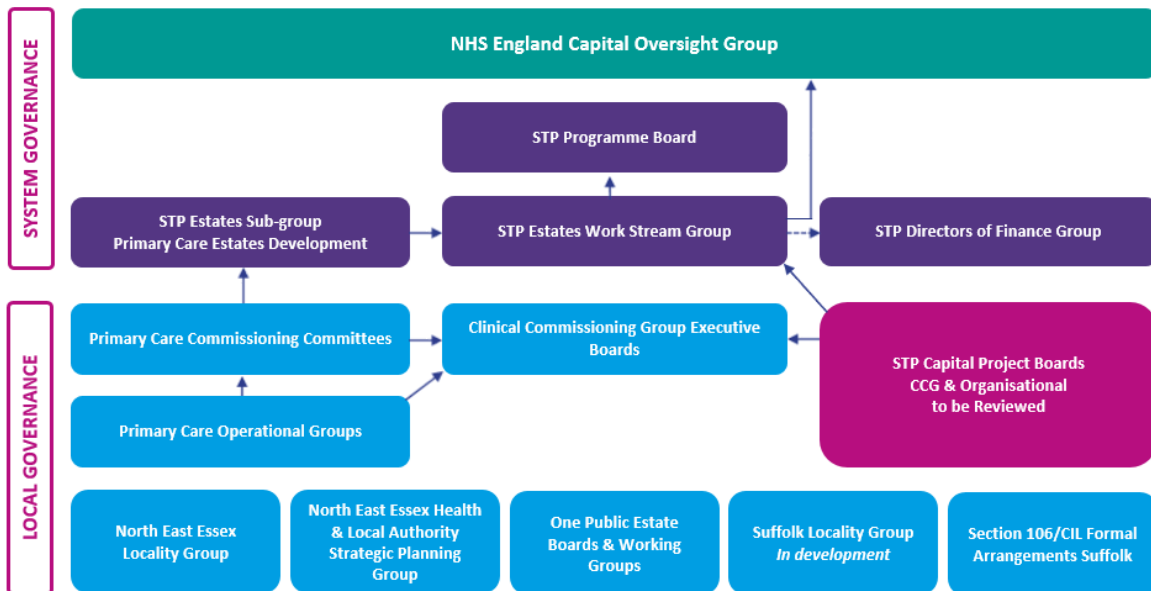
- 1) Five Year Forward View (Oct 2014) - sets how the NHS service must change and move towards care models required for the future. It recognises that the NHS is too diverse for a 'one size fits all' solution. It advises that changes in policy and new approaches to NHS leadership are needed to deliver the recommendations set out in the document. This report is further supported by a follow up report, 'Next Steps on the Five Year Forward View (Mar 2017)' –which makes specific reference to estate and facilities management services, including the modernisation of primary care facilities, the sharing of facilities between organisations, the improving of estates and facilities, and the splitting of emergency/urgent care from planned surgery clinical facilities.
- 2) Lord Carter Review – Operational Productivity and Performance in English NHS Acute Hospitals (Interim Report Jun 2015 and Full Report Jan 2016) – this is an independent report reviewing operational productivity in acute trusts. The Interim Report and the Full Report both focus on efficiency and productivity opportunities, and consider four areas of spend:
 - Workforce;
 - Hospital Pharmacy and Medicines Optimisation;
 - Estate Management (effective use of the estate, reduce holding costs, sharing of property across sectors, disposal of surplus estate, effective estate investment.)
 - Procurement.
- 3) Naylor Review – NHS Property and Estates: why the estate matters for patients (Mar 2017) – this is an independent report led by Sir Robert Naylor. It acknowledges that if the NHS is to meet its pledge of better utilisation of estate, and to release surplus land to deliver 26,000 homes, then additional capital investment is required. It calls for 'Sustainable

Transformation Plans' to develop robust capital strategies that are aligned with clinical strategies in order to maximise value for money and address backlog maintenance issues. The Naylor review was a landmark report, highlighting the challenge of making sure the NHS has the buildings and equipment it needs, but also the scale of the opportunity that the NHS estate offers to generate money to reinvest in patient care.

4.2.2. The Suffolk and North East Essex Sustainable Transformation Plan (STP) is currently being finalised by the Ipswich & East Suffolk CCG and West Suffolk CCG, in the meantime the STP Estate Workbook of July 2018 sets out the direction of travel in terms of key estates initiatives and individual investment projects and how they align with the STP service priorities. It demonstrates how the partners seek to ensure that the estate creates the right landscape for the transformation and sustainability of care at all levels and outlines the critical decisions needed in order to achieve this.

4.2.3. The below diagram shows the structures of the healthcare Estates Governance.

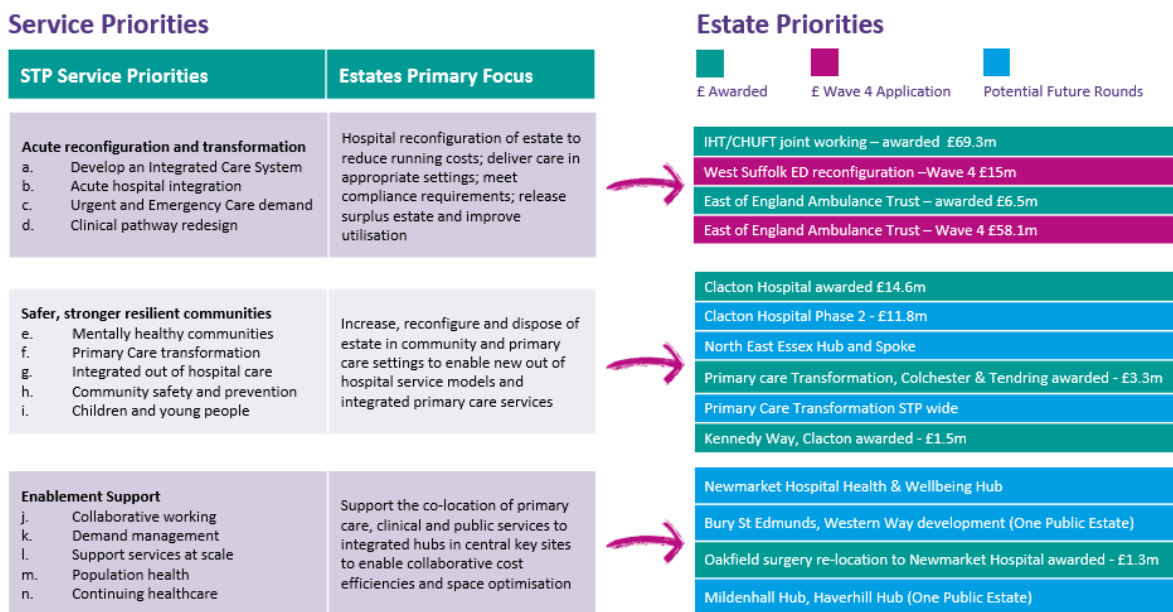
Diagram 1. - STP Estates Governance Structure⁵



⁵ Source: STP Estates Workbook Presentation, Submission of STP Estates Plan North East Essex and Suffolk, 4th July 2018

4.2.4. Key schemes and priorities of the workbook include the Western Way/PSV2 in Bury St Edmunds, and the Haverhill and Mildenhall Hubs as they will enable multi-provider services in one location and contribute to estate savings at West Suffolk Hospital, and for Norfolk & Suffolk Foundation Trust.

Diagram 2. - STP Estates Priorities⁶



4.2.5. Future potential for capital investment identified at 28.6.18:

- Colchester & Tendring Hub and Spoke North East Essex CCG £15.389m
- Clacton Hospital Phase 2 £11.8m
- One Public Estate – Western Way Bury, Mildenhall Hub, Haverhill Hub £25m approx.
- Newmarket Hospital Health and Wellbeing Hub £m TBD
- Primary Care North East Essex CCG - £9.3m
- Primary Care West Suffolk CCG - £1.5m
- Primary Care Ipswich & East Suffolk - £1.3m

4.2.6. The top 12 STP Estate Projects are listed below: -

⁶ Source: STP Estates Workbook Presentation, Submission of STP Estates Plan North East Essex and Suffolk, 4th July 2018

1. Colchester & Ipswich Hospital reconfiguration (The Merger of the trusts that run both hospitals was announced in July 2018. It now forms a single organisation called East Suffolk and North Essex NHS Foundation Trust.
2. West Suffolk Emergency Department reconfiguration
3. Clacton Hospital – Phase 1
4. East of England Ambulance Trust
5. Clacton Hospital – Phase 2
6. Kennedy Way, Clacton
7. Primary Care Transformation, Colchester and Tendring
8. North East Essex Hub and Spoke Model
9. Oakfield Surgery relocation to Newmarket Hospital
10. One Public Estate Hubs:
 - Bury St. Edmunds, Western Way/PSV2 (Public Service Village 2)
 - Mildenhall Hub
 - Haverhill Hub
11. STP wide Primary Care Transformation
12. Newmarket Health & Well-being Hub (currently Newmarket Hospital and local public services)

4.3. THE LOCAL CONTEXT FOR PATIENTS OF BABERGH AND MID SUFFOLK

- 4.3.1. Existing provision of GP practices is detailed below. In Babergh, there are currently 16 practices, including branches of group practices. In Mid Suffolk, there are 12 practices, including branches of group practices. There are also 13 practices that are located in neighbouring local authorities which are available to residents of Babergh and Mid Suffolk.
- 4.3.2. Capacity is only currently available at the Needham Market Country Practice and the Glemsford practice, to provide healthcare in relation to the potential site allocations.
- 4.3.3. It is recognised that due to population dynamics, it is already known that an increase in NHSE funding for the provision and maintenance of healthcare facilities and services over the plan period, would be experienced in both districts independently of the proposed growth. However, additional provision will also need to be made to address the effects that new future growth will have on healthcare capacity. Existing shortfalls are expected to be addressed by NHSE through its existing budgets. Therefore, the IDP only deals with needs in respect of planned growth taking into account existing committed growth (Appendix A).

- 4.3.4. The growth identified in the Joint Local Plan would necessitate additional healthcare provision (developer funded through s106 or CIL), which would principally be focused on GP-related medical services and supporting community health services, such as physiotherapy and chiropody.
- 4.3.5. The preferred approach to addressing provision is to maximise the use of existing surgeries. This can be through extending the surgery or through their reconfiguration, refurbishment and reequipping.
- 4.3.6. Full assessments of infrastructure needs will be undertaken as part of the planning application stage, however for the purpose of this IDP in identifying the impact of growth for each catchment healthcare practice discussions took place with the NHS and the Clinical Commissioning Groups (Ipswich & East Suffolk CCG & West Suffolk CCG).
- 4.3.7. The approach used to derive indicative costs and financial contributions is as follows:
1. Weighted List Size: The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
 2. Current NIA: Current Net Internal (NIA) Area occupied by the Practice
 3. Capacity: Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East Directorate for Commissioning Operations (East DCO). Space requirement aligned to the Department of Health guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 4. Spare Capacity (NIA M²): Based on existing weighted list size
 5. Additional Population Growth: Calculated using the West Suffolk District average household size of 2.4 taken from the 2011 Census: Rooms, bedrooms and central heating, local authorities in England and Wales (rounded to the nearest whole number).
 6. Additional Floor Space Required to Meet Growth: Based on 120m² per 1750 patients (this is considered the current optimal list size for a single GP within the East DCO). Space requirement aligned to the Department of Health guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
 7. Spare Capacity (NIA): Existing capacity within premises
 8. Capital Required to Meet Additional Floor Space: Based on standard m² cost multiplier for primary healthcare in the East Anglia Region from the

BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m²), rounded to nearest £100.

4.3.8. **Please note:** All costs in this section are quoted at April 2018 prices and all s106 contributions must be index linked to this date. Therefore, financial information and figures used in the calculation of cost indications and contributions may change over time.⁷

Table 15.: Health needs arising from growth of the JLP and new committed growth

(Please note: Healthcare practices in grey are located in neighbouring authorities, they are included in this table as the impact of the growth of the JLP may require mitigation through contributions.)

Healthcare Practice	Settlement where practice is located	Anticipated mitigation	Estimated Developer Contribution	Estimated number of new dwellings deriving from JLP site allocations	Timescale/ Progress
Peninsula Practice (Alderton Health Centre)	Alderton (LPA: East Suffolk - Suffolk Coastal and Waveney District Councils)	No planned mitigation and no planned growth in relation to the JLP	N/A	0	N/A
Bacton Surgery (Branch)	Bacton	No planned mitigation and low planned growth in relation to the JLP. Mitigation may be requested to create additional capacity.	N/A	50	N/A

⁷ Subject to provision of section 2.3 on Delivery of infrastructure and funding.

Healthcare Practice	Settlement where practice is located	Anticipated mitigation	Estimated Developer Contribution	Estimated number of new dwellings deriving from JLP site allocations	Timescale/ Progress
Bildeston Health Centre	Bildeston	Expansion of practice	£28,389	70	Long term
Botesdale Health Centre	Botesdale	Increased capacity for this locality will be required as a result of committed and Joint Local Plan growth. Options being considered with existing practice for Botesdale and Stanton.	£37,851	100	Short term
Boxford (Branch of Hadleigh)	Boxford	No planned mitigation and only minor growth planned in relation to the JLP	N/A	0	N/A
Bures (Branch of Hardwicke House)	Bures	Mitigation will be requested to create additional capacity by means of new build for Hardwick House and/or expansion at Siam Surgery.	£1,893	5	Long term
The Surgery, Capel St. Mary	Capel St. Mary	Mitigation will be sought for cumulative growth in the vicinity of this practice. Land already available for	£208,183	550	Short term

Healthcare Practice	Settlement where practice is located	Anticipated mitigation	Estimated Developer Contribution	Estimated number of new dwellings deriving from JLP site allocations	Timescale/ Progress
		expansion at Capel St Mary. Early plans for expansion will also support the main surgery at East Bergholt.			
Stonehall Surgery (branch of Hardwick House, Sudbury)	Clare	No planned mitigation and no planned growth in relation to the JLP	N/A	0	N/A
The Barham & Claydon Surgery	Claydon	Increased capacity for this locality will be required as a result of committed and Joint Local Plan growth. All options being considered with existing practice.	£264,960	700	Feasibility study carried out in 2016. Currently at options stage. No land allocation needed. Short-medium term
Debenham Practice	Debenham	Mitigation will be sought for cumulative growth in the vicinity of this practice.	£98,414	260	Feasibility study needed to assess if expansion is possible, assess options for additional provision and if land allocation is required in the JLP.
Constable Country Rural Medical	East Bergholt	No planned growth in relation to the JLP. However,	N/A	0	N/A

Healthcare Practice	Settlement where practice is located	Anticipated mitigation	Estimated Developer Contribution	Estimated number of new dwellings deriving from JLP site allocations	Timescale/ Progress
Practice, East Bergholt		options are currently being explored with practise in relation to committed growth.			
Eye Practice	Eye	Mitigation will be sought for cumulative growth. Space utilisation survey underway at Hartismere Hospital in which the surgery is a key stakeholder.	£196,827	520	Short term
Framlingham Practice	Framlingham (LPA: East Suffolk - Suffolk Coastal and Waveney District Councils)	No planned growth in relation to the JLP	N/A	0	On site due for completion 2019.
Fressingfield	Fressingfield	No planned mitigation and no site allocation in relation to the JLP	N/A	0	N/A
Great Cornard (Branch of Hardwicke House)	Great Cornard	Mitigation will be requested to create additional capacity by means of new build for	£189,257	500	Medium term

Healthcare Practice	Settlement where practice is located	Anticipated mitigation	Estimated Developer Contribution	Estimated number of new dwellings deriving from JLP site allocations	Timescale/ Progress
		Hardwick House			
Hadleigh Practice	Hadleigh	Cumulative growth of the proposed JLP sites would see the need for a significant expansion at this practice. CCG looking at options with Hadleigh and Boxford. May need to consider a land allocation if expansion not possible.	£211,968	560	Short to medium term
The Holbrook and Shotley Practice	Holbrook	Mitigation may be sought from any planning application submitted to facilitate the initial plans for expansion works at The Surgery, Shotley. Mitigation may also be sought for Holbrook and Shotley Practice.	£22,711	60	Short term
The Chesterfield Drive Practice, Ipswich, IP1 6DW	Ipswich (LPA: Ipswich Borough Council)	Mitigation will be requested to support the provision of a new healthcare facility to create	£113,554	300	Short term

Healthcare Practice	Settlement where practice is located	Anticipated mitigation	Estimated Developer Contribution	Estimated number of new dwellings deriving from JLP site allocations	Timescale/ Progress
And Deben Road Surgery, Ipswich, IP1 5EN		increased capacity in the area. The new healthcare facility, Tooks, is planned to be in operation by 2021.			
Pinewood Surgery (Branch of Derby Road Practice)	Ipswich	Mitigation may be requested to create additional capacity, options appraisal underway.	£90,843	240	Short term
Hawthorn Drive (206 Hawthorn Drive, Ipswich IP2 0QQ)	Ipswich (LPA: Ipswich Borough Council)	Mitigation may be requested to create additional capacity by means of a new build for Hawthorn Drive.	£454,217	1200	Short-medium term
Ixworth Practice	Ixworth (LPA: West Suffolk - Forest Heath District Council and St Edmundsbury Borough Council)	No planned mitigation and no planned growth in relation to the JLP	N/A	0	N/A
Lavenham (Branch of Long Melford)	Lavenham	No planned mitigation, low JLP growth.	N/A	20	N/A
Laxfield (Branch of Framlingham)	Laxfield	No planned mitigation and no planned	N/A	0	N/A

Healthcare Practice	Settlement where practice is located	Anticipated mitigation	Estimated Developer Contribution	Estimated number of new dwellings deriving from JLP site allocations	Timescale/ Progress
		growth in relation to the JLP			
The Long Melford Practice	Long Melford	Expansion scheme currently on hold	£254,945	180	Short term
Riverside Health Centre (North East Essex CCG)	Manningtree	Mitigation would be sought for cumulative growth in the vicinity of this practice.	£37,851	100	Short-medium term
Bacton (Branch of Mendlesham)	Mendlesham	Increased capacity will be required for this locality in order to accommodate JLP growth	£34,066	90	Short term
Needham Market Country Practice	Needham Market	Cumulative growth of the proposed JLP sites may require expansion at this practice.	£64,347	170	Short term
The Surgery Otley (Chapel Rd, Otley, IP6 9NT)	Otley (LPA: East Suffolk - Suffolk Coastal and Waveney District Councils)	No planned mitigation and no planned growth in relation to the JLP	N/A	0	N/A
Stanton Surgery, 10 The Chase Stanton, Bury	Stanton (LPA: West Suffolk - Forest Heath District)	No planned mitigation and no planned growth in	N/A	0	N/A

Healthcare Practice	Settlement where practice is located	Anticipated mitigation	Estimated Developer Contribution	Estimated number of new dwellings deriving from JLP site allocations	Timescale/ Progress
St Edmunds IP31 2XA	Council and St Edmundsbury Borough Council	relation to the JLP			
Stow Health and Combs Ford (Combs Ford Surgery)	Stowmarket	Increased capacity will be required for this locality in order to accommodate committed growth and JLP growth. Feasibility study needed for both Stow Health and Combs Ford to assess options for additional provision and if land allocation is required in the JLP.	£412,581	1090	Short term
Stradbroke (Branch of Fressingfield)	Stradbroke	Mitigation will be sought for cumulative growth in the vicinity of this practice.	£81,381	215	Short-medium term
Siam Surgery (Sudbury Community Health Centre) and Hardwick House (Stour Street) (including	Sudbury	Mitigation will be requested to create additional capacity within the practice. Options are currently being explored as to how this would	£189,257	500	Short term

Healthcare Practice	Settlement where practice is located	Anticipated mitigation	Estimated Developer Contribution	Estimated number of new dwellings deriving from JLP site allocations	Timescale/ Progress
Meadow Lane Surgery)		be developed across the affected surgeries.			
Woolpit Health Centre	Woolpit	Planned expansion of practice being further explored.	£510,994	1350	Short-medium term Current planned expansion due for completion 2019.

The provision of appropriate primary healthcare facilities to support growth is a critical item. The necessary expansion of existing surgeries should be delivered alongside new growth as it comes forward to ensure that healthcare impacts are appropriately mitigated.

5. TRANSPORT

5.1.1. This section of the IDP has been prepared jointly with the infrastructure planning and highways department of Suffolk County Council, as well as involving the Highways Agency in relation to the two major truck roads of the A12 and A14. Network Rail and Greater Anglia have also been consulted on the proposed sites for allocation and their impact on the railway network and infrastructure.

5.2. THE WIDER CONTEXT

5.2.1. Highways England is responsible for the Country's strategic road network, including the A12 and A14 in our Districts. Other roads are the responsibility of Suffolk County Council as the Local Highway Authority.

5.2.2. Strategically, the New Anglian Local Enterprise Partnership (NALEP) has produced The EAST Integrated Transport Strategy for Norfolk and Suffolk, a strategy for growth and opportunity, May 2018. The New Anglia Local Transport Board partners have developed this Integrated Transport Strategy which sets out the ambitions, collective goals for delivery and how these can be brought to fruition. The Strategy also provides the foundation for the newly formed sub-national transport forum: Transport East.

