



Babergh District Council

Infrastructure Delivery Plan

Navigus Planning

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1 INTRODUCTION

1.1 This Infrastructure Delivery Plan underpins the emerging Babergh Local Plan. It covers the following infrastructure areas:

- Education (schools, early years and childcare and other education provision);
- Health;
- Emergency services (police, fire, ambulance);
- Utilities (potable water, wastewater, electricity, gas and telecommunications);
- Transport;
- Green Infrastructure;
- Community Facilities (sport facilities, children's play facilities, libraries, allotments; and
- Flooding;
- Waste.

1.2 The requirement is to create an infrastructure plan which will show the following:

- What infrastructure is required and how it will be provided (e.g. co-location, etc).
- Who is to provide the infrastructure.
- How will the infrastructure would be funded.
- When the infrastructure could be provided.

2 POLICY CONTEXT AND LOCATIONS FOR GROWTH

National policy

2.1 The context for this Infrastructure Delivery Plan (IDP) is provided by the National Planning Policy Framework (NPPF). Paragraph 156 states:

"Local planning authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver:

- *the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- *the provision of health, security, community and cultural infrastructure and other local facilities."*

2.2 Paragraph 162 goes on to state that:

"Local planning authorities should work with other authorities and providers to:

- *assess the quality and capacity of infrastructure...;*
- *take account of the need for strategic infrastructure including nationally significant infrastructure within their areas."*

Local policy

2.3 The Babergh Local Plan Submission Draft covers the period 2011 to 2031.

Strategy for growth

2.4 The development strategy is contained in Policy CS1. This states that the majority of growth will be directed to the towns/urban areas and to the Core Villages and Hinterland Villages.

2.5 The towns/urban areas are:

- Sudbury and Great Cornard
- Hadleigh
- Babergh Ipswich Fringe

2.6 There are 10 Core Villages:

- Bildeston
- Boxford
- Bures St Mary
- Capel St Mary
- East Bergholt
- Glemsford
- Holbrook
- Lavenham

- Long Melford
- Nayland

2.7 There are a total of 43 Hinterland Villages throughout the district.

2.8 Policy CS2 states that:

"Employment and housing growth will be accommodated within Babergh's existing settlement pattern and in new mixed and balanced communities on the edges of the towns and the Babergh Ipswich Fringe."

Housing

Strategic allocations

- 2.9 The plan states that new growth of 2,500 dwellings is appropriate for the district over the 20 year period. There is also a windfall allowance of 1,640 dwellings that is included in addition to the new growth. A 10% buffer is factored in for non-delivery, giving a grand total of 5,975 dwellings to be delivered over the plan period.
- 2.10 Of this total, there are existing commitments and completions in the first year of the plan period (2011/12) of approximately 2,400 dwellings. However, by virtue of being commitments, their infrastructure needs should have been accounted for. Therefore, the IDP needs to address the following levels of growth:

Table 2.1: Housing growth in Babergh Local Plan, Submission Version

Source	No. of dwellings
Capacity for new growth	2,500
Allowance for windfalls	1,640
Completions for 2011/12 and existing commitments	2,430
10% buffer to allow for non-delivery	(595)
<i>Total housing requirement</i>	<i>5,975</i>
Housing requirement to be address by IDP (excludes completions and commitments)	3,545

Source: Babergh Local Plan, Submission Version

- 2.11 Not all of the 5,975-dwelling housing requirement is to be addressed in the Infrastructure Delivery Plan (IDP). Completions or sites with planning permission are assumed to have their infrastructure needs addressed. The remainder of the 2,430-dwelling figure for completions and existing commitments includes extant Local Plan allocations that have not yet been granted planning permission and sites where the principle of development has been established, e.g. at HMS Ganges in Shotley. These sites are included in the IDP because their infrastructure needs have not been addressed.
- 2.12 The housing requirement is to be distributed as follows:

Table 2.2: Distribution of housing by location

Location	No. of dwellings by site	Total no. of dwellings
Sudbury and Great Cornard – new growth		1,050
<i>Chilton Woods</i>	<i>1,050</i>	
Sudbury and Great Cornard – existing LP allocations		860
<i>East of Sudbury/Great Cornard</i>	<i>500</i>	
<i>Carsons Drive, Great Cornard</i>	<i>170</i>	
<i>People’s Park, Sudbury</i>	<i>100</i>	
<i>Hospital site, Walnuttree Lane, Sudbury</i>	<i>35</i>	
<i>Head Lane, Great Cornard</i>	<i>30</i>	
<i>High Bank, Melford Road, Sudbury</i>	<i>25</i>	
Hadleigh – new growth		250
Babergh Ipswich Fringe – new growth		350
Core and Hinterland Villages – new growth		1,050
Core and Hinterland Villages – existing sites		
<i>Former HMS Ganges, Shotley</i>	<i>225</i>	
<i>Land off Church Lane, Sproughton</i>	<i>30</i>	255
Total		3,815

Source: Babergh DC officers

- 2.13 The figure in Table 2.2, whilst slightly above that in Table 2.1, is ultimately the level of growth that the IDP needs to address. This is because it provides a more accurate view of the scale of growth for which infrastructure needs have not been addressed.

Scenarios for Core and Hinterland Villages

- 2.14 The Core and Hinterland Villages are expected to deliver approximately 1,050 dwellings over the plan period. Clearly it is not possible to be definitive where this will be delivered, other than adopting the basic principles of their respective roles, i.e. the focus of growth will be the Core Villages with the Hinterland Villages only accommodating small-scale growth to address particular local needs.
- 2.15 For the purposes of testing possible growth levels with infrastructure providers, two scenarios were adopted:
- Scenario 1: 800 dwellings the Core Villages (an average of 80 dwellings per village) and 250 dwellings in the Hinterland Villages (average of 6 dwellings per village)
 - Scenario 2: 500 dwellings the Core Villages (an average of 50 dwellings per village) and 550 dwellings in the Hinterland Villages (average of 13 dwellings per village)

Employment

- 2.16 The Local Plan Submission Version allocated some strategic sites which could have significant infrastructure impacts. These are:

- Ipswich Fringe, Former Sugar Factory, 36ha, B1/B2/B8
- Brantham Regeneration, 13.5ha, B1/B2/B8
- Chilton Woods, 36ha, B1/B2/B8

3 EDUCATION

- 3.1 All new housing must have reasonable access to education provision. In the case of primary education, it is particularly important that new development is co-located with or close to a primary school in the interests of pupil wellbeing and sustainable development. Furthermore, the education authority (Suffolk County Council) does not have the resources to fund and operate the bussing of significant numbers of children to primary school sites elsewhere in the district. At present, SCC is liable to pay for school transport where there is no safe walking route of less than two mile for children up to the age of 8 and less than three miles for older children.
- 3.2 Most schools across Babergh district operate on a two-tier basis (i.e. primary and secondary schools), with the final implementation by September 2013 of a two-tier system in the Sudbury/Great Cornard area. Secondary schools also include sixth form provision, although not every secondary school in the area has a sixth form and some sixth form pupils attend Suffolk One in Ipswich.
- 3.3 The approach is therefore to consider the needs arising from growth under the emerging two-tier system for children aged from 4-18.

Early Years and Childcare

- 3.4 Suffolk County Council has a statutory duty to secure free early years' provision for pre-school children aged between three and four (Childcare Act 2006) and a statutory duty to ensure provision of early education for every disadvantaged two-year-old by 2013 (Education Bill 2011). Commonly such provision is made within primary schools.
- 3.5 This provision is distinct from that provided privately or through the voluntary sector. Such provision is not addressed in this infrastructure assessment because it is not directly related to growth.

Needs

- 3.6 The strategic allocation Chilton Woods in Sudbury, including the proposed extension, will require EY&C provision. This will be associated with the proposed new primary school.
- 3.7 Likewise, growth in the Ipswich Fringe is expected to require new pre-school provision integrated with a new primary school.
- 3.8 If there is significant residential development at Brantham, then there may be the need for on-site EY&C provision along with associated primary school provision. This has been excluded from the assessment because of the uncertainty over the levels of growth that would come forward at Brantham.
- 3.9 All other EY&C provision can be accommodated within existing settings, most commonly primary schools. This would be achieved by improving and/or expanding existing facilities. However, depending on local sufficiency, individual schemes of 300+ dwellings or co-located schemes providing 300+ dwellings cumulatively may require new on-site provision.