5.2.3. The strategy reports on areas where the evidence shows there are significant opportunities and commitment for continued growth. The priority places identified are:

- Ipswich and the surrounding area;
- Norwich and the Greater Norwich area;
- The Norfolk and Suffolk Energy Coast, including Bacton, Great Yarmouth, Lowestoft and Sizewell, with assets on and offshore;
- The Cambridge-Norwich corridor growth – connecting two global centres of research;
- The critical east-west growth corridors along the A47 from Lowestoft and Great Yarmouth to King's Lynn and the A14 from Felixstowe through Ipswich, Stowmarket, Bury St Edmunds, Newmarket and Haverhill to Cambridge and Peterborough;
- King's Lynn - and the A10 and rail corridor to Cambridge.

5.2.4. In addition, the Suffolk Chamber is leading the multi-partner "No More A14 Delays in Suffolk" campaign to secure:

- improvements to key junctions on the A14 at Ipswich Bury St Edmunds and Newmarket;
- major maintenance schemes on the A14 between Haughley and Woolpit and between Copdock and the Orwell Bridge; and
- a comprehensive feasibility study of the A14 from the M11 at Cambridge to Felixstowe to address remaining concerns about the A14 and the impact of future growth in the county and across the UK.

5.2.5. The “No More A14 Delays in Suffolk” campaign has the backing of many partners including businesses, all of the county’s MPs and local authorities, and New Anglia and GCGP LEPs. The campaign also emphasises the role of the Port of Felixstowe and the role of the energy coast.

5.2.6. In relation to the A14, as it is a key trade route, the issue of its maintenance was emphasised in a report on The Strategic Road Network published at the end of 2017. The Road Investments Strategy (RIS) 2 is currently with the Department for Transport for consideration. This is a five-year investment programme for Highways England that runs from 2020 to 2025. An announcement on the contents of RIS2 is expected in the autumn of 2019. RIS2 is anticipated to include a number of RIS1 delayed schemes. Highways England East are in particular advocating improvements to the Copdock Interchange (A12/A14) and the Fiveways junction on the A11. Other schemes in the region are the A12/A120 in Essex and the A47 in Norfolk.

5.2.7. RIS2 investment plans include:

- Ipswich A14 Junctions (J55, J56, J57, J58) A package of potential options has been submitted by SCC to Highways England for appraisal as part of the Road Investment Strategy:
 - Junction 55 – Copdock Interchange - £63 million, flyover from southbound direction to the east.
 - Junction 56 – Wherstead - £6.7 million, signalised control junction.
 - Junction 57 – Nacton – £6.3 million, creating new junction south of A14 similar to Sproughton junction. There is also a Growth and Housing Fund Bid in with Highways England to improve the slip from Ransomes Europark towards Felixstowe.
 - Junction 58 – Seven Hills - £1.8 - £2.1 million, signalised junctions on the south and south-west arms.
- A12 south - £30.1 million, improving Four Sisters interchange (Junction 31 - East Bergholt) through alignment improvements and creating a conventional junction.

- Junction 37 of the A14 – A142 Newmarket junction - £17.6 million, additional bridge over A14 to support a roundabout.
- Junction 43 – Sugar beet junction at Bury St Edmunds - £4.3 million, extra gyratory under bridges.
- Junction 44 – Bury St Edmunds - £7.3 million, extra gyratory plus left slip.
- A11 – Mildenhall / Fiveways - £86.6 million, requires fully grade separated junction – bypassing existing junction.

5.2 The local context for residents of Babergh and Mid Suffolk

5.2.8. The Suffolk County Council Local Transport Plan (LTP) to 2036 is currently under review and sets Suffolk County Council's long-term transport strategy. The key focus of the plan is to support Suffolk's economy and to support future sustainable economic growth.

5.2.9. The LTP identifies the following key transport issues for Babergh:

- A12, A14 and Copdock improvement
- Access to education (e.g. Suffolk One)
- Felixstowe to Nuneaton rail improvements to allow freight modal shift
- Hadleigh – local service, dial a ride
- Hadleigh Benton Street road improvements
- Linking new strategic development to town centres
- Lorry parking within the district
- Speed and management of A134
- Sudbury bus station development and surrounding town centre environment
- Sudbury Congestion Relief Scheme
- Sudbury residents parking, long stay parking, lorry parking

5.2.10. The key transport issues for Mid Suffolk are:

- A14 Strategic route improvements
- A140 and A1120 junction enhancements
- Cycle network improvements / pedestrian improvements
- Eye roundabout local road enhancements
- Haughley railway junction improvements
- Ipswich Northern Route - Suffolk County Council is proposing three potential routes connecting the A14 to the A12 were: an 'inner' corridor from Claydon to Martlesham; a 'middle' corridor from Claydon to Woodbridge; or an 'outer' corridor from Needham Market to Melton.
- Local access to key services
- Lorry management
- Rural bus provision
- Rural footpaths
- Stowmarket improvements to town based bus services

- Stowmarket measures to tackle congestion
- Stowmarket transport interchange

5.2.11. Funding for transport provision will come through a combination of National and Regional funding and developer contributions. Depending on the detail of individual development schemes, certain items will be needed to enable development to proceed. In addition, many of the public transport initiatives should ideally be in place once the number of occupants of any given scheme reach a certain critical mass. This will need to be carefully planned as part of the application process.

5.2.12. The predominantly rural nature of Mid Suffolk and Babergh districts raises accessibility issues for residents in accessing key services, and while development will create opportunities for new services to be created there is also a danger that where there is no local provision it will generate greater levels of car use. Where services remain remote from some settlements it also raises issues about access by public transport.

5.2.13. SCC's approach recognises that traffic congestion is a common theme in urban areas and that housing and employment growth is likely to intensify the pressure on our road networks, leading to unacceptable delays in many places unless action is taken. Reducing demand on the road network will improve journey time reliability for car and bus users, while also benefiting pedestrians, cyclists and residents through lower volumes of vehicles and fewer air, noise and segregation issues. Within the larger urban areas advanced traffic management and control systems will help to achieve greater efficiency, and priority for buses at busy junctions. The technology will also enable better information for transport users on roadside displays and via the internet and mobile phones.

5.3 Traffic Modelling

5.2.14. To assess the impact of the proposed sites for allocation in the JLP on the road network, a study was carried out by consultant WSP using the Suffolk County Council Transport Model. This study has been prepared in partnership with Suffolk County Council as the Highway Authority, along with

the neighbouring local planning authorities within the Ipswich area. The latest report, *Local Plan modelling for Babergh and Mid Suffolk, Ipswich and Suffolk Coastal (January 2019)*. This study tested the combined impact of the growth proposed from these three local plans (for Suffolk Coastal District Council, Ipswich Borough Council and our Joint Local Plan for Babergh and Mid Suffolk).

5.2.15. A summary of the main issues emerging from the modelling results that are impacting the strategic road network is shown in the table below.

Table 16.: Strategic Road Network issues identified in relation to the JLP growth (with Vehicle Counts (V/C))

Stress Points	Node AM (V/C)	Node PM (V/C)	Worst Approach AM	AM (V/C)	Worst Approach PM	PM (V/C)	Anticipated Mitigation and estimated costs	Priority (Critical/ Essential / Desirable)
A14 Junction 58 Seven Hills	101	102	A14 West Bound On-Slip	104	A14 West Bound On-Slip	104	£5M (RIS2), over and above mitigation. Mitigation expected largely from development in Suffolk Coastal (Brightwell Lakes development). Contributions may be required from future developments in Babergh/Mid Suffolk.	Essential
A14 Junction 57 Nacton	100	100	A14 Link	100	A14 West Bound On-Slip	162	Main issue is with link capacity in the PM peak. Mitigation necessary to reduce local demand on the A14, across the Orwell bridge. Ipswich Town Centre Modal shift - cost TBC, subject to further work by SCC. Junction improvements, £5-10M	Town centre mode shift: Critical Junction improvement: Essential/Desirable

Stress Points	Node AM (V/C)	Node PM (V/C)	Worst Approach AM	AM (V/C)	Worst Approach PM	PM (V/C)	Anticipated Mitigation and estimated costs	Priority (Critical/ Essential / Desirable)
A14 Junction 56 Wherstead	100	100	A14 East Bound On-Slip	151	A137 South	133	£5-10M for junction improvements. Identified in RIS2/central government funding. Contributions may also be required from future development.	Critical
A14 Junction 55 Copdock Wherstead	112	104	A12 South	141	A12 South	139	Mitigation to be dealt with through national intervention. £65-100M	Essential
A14 Junction 54 Sproughton	110	114	A14 East Bound On-Slip	110	A14 East Bound On-Slip	114	Further investigation required by SCC and Highways Agency regarding mitigation scheme.	Essential/ Desirable
A14 Junction 52	114	104	A14 East Bound On-Slip	114	A14 East Bound On-Slip	104	Further investigation required. Potential improvements at the junction of the B1113/1113 (Bramford Road) - all movements junction. Potential improvements also within Sproughton, particularly in relation to residents car parking.	Essential/ Desirable
A14 Junction 51	101	83	A14 East Bound On-Slip	104	Circulatory	98	Junction improvements may be considered in the long term, however further investigation necessary to ascertain the impact of growth.	Desirable
A14 Junction 50	101	92	Circulatory	101	Circulatory	100	Junction improvements to be considered as part of the planning application process.	Desirable
A140 / A1120	103	89	A1120 West Bound	225	A1120 East Bound	122	Junction improvements with potential signalisation and collision/speed reduction scheme. Further	Essential/ Desirable

Stress Points	Node AM (V/C)	Node PM (V/C)	Worst Approach AM	AM (V/C)	Worst Approach PM	PM (V/C)	Anticipated Mitigation and estimated costs	Priority (Critical/ Essential / Desirable)
Stonham Aspal							investigation required by SCC regarding potential mitigation scheme and considering as part of MRN (Major Road Network) scheme. Mitigation would be through national intervention.	
A12 Junction 32 A Capel St Mary	102	82	A12 North Bound On-Slip	145	A12 North Bound	92	Part being improved as part of a development proposal. Cost still TBC. Link to SS0910 and other sites in Capel. N/B On-slip still an issue, may be resolved through proposed works.	Critical for 0910
A1071 / B1113	104	111	A1071 West	135	Swan Hill South	129	Mitigation measures identified under current applications (Wolsey Grange proposals) in this area would be required for the JLP site allocations: - Footways improvements in Sproughton - Zebra crossing in Sproughton - Junction improvements A1071, - Improved pedestrian links between Sproughton and Bramford. Costs circa £500,000.	Critical
A1071 / Hadleigh Road	109	106	A1071 West	112	Hadleigh Road	111	Mitigation measures identified under current applications – as per above for the A1071 / B1113.	Critical
A1071 / A134 Assington Road	98	80	A1071 South Bound	110	A1071 South Bound	106	Mitigation potentially introducing signalised junction and speed limit. Issue of cumulative growth impacting the area (from Sudbury, Hadleigh, Boxford, Newton, Assington, Leavenheath,	Essential

Stress Points	Node AM (V/C)	Node PM (V/C)	Worst Approach AM	AM (V/C)	Worst Approach PM	PM (V/C)	Anticipated Mitigation and estimated costs	Priority (Critical/ Essential / Desirable)
							Nayland, Colchester). £300,000.	
B1113 Burstall Lane / Lower Street (Sproughton)	98	80	Burstall Lane	123	Burstall Lane	108	Mitigation measures identified under current applications – as per above for the A1071 / B1113 and A1071 / Hadleigh Road.	Critical
B1067 Bramford Road / Sproughton Road	97	91	Sproughton Road	116	116	106	Whilst the Europa Way link may take some pressure off this junction, it is unlikely to make a significant difference. Reducing demand via modal shift is best option, as part of the proposals below. Ped/Cycle bridge at Sugar Beet/Elton Park could be considered.	Essential
A1214 / Scrivener Drive Roundabout	102	114	A1214 South Bound	102	A1214 South Bound	114	Need to monitor the outcomes of the Wolsey Grange phase 1 improvements.	Critical
Ipswich town centre (Crown Street)	90	115	Berners Street	103	Northgate Street	100	Needs to be part of a package of sustainable transport improvements. Proposals to be assessed/worked up.	Critical
Ipswich town centre (Star Lane)	102	103	College Street	102	College Street	107		
Ipswich Northern Ring Road (A1214)	102	101	Henley Road	128	A1214 East Bound	112		

5.2.16. In terms of local highway infrastructure mitigation relating to the proposed site allocations, the general needs identified are identified in the table below per settlement.

5.2.17. Funding mechanism will be provided through developer contributions under Section 278 or Section 106. Timeline for mitigation measures are to refer to the expected delivery of each site, and requested prior to occupation of the first dwelling, on each site.

Table 17.: Highways mitigation measures identified in relation to the JLP proposed site allocations

Settlement	Anticipated mitigation
Barham	Mitigation for the proposed JLP land allocations will require: <ul style="list-style-type: none"> - New footway links. - Bus stops to be provided. - Land to the east of Norwich Road (LA001) and Land to the north of Church Lane (LA002) - Footways to be internal to development and linked between each site.
Botesdale & Rickinghall	Mitigation for the proposed JLP land allocations will require: <ul style="list-style-type: none"> - New footway links and footway crossing improvements. - Traffic calming measures.
Bramford	Mitigation measures identified under current applications in this area would be required: <ul style="list-style-type: none"> - Footways improvements in Sproughton - Zebra crossing in Sproughton - Junction improvements A1071 - Improved pedestrian links between Sproughton and Bramford.
Brantham	Mitigation for the proposed JLP land allocations will require: <ul style="list-style-type: none"> - New footway links. - Traffic management scheme to reduce accidents (where necessary). - Bus stops improvements (where necessary). - Junction improvements (where necessary).

Settlement	Anticipated mitigation
Capel St Mary	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway/cycleway links. - Traffic management scheme to reduce accidents (where necessary). - Bus stops improvements (where necessary). - Junction improvements (A12 Junction 32 A, in relation to on-slip roads). - Land at Red Lane, north of A12, south of Rembrow Road (LA055) - Multiple accesses to existing footway network to the village is also required.
Copdock and Washbrook	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Traffic management scheme to reduce accidents (where necessary). - Bus stops improvements (where necessary). - Junction improvements (where necessary).
Debenham	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Traffic management scheme to reduce accidents (where necessary). - Extend 30mph speed limit (where necessary). - Bus stops improvements (where necessary). - Carriageway improvements (where necessary). - Both sites, Land to the north of Ipswich Road (LA057) and Land south of Low Road (LA056) will depend on each other for vehicular road links. LA057 has no pedestrian links so need to go through internal footways to LA056 and through to Low Road. - Land east of Aspall Road (LA058) – construction of footway needed along Aspall Road to footway network. (There may be engineering difficulties due to high banks adjacent to properties).
Elmswell	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Traffic calming measures (where necessary). - Bus stops improvements (where necessary).

Settlement	Anticipated mitigation
	<ul style="list-style-type: none"> - Carriageway improvements (where necessary). - Contributions towards cycle/pedestrian link between Elmswell and Woolpit. - Land to the north of Church Road (LA064) and Land to the north west of School Road (LA065) -Traffic signal at School Road and Church Road junction (further investigation would be required in relation to heritage issues with traffic signal next to church and Elmshouse).
Eye	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Traffic calming measures (where necessary). - Bus stops improvements (where necessary). - Carriageway improvements (where necessary). - Public Right of Way (PROW) contribution (where necessary).
Great Blakenham	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Traffic calming measures (where necessary). - Bus stops improvements (where necessary). - Carriageway improvements (where necessary). - Contributions towards Claydon CCTV level crossing mitigation would be required.
Hadleigh	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Public Right of Way (PROW) contribution (where necessary). - Traffic calming measures (where necessary). - Bus stops improvements (where necessary). - Carriageway improvements (where necessary). - Land north east of Frog Hall Lane (LA028) - Access needs to be to the A1071 roundabout, Lady Lane. Two vehicular accesses are required. Multiple accesses to existing footway network to the town is also required.

Settlement	Anticipated mitigation
	- Contributions towards mitigation measures to address safety issues of the A1071 / A134 Assington Road junction.
Haughley	Mitigation for the proposed JLP land allocations will require: <ul style="list-style-type: none"> - New footway links. - Traffic calming measures (where necessary). - Bus stops improvements (where necessary). - Carriageway improvements (where necessary).
Lavenham	Mitigation for the proposed JLP land allocation will require: <ul style="list-style-type: none"> - Traffic calming measures.
Mendlesham	Mitigation for the proposed JLP land allocations will require: <ul style="list-style-type: none"> - New footway links. - Traffic calming measures (where necessary).
Needham Market	Mitigation for the proposed JLP land allocations will require: <ul style="list-style-type: none"> - New footway links. - Needham Market Middle School, School Street (LA031) - Junction improvements to Causeway junction with School Road.
Shotley	Mitigation for the proposed JLP land allocations will require: <ul style="list-style-type: none"> Existing footway to be improved and widened.
Sproughton	Mitigation measures identified under current applications in this area would be required: <ul style="list-style-type: none"> - Footways improvements in Sproughton - Zebra crossing in Sproughton - Junction improvements A1071 - Improved pedestrian links between Sproughton and Bramford.
Stonham Aspal	Mitigation for the proposed JLP land allocations will require: <ul style="list-style-type: none"> - Existing bus stop improvements with shelter.

Settlement	Anticipated mitigation
Stowmarket	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Traffic calming measures (where necessary). - Bus stops improvements (where necessary). - Carriageway improvements (where necessary). <p>- Land north east of the junction of Finborough Road and Starhouse Lane, Onehouse (LA036) - Footway links should be internal to the development, with access from Union Road.</p> <p>- Land north of Stowupland Road and east of Newton Road (LA035) - Traffic calming measures on Stowupland Road (B1115). Footway improvements (New footway required along frontage to link with existing network, may need additional waiting restrictions).</p> <p>- Need to also consider and mitigate any impact on level crossings. This will be assessed with a Transport Assessment which is needed to determine the impact on existing network and cumulative impact of development in the area.</p> <p>- Land south of Creeting Road West, north of Navigation Approach (LA038)</p> <p>- Need to consider station accessibility improvements to facilitate appropriate access to the station and mitigate impact. Traffic Regulation Order for waiting restriction will be required.</p>
Stowupland	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Traffic calming measures (where necessary). - Bus stops improvements (where necessary). - Carriageway improvements (where necessary). <p>- Land south of Church Road (LA077) - Pedestrian crossing point needed.</p> <p>- Land South of Stowmarket Road (LA078) - Traffic calming measures on Stowmarket Road and footway links. Junction with A1120 and B1115 may require signal or roundabout.</p> <p>Need to consider and mitigate any impact on level crossings. This will be assessed with Transport Assessment and cumulative impact of development in the area.</p>

Settlement	Anticipated mitigation
	<ul style="list-style-type: none"> - Land South of Gipping Road (LA079) - Needs footway link and road widening. Footway links need to be through Phase 1 of DC/17/02755, land adjacent.
Stradbroke	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Traffic calming measures (where necessary). - Bus stops improvements (where necessary). - Carriageway improvements (where necessary).
Sudbury (and Great Cornard)	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Traffic calming measures (where necessary). - Land at Tye Farm, Great Cornard (LA042) - <p>Concerns if access from A134. This large site would need two accesses, preferred access points would be off Shawlands Avenue. Multiple accesses to existing footway network to the town is also required.</p>
Thurston	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Traffic calming measures (where necessary). - Contributions towards the railway station accessibility improvements may also be required. - Land to the west of Barton Road (LA085) - footway with priority system under railway bridge would be required. - Major accident cluster site at crossways junction of Barton Road and Station Hill. Impact on railway bridge would need to be fully assessed with Transport Assessment.
Woolpit	<p>Mitigation for the proposed JLP land allocations will require:</p> <ul style="list-style-type: none"> - New footway links. - Contributions towards cycle/pedestrian link between Elmswell and Woolpit. - Contribution towards mitigation measures agreed with SCC and HE for A14 junction 47 (DC/18/04247/OUT).

5.3. SUSTAINABLE MODES OF TRAVEL

Bus services

- 5.3.1. Bus provision throughout the districts vary considerably in frequency and journey times. Given the dispersed pattern of settlements, the usage of bus services in our areas are below national averages. Further development within the A14 corridor, the Core Villages and Market Towns will be able to support commercially viable bus services.
- 5.3.2. SCC's general approach in rural areas is to work with public transport operators and community/voluntary groups to improve levels of accessibility to core villages and key service centres. This includes the development of demand responsive bus services, which have been trialled with success in some areas of Suffolk and refining timetabled services to provide better interchange and journey times. This will also be incorporated with better information to make it easier for users to plan their journeys. A review of options for the future provision of more community based rural transport services has been undertaken. A toolkit for communities has been developed and work is ongoing to build greater capacity in communities to take a more active role for local transport.