Costs

- 3.10 The cost of provision of new facilities at Chilton Woods and the Ipswich Fringe is included as part of the provision of the primary schools that are required.
- 3.11 All remaining costs are to be addressed through developer contributions (see below).

Funding

- 3.12 It is expected that 100% of the costs of new EY&C provision are funded by developer contributions. This includes the land and the full build costs. Suffolk County Council has produced a S106 Developers Guide and this requires a contribution of £426 per new dwelling. For the required new dwellings on the strategic allocations, this equates to the following amounts:

Table 3.1: Levels of funding towards EY&C provision from developer contributions

Location	No. of dwellings by site	Total contribution
Sudbury and Great Cornard		
<i>Chilton Woods</i>	<i>1,050</i>	<i>£447,300</i>
<i>East of Sudbury/Great Cornard</i>	<i>500</i>	<i>£213,000</i>
<i>Carsons Drive, Great Cornard</i>	<i>170</i>	<i>£72,420</i>
<i>People's Park, Sudbury</i>	<i>100</i>	<i>£42,600</i>
<i>Hospital site, Walnuttree Lane, Sudbury</i>	<i>35</i>	<i>£14,910</i>
<i>Head Lane, Great Cornard</i>	<i>30</i>	<i>£12,780</i>
<i>High Bank, Melford Road, Sudbury</i>	<i>25</i>	<i>£10,650</i>
Hadleigh – new growth	<i>250</i>	<i>£106,500</i>
Babergh Ipswich Fringe – new growth	<i>350</i>	<i>£149,100</i>
Core and Hinterland Villages – new growth	<i>1,050</i>	<i>£447,300</i>
Core and Hinterland Villages – existing sites	<i>255</i>	<i>£108,630</i>
Total	<i>3,815</i>	<i>£1,625,190</i>

Source: Suffolk County Council

- 3.13 As the table shows, the total amount of funding from the proposed growth is just over £1.6m. Suffolk County Council considers that this will address all EY&C needs arising from growth.

Timing of provision

- 3.14 The EY&C provision associated with the new schools at Chilton Woods and the Ipswich Fringe will need to be provided in the early stages of this development, which itself is expected to be delivered in the early part of the plan period. Funding will therefore be required upfront.

Primary Education

- 3.15 Suffolk County Council has a statutory duty to ensure there are sufficient places at Suffolk's primary schools now and in the future (Education Act 1996) and a statutory duty to secure diversity of provision of schools and increasing opportunities for parental choice (Education and Inspections Act 2006).

Needs

- 3.16 The strategic allocation Chilton Woods in Sudbury, including the proposed extension, will require a new 315-place primary school.
- 3.17 Likewise, growth in the Ipswich Fringe is expected to require a new 105-place primary school.
- 3.18 If there is significant residential development at Brantham, then there may be the need for on-site primary school provision. This has been excluded from the assessment because of the uncertainty over the levels of growth that would come forward at Brantham.
- 3.19 All other primary education provision can be accommodated within existing settings. This can be achieved by improving and/or expanding existing schools. At this point in time, SCC is unable to say which schools may need physical expansion, but this will be based on seeking to ensure that children have the ability to attend their local catchment schools (although it is recognised that there is parental choice about which school their children attend).

Costs

- 3.20 It is expected that 100% of the costs of new primary education provision are provided for by developer contributions. This is either in the form of new school provision or additional facilities at local catchment schools, i.e. school extensions. In the case of the latter, contributions per pupil place are sought and SCC will not normally seek a contribution towards land costs.
- 3.21 In the case of new school provision, full or proportionate financial contributions will be sought from developers in to meet total build costs. Where this necessitates the need for a site or additional land, the developer will be expected to either provide a free site and/or financially contribute proportionate or full costs of acquiring the site or additional land.
- 3.22 The cost of provision of a new 315-place primary school as part of the allocation at Chilton Woods is expected to cost £5.6m. This excludes the land, which is expected to be provided for free. Provision of a new 105-place primary school facility in the Ipswich Fringe is expected to cost £2.223m. Again, the land would be expected to be provided for free.