Rail Services

- 5.3.3. In relation to the Railway network, as part of Network Rail's Strategic Business Plan (CP6 plan, 2019 - 2024), the Anglia, Western and Wessex routes will get funding of between £2.1 and 2.6 bn. The focus of the plan is on improving safety and reducing delays.
- 5.3.4. From Greater Anglia, Investment of £1.4 billion in new fleet of trains to increase capacity by 40%, new trains (Straddler) to be introduced end 2020. The new fleet will increase capacity, reduce journey time, increase comfort and mobile connectivity whilst travelling (Wi-Fi, USB sockets, CCTV). The new trains are bi-modes, electric and diesel. Stations will also be improved to provide Wi-Fi, CCTV and local customer information screens. Frequency of trains will not change. Punctuality will be improved.

5.3.5. Reported needs for railway improvements arising from growth in Babergh and Mid Suffolk relate mostly to level crossings. The primary concern for Network Rail is where development will have an adverse impact on level crossings, bridges or stations. Increasing or changing the nature of usage of level crossings can lead to increasing risk on the railway. Some bridges are narrow and not suitable for intensification of usage. Likewise, stations may require upgrade and improvement in order to accommodate additional use and operate in a safe and efficient manner. We will continue to consult Network Rail as the sites progress through the planning process so that Network Rail can provide advice at an early stage on which assets can safely be accommodated, and what their legal obligations can allow.

5.4.2.1 Level Crossings

5.3.6. There are several footpath level crossings in the area that may be closed by the Network Rail (Suffolk Level Crossing Reduction) Order. The Inspector's Report and Secretary of State's decision are awaited at present. Any footpath level crossings remaining open will need to be addressed on a site-by site basis.

5.3.7. Generally, as demand for rail travel and rail freight increases, and safety technology is improved, level crossings will see longer road closure times, and so reliance on the current 'availability' of level crossings cannot be relied upon to continue.

5.3.8. Network Rail have also provided high level comments on sites which may have an impact on the railway infrastructure.

5.4.2.2 Railway Stations

5.3.9. There are 5 railway stations within Babergh and Mid Suffolk, these are at:-

- Elmswell
- Needham Market
- Stowmarket
- Sudbury
- Thurston

5.3.10. Current projects for railway station improvements are planned for Thurston station in relation to the pedestrian crossing, as well as for

Needham Market and Stowmarket, under the 'Access for All' national scheme for funding to improve accessibility at rail stations.

Table 18.: Railway Station Facilities - Within or in proximity to Babergh and Mid Suffolk

Source: National Rail Website: <http://www.nationalrail.co.uk/stations>

Station	Waiting Rooms	Public Wi-Fi	Toilets (also Accessible)	Existing car parking capacity	Parking Charges (yes/no)	Cycle parking available	Planned improvements as part of the Local Transport Plan
Stowmarket	Yes	Yes	Yes	Station Car Park - 382 with 7 accessible	Yes	Yes - 74 spaces (Lockers, Stands, Wheel Racks)	Rail station improvements through committed growth
Needham Market	No	No	No	Car Park - 22 with 1 accessible	No - Free for railway users	Yes - 10 spaces (cycle stands)	Rail station improvements including improved disabled access, increased car parking capacity, improved connectivity to bus services
Elmswell	No	No	No	No car parking facility	N/A	Yes - 6 spaces (cycle stands)	Rail station improvements including disabled access
Thurston	No	No	No	Station Car Park - 12 with 0 accessible	No - Free for railway users	Yes - 4 Sheffield Stand spaces	Rail station passenger level crossing improvements
Sudbury	No	Yes	No	Council Managed Car Park - 140 with 3 accessible	Yes (Free for disabled customers displaying an	Yes - 30 spaces (cycle stands)	Rail station improvements including disabled access

Station	Waiting Rooms	Public Wi-Fi	Toilets (also Accessible)	Existing car parking capacity	Parking Charges (yes/no)	Cycle parking available	Planned improvements as part of the Local Transport Plan
					International Blue Badge)		
Bures	No	No	No	Station Car Park - 20 with 0 accessible	No - Free of charge	Yes - 4 spaces (cycle stands)	Rail station improvements including disabled access
Marks Tey	Yes	Yes	Yes	Station Car Park - 257 spaces with 8 accessible	Yes (Free for disabled customers displaying an International Blue Badge)	Yes - 60 spaces (2-tier rack spaces)	Unknown
Ipswich	Yes	Yes	Yes	Station Car Park - 444 with 9 accessible	Yes (Free for disabled customers displaying an International Blue Badge)	Yes - 228 spaces (cycle stands and 108 spaces in secure cycle compound available)	Improvements in connectivity to and between Ipswich village including the rail station, the waterfront and central shopping area.
Diss	Yes	Yes	Yes	Station Car Park - 326 with 6 accessible	Yes	Yes - 36 spaces (Lockers, Stands)	Unknown
Bury St Edmunds	Yes	Yes	Yes	Station Car Park - 23 with 2 accessible	Yes	Yes - 24 spaces (Compound, Lockers, Stands)	Unknown

Thurston railway station passenger level crossing improvements

5.3.11. The potential for a new passenger underpass is being investigated by Network Rail and Suffolk County Council as a potential solution to passenger safety issues and increased individual and collective risk to passengers. The

level crossing is located at the Elmswell end of Thurston Station and provides access from the down side and acts as the only means of accessing the up platform. The current Station Platform Crossing is protected by Miniature Stop Lights and spoken audible warnings. Network Rail have raised concerns that mitigation is necessary to ensure safety for future station users.

- 5.3.12. A similar underpass project was implemented at Ingatestone railway station (Chelmsford area) at a cost of £4.5M. Although feasibility studies and design schemes will be costed, it is anticipated that the project for Thurston may cost approximately £5M and could possibly be funded through the Community Infrastructure Levy, by monies to be received from current commitment and new development proposed in the Joint Local Plan. Due to the safety issues raised by Network Rail, this project is assessed as critical and will be assessed and prioritised against other infrastructure needs for the area.

Haughley railway junction improvements

- 5.3.13. This project is estimated to cost £20 million and is needed for improvements to the junction to accommodate a Strategic Freight Network route wide objective of achieving a capacity of 48 freight train paths per day (in each direction) from the Port of Felixstowe to the West Midlands and the North in addition to strategic growth of passenger services. This project plan to deliver significantly improved commuter services along the East West line, Ipswich to Newmarket to Cambridge.

5.4.3 Footpaths and cycleways

- 5.3.14. The Public Rights of Way (PRoW) network plays an important role in rural areas and on the fringes of towns in providing traffic-free and safe routes for walking and cycling journeys. The use of this network will become very important given the likely financial constraints on providing new facilities such as pavements alongside roads in rural areas.

- 5.3.15. The national cycle network comprises a series of routes throughout the country to form the network, with the following routes passing through our area:

- Route 1 – Dover to the Shetland Islands, passing through Hadleigh, Ipswich, Woodbridge, Beccles, and Lowestoft.
- Route 13 – London to Fakenham, passing through Sudbury and intersecting with route 51 to the east of Bury St Edmunds.
- Route 51 – Oxford to Colchester, passing through Newmarket, Bury St Edmunds, Stowmarket, Ipswich and Felixstowe to connect with the ferry to Harwich.

5.3.16. In Suffolk, public rights of way provide 3,400 miles of footpaths, bridleway and byways. In addition, there are 125 miles of permissive paths, 500 miles of cycle tracks, cycle lanes and way marked leisure cycling routes, 12,500 acres of Open Access Land and a further 12,500 acres of Forestry Commission dedicated access land. This network provides off-road access to services, links between settlements, and access into the countryside. The importance of rights of way, quality greenspaces, greenways and corridors, for an effective non-motorised urban transport network threading through urban areas and linking to more rural areas is recognised.

5.3.17. In relation to the JLP proposed sites for allocations, the Public Rights of Ways have been assessed in terms of the location of existing provision, if there is to be an impact on existing PRowS and if there are opportunities to be explored to create new links to the existing network. Public Rights of Way developer contributions are provided under s106.

5.3.18. Specific measures in relation to the JLP growth to encourage walking and cycling will need to be assessed for each site through the planning application process.

5.3.19. The below is a list of opportunities to be further investigated to maximise sustainable transport options:

- Pedestrian/Cycle link between Woolpit and Elmswell
- Cycle links from Stowmarket to Elmswell via Wetherden
- Cycle links between Stowmarket and Needham Market
- Improvements to cycle links from Claydon/Barham into Ipswich
- Creating a cycle link from Hadleigh to central Ipswich
- Copdock to Ipswich cycle improvements
- Wherstead to Ipswich cycle improvements
- Thurston to Bury cycle improvements
- Package of cycle improvements in Sudbury
- Package of cycle improvements in Stowmarket

5.4.4 Electric Vehicle Charging Stations

Table 19.: Existing charging points located in Babergh and Mid Suffolk that are available to the public:

Settlement	Location	Type of EV Changing Point
Capel St Mary	MFG, Capelgate North and South	Public (provided by Ecotricity)
Combs	Combs Tannery Carpark	Public (provided by Tannery)
Copdock and Washbrook	Copdock Park and Ride	Public (Provided by SCC) (bus ride mandatory)
Hadleigh	Maiden Way Car Park	Public (Provided by BDC)
Lindsey	Lindsey Village Hall Car Park	CIL 123 Funds (Bid Round 1 2018) Public (Provided by BDC)
Needham Market	Needham Lake	Public rapid charger (Provided by MSDC)
Sudbury	Sudbury Community Health Centre	Public (Provided by BDC)

Table 20.: Proposed new provision in Babergh and Mid Suffolk for public EV charging points:

Settlement	Location	Estimated Cost	Funding Mechanism
Eye	Cross Street Car Park, Cross Street, Eye	£20,728.40	CIL 123 Funds (Bid Round 2 2018)
Lavenham	Public Car Park Rear of Cock Horse Inn, Lavenham	£33,500.00	CIL 123 Funds (Bid Round 2 2018)

6. EMERGENCY SERVICES

6.1.1. For this section of the IDP the following emergency services have been approached: the Suffolk Constabulary, the Suffolk Fire and Rescue Service and the East of England Ambulance Service.

6.2. POLICE

6.2.1. Suffolk Constabulary is responsible for delivering services to address community safety, tackle the fear of crime and seek to achieve a reduction in crime in Suffolk.

6.2.2. The delivery of growth proposed in the JLP would impose additional pressure on the Suffolk Constabulary existing infrastructure and assets, which are critical to the delivery of effective policing and securing safe and sustainable communities.

6.2.3. The Constabulary has indicated that although no new site-specific infrastructure is required as a direct result of the growth of the JLP, the need to replace, expand or relocate the existing police estate may be needed as a result of population growth within our districts.

Table 21. – Existing Police Stations with Babergh and Mid Suffolk

District	Police Station
Babergh	Capel St Mary
	Hadleigh
	Sudbury
Mid Suffolk	Elmswell
	Eye
	Stowmarket

6.2.4. In general, there would be a requirement for physical infrastructure provision, e.g. sites/premises and parking facilities, as well as other resources, such as additional or enhanced police station floorspace and facilities, and related transport facilities, custody facilities, Mobile Police Stations.

6.2.5. In line with Government policy to achieve savings through modernisation, Suffolk Constabulary's estate across the County is currently being reviewed

to meet the police and community safety needs of residents and businesses in a more cost-effective manner. As such, it is not feasible at the current time to determine the specific infrastructure and funding requirements arising from the proposed levels of growth within the individual growth areas.

6.2.6. Suffolk Constabulary will therefore propose to assess and determine the infrastructure and/ or funding requirements on a site-by-site basis through engagement in the preparation of development briefs and masterplans for the growth areas and through planning applications.

6.2.7. Suffolk Constabulary would also seek to secure developer funding to provide the necessary infrastructure, when appropriate.

6.3. FIRE SERVICE

6.3.1. Suffolk Fire & Rescue Service (SFRS) has considered the proposed preferred sites for allocations in the JLP plan and are of the opinion that, given the level of growth proposed, no additional service provision is envisaged to be made in order to mitigate the impact. However, this will be reconsidered if service conditions change.

6.3.2. Arrangements related to the availability of water and access to buildings will need to be considered at the planning application stage. The SFRS have advised:

- the provision of automated fire suppression sprinkler systems in any new development as it not only affords enhanced life and property protection but if incorporated into the design/build stage it is cost effective and efficient;
- the provision of adequate vehicular access, in accordance with building regulation guidance;
- the provision of adequate water supplies for firefighting must also be part of the development proposals.

6.4. AMBULANCE

6.4.1. The East of England Ambulance Service NHS Trust (EEAST) operates ambulance services within Babergh and Mid Suffolk. The summary position of its Estate Transformation Plan Strategy (2017-2022) is outlined below:

- A range of national initiatives are underway aimed at improving performance and sustainability within the NHS. There is widespread

agreement from the stakeholders sponsoring these initiatives about the changes required within ambulance services and across the wider urgent and emergency system.

- Addressing these changes requires the Trust to develop revised operating models and strategies for all aspects of its services, including operational support services such as the Estates Service. A key component of this process has been to establish the Trust's future Operating Model and to commence planning for the resulting transformation of support services.
- It is proposed that transformation of estate takes place in accordance with the following strategy:
 - Configuration of the estate as necessary to meet a vision to provide cost effective and efficient premises of the right size, location and condition to support the delivery of clinical care to the community served by the Trust.
 - A resulting estate configuration which consists of:
A network of 18 ambulance hubs. In reference to Babergh and Mid Suffolk, the three nearest Hubs (of the 18 across the region) providing for our residents are located in Bury St Edmunds, Ipswich and Colchester. Each Hub supports a cluster of community ambulance stations, as mentioned above, which respond to the local health care needs of the population.

Diagram 3. – East of England Ambulance Service, Network of Ambulance Hub⁸



⁸ Source: <https://www.eastamb.nhs.uk/about-us/papers-2017/29-03-17-Trust-Board-Public-Session-Paper.pdf>

- 6.4.2. In addition, six of the 18 'hubs' will be specified as larger 'super hubs', which will incorporate additional corporate and support functions as re-distributed from the former locality offices: Basildon, Bedford, Bury St. Edmunds (NB also likely to house the fleet logistics centre), Colchester, Harlow and Huntingdon.
- 6.4.3. EEAST Estates & Development plans take into account growth in demographics of population changes and therefore any increase in requirements to meet these changes will require modelling to account for the required increased workforce. EEAST are currently participating in an independent service review commissioned by healthcare regulators to better understand what resources are needed to meet patient demand.

7. UTILITIES

7.1. WATER

- 7.1.1. This section of the IDP has been prepared in collaboration with the following utilities providers and non-departmental public body: - Anglian Water, Northumbrian Water, The Environment Agency.
- 7.1.2. General information is provided to set the wider context of provision and a desktop assessment of each development allocation was carried out by Anglian Water and Northumbrian Water, in relation to their respective water supply boundaries.
- 7.1.3. The Environment Agency has provided further input in relation to consents already sought for an increase in discharge of final effluent, from the Water Recycling Centres, and where further detailed assessments would be required prior to the enhancement to treatment capacity.

The wider context

- 7.1.4. The providers of potable water (the water supply network) to Babergh and Mid Suffolk are Anglian Water (covering the whole of Babergh and the south west of Mid Suffolk) and Northumbrian Water (covering the north east of Mid Suffolk). Northumbrian Water and Essex & Suffolk Water are part of Northumbrian Water Limited.
- 7.1.5. The provider of waste water services to Babergh and Mid Suffolk districts is Anglian Water. The requirements for waste water provision relate to the network for delivering waste water (i.e. the sewerage pipes) and the facility at which it is treated, i.e. Water Recycling Centres (formerly known as Waste Water Treatment Works or Sewage Treatment Works (STWs)).
- 7.1.6. In general, waste water treatment infrastructure upgrades, to provide for residential growth, are wholly funded by Anglian Water through its Asset Management Plan (AMP). Network improvements (on-site and off-site) are generally funded or part-funded through developer contributions. The cost and extent of the required network improvement are investigated and determined when a planning application is submitted, and an appraisal is carried out. It is therefore not possible to provide costs to inform this

assessment. However, assets identified as requiring enhancement to treatment facilities in relation to the planned growth of the Joint Local Plan has been identified in table 7.2 in the section below.

7.1.7. The timing of upgrades to the existing Water Recycling Centres works depends on when sites are expected to come forward. The assessments of the sites provide an indication of which Water Recycling Centres will require enhancement to the treatment capacity. The assessments also indicate potential viability issues where sites are remote from nearest sewer, and where connecting to the network may not be viable.

7.1.8. The investment needed over the next 25-years to balance the supply and demand for water recycling services is described in the Water Recycling Long-Term Plan (WRLTP), September 2018 (source: <https://www.anglianwater.co.uk/assets/media/water-recycling-long-term-plan.pdf>) The plan considers risk from growth, climate change, severe drought, and customer behaviours. It promotes sustainable solutions for maintaining reliable and affordable levels of service and facilitates working in partnership to mitigate flood risk.

The local context for residents of Babergh and Mid Suffolk

7.1.9. The Anglian Water Long-Term Plan mentioned above provides a long-term growth strategy and expected investment. The below table summarises the investment plans for infrastructure within Babergh and Mid Suffolk.

Table 22.: Anglian Water’s expected investment per Asset Management Plans (AMPs) ⁹

Location	Measure	AMP7 2020 – 2025 (Million of £)	AMP8 2025 - 2030 (Million of £)	AMP9 2030 – 2035 (Million of £)	AMP10 2035 – 2040 (Million of £)	AMP11 2040 – 2045 (Million of £)
Bedfield	WRC – descriptive to numeric permit	£0.004M				

⁹ Source: <https://www.anglianwater.co.uk/assets/media/water-recycling-long-term-plan.pdf>

Location	Measure	AMP7 2020 – 2025 (Million of £)	AMP8 2025 - 2030 (Million of £)	AMP9 2030 – 2035 (Million of £)	AMP10 2035 – 2040 (Million of £)	AMP11 2040 – 2045 (Million of £)
Brantham	Increase drainage capacity		£1.485M	£2.744M		£3.004M
Gislingham	Additional WRC flow capacity			£0.007M		
Long Melford	Investigate urban creep at WRCs	£0.04M				
Metfield	WRC – descriptive to numeric permit	£0.004M				
Monks Eleigh	WRC flow capacity				£1.5M	
Norton	Additional WRC flow capacity		£1.597M			
Norton	Investigate urban creep at WRCs	£0.04M				
Stowmarket	Increase drainage capacity (Defined contingent scheme)	£2.173M				
Stowmarket	Combined sewer overflows (CSO) investigations	£0.038M				
Stowmarket	Combined sewer overflows (CSO) Improvements		£0.832M			
Stowmarket	Additional WRC flow capacity				£6.973M	
Wyverstone	WRC – descriptive to numeric permit		£0.004M			

The provision context established in relation to the JLP preferred site assessments

7.1.10. The preferred site assessment carried out by both Anglian Water and Northumbrian Water has identified needs using a 'RAG' (Red-Amber-Green) approach:

- Red, where sites have major constraints to provision of infrastructure and/or treatment to serve proposed growth.
- Amber, where sites require infrastructure and/or treatment upgrades to serve the proposed growth; alternatively, diversion of assets may be required.
- Green, where sites have capacity available to serve the proposed growth.

7.1.11. The information and RAG status for each proposed site has been assessed considering existing commitments but on an individual site basis. The cumulative impact from all the proposed sites on the allocated treatment or network resource is not indicated by the RAG status. It should be noted therefore that the cumulative effect of all the proposed sites may require enhancement to capacity.

7.1.12. The assessment has highlighted infrastructures needs as detailed below.

Water Supply Network (Potable Water)

7.1.13. The potential sites for allocation in the Joint Local Plan will require a connection to the existing network which may include network upgrades. The assessment of each potential site identifies where there is an expected need for improvements to the existing water supply network.

7.1.14. Water companies have a funding mechanism whereby the developer pays directly to the water company for enhancement needed for a development, and an infrastructure charge for each new dwelling. This is charged in accordance with the requirements of the Water Industry Act. No other funding is therefore required in terms of growth mitigation.

Water Recycling Centre capacity

7.1.15. Anglian Water has provided an assessment of the available capacity at the relevant water recycling centres to accommodate the proposed site allocations.

7.1.16. Should all the available capacity be taken up at the Water Recycling Centre then an upgrade to the works may be required that may involve

seeking consent from the Environment Agency for an increase in discharge of final effluent. All new development sites will reduce the wastewater network capacity and therefore mitigation measures may be required to ensure flooding risk is not increased.

7.1.17. Given the current growth proposals, the following parish assets will require enhancement:

- Debenham WRC
- Stowmarket WRC
- Sproughton-Church WRC
- Hadleigh WRC
- Boxford WRC

7.1.18. Anglian Water have indicated that for these assets, the available capacity is taken up at the Water Recycling Centre and that upgrade to the works may be required that may involve seeking consent from the Environment Agency for an increase in discharge of final effluent. ‘Consent’ refers to a permit to discharge treated sewage (final effluent) to a watercourse. Set by the Environment Agency, this provides flow and quality standards to be met.

7.1.19. The table below shows permits requested from the Environment Agency. The next stage will involve the developer to carry out a full assessment of the increased discharge on the watercourse e.g. mass-balance calculations. The detailed assessment should demonstrate that the proposed development can be delivered without causing a breach of environmental legislation (WFD) for each site. Once complete, the Environment Agency can then provide comment on this. The water company will also need to be consulted as part of this process.