Funding

- 3.23 Funding is expected to come from developer contributions. Suffolk County Council has produced a S106 Developers Guide and this requires a contribution of £3,045 per new dwelling for off-site provision. For the required new dwellings, this equates to the following amounts:

Table 3.2: Levels of funding towards primary education provision from developer contributions

Location (off-site provision unless stated)	No. of dwellings by site	Total contribution
Sudbury and Great Cornard		
<i>Chilton Woods (new school – land cost is additional)</i>	<i>1,050</i>	<i>£5,600,000</i>
<i>East of Sudbury/Great Cornard</i>	<i>500</i>	<i>£1,522,500</i>
<i>Carsons Drive, Great Cornard</i>	<i>170</i>	<i>£517,650</i>
<i>People's Park, Sudbury</i>	<i>100</i>	<i>£304,500</i>
<i>Hospital site, Walnuttree Lane, Sudbury</i>	<i>35</i>	<i>£106,575</i>
<i>Head Lane, Great Cornard</i>	<i>30</i>	<i>£91,350</i>
<i>High Bank, Melford Road, Sudbury</i>	<i>25</i>	<i>£76,125</i>
Hadleigh – new growth	<i>250</i>	<i>£761,250</i>
Babergh Ipswich Fringe – new growth (<i>new school – land cost is additional</i>)	<i>350</i>	<i>£2,223,000</i>
Core and Hinterland Villages	<i>1,050</i>	<i>£3,197,250</i>
Core and Hinterland Villages – existing sites	<i>255</i>	<i>£776,475</i>
Total	<i>3,815</i>	<i>£15,176,675</i>

Source: Suffolk County Council

- 3.24 As the table shows, the total amount of funding from the proposed growth is approximately £15.2m. Suffolk County Council considers that this will address all primary education needs arising from growth.

Timing of provision

- 3.25 The new primary schools at Chilton Woods and the Ipswich Fringe will need to be provided in the early stages of this development, which itself is expected to be delivered in the early part of the plan period. Funding will therefore be required upfront.
- 3.26 Provision for other needs will be required as sites come forward and extensions to individual school settings are needed.

Secondary Education (including 6th form)

- 3.27 As with primary education, Suffolk County Council has a statutory duty to ensure there are sufficient places at Suffolk's secondary schools now and in the future and a statutory duty to secure diversity of provision of schools and increasing opportunities for parental choice.

Needs

- 3.28 No strategic allocations require provision of new secondary schools to support growth. All provision is expected therefore to be accommodated within existing settings.

- 3.29 SCC has reported that there may be some surplus capacity at secondary level which will reduce the overall level of contributions needed.

Costs

- 3.30 The approach to addressing costs is the same as for primary education.

Funding

- 3.31 Funding is expected to come from developer contributions. Suffolk County Council has produced a S106 Developers Guide and this requires a contribution of £3,304 per new dwelling for off-site provision of secondary education and £796 per new dwelling for off-site provision of 6th form education. This equates to a total of £4,100 per dwelling.
- 3.32 For the required new dwellings, this equates to the amounts shown in Table 3.3. Some total requirements will not reflect the full, per dwelling charge because there is available capacity in existing schools to accommodate the growth without extra provision. Some proposed development sites are not shown for the same reason.

Table 3.3: Levels of funding towards secondary education provision from developer contributions

Location	No. of dwellings by site	Total contribution
Sudbury and Great Cornard		
<i>Chilton Woods</i>	<i>1,050</i>	£3,485,000
<i>East of Sudbury/Great Cornard</i>	<i>500</i>	£2,050,000
Hadleigh – new growth	<i>250</i>	£1,025,000
Babergh Ipswich Fringe – new growth	<i>350</i>	£1,157,250
Core and Hinterland Villages – new growth	<i>1,050</i>	£4,305,000
Core and Hinterland Villages – existing sites	<i>225</i>	£922,500
Total	<i>3,425</i>	£12,944,750

Source: Suffolk County Council

- 3.33 As the table shows, the total amount of funding from the proposed growth is approximately £12.9m. Suffolk County Council considers that this will address all secondary and 6th form education needs arising from growth.

Timing of provision

- 3.34 Provision will be required as sites come forward and extensions to individual school settings are needed.

Free Schools and Academies

- 3.35 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 is not able to expand Free Schools or Academies to take additional children without the prior approval of these schools. It is then the responsibility of these schools to apply to the local authority to fund the school expansion with

the use of developer contributions (if the need for additional places was created by new development).

4 HEALTH

- 4.1 Primary healthcare services and facilities in Suffolk are commissioned by NHS Suffolk (NHSS).
- 4.2 It is noteworthy that an increased draw down of NHSS funding for the provision and maintenance of healthcare facilities and services over the plan period, would be experienced in Babergh district independently of the proposed growth. This is due to the ageing of the population and the associated increase in the proportion of patients with long-term limiting conditions, by the increased disease burden and the increased incidence of obesity, smoking and alcohol consumption, which would all have a significant impact on the future health of the patient population and health care capacity.
- 4.3 The proposed growth in the Local Plan Submission Draft would also necessitate additional (developer funded) healthcare provision, which would principally be focused on GP-related medical services and supporting community health services, such as physiotherapy and chiropody.
- 4.4 Existing provision of GP services is at nine main GP practices across the District (five of which have branch surgeries). People are not restricted to seeing a GP within their district so growth on the fringe of Ipswich is likely to result in people using the Pinewood Medical Centre within the administrative area of Ipswich Borough.

Needs

- 4.5 The need for increased primary healthcare capacity is required to address both existing shortfalls in provision and the new growth that is proposed. Existing shortfalls are expected to be addressed by NHSS through its existing budgets. Therefore the IDP only deals with needs in respect of planned growth.
- 4.6 The preferred approach to addressing this is to maximise the use of existing surgeries. This can be through extending the surgery or through their reconfiguration, refurbishment and re-equipping. Only if this is not possible is it addressed through the provision of new surgery space.
- 4.7 At all of the strategic growth locations, it is expected that new GP floorspace provision could be necessary. However, this could only be determined through full assessments which are undertaken as part of ongoing discussions at planning application stage.

Costs

- 4.8 The total cost of providing for the primary healthcare needs associated with growth are £1.326m. The breakdown of this is shown below in Table 4.1.

Table 4.1: Cost of healthcare provision to support growth

<i>Healthcare - Capital Budget Estimate</i>				
<i>Location</i>	<i>Infrastructure Provision</i>	<i>Budget (£)</i>	<i>Developer Funding</i>	<i>When Required</i>
<i>Sudbury/ Great Cornard Growth Area</i>	<i>New & Enhanced GP Floorspace Provision – extension, reconfiguration, refurbishment & re – equipping of surgeries</i>	<i>£650,000</i>	<i>Section 106 Agreements & CIL</i>	<i>Phased over IDP periods in line with housing growth</i>
<i>Hadleigh Growth Area</i>	<i>New & Enhanced GP Floorspace Provision – extension, reconfiguration, refurbishment & re – equipping of surgeries</i>	<i>£84,000</i>	<i>Section 106 Agreements & CIL</i>	<i>Phased over IDP periods in line with housing growth</i>
<i>Ipswich Fringe Growth Area</i>	<i>New & Enhanced GP Floorspace Provision – extension, reconfiguration, refurbishment & re – equipping of surgeries</i>	<i>£118,000</i>	<i>Section 106 Agreements & CIL</i>	<i>Phased over IDP periods in line with housing growth</i>
<i>Core Villages</i>	<i>New & Enhanced GP Floorspace Provision – extension, reconfiguration, refurbishment & re – equipping of surgeries</i>	<i>£196,000</i>	<i>Section 106 Agreements & CIL</i>	<i>Phased over IDP periods in line with housing growth</i>
<i>Hinterland Villages</i>	<i>New & Enhanced GP Floorspace Provision – extension, reconfiguration, refurbishment & re – equipping of surgeries</i>	<i>£278,000</i>	<i>Section 106 Agreements & CIL</i>	<i>Phased over IDP periods in line with housing growth</i>

Source: Lawson Planning Partnership Ltd on behalf of NHS Suffolk

4.9 The approach which has been used to derive this total is as follows:

- Ascertain the space capacity in existing surgeries. Capacity is based on 1,800 patients per whole time equivalent GP and this is compared to patient lists at each surgery.
- Assess the needs arising from growth. The population is calculated using an average household size of 2.3 persons – this comes from the DCLG estimates.
- Based on the 1,800 patients per GP, the requirement for additional GPs can be calculated.
- The additional floorspace to accommodate the additional GPs is calculated based on a standard of 130m² per whole time equivalent GP.
- The cost of providing the additional floorspace is calculated based on a standard cost multiplier for primary healthcare facilities in East Anglia of £2,000/m². This is provided by the BCIS (Q3 2012 Price Index).