Table 23. –Parish assets affected by Water Recycling Centres which will require enhancement to treatment capacity and related permits issued by the Environment Agency

Water Recycling Centre	Environmental Agency - Permits issued or any improvements already planned
Debenham WRC	Debenham WRC put forward to have Phosphorus removal installed for a Water Framework Directive (WFD) improvement scheme in Water

Water Recycling Centre	Environmental Agency - Permits issued or any improvements already planned
	Resources Management Plan 2019 (PR19). This scheme is still subject to OFWAT funding and is not guaranteed.
Stowmarket WRC	Stowmarket WRC has been put forward for increased storm tank storage capacity in Water Resources Management Plan 2019 (PR19). This scheme is still subject to OFWAT funding and is not guaranteed.
Sproughton-Church WRC	N/A
Hadleigh WRC	Hadleigh WRC put forward to have Phosphorus removal installed for a Water Framework Directive (WFD) improvement scheme and additional storm tank storage in Water Resources Management Plan 2019 (PR19). This scheme is still subject to OFWAT funding and is not guaranteed.
Boxford WRC	N/A

Foul sewerage network

7.1.20. The foul infrastructure requirements will be dependent on the location, size and phasing of the development. All sites will require a local connection to the existing sewerage network which may include network upgrades.

7.1.21. The site assessment identifies that there is an expected need for improvements to the existing network to enable development of the sites which have been proposed. Upgrades are to be expected as the existing sewers are not designed to have capacity for all future growth. Anglian Water has advised that where potential upgrades have been highlighted in the assessments, this should not be seen as an objection to the allocation of these sites as Anglian Water will continue to work closely with the Councils to ensure that upgrades are delivered at the correct time to not hinder development.

Asset encroachment

7.1.22. A number of the sites which have been proposed are in close proximity to existing Water Recycling Centres within the Babergh and Mid Suffolk area.

7.1.23. Nuisance may be caused by noise, lighting and traffic movements, however the most prevalent source will be odours, unavoidably generated

by the treatment of sewerage. Anglian Water have assessed the potential risk of odour from the relevant Water Recycling Centres based upon their Asset Encroachment Methodology.

7.1.24. Anglian Water and Northumbrian Water have also assessed where there are sewers or water mains crossing the proposed sites. Where this is the case and sites are retained for allocation, the site layout will need to be designed to take these into account; as such existing infrastructure is protected by easements and cannot be built over or located in private gardens where access for maintenance and repair could be restricted. Anglian Water have also advised that the sewers or mains should be located in highways or public open space. Therefore, for each allocated site where there is asset encroachment of sewers or mains specific guidance will need to be provided to ensure that the sites layouts take this into consideration. If it is not possible to accommodate the existing sewers or mains within the design, then diversion may be possible under section 185 of the Water Industry Act 1991 or entering into a build over/near agreement may be considered. More information is available on the following weblink: <http://www.anglianwater.co.uk/developers/encroachment.aspx>

Surface water sewerage network

7.1.25. Anglian Water have advised that their preference is that surface water should be discharged into Sustainable Drainage Systems (SuDs) consistent with national planning guidance. The site allocations will need to take account of this and where it is proposed to discharge surface water into the public sewerage system the developers will need to provide evidence to demonstrate that there is no alternatives available.

7.2. ENERGY – GAS AND ELECTRICITY

7.2.1. This section of the IDP has been prepared in collaboration with the following utilities providers: - National Grid, UK Power Networks, Cadent Gas.

7.2.1 The wider context

7.2.2. The new Local Energy East - Web Portal Tool/ Energy Data Hub launched over the summer of 2018 by the New Anglia LEP, Greater Cambridge Greater Peterborough Enterprise Partnership has also been used to assess the current status of energy provision at a broader level. The findings from this exercise are summarised in the table below as general information pertinent to both Babergh and Mid Suffolk.

Table 24. – Energy Data Hub information relating to energy infrastructure provision in Babergh and Mid Suffolk

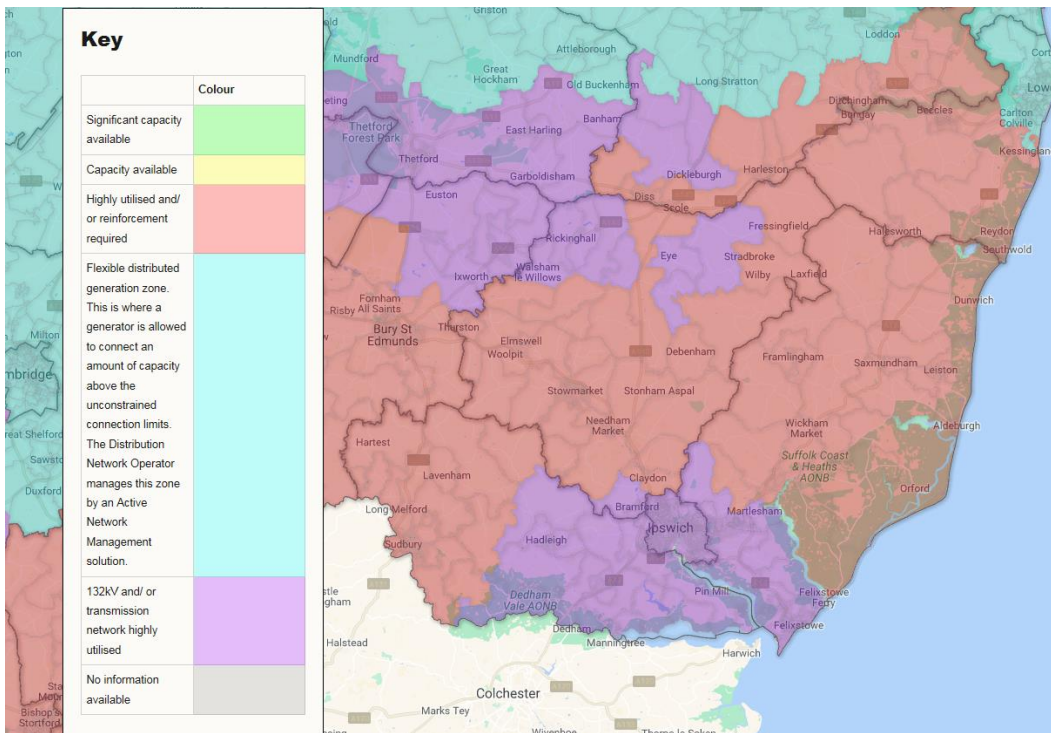
Energy Data Hub – Energy Infrastructure Topics	Issues and Priorities Identified
Battery energy storage locations	One is planned near Bramford.
EV charging points	There are 2 existing public EV charging points in Babergh and Mid Suffolk. These are located in Hadleigh and Sudbury. Current projects are looking to implement EV charging points in Needham Market, Eye and Lavenham.
Electricity transmission network (Circuits) / network capacity / 400kV and 275kV substations / Grid & bulk supply points /Primary substations	<p>There are 4 main circuits covering Babergh and Mid Suffolk, the four circuits go from west of Bramford</p> <p>Babergh and Mid Suffolk are classified as:</p> <p>-Highly utilised and/or reinforcement required.</p> <p>-132kV and/or transmission network highly utilised</p> <p>Please see map 7.2.1.1 below showing the network capacity status.</p>
Gas networks	<p>There is one Gas transmission network running through Babergh and Mid Suffolk. This network runs north-east (Hoxne area) through to the south-west (Long Melford area). Along this transmission network, there are three gas sites, located near Lavenham, near Stowmarket and near Diss. Gas connections are limited in both district with the majority of household not connected to the gas network (Please see map 7.2.1.2 below showing the Households not connected to the gas network).</p>
Electricity Generation	<p>Fossil fuel power stations: one near Horham (Stradbroke area) Capacity: 9MW.</p> <p>Low-carbon generators (<1MW): 6 located in Babergh and 4 located Mid Suffolk</p> <p>Low-carbon generators (>1MW): none located in Babergh and 5 located Mid Suffolk</p>

Energy Data Hub – Energy Infrastructure Topics	Issues and Priorities Identified
	<p>Local authority assets: 3 located in Babergh and 3 located Mid Suffolk</p> <p>Feed-in tariff installations (>30kW): Please see map 7.2.1.3 below.</p>
Heat	<p>Renewable Heat Incentive (domestic): 209 accredited installations in Babergh, 314 accredited installations in Mid Suffolk</p> <p>Renewable Heat Incentive (non-domestic): 46 accredited installations in Babergh (with an installed capacity of 6.8MW), 47 accredited installations in Mid Suffolk (with an installed capacity of 9.7MW)</p> <p>District Heating: one in Walsham-le-Willows</p> <p>Combined Heat & Power: 2 in Mid Suffolk (Eye and Stowmarket)</p>
Socio-economic indicators	<p>Energy performance ratings:</p> <p>Babergh:</p> <p>Current Average EPC Rating: 60.3</p> <p>Potential Average EPC Rating: 75.0</p> <p>Current-Potential Difference: 14.7</p> <p>Households sampled: 22,409</p> <p>Mid Suffolk:</p> <p>Current Average EPC Rating: 60.9</p> <p>Potential Average EPC Rating: 75.0</p> <p>Current-Potential Difference: 14.1</p> <p>Households sampled: 24,388</p> <p>Fuel poverty: Please see map 7.2.1.4 below showing proportion of households that are fuel poor. Highest percentages of fuel poverty are in the Stoke by Nayland area (22.3%); Woolverstone, Chelmondiston and Erwarton area (19.3%); Bildestone, Cockfield, Wattisham area (19.2%); Rattlesden, Drinkstone, Gedding, Felsham area (19.8%); Coddendam, Crowfield, Helmingham area (20.8%); Redlingfield, Horham, Wingfield, Hoxne area (19.7%).</p> <p>ECO measures*:</p>

Energy Data Hub – Energy Infrastructure Topics	Issues and Priorities Identified
	<p> Babergh: Households in receipt of ECO measures (%): 3.9 Mid Suffolk: Households in receipt of ECO measures (%): 3.5 * The Energy Company Obligation (ECO) is a government energy efficiency scheme in Great Britain to help reduce carbon emissions and tackle fuel poverty. </p>

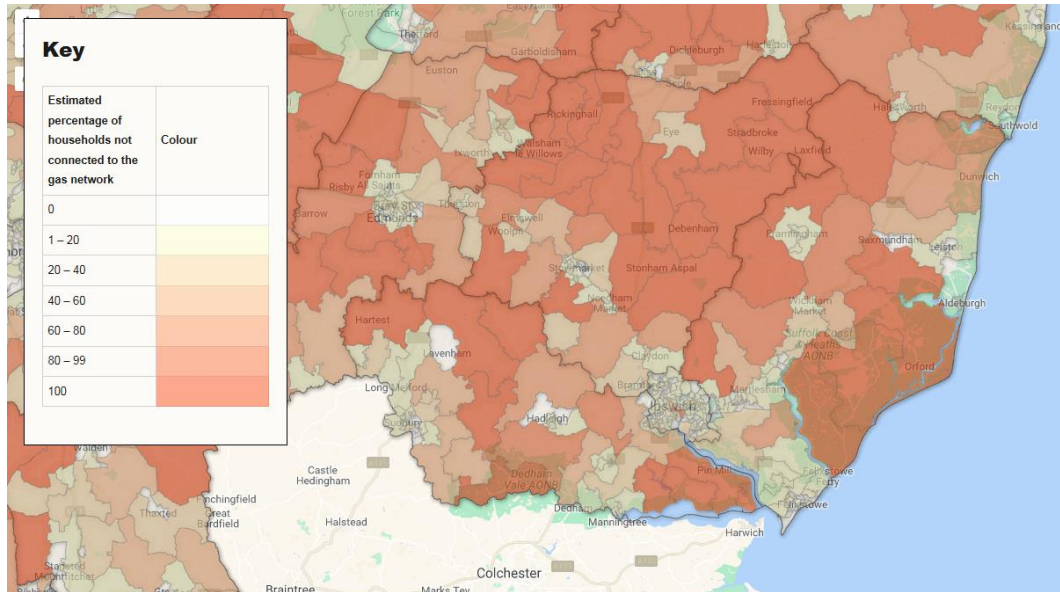
Map 1.: Network capacity status

Source: Local Energy East - Web Portal Tool, New Anglia LEP, Greater Cambridge Greater Peterborough Enterprise Partnership



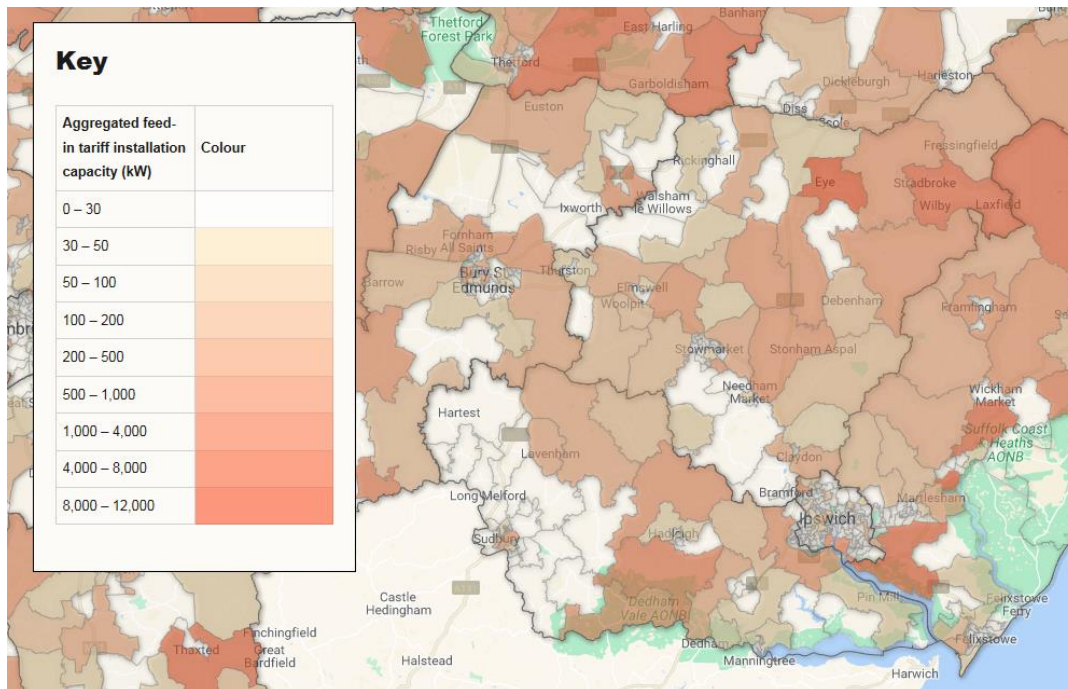
Map 2.: Households not connected to the gas network

Source: Local Energy East - Web Portal Tool, New Anglia LEP, Greater Cambridge Greater Peterborough Enterprise Partnership



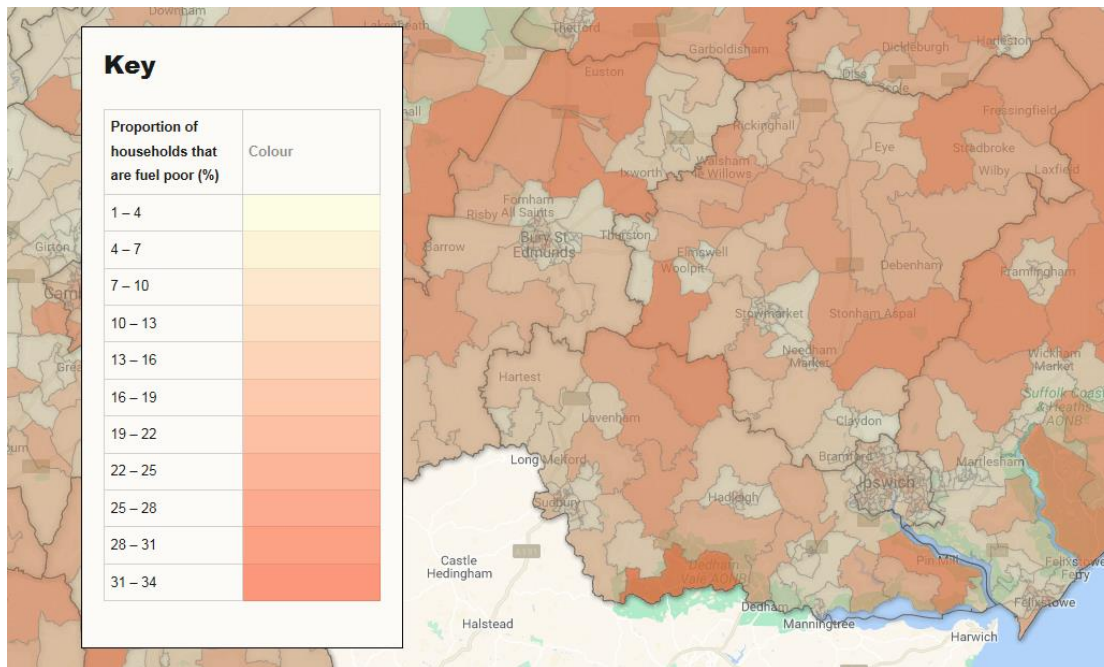
Map 3.: Feed-in tariff installations (>30kW)

Source: Local Energy East - Web Portal Tool, New Anglia LEP, Greater Cambridge Greater Peterborough Enterprise Partnership



Map 4.: Fuel poverty

Source: Local Energy East - Web Portal Tool, New Anglia LEP, Greater Cambridge Greater Peterborough Enterprise Partnership



Gas

7.2.3. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to consumers.

7.2.4. National Grid owns and operates the high pressure gas transmission system in England, Scotland and Wales. This consists of around 4,300 miles of pipelines and 26 compressor stations connecting to eight distribution networks.

7.2.5. New gas transmission infrastructure developments (for example pipelines and associated installations) are periodically required to meet increases in regional demand and changes in patterns of supply. Developments to the network occur as a result of specific connection requests, for example power stations, and requests for additional capacity on the network from gas shippers. Generally, network developments to provide supplies to the local gas distribution network are as a result of overall regional demand growth rather than site specific developments.

- 7.2.6. There are seven reception points into the United Kingdom and distributed through a National Transmission System (NTS). National Grid is responsible for the NTS which covers the whole of Great Britain. A series of off-take points in the NTS supplies gas to eight regional distribution networks. The gas distributor for both districts is Cadent.
- 7.2.7. Gas supplies to consumers are funded by developers and Cadent. When a request for a supply is received, developers are quoted a Connection Charge. If the connection requires reinforcement of the network then a Reinforcement Charge may also be applied. The apportioning of reinforcement costs are split between the developer and Cadent, depending on the results of a costing exercise internally. Connection to the network will be provided as sites come forward.
- 7.2.8. Capacity currently exists to support growth in the gas network. There are no reported specific needs associated with growth in terms of major reinforcements to the network. Although, as per the wider context of energy provision mentioned above, studies have shown correlation between fuel poverty and the provision of gas. This is something that is being addressed in the Joint Local Plan policies in relation to the standards for new build and the use of energy efficient measures to support sustainable construction.
- 7.2.9. In terms of the impact of sites on the national infrastructure, National Grid has one high pressure gas transmission pipeline within the administrative area of Babergh and Mid Suffolk District Council.

Pipeline	Feeder Detail
FM05	Yelverton to Stowmarket

- 7.2.10. National Grid requests that any High Pressure Major Accident Hazard Pipelines (MAHP) are taken into account when site options are developed in more detail. These pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to retain the existing transmission pipelines in situ. National Grid may have a Deed of Easement for each asset which prevents the erection of

permanent/temporary buildings, or structures, changes to existing ground levels, storage of materials etc.

Electricity

- 7.2.11. National Grid operates the national electricity transmission system across Great Britain and owns and maintains the network in England and Wales, providing electricity supplies from generating stations to local distribution companies. National Grid does not distribute electricity to individual premises directly. It is the role of local distribution companies to distribute electricity to homes and businesses. The distribution network operators in England, Wales and Scotland are: SSE, Western Power Distribution, UK Power Networks (UKPN), SP Energy Networks, Northern Power Grid and Electricity North West.
- 7.2.12. Specific development proposals within the Babergh and Mid Suffolk area are unlikely to have a significant direct effect upon National Grid's electricity transmission infrastructure. Generally, network developments to provide supplies to the local distribution network are as a result of overall regional demand growth rather than site specific developments.
- 7.2.13. The local distribution network operator for Babergh and Mid Suffolk districts is UK Power Networks (UKPN). UKPN is responsible for operating the local electricity distribution network which supplies electricity from the national electricity transmission system direct to households and businesses. If new infrastructure is required in response to an increase in demand across the local electricity distribution network the operator (UKPN) may request improvements to an existing National Grid substation or a new grid supply point.
- 7.2.14. The funding of strategic infrastructure is normally planned for in the electricity company's Network Asset Management Plan (NAMP) and pricing proposals which are agreed with OFGEM (The Office of Gas and Electricity Markets). The current UKPN Business Plan, encompassing the NAMPs and Regional Development Plans cover the period 2015 – 2023 (Source: <http://library.ukpowernetworks.co.uk/library/en/RIIO/>). The proposed works are based on actual and reasonably certain or non-speculative growth. Not

all proposed works are accepted by the regulator, as there needs to be sufficient justification of need and appropriate value for money.