4.10 This approach has also considered surgeries outside Babergh district which also serve some of the population within the district. In particular, the Pinewood surgery in Ipswich has been included as this serves the population in the Ipswich Fringe.

4.11 The potential for growth at Brantham has also been considered. At present it is not known if there will be any housing at the Brantham industrial site as part of its regeneration and effectively what is delivered will be part of the overall 1,050 dwellings allocated to the Core and Hinterland Villages. However, given that it could equally accommodate a significant amount of development, it was important to consider whether it would create any significant issues. The assessment showed that any residential redevelopment of the Brantham industrial site would be served by the Riverside Health Centre, Manningtree and the Lawford Surgery, Lawford, both of which are located in Tendring District. It would be feasible to increase capacity at these surgeries through new and enhanced GP floorspace provision, achieved through the extension, reconfiguration, refurbishment and re-equipping of the existing GP practices.

Funding

4.12 Funding to mitigate these impacts is expected to come from developer contributions.

Timing

- 4.13 The provision of appropriate primary healthcare facilities to support growth is a critical item. The necessary expansion of existing surgeries should be delivered as new growth comes forward to ensure that healthcare impacts are appropriately mitigated. If any on-site provision is required as part of strategic sites then this would need to be provided in a timely manner once a patient orientated critical mass has been achieved.

5 UTILITIES

Water - wastewater

5.1 The provider of wastewater services to Babergh district is Anglian Water.

Needs

5.2 The requirements for wastewater provision relate to the network for delivering wastewater (i.e. the sewerage pipes) and the facility at which it is treated, i.e. the Wastewater Treatment Works (WwTW). The Babergh Water Cycle Study¹ considered the constraints and requirements to accommodate growth up to 2031 for water resources and waste water.

5.3 The Water Cycle Study established that there were no 'showstoppers' in respect of waste water. This was established against various growth scenarios, one of which broadly equates to that in the Babergh Local Plan Submission Draft – 5,978 dwellings between 2010/11 and 2030/31, or 285 dwellings per annum.

5.4 Nine WwTW require an increased consented dry weather flow (CDWF) within the planning period to 2031:

- Sudbury – upgrade needed immediately
- Hadleigh - upgrade needed immediately
- Sproughton - upgrade needed immediately
- Glemsford - upgrade needed immediately
- Dedham - upgrade needed immediately
- Long Melford - upgrade needed by 2022
- Nayland - upgrade needed immediately
- Holbrook - upgrade needed immediately
- Elmsett - upgrade needed immediately

5.5 As a result, the sites proposed in the plan require the following improvements to be made:

¹ Royal Haskoning (2011) *Babergh Water Cycle Study: Stage ½*, for Babergh District Council

Table 5.1: Wastewater treatment requirements

Location	No. of dwellings/ area of B-class employment by site	Waste water treatment enhancement required?	Waste water network enhancement required?	Increased discharge consent required?
Housing				
Sudbury and Great Cornard				
<i>Chilton Woods</i>	<i>1,050</i>	Yes	No	Possibly
<i>East of Sudbury/Great Cornard</i>	<i>500</i>	Yes	Possibly	Possibly
<i>Carsons Drive, Great Cornard</i>	<i>170</i>	Yes	Possibly	Possibly
<i>People's Park, Sudbury</i>	<i>100</i>	Yes	Yes	Yes
<i>Hospital site, Walnuttree Lane, Sudbury</i>	<i>35</i>	No	No	No
<i>Head Lane, Great Cornard</i>	<i>30</i>	No	No	No
<i>High Bank, Melford Road, Sudbury</i>	<i>25</i>	No	No	No
Hadleigh – new growth	<i>250</i>	Yes	Possibly	Yes
Babergh Ipswich Fringe – new growth	<i>350</i>	Yes	Yes	Yes
Core and Hinterland Villages	<i>1,050</i>	Depends on proposal	Depends on proposal	Depends on proposal
Employment				
Ipswich Fringe, Former Sugar Factory	<i>36ha</i>	Yes	Yes	Possibly
Brantham Regeneration	<i>13.5ha</i>	Yes	Possibly	Possibly
Chilton Woods	<i>36ha</i>	Yes	Yes	Yes

Source: Anglian Water Services

Costs

- 5.6 Anglian Water has stated that it is not possible to provide costs for the additional wastewater infrastructure to serve growth.