7.2.15. Where a development prompts infrastructure reinforcement they will be required to contribute towards the reinforcement on a total or a proportional basis. The existing charging methodology is for developers to support the capital investment needed to extend or reinforce the electricity network to their developments. UK Power Networks will proportionally fund some strategic infrastructure if that has the benefit of usefully reinforcing supply to the existing networks. However, the developer will be charged the remaining proportion of the total costs. This relates to employment development as well as housing.

7.2.16. If a developer does want to bring forward additional infrastructure ahead of when UK Power Networks can fund it, then it can forward fund the requirements and then claim the cost back once this has been secured by the provider.

7.2.17. Strategic upgrades to substations, or new substations, are critical items which will be expected to be needed in the earliest phases of development. This will require early engagement by the developer with UK Power Networks.

7.2.18. It is a normal developer's cost to install a local 11kV/LV substation and the associated low voltage cables and services on larger sites. This would be expected by a developer so would be included in the site-specific costs. Such investments are therefore excluded from this assessment.

7.2.19. In terms of the Electricity Transmission Network, National Grid has four high voltage overhead lines (listed below) within Babergh and Mid Suffolk District Council's administrative area. These form an essential part of the electricity transmission network in England and Wales.

Line Ref.	Description
4YL Route	400Kv two circuit route from Pelham substation in East Hertfordshire to Bramford substation in Mid Suffolk.

Line Ref.	Description
4ZW Route and 4ZX Route	400kv two circuit route from Bramford substation in Mid Suffolk to Sizewell substation in Suffolk Coastal.
4YM Route	400kv two circuit route from Bramford substation in Mid Suffolk to Norwich substation in Norfolk.

7.2.20. The following substation is also located within the administrative area of Babergh and Mid Suffolk District Council:

Bramford substation – 132kV

8. DIGITAL CONNECTIVITY

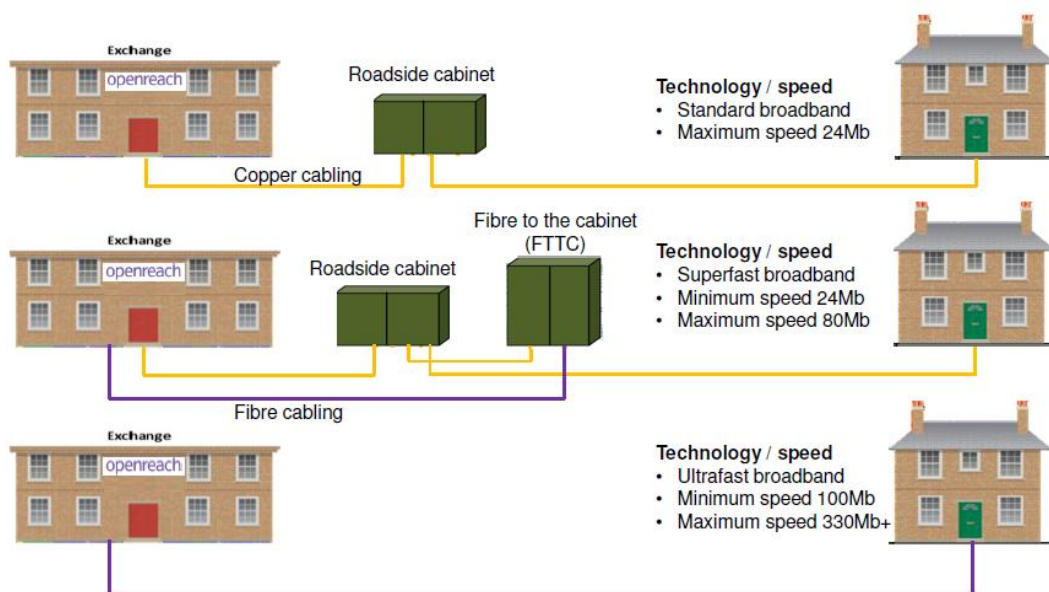
- 8.1.1. The Districts are served by the national communications providers, mainly through the BT landline network and to a lesser extent the Virgin cable network. New land lines in to new homes and businesses that are located near to existing settlements are able to be added relatively easily on a case by case basis.
- 8.1.2. With regards to the installation of high-speed broadband to new homes and improving the quality of service to home owners this is changing rapidly with new schemes implemented directly from providers and from the *Better Broadband for Suffolk* Programme (www.betterbroadbandsuffolk.com). Supported by the Government's Broadband Delivery UK scheme, and funded by Suffolk County Council, the Department for Digital, Culture, Media and Sport (DCMS), the New Anglia Local Enterprise Partnership (NALEP), Openreach and other local Councils, the programme was established in 2012 with the aim to improve digital connectivity in Suffolk.
- 8.1.3. In August 2018, Suffolk County Council confirmed that the *Better Broadband for Suffolk* (BBS) project, with Openreach, will achieve 98% coverage of "superfast broadband" (24Mbps+) capable networks by the end of 2020 (up from over 93% today).
- 8.1.4. The provision of fibre optic connection is often referred to as "Fibre-to-the-Home" or "Fibre-to-the-Premises" (FTTH or FTTP). This technology provides end-to-end fibre optic connection the full distance from the exchange to the building and can deliver faster speeds than "Fibre-to-the-Cabinet" (FTTC) as there is no copper leg involved in the network. FTTC is a connectivity technology that is based on a combination of fibre optic cable and copper cable.
- 8.1.5. Since November 2016, Openreach introduced a new lower requirement to provide FTTP to all new residential development of over 30 dwellings. Fibre-to-the-Premises is a pure fibre connection, directly from the exchange into homes or businesses. It offers speeds of up to 1Gbps.

8.1.6. The free FTTP threshold of 30 or more homes makes it easier for developers to provide Ultrafast broadband as part of their developments.

8.1.7. Initially it was free for developments of 250 homes or more, then in May 2016 Openreach reduced the requirement to 100 homes, and from November 2016 it was further reduced to developments of 30 homes plus.

8.1.8. The diagram below shows how Ultrafast broadband can be achieved through the FTTP technology.

Diagram 4: Standard Broadband vs Superfast (FTTC) vs Ultrafast (FTTP)¹⁰



8.1.9. With regards to mobile telephony, the national mobile telephone operators (Vodafone, O2, EE and Three) have coverage in the Districts. The main settlements have good mobile service, but coverage in the more rural areas is less thorough, particularly where landform reduces line-of-sight to base stations. Coverage may be checked at <http://www.ofcom.org.uk/mobile-coverage>

8.1.10. Overall, mobile, land-based and broadband communications are already being improved and funding exists to increase speeds/coverage to existing users. In order to ensure that growth can also be accommodated, further

¹⁰ Source: Openreach, for East Midlands, East of England, Yorkshire and Humber.

improvements in the network (size/reach) as well as the technology will be required. Funding for this cannot be assessed at this time as the programmes for this are dependent on specific locations and scale of growth.

9. COMMUNITY INFRASTRUCTURE

- 9.1.1. Community infrastructure helps to create, sustain and energize communities. It ranges from purpose-built community facilities such as libraries, sports and leisure centres, community centres and village halls to allotments, sports pitches and open spaces equipped for recreational use. Together these places support the activities which are required to help build community, foster a sense of place, meet the cultural and recreational needs of communities and promote community wellbeing.
- 9.1.2. This section of the IDP will focus on libraries, sports and leisure facilities and community buildings, as the provision for allotments and recreational open spaces are dealt with under the Green Infrastructure and Open Space, section 11.

9.2. LIBRARIES

- 9.2.1. Suffolk County Council commissions library services in our area, which are provided by Suffolk Libraries. Libraries are located in Babergh District at Capel St Mary, Glemsford, Great Cornard, Hadleigh, Lavenham, Long Melford, and Sudbury, and in Mid Suffolk District at Debenham, Elmswell, Eye, Needham Market, Stowmarket, Stradbroke, and Thurston. The districts also benefit from a mobile library service.
- 9.2.2. Additional population will create additional demand for library services. Therefore, where capacity is not present at existing libraries, new development should make a contribution to the improvement and expansion of the existing library network.
- 9.2.3. The County Council estimates the extent to which the capacity of libraries should increase as a result of population growth, this is done in reference to the new NPPF Section 8 Promoting healthy and safe communities. Suffolk County Council require a minimum standard of 30 square metres of new library space per 1,000 populations is required for new residential development. Construction and initial fit out cost of £3,000 per square metre for libraries (based on RICS Building Cost Information Service data but excluding land costs). This gives a cost of $(30 \times £3,000) = £90,000$ per 1,000

people or £90 per person for library space, the equivalent to £216 per new dwelling. The funding mechanism is expected to continue to be through CIL.

- 9.2.4. Based on the proposed growth of the JLP, an indicative cost of provision for libraries has been calculated based on the current CIL contribution expected from development (£216 per dwelling). This data is shown per settlement in Appendix A. Approximate cost of provision per population.
- 9.2.5. It will be for a 'bid' to CIL to establish whether improvements and enhancements to be made to library facilities can be funded relative to other infrastructure priorities.¹¹
- 9.2.6. The County Council will work with Suffolk Libraries to develop projects to mitigate the impacts of growth. This is not expected to result in the establishment of new libraries. Rather, existing libraries are more likely to be expanded and/or remodelled within their current footprints. The County Council is undergoing a review of the library services and needs in relation to planned growth. The results of this study will be reviewed in preparation for the IDP review.

9.3. LEISURE

General Context

- 9.3.1. The Babergh and Mid Suffolk Joint Councils Leisure, Sport and Physical Activity Strategy 2017-2030, (May 2019) is an overarching strategy adopted by both Councils in 2017, giving the headline direction for provision and the top strategic priorities for leisure, sport and physical activity within Babergh and Mid Suffolk.
- 9.3.2. The Babergh and Mid Suffolk Joint Councils Leisure Facilities Strategy 2017-2030 (June 2017) is a Specific strategy considering the future facility development options for the Council's main leisure facilities (Hadleigh Pool, Kingfisher Leisure Centre, Mid Suffolk Leisure Centre and Stradbroke Swimming & Fitness Centre). It also considered Debenham Leisure Centre as the Council currently provides annual revenue funding to this facility. The study refers to the projected population growth in the Districts, and identifies

¹¹ Subject to provision of section 2.3 on Delivery of infrastructure and funding.

gaps in provision and latent demand for facilities. For Babergh, the two main leisure centres of Sudbury and Hadleigh are core leisure facilities that will continue to play a critical role over the next 10 to 15 years. For Mid Suffolk, the two main facilities in Stowmarket and Stradbroke will also continue to play a critical role over the next 10 to 15 years. The strategy identifies that these facilities are vital physical resources that will support the delivery of the joint Councils' new Leisure, Sport and Physical Activity Strategy (2017 to 2030). The strategy recommends that the Council retains these facilities, continues to invest in them and continues to recognise their importance in meeting local need.

9.3.3. The draft Babergh and Mid Suffolk Built Sports Facility Strategy 2015-2031 is the key evidence used to support the Leisure Facilities Strategy (referred to above). The report followed Sport England Methodology for the "Assessment of Needs" and led to key issues and priorities thereafter set out.

9.3.4. This section of the IDP focusses on the main types of strategic sporting and leisure provision (based on minimum size standards as used by Sport England and/or the health and fitness industry) and considers community buildings as places where sport, leisure and recreational activity can also take place, particularly in rural areas:

- Swimming pools (minimum of 20 metres in length and not less than 160 m^2)
- Leisure centres, including health and fitness facilities (including public and private gyms)
- Sport halls (minimum of 3 courts - badminton courts are used as a general reference point)
- Village halls and community buildings

Swimming pools

9.3.5. In terms of water space, the draft Babergh and Mid Suffolk Joint Built Sports Facility Strategy 2015 – 2031 identified a significant undersupply of swimming pool water space (equivalent to 2 x 4 lane 25m pools) equivalent to two standard pools, by 2030 in Mid Suffolk (current provision is at Mid Suffolk Leisure Centre and Stradbroke Swimming and Fitness Centre). This is based on a catchment area with drive time of 30 minutes (for rural areas). For Babergh however, water space is assessed as a slight undersupply by

2030 (addressed through the current project to replace Hadleigh swimming pool). The strategy focusses on enhancement of existing facilities to ensure retaining the current provision (King Fisher Leisure Centre, Hadleigh Pool).

9.3.6. There may be opportunities to create additional water space at the existing Mid Suffolk Leisure Centre, which needs to be investigated (potentially by extending the teaching pool provision and/or replacing the current 25 metre x 6 lane pool with a 25 metre by 8 lane pool). There are also possibilities to be explored with neighbouring authorities which could be included within our Duty to Cooperate with Ipswich Borough Council, East Suffolk and West Suffolk, and also with South Norfolk District Council in relation to the Diss pool. This deficit, although identified in the above assessments, will need further investigation and feasibility studies carried out. The position will be reviewed to provide additional information and evidence in preparation for the Joint Local Plan review in five years' time.

Leisure centres, including health and fitness facilities

9.3.7. Future capital investment projects deriving from the strategies referred to above are identified in the table below, which include the refurbishment and redevelopment of Kingfisher Leisure Centre and the replacement of the swimming pool at Hadleigh Pool and Leisure Centre which are currently being progressed.

Table 25.: Strategic leisure centres and swimming facilities

Settlement	Leisure / Community Centre	Project description, and evidence source	Indicative Costs	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
Debenham	Debenham Sport & Leisure Centre	<u>Project:</u> To improve in-door health and fitness facilities (£50,000), access and car parking. (Funds for modifications to front car park	£140,000	Unknown	Medium, Long Term	Desirable

Settlement	Leisure / Community Centre	Project description, and evidence source	Indicative Costs	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
		and additional car parking at rear of building (£90,000). <u>Evidence:</u> Strategic level sporting centre with indoor & outdoor sports.				
Hadleigh	Hadleigh Pool and Leisure Centre	<u>Project:</u> Replacement of swimming pool including single story structure incorporating 25 metre, five lanes, deck level swimming pool, spectator seating, sauna, supporting plant, link corridor from existing changing rooms. Identified strategic project in BDC Leisure Facilities Strategy. <u>Evidence:</u> Addressing identified undersupply of swimming lesson capacity.	£4M	£2,160,000 Capital Investment by BMSDC, CIL and other funds	Short term – live project	n/a – current project
Stowmarket	Mid Suffolk Leisure Centre	<u>Project:</u> Investment options from the leisure strategy.	Circa £2M Project plans at outline stage.	£200,000 from OSSI (Open Space and Social	Short term – live project	n/a – current project

Settlement	Leisure / Community Centre	Project description, and evidence source	Indicative Costs	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
		<p>Improve and expand health and fitness, swimming and outdoor facilities.</p> <p><u>Evidence:</u> Identified strategic project in BMSDC Leisure Facilities Strategy.</p> <p>Addressing identified undersupply of sports hall provision and swimming lesson capacity.</p>	Leisure management contract currently under review (to be completed by 2020).	<p>Infrastructure Policy funding.</p> <p>Invest to Save – BMSDC providing capital with repayment by Leisure Operator.</p>		
Stradbroke	Stradbroke Swimming and Fitness Centre	<p><u>Project:</u> Business case to be developed to consider future of the swimming pool and potential for expansion.</p> <p><u>Evidence:</u> Identified strategic project in BMSDC Leisure Facilities Strategy. Addressing identified undersupply of sports hall provision and swimming lesson capacity.</p>	<p>Unknown cost.</p> <p>Leisure management contract currently under review (to be completed by 2020).</p>	Invest to Save – BMSDC providing capital with repayment by Leisure Operator.	Short term – live project	n/a – current project

Settlement	Leisure / Community Centre	Project description, and evidence source	Indicative Costs	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
Sudbury	Kingfisher Leisure Centre	<p><u>Project:</u> Improve and expand swimming, health and fitness facilities including: Refurbishing swimming changing facilities; providing new ground floor health and fitness changing rooms; first floor development of the gym increasing the capacity from 40 exercise stations to 100 exercise stations; two story extension incorporating ground floor studio/community room and first floor studio.</p> <p><u>Evidence:</u> Addressing identified undersupply of swimming lesson capacity.</p>	£2.5M	£2,356,000 Capital Investment by BMSDC and £100,000 from CIL funding.	Short term – live project	n/a – current project

9.2.3 Sports Halls

9.3.8. In terms of sport halls, the needs assessed identified that provision is sufficient in Babergh, however insufficient in Mid Suffolk. The current deficit

in sports halls in Mid Suffolk is assessed as being the equivalent to 10 badminton courts by 2030.

9.3.9. Currently the Councils' have only committed to future investment of their own strategic sports and leisure facilities (Leisure Facilities Strategy 2017), namely the main multi-purpose leisure facilities in Babergh (Hadleigh Pool and the Kingfisher Leisure Centre in Sudbury) and in Mid Suffolk (Mid Suffolk Leisure Centre in Stowmarket and Stradbroke Swimming and Fitness Centre) but have acknowledged the importance of other facilities, especially secondary school facilities and have committed to a strategic priority to work with other providers. The majority of sports halls and a number of swimming pools across both districts are education based (provided by schools) and often part of multi-purpose centres with varying degrees of community access.

9.3.10. Opportunities may therefore exist at Secondary Schools to provide additional sporting facilities which could benefit pupil growth deriving from the JLP growth and also benefit the communities, subject to long term (up to 25 year) Community Use Agreements (CUAs) being put in place to protect community access.

9.3.11. The below table shows the secondary schools which could be prioritised in relation to the growth of the JLP development sites:

Table 26.: Secondary Schools where additional provision of sporting facilities could benefit the pupils and residents, resulting from growth in the JLP

Settlement	Secondary School	Project description, and evidence source	Indicative cost	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
Claydon	Claydon High School	<u>Project:</u> To extend sports and recreation facilities available for community use. Concept	Unknown	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may	Unknown	Desirable

Settlement	Secondary School	Project description, and evidence source	Indicative cost	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
		<p>stage - considering f/s AGP, increased fitness & access to school facilities.</p> <p>Proposed further development of schools publicly accessible sports and arts facilities.</p> <p><u>Evidence:</u> Strategic level sporting centre with indoor & outdoor sports.</p>		include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.		
Debenham	Debenham High School	Sporting facilities are independent from the school but shared with the school. Please see Debenham Sport & Leisure Centre in table above.				
East Bergholt	East Bergholt High School	Project: To extend sports and recreation facilities available for community use. (Current CIL bid of £45,000) to provide tiered seating in main auditorium), subject to Community	£539,220	Identified funding sources are: £377,220 from Education and Skills Funding Agency (ESFA), £100,000 from School Loan from ESFA, £17,000 from other school	Short term live project	n/a – current project

Settlement	Secondary School	Project description, and evidence source	Indicative cost	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
		<p>Use Agreement being put in place. Abbeycroft Leisure currently manage site outside school hours.</p> <p>Evidence: Strategic level sporting centre with indoor & outdoor sports.</p>		funding sources and £45,000 from CIL.		
Eye	Hartismere High School	<p><u>Project:</u> To extend sports and recreation facilities available for community use. (Funds for new sports centre & modifications to existing main auditorium). Subject to CUA being put in place.</p> <p><u>Evidence:</u> Strategic level sporting centre with indoor & outdoor sports.</p>	£1.1M	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Medium, Long Term	Desirable

Settlement	Secondary School	Project description, and evidence source	Indicative cost	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
Great Cornard	Thomas Gainsborough High School	<p><u>Project:</u> To extend sports and recreation facilities available for community use. BDC currently provide financial support to seasonal pool operation and gym scheme. School currently manages facility direct.</p> <p><u>Evidence:</u> Strategic level sporting centre with indoor & outdoor sports.</p>	Unknown	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Desirable
Hadleigh	Hadleigh High School	<p><u>Project:</u> To extend sports and recreation facilities available for community use.</p> <p><u>Evidence:</u> Strategic level sporting centre complementary to wet & fitness based Hadleigh Pool</p>	Unknown	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding	Unknown	Desirable

Settlement	Secondary School	Project description, and evidence source	Indicative cost	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
		& Leisure Centre.		(Sport England), National Lottery grants, etc.		
Holbrook	Holbrook Academy	<p><u>Project:</u> To extend sports and recreation facilities available for community use.</p> <p><u>Evidence:</u> Strategic level sporting centre with indoor & outdoor sports.</p>	£100,000	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Medium, Long Term	Desirable
Stowmarket	Stowmarket High School	<p><u>Project:</u> Provision of a Compact Athletics Track with leisure centre agreement for shared use.</p> <p><u>Evidence:</u> Strategic level sporting centre with indoor &</p>	£150,000	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central	Medium, Long Term	Desirable

Settlement	Secondary School	Project description, and evidence source	Indicative cost	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
		outdoor sports.		government funding (Sport England), National Lottery grants, etc.		
Stowupland	Stowupland High School	<p><u>Project:</u> To extend sports, arts & cultural and recreational facilities available for community use. (Funds for improved outdoor changing rooms (see AGP's below). Subject to CUA being put in place.</p> <p><u>Evidence:</u> Strategic level sporting centre with indoor & outdoor sports.</p>	£250,000	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Medium, Long Term	Desirable
Stradbroke	Stradbroke High School	<p><u>Project:</u> To extend sports and & cultural and recreational facilities available for community use. Subject</p>	Unknown	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital	Unknown	Desirable

Settlement	Secondary School	Project description, and evidence source	Indicative cost	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
		to CUA being put in place. <u>Evidence:</u> Strategic level sporting centre with indoor & outdoor sports.		contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.		
Sudbury	Ormiston Sudbury	<u>Project:</u> To extend sports and recreation facilities available for community use. <u>Evidence:</u> Strategic level sporting centre complementary to wet & fitness-based Kingfisher Leisure Centre.	Unknown	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Desirable
Thurston	Thurston Community College	<u>Project:</u> To extend sports and recreation facilities available for community use. Opportunity to	£20,000 for Thurston Sixth, Beyton Campus from OSSI (Open Space and Social	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may	Medium, Long Term	Desirable

Settlement	Secondary School	Project description, and evidence source	Indicative cost	Potential Funding Mechanism	Timescale (Short, Medium, Long Term)	Priority (Critical, Essential, Desirable)
		<p>include increased sports facilities at site subject to planning decision regarding the school expansion.</p> <p>New f/s AGP (School) plus skatepark (Parish). Possible reopening of outdoor pool & facility improvement programme at Beyton Campus (6th form).</p> <p><u>Evidence:</u> Strategic level sporting centre with indoor & outdoor sports.</p>	<p>Infrastructure Policy funding. (Subject to Subject to Community Use Agreement (CUA) being put in place.)</p>	<p>include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.</p>		

9.3.12. The secondary school projects listed above will contribute towards meeting the current deficit in sports halls in Mid Suffolk, referred to above, and assessed as being the equivalent to 10 badminton courts. However further work is necessary to review and monitor the situation against delivery of the projects. It is therefore proposed that this position will be reviewed to provide additional information and evidence in preparation for the Joint Local Plan review in five years' time.

9.2.4 Village halls and community buildings

9.3.13. Community facilities projects that are currently being funded or partly funded by CIL or Section 106 are listed in the two tables below.

Table 27.: Community facilities improvements to be funded by CIL

Settlement	Location	Estimated Cost	Funding Mechanism
Assington	Friends Farm Community Hub	£378,000	£39,000 sought from CIL 123 Funds (Bid Round 3 – May 2019) NOT YET APPROVED
Cockfield	Village Hall (improvements to kitchen facilities and electric supplies)	£24,990	£9,928 from CIL 123 Funds (Bid Round 1 – May 2018) Exacom Project 529
East Bergholt	East Bergholt High School (tiered seating for community and education use)	£539,222	£45,000 from CIL 123 Funds (Bid Round 2 – Oct 2018) Exacom Project 638
Hadleigh	Old Town Hall Kitchen improvements	£10,090	£10,090 sought from CIL 123 Funds (Bid Round 3 – May 2019) NOT YET APPROVED
Lavenham	Community Hub, 2 Lady Street, Lavenham (provision of community facilities)	£45,000	£30,000 from CIL 123 Funds (Bid Round 2 – Oct 2018) Exacom Project 634
Monks Eleigh	Village Hall (Hearing Loop)	£10,750	£10,750 from CIL 123 Funds (Bid Round 1 – May 2018) Exacom Project 533
Preston St Mary	Preston St Mary Village Hall (village hall improvements)	£130,091	£130,091 from CIL 123 Funds (Bid Round 2 – Oct 2018) Exacom Project 635
Sudbury	Former United Reformed Church School Street (Multi use community space)	£2.5 M	£50,000 sought from CIL 123 Funds (Bid Round 3 – May 2019) NOT YET APPROVED

Table 28.: Community facilities improvements where Section 106 monies are currently allocated to projects

Settlement	Location	Section 106 allocated to projects
Bacton	Village Hall	£8,448 allocated from s106 to Exacom Project 575 to improve Village Hall facilities (Replacement Windows & general refurbishment) by March 2021
Badwell Ash	Village hall	£12,798 allocated from s106 to Exacom Project 577 to improve Village Hall facilities by March 2021
Battisford	Village Hall	£3,572 of Village Hall S106 Ossi funds allocated to Exacom Project 643
Coddenham	Village hall	£11,077 & £5,997 allocated from s106 to Exacom Project 585 & 586 to improve sound, vision, storage at community and sports centre by March 2021
Crowfield	Village hall	£13,293 allocated from S.106 to Exacom Project 587 to improve village hall facilities at village hall by March 2020
Eye	Community Centre centre/play & sports field	£7,762 allocated from s106 to Exacom Project 584 to improve Community Centre facilities by March 2021
Gislingham	Recreation - Silver Band Hall	£54,769 allocated from chapel farm pre spd to Exacom Project 616 on 23-1-19
Hoxne	Village hall	£8,795 allocated from s106 to Exacom Project 588 to improve Village Hall facilities by March 2021
Mendlesham	Village hall	£7,054 & £4,966 allocated from s106 to Exacom Projects 590 & 591 to improve internal & external community centre facilities by March 2021
Old Newton	Village Hall	£4,506 allocated from s106 to Exacom Project 576 to improve Village Hall facilities by March 2021. Includes Gipping funds
Onehouse	Village hall	£3,034 allocated from s106 to Exacom Project 595 to improve Village Hall facilities by March 2021
Thorndon	Village Hall	£12,305 s106 allocated to Exacom Project 525 for improvements to village hall
Thornham Magna	Village Hall	£953 s106 allocated to Exacom Project 527 for improvements to village hall

9.3.14. However, there are approx. 200 community/village facilities across both Districts that are subject to review by local providers (usually Parish Council's, Village hall committees or similar). As many of these are ageing and/or not purpose built for sports, leisure and recreational use, their future modification and/or replacement needs to be taken into account as local projects emerge.

10. FLOODING

- 10.1.1. Babergh and Mid Suffolk are at low risks of flooding. Areas where localised flooding is an issue in Babergh includes Sudbury with the River Stour and its tributaries, Ipswich Fringe area and Sproughton with the River Gipping and its tributaries. In Mid Suffolk, the River Gipping and its tributaries periodically creates localised flooding in parts of Stowmarket and Needham Market. Eye can be affected by the River Dove, and Debenham by the River Deben and its tributaries.
- 10.1.2. The proposed sites of the Joint Local Plan have been assessed in relation to flooding constraints. None of the sites are located within high flood risks zones. Where flooding is an issue, mitigation measures will be assessed and required through the planning application process, such as Sustainable Drainage Systems (SuDs) to provide water quality, amenity and ecological benefits in additions to the flood risk management benefits.

11. WASTE

11.1.1. Babergh and Mid Suffolk District Councils are responsible for the collection of municipal waste. Suffolk County Council is responsible for the disposal of municipal waste. For the purpose of this IDP, “waste infrastructure” is restricted to the provision of household waste sites by the County Council.

11.2. THE WIDER CONTEXT

11.2.1. Local planning authorities should have regard to both the Waste Management Plan for England and the National Planning Policy for Waste when discharging their responsibilities to the extent that they are appropriate to waste management. The Waste Management Plan for England sets out the Government’s ambition to work towards a more sustainable and efficient approach to resource use and management.

11.2.2. Paragraph 8 of the National Planning Policy for Waste states that when determining planning applications for non-waste development, local planning authorities should, to the extent appropriate to their responsibilities, ensure that:

- New, non-waste development makes sufficient provision for waste management and promotes good design to secure the integration of waste management facilities with the rest of the development and, in less developed areas, with the local landscape. This includes providing adequate storage facilities at residential premises, for example by ensuring that there is sufficient and discrete provision for bins, to facilitate a high quality, comprehensive and frequent household collection service.

11.2.3. Within the context of this policy, SCC requests that waste bins and garden composting bins should be provided before occupation of each dwelling and this will be secured by way of a planning condition. SCC also encourages the installation of water butts connected to gutter down-pipes to harvest rainwater for use by occupants in their gardens.

11.3. THE LOCAL CONTEXT FOR RESIDENTS OF BABERGH AND MID SUFFOLK

- 11.3.1. The majority of municipal household waste is now treated through the Suffolk Energy from Waste Facility in Great Blakenham or through a Materials Recycling Facility. A network of localised delivery points or Waste Transfer Stations is provided by SCC to ensure the cost-effective movement of waste from where it is collected by the Waste Collection Authorities, such as Babergh and Mid Suffolk District Councils, from households and businesses across the county to the treatment and recycling facilities.
- 11.3.2. Suffolk County Council provides a network of 11 Household Waste Recycling Centres (HWRC) which serve the total population of Suffolk.
- 11.3.3. Priorities have been established where development is considered necessary across the county. The priorities relevant to Babergh and Mid Suffolk are summarised in the table below.

Table 29. – Household Waste Recycling Centres – Priorities for additional provision

Household Waste Recycling Centre	Issues and Priorities Identified
Ipswich Portman's Walk HWRC	This facility is currently operating over capacity, therefore development around Ipswich will have a significant impact. This is a priority site and work is underway to identify a new site for a larger, improved facility.
Stowmarket HWRC	Current and future development plans within the Stowmarket area have rendered this facility over capacity. The County Council is currently considering options to enable a relocation of this facility.
Sudbury HWRC	This facility is at full capacity and access difficulties to the site are a cause for concern to the local residents. The Chilton Woods development proposal includes a site for the provision of a new HWRC for the Sudbury area.

- 11.3.4. The average build cost for a new HWRC is £2.25m plus land costs of £1m, arising to a total cost of £3.25m. The proportionate contribution expected to be funded through the District Councils' CIL is currently £110 per dwelling.

11.3.5. As for other infrastructure to be funded through CIL, it will be for a ‘bid’ to CIL to establish whether improvements and enhancements can be funded relative to other infrastructure priorities.¹²

11.3.6. The table below shows which settlements (where there are JLP site allocations) give rise to an identified need for CIL contributions towards the three Household Waste Recycling Centres projects above mentioned.

Table 30. – Settlements (where there are JLP site allocations) which would be expected to make CIL contributions towards Household Waste Recycling Centres priority projects:

Household Waste Recycling Centre	Settlements
Ipswich Portman’s Walk HWRC	Bramford Copdock and Washbrook Shotley Sproughton
Stowmarket HWRC	Bacton Barham Botesdale Claydon Debenham Eye Haughley Mendlesham Needham Market Stonham Aspal Stowmarket Stowupland
Sudbury HWRC	Acton Bures St Mary

¹² Subject to provision of section 2.3 on Delivery of infrastructure and funding.

Household Waste Recycling Centre	Settlements
	Glemsford Great Cornard Lavenham Long Melford Sudbury

11.3.7. Provision of waste infrastructure is currently listed within the existing Babergh and Mid Suffolk CIL Regulation 123 Infrastructure lists, therefore it will be for a 'bid' to CIL to establish whether provision to be made to Household Waste Recycling Centres can be funded relative to other infrastructure priorities.

12. GREEN INFRASTRUCTURE AND OPEN SPACE

- 12.1.1. The Babergh and Mid Suffolk Open Space Assessment – May 2019 (by Ethos) examines existing and projected needs for open space, play, sport and recreation provision, using a variety of data sources, together with independent investigation and Town and Parish Council survey. The scope of the assessment covers open space, including amenity and natural space, parks and recreation grounds, play space and allotments.
- 12.1.2. The aims of the study are to provide a robust assessment of needs and provision of open spaces in order to establish local provision standards and create an up-to-date evidence base which can be used to inform the new Joint Local Plan. The standards will be used to assess proposals for open spaces during the Joint Local Plan period, recognising the need for improving the quality of existing open spaces in addition to requiring new provision. The assessment also aims to help to inform decisions on the distribution of the Community Infrastructure Levy, including Neighbourhood CIL, and prioritisation of mitigation measures within the production of this IDP.
- 12.1.3. Another relevant document in the context of this IDP is the draft Babergh and Mid Suffolk Playing Pitch Strategy (December 2015) which provides key evidence used to support the future demand for outdoor sports pitches and courts requirements. The report has followed Sport England Methodology for “Assessment of Needs” and its audit evidence base and general recommendations were accepted.
- 12.1.4. In relation to playing pitches, changes in technology need to also be considered in relation to the advantages that Artificial Grass Pitches (AGP) can provide, as the four most popular outdoor team sports (football, rugby, cricket and field hockey) are steadily moving to AGPs, due to advantages in maximisation of pitch usage and low maintenance costs. However, although providing for playing pitches, prioritisation should be given to AGPs (minimum standard of 45 metres by 75 metres), this remains a local decision and is subject to the current strategy and views of the relevant sport’s National Governing Body (NGB), who are usually the main source of support funding for such projects.

12.1.5. In the context of this IDP, the Open Space Assessment is used to assess the Green Infrastructure and Open Space needs relating to the proposed growth of the Joint Local Plan.

12.1.6. Table 11.2 below shows the parishes where development sites are proposed for allocation in the Joint Local Plan against the current assessment of supply used in the Open Space Assessment of May 2019, i.e. in terms of allotments, amenity green space, parks and recreation grounds, play areas for children and play areas for youth.

12.1.7. Please note that the access standards (table 11.1 below) described in the Open Space Assessment are used in relation to the table 11.2. In practice, the access standard should be considered first, as for many of the very rural parishes, there is not a requirement for open space against the access standard. Therefore, although the figures in table 11.2 may be showing a shortfall in provision, there may not be a requirement for a certain typology of open space, for example an allotment would not be required for a parish with a population of less than 1000, and therefore the cell would be highlighted grey. Alternatively, a parish may meet the access standard for allotments (i.e. there would be at least one allotment within a parish with over 1000 people), however, the supply figure may indicate a shortfall in provision against the quantity standard, this may indicate that the existing provision needs expanding and could be explored through further consultation.

Table 31.: Summary of open space standards¹³

Key used for table 12.1:

Cell highlighted green	Parish meets the access standards
Cell highlighted orange	Parish fails to meet the access standards
Cell highlighted grey	Provision not required against the access standards

¹³ Source: Babergh and Mid Suffolk Open Space Assessment – May 2019 (by Ethos)

Typology	Quantity standards (ha/1000 population) for analysing existing provision	Quantity standards (ha/1000 population): requirements from new development	Access standard
Allotments	0.3	0.3	All Parishes with a population greater than 1000 people to have an allotment
Amenity Green Space	1.0	See standard for Natural Green Space	600 metres or 12-13 minutes' walk time to be met by amenity greenspace of at least 0.15 ha in size or by a park and recreation ground for parishes with over 200 people
Park and Recreation Grounds	1.0	1.0	All Parishes with a population greater than 1000 people to have a park and recreation ground. 600 metres (12-13 minutes' walk time) when considered with amenity green space
Play Space (Children)	0.06	0.06	Parishes with a population of 200 – 1000 people to have a play space; Parishes with a population over 1000 people to have a play space within 600 metres (12-13 minutes' straight-line walk time)
Play Space (Youth)	0.04	0.04	Parishes with a population over 1000 people to have a youth play space; Parishes with a population greater than 4000 people to have a youth space within 960 metres (20 minutes' straight-line walk time)
Natural Green Space	Accessible Natural Greenspace Standard (ANGSt, from Natural England)	1.0 to include natural and amenity green space	Accessible Natural Greenspace Standard (ANGSt, from Natural England)
Total for new provision		2.40 ha/1000	

12.1.8. Where a cell is highlighted grey, this means that due to the population size of the parish there is not a requirement for that particular typology of

open space (in accordance with the access standards). Therefore, the supply figure is not relevant. Where a cell is highlighted green, this means the parish meets the access standard for that particular open space typology, and the supply figure then shows whether or not there is sufficient supply (or not) of the open space typology against the quantity standards. Where a cell is highlighted orange, it means the parish does not meet the access standard for the particular typology, and the supply figure then shows whether or not the quantity standard is met.

12.1.9. For example, there is insufficient youth provision across the majority of Parishes – however the majority of these Parishes also fall below the required population size for provision (those cells highlighted grey), and therefore new provision would not be required – and it is not failing against the access standard.

12.1.10. It should be noted that the provision of sports pitches should be able to be accommodated within the standards (for parks and recreation in particular), although this does not take account of pitches provided specifically for individual clubs, nor on educational sites, as in both cases such provision is controlled and therefore not deemed to be open space that is publicly accessible.

Table 32.: Supply identified in Open Space Assessment (May 2019)¹⁴

(Supply by parish (hectares) against the Babergh and Mid Suffolk quantity standards)

Settlements where preferred sites are located	Estimated number of new dwellings from potential JLP site allocations within the settlement	Existing Population	Allotments	Amenity Green Space	Park and Recreation Grounds (Combined) Including Outdoor Sport (Fixed)	Play (Children)	Play (Youth)
Acton	100	1811	-0.54	-0.71	-0.43	-0.06	-0.07

¹⁴ Source: Babergh and Mid Suffolk Open Space Assessment – May 2019 (by Ethos)

Settlements where preferred sites are located	Estimated number of new dwellings from potential JLP site allocations within the settlement	Existing Population	Allotments	Amenity Green Space	Park and Recreation Grounds (Combined) Including Outdoor Sport (Fixed)	Play (Children)	Play (Youth)
Bacton	50	1228	0.47	0.80	1.97	-0.04	-0.05
Barham	620	1504	-0.45	-1.15	-1.5	-0.09	-0.06
Bildeston	75	1054	-0.32	-0.69	1.64	0.01	0.01
Botesdale & Rickinghall	100	2073	0.02	-2.08	-1.53	-0.06	-0.06
Bramford	300	2303	-0.41	-1.82	-1.91	-0.03	0.06
Brantham	100	2566	-0.77	-1.39	0.96	0.09	-0.08
Bures	5	918	0.39	-0.92	2.89	0.05	-0.03
Capel St. Mary	550	2847	-0.85	-2.85	0.58	-0.05	0.15
Claydon	75	2197	-0.66	-1.63	0.09	-0.05	-0.08
Copdock & Washbrook	240	1114	0.72	-1.11	0.63	0.01	-0.04
Debenham	260	2210	0.32	0.72	-1.61	-0.04	-0.08
East Bergholt	220	2765	0	-2.77	-2.32	0.53	-0.11
Elmswell	210	3950	-0.17	0.83	3.04	-0.2	-0.11
Eye	505	2154	-0.19	-2.15	-1.31	0.21	-0.04
Great Blakenham	30	1235	-0.37	0.54	0.13	0.01	-0.05
Hadleigh	560	8253	1.38	3.01	-2.16	0.02	-0.12
Haughley	100	1638	-0.2	-1.64	0.57	0.06	-0.03
Holbrook	10	2180	-0.65	-2.18	-0.11	-0.05	-0.07
Lavenham	20	1722	-0.52	1.65	1.41	0.16	-0.06
Long Melford	80	3518	-0.22	1.6	-2.74	-0.07	-0.13

Settlements where preferred sites are located	Estimated number of new dwellings from potential JLP site allocations within the settlement	Existing Population	Allotments	Amenity Green Space	Park and Recreation Grounds (Combined) Including Outdoor Sport (Fixed)	Play (Children)	Play (Youth)
Mendlesham	90	1407	0.45	0.22	-1.41	0.04	0.05
Needham Market	135	4528	-0.78	-3.45	-1.8	-0.06	-0.14
Shotley	50	2342	1.85	-0.5	-1.53	-0.1	-0.03
Sproughton	1175	1376	0.83	0.38	0.13	0.01	-0.05
Stonham Aspal	35	601	-0.18	-0.32	3.15	0	-0.02
Stowmarket	735	19280	-5.35	-15.61	2.35	-0.53	-0.6
Stowupland	420	1988	0.2	-1.99	3.23	0.02	-0.03
Stradbroke	215	1408	-0.42	-1.41	1.29	0.05	-0.06
Sudbury & Great Cornard	500	21971	-4.7	-12.31	-15.76	-0.35	-0.7
Thurston	535	3232	-0.24	-2.18	1.75	-0.11	-0.12
Woolpit	540	1995	-0.6	-0.46	2.11	-0.02	-0.08

12.1.11. The above figures highlight where there are shortfalls in supply and therefore where new provision should be sought in light of the proposed growth of the Joint Local Plan.

12.1.12. In particular, we can see that significant deficits in supply against the access standards are seen in Barham, as well as in Sudbury and Great Cornard. Stowmarket shows a significant deficit in Amenity Green Space.

12.1.13. Table 11.2 therefore also provides opportunities to meet shortfalls in supply, however as for other infrastructure needs that may be wholly or partly funded by Community Infrastructure Levy funds, it will be for a 'bid' to CIL to

establish whether improvements and enhancements to be made can be funded relative to other infrastructure priorities.¹⁵

12.1.14. Costings for the provision of open space are calculated using the standards advised in the open space study.

Table 33.: Costs for providing open space (Cost of provision as of 2017)¹⁶

Typology	Standard (m ²) per person	Cost of provision	
		Cost / m ²	Contribution per person
Allotments	3	£22.34	£67.02
Parks and Recreation grounds	12	£92.94	£1115.28
Play Space (Children)	0.7	£168.76	£118.13
Play Space (Youth)	0.4	£168.76	£67.50
Amenity/Natural green space	10	£20.24	£202.40
Total	26.1		£1570.33

12.1.15. This shows that it costs £1,570.33 per person to provide new open space to meet the Babergh and Mid Suffolk standard for open space. These calculations are to be used to calculate indicative costs of infrastructure projects.

12.1.16. Green infrastructure and open space projects that are currently being funded by Section 106 are listed in the table below.

Table 34.: Green infrastructure and open space improvements where Section 106 monies are currently allocated to projects

Settlement	Location	Section 106 allocated to projects
Acton	Playing field facilities	£3,158 s106 allocated to Exacom Project 189 to improve playing field facilities by March 2021
Badwell Ash	Village Hall Recreation Ground	£19,559 allocated from Pre SDP to Exacom Project 578 to provide new play equip. by June 2020.

¹⁵ Subject to provision of section 2.3 on Delivery of infrastructure and funding.

¹⁶ Source: Babergh and Mid Suffolk Open Space Assessment – May 2019 (by Ethos)

Settlement	Location	Section 106 allocated to projects
Barham	Play area in Claydon & Barham Recreation ground	£9,995 allocated from PRE SPD obligation 282/04 to Exacom Project 617 to improve play area in Claydon & Barham recreation ground by March 2021
Boxford	Playing Field/Community Council - Pavilion	£12,785 s106 allocated to Exacom Project 622 to improve playing field car parking facilities by March 2021
Brantham	Parish Council - Potential skatepark/ Lower Field play	£13,801 s106 allocated to Exacom Project 623 to improve lower playing field facilities by March 2021
Burstall	Playing Field	£11,773 s106 allocated to Exacom Project 624 to improve playing field car parking facilities by March 2021 CHECK WRONG
Capel St Mary	Community Trust Football, pavilion Playing Field	£55,624 s106 allocated to Exacom Project 523 to improve sports provision by March 2023
East Bergholt	Gandish Road Playing Field	£4,926 s106 allocated to Exacom Project 625 to improve sports provision by March 2021
Gislingham	Sport & Play at Charity Meadow	£85,000 allocated to Exacom Project 528 from Chapel Farm pre spd by 6/7/2025
Glemsford	Parish Council Sports Ground	£51,783 s106 allocated to Exacom Project 512 to improve play/sport provision at sports ground by March 2023.
Great Cornard	Parish Council play equipment in South Ward	£16,950 s106 allocated to Exacom Project 384 to improve play provision in south ward by March 2021
Great Cornard	Parish Council play equipment at Recreation Ground, Stevenson Way	£50,787 s106 allocated to Exacom Project 433 to improve play provision by March 2021
Great Cornard	Parish Council Outdoor recreation projects in South Ward	£20,000 s106 allocated to Exacom Project 626 to improve swimming and outdoors provision in south ward by March 2021
Hadleigh	BDC Town Play Area Layham Road	£7,209s106 allocated to Exacom Project 628 to improve outdoor sports by March 2020
Hadleigh	Hadleigh Skatepark in Calais Street	£6,051 s106 allocated to Exacom Project 627 to extend skatepark by March 2021
Holbrook	Peninsular/Holbrook Sports Centre	£10,120 s106 allocated to Exacom Project 629 to resurface tennis/netball courts (Astro Turf Refurbishment) by March 2021

Settlement	Location	Section 106 allocated to projects
Holbrook	Reades Field	£8,347 s106 allocated to Exacom Project 630 to improve outdoor sports provision at Reades field by March 2021
Laxfield	Sports ground/pavilion	£42,516 allocated from s106 to Exacom Project 618 to improve the sportsground pavilion and site works by March 2021
Leavenheath	Parish Council Play equipment	£15,331 allocated from s106 to Exacom Project 574 to improve Village Green play area by March 2021
Long Melford	Football Club	£50,000 allocated from s106 to Exacom Project 555 to support clubhouse rebuild
Long Melford	BDC Play provision at Cordell Place Park	£12,871 allocated from s106 to Project 235 to Improves Cordell Place Play by March 2021
Mendlesham	playing field	£177,019 s106 obligation to refurbish outdoor sport and playing field provision allocated to Exacom Project 530
Needham Market	Village hall	£6,827 & £4,119 allocated from s106 to Project 589/592/ to improve electrics/car park/ at NM Community centre by March 2020
Needham Market	Sports Courts	£8,517 & £2,996 allocated from s106 to Exacom Projects 593 & 594 to additional car park & access gates at NM Community centre by March 2020
Needham Market	Sports Courts	£108k allocated from Lake Park pre spd to Exacom Project 524 to redevelop sports courts by March 2020
Shotley	Parish Council play area in Lloyd Road	£12,619 allocated from s106 to Exacom Project 571 to Improve Lloyd Road play area by March 2021
Shotley	Parish Council play area in Kingsland	£12,496 allocated from s106 to Exacom Project 572 to Improve Kingsland play area by March 2022
Sproughton	Parish Council play area	£23,867 allocated from s106 to Exacom Project 573 to Improve village playing field by March 2022 - check correct entry
Stowmarket	Pykes meadow	£63,214 allocated from 2 pre spds to Exacom Project 619 to contribute to enhancement project at Pykes meadow by March 2021. More funds will be required. Phase 2 housing?

Settlement	Location	Section 106 allocated to projects
Sudbury	Sudbury Town Council - The Crofts area – boating pond and picnic area/park	£14,538 s106 allocated to Exacom Project 570 to improve the open space including boating pond by March 2020
Sudbury	BDC Belle Vue Park	£77,455 s106 allocated to Exacom Project 204 with £15,293 remaining to finish the skatepark and MUGA project/play/benches etc and improve the open space including boating pond by March 2020
Sudbury	Pinewood Rise Play Area	£10,621 s106 allocated to Exacom Project 631 to improve play provision in South Ward - Pinewood Rise by March 2021.

13. CONCLUSION AND NEXT STEPS

13.1.1. This IDP indicates that there is a significant number of infrastructure asks which development funding will be expected to contribute towards.

13.1.2. Appendix A provides a summary of the infrastructure needs, funding sources and timescales for delivery per settlement.

13.1.3. Particular infrastructure needs which will be prioritised within the timeframe of the Joint Local Plan, are those which are assessed to be 'critical' or 'essential' for the delivery of the growth identified in the Joint Local Plan, include:

- a primary school expansion program and delivery of new primary schools;
- a secondary school expansion program;
- new setting and expansions for early years education;
- expansion of 6th Form education provision;
- contributions towards the creation of additional capacity for health care practices;
- a program of junction improvements along the A12 and A14, as well as improvements to junctions along other strategic roads such as the A1071, B1113, B1067, A140, A1120, and A134;
- improvements and potential new underpass for the Thurston station passenger rail crossing;
- contributions toward the funding of a package of new mitigation measures to address the impact of development within our Districts on Ipswich Town Centre and Ipswich Northern Ring Road (A1214);
- contributions towards new provision of household waste recycling centres (Ipswich, Stowmarket and Sudbury).

13.1.4. Other significant infrastructure requirements which may need to be considered during the review of the Joint Local Plan, in five years' time, will be whether provision is necessary for a new secondary school.

13.1.5. In terms of community infrastructure, there will also be the need for further investigation and collaborative work with neighbouring authorities to address the assessed need for additional swimming / water space provision.

13.1.6. This document also provides a long list of desirable infrastructure which may need to be considered alongside other funding streams such as Neighbourhood CIL and other funding sources.

- 13.1.7. Funding gaps identified will also need to be addressed prior to the regulation 19 consultation of the Joint Local Plan, to identify which likely funding sources can be identified to close the funding gaps, such as RIS2 monies, New Anglia Local Enterprise Partnership (LEP) funding, and Housing Infrastructure Fund (HIF).
- 13.1.8. Work will therefore continue with infrastructure providers, neighbouring authorities and statutory bodies to regularly review this IDP together with the publication of a further iteration of this document in preparation for the Joint Local Plan submission.



**Babergh and Mid Suffolk
Infrastructure Delivery Plan to 2036**

July 2019

**Appendix A Tables of infrastructure needs, funding sources and
timescale for delivery per settlement**

Appendix A - Tables of funding sources, infrastructure needs and timescale for delivery per settlement

For the purposes of the Joint Local Plan, infrastructure is categorised according to the following three categories: critical, essential and desirable.

- Critical infrastructure is infrastructure that is needed to unlock development sites allocated in the JLP (i.e. without the infrastructure the development cannot physically take place).
- Essential infrastructure is the infrastructure that is necessary to support and mitigate development and ensures policy objectives of the JLP are met development could take place without this infrastructure but its sustainability would be undermined.
- Desirable infrastructure is infrastructure that could support development in the JLP and make it more sustainable and help deliver other place-making objectives. However, development planned in the JLP could take place sustainably without it.

The timescale for the delivery of each project is defined as per below:

- Short term, up to 5 years
- Medium term, 5 to 10 years
- Long term, over 10 years

The tables also identify whether it would be preferable to secure developer contributions through the Community Infrastructure Levy or Section 106, and when other funding sources may also be used.

It should be noted that many of the costs identified are indicative and are subject to change in the future.

Please also refer to section 2.3 on Delivery of infrastructure and funding, within the main IDP document.

EDUCATION

Early Years Expansions

Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Additional Pre School places at existing setting	Botesdale and Rickinghall	Essential	Suffolk County Council	£75,000	None	£0	£75,000	CIL	£0	None	Short-medium term
Additional Pre School places at existing setting.	Copdock and Washbrook	Essential	Suffolk County Council	£178,500	None	£0	£178,500	CIL	£0	None	Short-medium term
Additional Pre School places at existing setting at primary school.	Debenham	Essential	Suffolk County Council	£196,500	None	£0	£196,500	CIL	£0	None	Short-medium term
Additional Pre School places at existing setting	Holbrook	Essential	Suffolk County Council	£7,500	None	£0	£7,500	CIL	£0	None	Short-medium term
Additional Pre School places at existing setting	Lavenham	Essential	Suffolk County Council	£15,000	None	£0	£15,000	CIL	£0	None	Short-medium term
Additional Pre School places at	Long Melford	Essential	Suffolk County Council	£58,500	None	£0	TBC	CIL	TBC	Suffolk County Council, CIL from	Short-medium term

Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
existing setting at Primary School.										future development	
Additional Pre School places at existing setting at Primary School. (TBC)	Mendlesham	Essential	Suffolk County Council	£66,000	None	£0	£66,000	CIL	£0	None	Short-medium term
Additional Pre School places at existing setting	Needham Market	Essential	Suffolk County Council	£101,250	None	£0	£101,250	CIL	£0	None	Short-medium term
Additional Pre School places at existing setting at Primary School. (TBC)	Stonham Aspal	Essential	Suffolk County Council	£26,250	None	£0	£26,250	CIL	£0	None	Short-medium term
Additional Pre School places at existing setting	Stradbroke	Essential	Suffolk County Council	£161,250	None	£0	£161,250	CIL	£0	None	Short-medium term

New Early Years Settings

Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
New Pre School setting for 60 places needed with land allocation of 0.1ha (DC/18/00233)	Bramford	Essential	Suffolk County Council	£1,050,000	SCC ask for s106 build cost contribution planning application DC/18/00233	£281,293	£157,500	s106	TBC	Suffolk County Council, s106 from future development	Short-medium term
New Pre School setting for 30 places with land allocation of 0.1ha	Capel St Mary	Essential	Suffolk County Council	£525,000	None	£0	£525,000	s106	£0	None	Short-medium term
New Pre School setting for 60 places at the new Primary School (Planning Application 1856/17).	Claydon & Barham	Essential	Suffolk County Council	£1,050,000	SCC ask for s106 build cost contribution planning application 1856/17	£1,084,314 for the complete build cost contribution towards the primary school and pre school	£1,050,000	s106	£0	None	Short-medium term

New Pre School setting for 30 places needed in the area. 0.1ha land allocation needed.	Elmswell	Essential	Suffolk County Council	£525,000	s106 secured for a new setting from PP: 3918/15 Former Grampian site £75,240.	£75,240	£330,750	s106	£119,010	Suffolk County Council, s106 from future development	Short-medium term
New Pre School setting for 60 places needed in the area. with a land allocation of 0.1ha needed.	Eye	Essential	Suffolk County Council	£1,050,000	s106 secured for a new setting from PP: 3563/15 Land at Eye Airfield	£170,548	£796,950	s106	£82,502	Suffolk County Council, s106 from future development	Short-medium term
New Pre School setting for 30 places needed with land allocation of 0.1ha in the area. s106 secured	Great Blakenham	Essential	Suffolk County Council	£525,000	s106 secured (£75,000 on PP: 3310/14 and £12,181 on PP: 0210/15), land allocation only needed	£87,181	£44,100	s106	TBC	Suffolk County Council, s106 from future development	Short-medium term
New Pre School setting for 30 places needed with land allocation of 0.1ha	Great Cornard	Essential	Suffolk County Council	£525,000	None	£0	£525,000	s106	£0	None	Short-medium term

New Pre School setting for 60 places needed (0.1ha of land to be allocated for the new setting).	Hadleigh	Essential	Suffolk County Council	£1,050,000	£217,950 SCC ask for s106 build cost contribution planning application DC/17/03902	£217,950	£877,275	s106	£0	None	Short-medium term
2 new Pre School settings for 60 places each on site SS0191/Wolsey Grange 2 - (land north of A1071). A 60-place setting is already planned as part of new Primary School for Chantry Vale. (0.1ha land allocation needed)	Sproughton	Essential	Suffolk County Council	£2,100,000	s106 secured for Wolsey Grange planning permission B/15/00993 £276,924	£276,924	£1,850,625	s106	£0	None	Short-medium term
New Pre School setting for 60 places at the new Primary School at Chilton Leys. And one more setting for 60	Stowmarket	Essential	Suffolk County Council	£1,050,000	s106 secured for Chilton Leys planning permission: 2722/13	£80,000	£1,000,125	s106	£0	None	Short-medium term

places needed with land allocation of 0.1ha.											
New Pre School setting for 30 places needed in the area. with land allocation of 0.1ha needed.	Stowupland	Essential	Suffolk County Council	£525,000	s106 secured for a new setting from PP: DC/17/02755 Land between Gipping Road and Church Road	£103,547	£525,000	s106	£0	None	Short-medium term
New Pre School setting for 30 places at the relocated new primary school in Thurston.	Thurston	Essential	Suffolk County Council	£525,000	None	£0	£525,000	s106	£0	None	Short-medium term
New Pre School setting for 60 places at the new primary school in Woolpit.	Woolpit	Essential	Suffolk County Council	£1,050,000	None	£0	£850,500	s106	£199,500	Suffolk County Council, s106 from future development	Short-medium term

Primary School Expansions

Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Primary School expansion from 210 to 315	Bramford	Essential	Suffolk County Council	£1,462,545	Developer Contributions from permitted development	£572,507	£348,200	CIL	£541,838	Suffolk County Council, CIL from future development	Short term
Primary School expansion from 210 to 315	Brantham	Essential	Suffolk County Council	£1,462,545	Developer Contributions from permitted development	£998,842	£522,300	CIL	£0		Short term
Primary School expansion from 315 to 420	Capel St Mary	Essential	Suffolk County Council	£1,462,545	None	£0	£1,845,460	CIL	£0		Short term
Primary School expansion from 210 to 315	Debenham	Essential	Suffolk County Council	£1,462,545	None	£0	£1,100,312	CIL	£362,233	Suffolk County Council, CIL from future development	Medium term

Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Primary School expansion from 315 to 420	Elmswell	Essential	Suffolk County Council	£1,462,545	Developer Contributions from permitted development	£1,023,204	£0	CIL	£439,341	Suffolk County Council, CIL from future development	Short term
Primary School expansion from 210 to 315	Eye	Essential	Suffolk County Council	£1,462,545	Developer Contributions from permitted development	£1,235,675	£348,200	CIL	£0		Short to medium term
Primary School expansion	Great Cornard (Pot Kiln Primary School and/or Wells Hall Primary)	Essential	Suffolk County Council	£1,462,545	Developer Contributions from permitted development	TBC	TBC	CIL	TBC	Suffolk County Council, CIL from future development	Short to medium term
Primary School expansion from 140 to 210	Hadleigh (Beaumont CP School)	Essential	Suffolk County Council	£975,030	None	£0	£348,200	CIL	£626,830	Suffolk County Council, CIL from future	Short term

Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
										development	
Primary School expansion from 210 to 315	Hadleigh (St Mary's Church of England Primary School)	Essential	Suffolk County Council	£1,462,545	None	£0	£1,462,545	CIL	£0		Short term
Primary School expansion from 105 to 140	Haughley	Essential	Suffolk County Council	£487,515	None	£0	£365,610	CIL	£121,905	Suffolk County Council, CIL from future development	Short term
Primary School expansion from 210 to 315	Long Melford	Essential	Suffolk County Council	£1,462,545	Developer Contributions from permitted development	£548,145	£0	CIL	£914,400	Suffolk County Council, CIL from future development	Medium term
Primary School expansion from 105 to 140	Mendlesham	Essential	Suffolk County Council	£487,515	Developer Contributions from permitted	£200,877	£219,366	CIL	£67,272	Suffolk County Council, CIL from	Short term

Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
					development					future development	
Primary School expansion from 315 to 420	Needham Market	Essential	Suffolk County Council	£1,462,545	Developer Contributions from permitted development	£401,991	£557,120	CIL	£588,701	Suffolk County Council, CIL from future development	Medium term
Primary School expansion from 196 to 315	Shotley	Essential	Suffolk County Council	£1,657,551	Developer Contributions from permitted development	£437,000	£174,100	CIL	£1,046,451	Suffolk County Council, CIL from future development	Short term
Primary School expansion from 105 to 140	Sproughton	Essential	Suffolk County Council	£487,515	None	£0	£396,948	CIL	£90,567	Suffolk County Council, CIL from future development	Short to medium term

New Primary Schools

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Bacton - New Primary School of 210 places (relocation of current primary school).	Bacton	Essential	Suffolk County Council	£3,549,840	Developer Contributions from permitted development	£158,353	£0	s106	£3,391,487	Sale of existing school site. Suffolk County Council, s106 from future development	Short term
Claydon - New Primary School of 210 places (Planning application 1856/17, SS0076)	Claydon	Essential	Suffolk County Council	£3,549,840	Developer Contributions from permitted development	£1,461,298	£1,605,880	s106	£482,662	Suffolk County Council, s106 from future development	Short term
Sproughton - New Primary of 420 places for Wolsey Grange development	Sproughton	Essential	Suffolk County Council	£7,099,680	Developer Contributions from permitted development	£2,369,333	£6,478,458	s106	£0		Short-medium term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Stowmarket - New Chilton Leys Primary School of 420 places	Stowmarket	Essential	Suffolk County Council	£7,099,680	Developer Contributions from permitted development	£589,245	£2,451,080	s106	£4,059,355	Suffolk County Council, s106 from future development	Short term
Stowupland - potential new primary school of 210	Stowupland	Essential	Suffolk County Council	£3,549,840	Developer Contributions from permitted development	£299,302	£1,267,800	s106	£1,982,738	Suffolk County Council, s106 from future development	Medium term
Sudbury - New Chilton Woods Primary School of 420 places	Sudbury	Essential	Suffolk County Council	£7,099,680	Developer Contributions from permitted development	£6,005,728	TBC	s106	TBC	Suffolk County Council, s106 from future development	Medium term
Thurston - New Primary School of 420 places	Thurston	Essential	Suffolk County Council	£7,099,680	Developer Contributions from permitted development	£2,698,401	£2,260,910	s106	£2,140,369	Suffolk County Council, s106 from future development	Short term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Woolpit - New Primary School of 210 places	Woolpit	Essential	Suffolk County Council	£3,549,840	Developer Contributions from permitted development	£363,880	£3,963,988	s106	£0	Suffolk County Council, s106 from future development	Short term

Secondary School Expansions

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Secondary School expansion from 818 to 900	Claydon	Essential	Suffolk County Council	£1,708,306	Developer Contributions from permitted development	£550,650	£7,539,035	CIL	£0.0	Suffolk County Council, CIL from future development	Short
Secondary School expansion from 930 to 1500	East Bergholt	Essential	Suffolk County Council	£11,874,810	Developer Contributions from permitted development	£422,165	£4,550,919	CIL	£6,901,726	Suffolk County Council, CIL from future development	Medium term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Secondary School expansion from 961 to 1200	Eye	Essential	Suffolk County Council	£6,020,737	Developer Contributions from permitted development	£1,190,240	£916,600	CIL	£3,913,897	Suffolk County Council, CIL from future development	Medium to long term
Secondary School expansion from 840 to 1200	Hadleigh	Essential	Suffolk County Council	£7,499,880	None	£0	£3,918,465	CIL	£3,581,415	Suffolk County Council, CIL from future development	Medium term
Secondary School expansion from 600 to 800	Holbrook	Essential	Suffolk County Council	£4,166,600	None	£0	£274,980	CIL	£3,891,620	Suffolk County Council, CIL from future development	Medium term
Secondary School expansion from 1033 to 1600	Stowupland	Essential	Suffolk County Council	£8,895,691	Developer Contributions from permitted development	£205,009	£2,144,844	CIL		Suffolk County Council, CIL from future development	Short
Secondary School expansion from 1376 to 1400	Stowmarket	Essential	Suffolk County Council	£499,992	Developer Contributions from permitted development	£316,691	£3,556,408	CIL	£0	Suffolk County Council, CIL from future development	Short

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Secondary School expansion from 435 to 550	Stradbroke	Essential	Suffolk County Council	£2,395,795	None	£0	£650,786	CIL	£1,745,009	Suffolk County Council, CIL from future development	Medium to long term
Secondary School expansion of Ormiston from 1132 to 1500	Sudbury	Essential	Suffolk County Council	£7,666,544	None	£0	£6,865,334	CIL	£801,210	Suffolk County Council, CIL from future development	Medium to long term
Secondary School expansion from 1940 to 2190	Thurston	Essential	Suffolk County Council	£5,208,250	Developer Contributions from permitted development	£146,840	£5,889,155	CIL	£0	Suffolk County Council, CIL from future development	Short

HEALTH

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Expansion of practice	Bildeston	Desirable	Ipswich & East Suffolk CCG and West Suffolk CCG	£28,389	Developer contributions from JLP growth	£0	£28,389	CIL	£0		Long term
Increased capacity for this locality will be required as a result of committed and Joint Local Plan growth. Options being considered with existing practice for Botesdale and Stanton.	Botesdale	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£37,851	Developer contributions from JLP growth	£0	£37,851	CIL	£0		Short term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
No planned mitigation and only small site of 5 dwellings planned as growth in relation to the JLP	Boxford	Desirable	Ipswich & East Suffolk CCG and West Suffolk CCG	£0	N/A	£0		N/A	£0		N/A
Mitigation will be requested to create additional capacity by means of new build for Hardwick House and/or expansion at Siam Surgery.	Bures	Desirable	Ipswich & East Suffolk CCG and West Suffolk CCG	TCB	Developer contributions from JLP growth	£0	£1,893	CIL			Long term
Mitigation will be sought for cumulative growth in the vicinity of this practice. Land already available for	Capel St. Mary	Essential	Ipswich & East Suffolk CCG and West	£208,183	Developer contributions from JLP growth	£0	£208,183	CIL	£0		Short term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
expansion at Capel St Mary. Early plans for expansion will also support the main surgery at East Bergholt.			Suffolk CCG								
Increased capacity for this locality will be required as a result of committed and Joint Local Plan growth. All options being considered with existing practice.	Claydon	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£264,960	Developer contributions from JLP growth	£0	£264,960	CIL	£0		Short-medium term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Mitigation will be sought for cumulative growth in the vicinity of this practice.	Debenham	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£98,414	Developer contributions from JLP growth	£0	£98,414	CIL	£0		Short term
Mitigation will be sought for cumulative growth. Space utilisation survey underway at Hartismere Hospital in which the surgery is a key stakeholder.	Eye	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£196,827	Developer contributions from JLP growth	£0	£196,827	CIL	£0		TBC

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Mitigation will be requested to create additional capacity by means of new build for Hardwick House	Great Cornard	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£189,257	Developer contributions from JLP growth	£0	£189,257	CIL	£0		Medium term
Cumulative growth of the proposed JLP sites would see the need for a significant expansion at this practice. CCG looking at options with Hadleigh and Boxford. May need to consider a land allocation if expansion not possible.	Hadleigh	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£211,968	Developer contributions from JLP growth	£0	£211,968	CIL	£0		Short-medium term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Mitigation may be sought from any planning application submitted to facilitate the initial plans for expansion works at The Surgery, Shotley. Mitigation may also be sought for Holbrook and Shotley Practice.	Holbrook	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£150,000	NHS England, developer contributions from committed growth and from JLP growth	£0	£22,711	CIL	£0		Short term
The Chesterfield Drive Practice and Deben Road Surgery, Ipswich - Mitigation will be requested to support the provision of a new	Ipswich	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	TBC	Existing funding source for the new Tooks GP Surgery, Whitton	£0	£113,554	CIL	£0		Short term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
healthcare facility to create increased capacity in the area. The new healthcare facility, Tooks in Whitton, is planned to be in operation by 2021.											
Pinewood Surgery (Branch of Derby Road Practice) Mitigation may be requested to create additional capacity, options appraisal underway.	Ipswich	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	TBC	Developer contributions from committed growth	£0	£90,843	CIL	£0		Short term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Hawthorn Drive Practice, Ipswich - Mitigation may be requested to create additional capacity, feasibility study underway.	Ipswich	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£454,217	Developer contributions from JLP growth	£0	£454,217	CIL	£0		Short-medium term
Expansion scheme currently on hold	Long Melford	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£254,945	Developer contributions from committed growth	£254,945	£0	CIL	£0		Short term
Riverside Health Centre, Manningtree - Mitigation would be sought for cumulative growth in the	Manningtree	Essential	North East Essex CCG	£37,851	Developer contributions from JLP growth	£0	£37,851	CIL	£0		Short-medium term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
vicinity of this practice.											
Increased capacity will be required for this locality in order to accommodate JLP growth	Mendlesham	Desirable	Ipswich & East Suffolk CCG and West Suffolk CCG	£34,066	Developer contributions from JLP growth	£0	£34,066	CIL	£0		Short term
Cumulative growth of the proposed JLP sites may require expansion at this practice.	Needham Market	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£64,347	Developer contributions from JLP growth	£0	£64,347	CIL	£0		Short term
Increased capacity will be required for this locality in order to accommodate committed growth and	Stowmarket	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£426,324	NHS England, developer contributions from committed growth and	£13,743	£412,581	CIL	£0		Short term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
JLP growth. Feasibility study needed for both Stow Heath and Combs Ford to assess options for additional provision and if land allocation is required in the JLP.					from JLP growth						
Mitigation will be sought for cumulative growth in the vicinity of this practice.	Stradbroke	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£81,381	Developer contributions from JLP growth	£0	£81,381	CIL	£0		Short-medium term
Mitigation will be requested to create additional capacity within the practice.	Sudbury	Essential	Ipswich & East Suffolk CCG and	£189,257	Developer contributions from JLP growth	£0	£189,257	CIL	£0		Short term

Anticipated mitigation / Infrastructure Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Options are currently being explored as to how this would be developed across the affected surgeries.			West Suffolk CCG								
Planned expansion of practice being further explored.	Woolpit	Essential	Ipswich & East Suffolk CCG and West Suffolk CCG	£1,317,029	Developer contributions from committed growth	£0	£510,994	CIL	£0		Short-medium term Current planned expansion due for completion 2019.

TRANSPORT – STRATEGIC HIGHWAYS IMPROVEMENTS

(Mitigation measures relating to site allocations are dealt with through the JLP site allocation policies [Refer to Table 5.4: Highways mitigation measures identified in relation to the JLP proposed site allocations])

Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Potential Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Junction improvements	A14 Junction 58 Seven Hills	Essential	Highways England	£5M	Developer contributions from development within East Suffolk, Ipswich, Babergh and Mid Suffolk	£5M	Unknown Contributions may be required from future development in Babergh/Mid Suffolk.	s278 / s106	TBC	RIS and other governmental funding	Unknown
Junction improvements	A14 Junction 57 Nacton	Essential/Desirable	Highways England	£5-10M	Developer contributions from development within East Suffolk, Ipswich, Babergh and Mid Suffolk	£5-10M	TBC	S278/s106	TBC	RIS and other governmental funding	Unknown
Junction improvements	A14 Junction 56 Wherstead	Critical	Highways England	£5-10M	Developer contributions from development within East Suffolk,	£5-10M	Unknown Contributions may be required from future development	s278 / s106	TBC	RIS and other governmental funding	Unknown

Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Potential Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
					Ipswich, Babergh and Mid Suffolk		in Babergh/Mid Suffolk.				
Junction improvements	A14 Junction 55 Copdock Interchange	Essential	Highways England	£65-100M	Developer contributions from development within East Suffolk, Ipswich, Babergh and Mid Suffolk	£65-100M	Unknown Contributions may be required from future development in Babergh/Mid Suffolk.	s278 / s106	TBC	RIS and other governmental funding	TBC
Junction improvements (potentially changes to the alignment and upgrades for pedestrians and cyclists)	A14 Junction 54 Sproughton	Essential/Desirable	Highways England	£1M-£2M	Further investigation required by SCC and Highways Agency regarding mitigation scheme.	Unknown	Unknown	N/A	£0	N/A	Unknown
Improvements at the junction of the B1113/1113 (Bramford Road) - all	A14 Junction 52 Claydon	Essential/Desirable	Suffolk County Council	£250k - £400k	Further investigation required by SCC regarding mitigation scheme.	Unknown	Unknown	N/A	£0	N/A	Unknown

Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Potential Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
movements junction											
Junction improvements/circulation improvements may be considered in the long term, however further investigation necessary to ascertain the impact of growth	A14 Junction 51 Needham Market (Beacon Hill)	Desirable	Highways England	£1-2M	Further investigation required by SCC regarding potential mitigation scheme	N/A	N/A	N/A	N/A	N/A	Long Term
Junction improvements to be considered as part of the planning application process.	A14 Junction 50 Stowmarket	Desirable	Suffolk County Council	£1-2M	Further investigation required by SCC regarding potential mitigation scheme	N/A	N/A	N/A	N/A	N/A	Long Term

Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Potential Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Junction improvements with potential signalisation and collision/speed reduction scheme.	A140 / A1120 Stonham Aspal	Essential/Desirable	Suffolk County Council	Further investigation required by SCC regarding potential mitigation scheme	TBC	TBC	N/A	N/A	TBC	Other governmental funding	Long Term
Junction improvements in relation to on-slip roads (south on-slip road main issue)	A12 Junction 32 A Capel St Mary	Critical	Suffolk County Council / Highways England	£5-10M	Developer contributions from committed growth and from JLP growth	Unknown	Unknown	N/A	£0	N/A	Unknown
Mitigation measures identified under current applications (Wolsey Grange proposals) in this area: - Footways improvements in Sproughton - Zebra crossing in	A1071 / B1113 AND A1071 / Hadleigh Road	Critical	Suffolk County Council	£500,000 per junction £1.2-£1.5M corridor	Developer contributions from committed growth and from JLP growth	Unknown	£1.2-£1.5M	s278 / s106	£0	N/A	Unknown

Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Potential Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Sproughton - Junction improvements A1071, - Improved pedestrian links between Sproughton and Bramford.	AND B1113 Burstall Lane / Lower Street (Sproughton)										
Mitigation potentially introducing signalised junction and speed limit. Issue of cumulative growth impacting the area.	A1071 / A134 Assington Road	Essential	Suffolk County Council	£300,000	Developer contributions from committed growth and from JLP growth. Issue of cumulative growth impacting the area (from Sudbury, Hadleigh, Boxford, Newton, Assington, Leavenheath	Unknown	Unknown	s278 / s106	£0	N/A	Unknown

Anticipated mitigation / Infrastructure Project	Settlement / Area (Stress Point)	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Potential Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
					, Nayland, Colchester).						
Reducing demand via modal shift. Pedestrian/Cycle bridge at Sugar Beet/Elton Park could be considered.	B1067 Bramford Road / Sproughton Road	Essential	Suffolk County Council	£1.5M+	Further investigation required by SCC regarding mitigation scheme.	Unknown	Unknown	N/A	£0	N/A	Unknown
Package of sustainable transport improvements, including Smarter Choices.	Ipswich town centre (Crown Street, Star Lane) and Ipswich Northern Ring Road (A1214)	Critical	Suffolk County Council	TBC - £7M (Further investigation required by SCC regarding mitigation scheme)	Developer contributions from development within East Suffolk, Ipswich, Babergh and Mid Suffolk	TBC - £7M	Unknown	N/A	£0	N/A	Unknown

TRANSPORT – STRATEGIC RAIL STATION IMPROVEMENTS

Anticipated mitigation / Infrastructure Project	Settlement	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Potential Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Thurston Railway Station – passenger level crossing improvements (new underpass)	Thurston	Critical	Network Rail	TBC - £5M (Further investigation required by Network Rail and SCC regarding mitigation scheme)	Developer contributions from committed growth and from JLP growth.	TBC - £5M	TBC - £5M	TBC CIL	TBC	Network Rail/SCC	Unknown

WASTE

Anticipated mitigation / Project	Settlement / Area	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
New provision for Ipswich Portman's Walk HWRC	Ipswich Area	Essential	Suffolk County Council	£2.25M	Suffolk County Council	£0	£110 / dwelling	CIL	£0	None	Medium - long term
Relocation of Stowmarket HWRC	Stowmarket Area	Essential	Suffolk County Council	Unknown	Suffolk County Council	£0	£110 / dwelling	CIL	£0	None	Medium - long term
New provision for Sudbury HWRC	Sudbury Area	Essential	Suffolk County Council	£2.25M	Suffolk County Council	£0	£110 / dwelling	CIL	£0	None	Medium - long term

COMMUNITY INFRASTRUCTURE – LIBRARIES

Approximate cost of provision per population growth derived from potential Joint Local Plan allocations

Anticipated mitigation / Project	Settlements where preferred sites are located	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated CIL contribution per settlement (£216 per dwelling)	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Additional provision for libraries	Acton	Desirable	Suffolk County Council	£21,600	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Bacton	Desirable	Suffolk County Council	£10,800	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Barham	Desirable	Suffolk County Council	£133,920	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Bildeston	Desirable	Suffolk County Council	£16,200	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Botesdale & Rickinghall	Desirable	Suffolk County Council	£21,600	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Boxford	Desirable	Suffolk County Council	£0	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term

Anticipated mitigation / Project	Settlements where preferred sites are located	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated CIL contribution per settlement (£216 per dwelling)	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Additional provision for libraries	Bramford	Desirable	Suffolk County Council	£64,800	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Brantham	Desirable	Suffolk County Council	£21,600	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Bures	Desirable	Suffolk County Council	£1,080	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Capel St. Mary	Desirable	Suffolk County Council	£118,800	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Claydon	Desirable	Suffolk County Council	£16,200	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Copdock & Washbrook	Desirable	Suffolk County Council	£51,840	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Debenham	Desirable	Suffolk County Council	£56,160	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term

Anticipated mitigation / Project	Settlements where preferred sites are located	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated CIL contribution per settlement (£216 per dwelling)	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Additional provision for libraries	East Bergholt	Desirable	Suffolk County Council	£0	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Elmswell	Desirable	Suffolk County Council	£45,360	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Eye	Desirable	Suffolk County Council	£109,080	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Glemsford	Desirable	Suffolk County Council	£0	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Great Blakenham	Desirable	Suffolk County Council	£6,480	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Hadleigh	Desirable	Suffolk County Council	£120,960	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Haughley	Desirable	Suffolk County Council	£0	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term

Anticipated mitigation / Project	Settlements where preferred sites are located	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated CIL contribution per settlement (£216 per dwelling)	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Additional provision for libraries	Holbrook	Desirable	Suffolk County Council	£2,160	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Lavenham	Desirable	Suffolk County Council	£4,320	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Long Melford	Desirable	Suffolk County Council	£17,280	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Mendlesham	Desirable	Suffolk County Council	£19,440	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Needham Market	Desirable	Suffolk County Council	£29,160	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Shotley	Desirable	Suffolk County Council	£10,800	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Sproughton	Desirable	Suffolk County Council	£253,800	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term

Anticipated mitigation / Project	Settlements where preferred sites are located	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated CIL contribution per settlement (£216 per dwelling)	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Additional provision for libraries	Stonham Aspal	Desirable	Suffolk County Council	£7,560	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Stowmarket	Desirable	Suffolk County Council	£158,760	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Stowupland	Desirable	Suffolk County Council	£90,720	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Stradbroke	Desirable	Suffolk County Council	£46,440	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Sudbury & Great Cornard	Desirable	Suffolk County Council	£108,000	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Thurston	Desirable	Suffolk County Council	£115,560	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term
Additional provision for libraries	Woolpit	Desirable	Suffolk County Council	£116,640	Suffolk County Council	£0	£216 / dwelling	CIL	£0	None	Medium - long term

COMMUNITY INFRASTRUCTURE – LEISURE

Strategic Leisure Centres

Settlement	Leisure / Community Centre	Project description	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Costs	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Debenham	Debenham Sport & Leisure Centre	To improve indoor health and fitness facilities (£50,000), access and car parking. (Funds for modifications to front car park and additional car parking at rear of building £90,000).	Desirable	Village Hall & Playing Field Trust	£140,000	Unknown	Unknown	Unknown	CIL	Unknown	Unknown	Medium, Long Term
Hadleigh	Hadleigh Pool and Leisure Centre	Replacement of swimming pool and other improvements.	n/a – current project	Babergh District Council	£4M	Capital Investment by BMSDC, CIL and other funds	£2,160,000 (BMSDC)	n/a – current project	N/A	N/A	N/A	Short term – live project
Stowmarket	Mid Suffolk Leisure Centre	Investment options from the leisure strategy. Improve and expand health and fitness, swimming and	n/a – current project	Mid Suffolk District Council	£2M	Open Space and Social Infrastructure (OSSI) Policy funding.	£200,000 (OSSI)	n/a – current project	N/A	N/A	N/A	Short term – live project

Settlement	Leisure / Community Centre	Project description	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Costs	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
		outdoor facilities.			currently under review (to be completed by 2020).	Invest to Save – BMSDC providing capital with repayment by Leisure Operator.						
Stradbroke	Stradbroke Swimming and Fitness Centre	Business case to be developed to consider future of the swimming pool and potential for expansion.	n/a – current project	Mid Suffolk District Council	Unknown cost. Leisure management contract currently under review (to be completed by 2020).	Invest to Save – BMSDC providing capital with repayment by Leisure Operator.	Unknown	n/a – current project	N/A	N/A	N/A	Short term – live project
Sudbury	Kingfisher Leisure Centre	Improve and expand swimming, health and fitness facilities.	n/a – current project	Babergh District Council	£2.5M	Capital Investment by BMSDC and CIL funding	£2,356,000 Capital Investment by BMSDC and £100,000 from CIL funding.	n/a – current project	N/A	N/A	N/A	Short term – live project

Provision of additional sporting facilities at existing Secondary Schools

Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Claydon	Claydon High School	To extend sports and recreation facilities available for community use. Considering f/s AGP, increased fitness & access to school facilities.	Desirable	South Suffolk Learning Trust	Unknown	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	CIL / s106	Unknown	Unknown	Unknown
Debenham	Debenham High School	Sporting facilities are independent from the school but shared with the school. Please see Debenham Sport & Leisure Centre in table above.										
East Bergholt	East Bergholt High School	To extend sports and recreation facilities available for community use. (Current CIL bid of £40,000) to	Desirable	South Suffolk Learning Trust	£500,000	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term

Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
		provide tiered seating in main auditorium), subject to Community Use Agreement being put in place. Abbeycroft Leisure currently manage site outside school hours.				contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.						
Eye	Hartismere High School	To extend sports and recreation facilities available for community use. (Funds for new sports centre & modifications to existing main auditorium). Subject to CUA being put in place.	Desirable	Hartismere Family of Schools	£1.1M	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term

Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						Lottery grants, etc.						
Great Cornard	Thomas Gainsborough High School	To extend sports and recreation facilities available for community use.	Desirable	Unity Schools Partnership	Unknown	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Hadleigh	Hadleigh High School	To extend sports and recreation facilities available for community use.	Desirable	South Suffolk Learning Trust	Unknown	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						District Councils, central government funding (Sport England), National Lottery grants, etc.						
Holbrook	Holbrook Academy	To extend sports and recreation facilities available for community use.	Desirable	Holbrook Academy	£100,000	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term

Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
Stowmarket	Stowmarket High School	Provision of a Compact Athletics Track with leisure centre agreement for shared use.	Desirable	Stowmarket High School	£150,000	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term
Stowupland	Stowupland High School	To extend sports, arts & cultural and recreational facilities available for community use. (Funds for improved outdoor changing rooms.	Desirable	John Milton Academy Trust	£250,000	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term

Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						government funding (Sport England), National Lottery grants, etc.						
Stradbroke	Stradbroke High School	To extend sports and & cultural and recreational facilities available for community use.	Desirable	Stradbroke High School	Unknown	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown
Sudbury	Ormiston Sudbury Academy	To extend sports and recreation facilities available for community use.	Desirable	Ormiston Trust	Unknown	Developer Contributions from potential JLP site allocations (CIL or s106).	Unknown	Unknown	Unknown	Unknown	Unknown	Unknown

Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
						Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National Lottery grants, etc.						
Thurston	Thurston Community College	To extend sports and recreation facilities available for community use. Opportunity to include increased sports facilities at site subject to planning decision regarding the school expansion. New f/s AGP (School) plus	Desirable	Thurston Community College	£20,000 for Thurston Sixth, Beyton Campus from OSSl (Open Space and Social Infrastructure) Policy funding. (Subject to Subject to Community Use Agreement (CUA))	Developer Contributions from potential JLP site allocations (CIL or s106). Other funding may include direct capital contribution from the District Councils, central government funding (Sport England), National	Unknown	Unknown	Unknown	Unknown	Unknown	Medium, Long Term

Settlement	Secondary School	Project description, and evidence source	Priority (Critical, Essential, Desirable)	Lead Provider	Estimated Cost	Funding Sources	Potential Funding Amount	Estimated Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale (Short, Medium, Long Term)
		skatepark (Parish) Possible reopening of outdoor pool & facility improvement programme at Beyton Campus (6 th form).			being put in place.)	Lottery grants, etc.						