Funding

- 5.7 In general, wastewater treatment infrastructure upgrades to provide for residential growth are wholly funded by Anglian Water through its Asset Management Plan.
- 5.8 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.

Timing of provision

- 5.9 The timing of upgrades the existing WwTW works depends on when sites are expected to come forward. As shown, some WwTWs that would serve development require upgrades immediately, with others still having some spare capacity available.
- 5.10 In respect of the housing proposals at Chilton Woods, Anglian Water has been approached by the developer for the site and an assessment has been carried out. Capacity is available to meet the proposed development subject to agreed connection points.
- 5.11 Major strategic solutions to address network issues in respect of the major sites would require significant levels of planning. It is also unlikely that such solutions would be addressed through the current AMP, which covers the period 2010-2015. Therefore, sites where network issues require a strategic solution must come forward later in the plan period, unless they can be forward funded by the developer. Based on the expected time for sites to come forward, there are no sites where a strategic solution is known to be needed in the short term which have not been appropriately planned for. The remaining sites are expected to come forward later in the plan period.

Water – potable supply

- 5.12 The provider of potable water services to Babergh district is Anglian Water.

Needs

- 5.13 The Babergh Water Cycle Study considered the constraints and requirements to accommodate growth up to 2031 for water resources and waste water.
- 5.14 The Water Cycle Study established that there are sufficient water resources are available to support the levels of growth in the Local Plan Submission Draft. Any strategic requirements to support growth have already been planned for and are funded.

Costs

- 5.15 There are no additional costs associated with growth.

Funding

- 5.16 There are no funding issues associated with growth. All strategic requirements are already funding in the current AMP (2010-2015).
- 5.17 Any new development would be funded by the developer in accordance with the requirements of the Water Industry Act. In reality, the actual payments made by the developer for any on-site water main would be significantly less than the cost of the asset. Any new service connection would be charged in accordance with standard rates and standard infrastructure charges would also apply.

Timing of provision

- 5.18 Connection to the network will be provided as sites come forward.

Gas

- 5.19 Gas is delivered through 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.

- 5.20 A series of off-take points in the NTS supplies gas to twelve Local Distribution Zones. In the Babergh area, National Grid Gas is the licensed gas transporter.

Needs

- 5.21 There are no specific needs associated with growth in terms of major reinforcements to the network.

Costs

- 5.22 Outside of the costs which are ascertained at planning application stage, there are no specific costs associated with growth.

Funding

- 5.23 Gas supplies are funded by developers and National Grid. 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 National Grid, depending on the results of a costing exercise internally.

Timing of provision

- 5.24 Connection to the network will be provided as sites come forward.

Electricity

- 5.25 Electricity supplies are provided by UK Power Networks. The main infrastructure required us sub-stations and cabling to the developments.

Needs

- 5.26 The major need for additional electricity infrastructure is in respect of the growth proposed at Chilton Woods in Sudbury. It has been established that there is a need for a new 33/11kV substation and 33kV circuits from Belchamp Grid (this excludes on-site distribution which is considered to be a site-specific matter).
- 5.27 Once this infrastructure expansion has been established, it will enable the provision of further capacity to address wider needs over the whole of Sudbury town and immediate surroundings. Indeed, this will provide for needs well beyond the 2031 plan period.
- 5.28 At East Hadleigh, 250 dwellings would not trigger any major upstream reinforcement but probably would attract the normal developer's costs of a local 11kV/LV substation and the associated low voltage cables and services on site. This would be expected by a developer so would be included in the site specific costs. It is therefore excluded from this assessment.
- 5.29 In the Ipswich Fringe, the only needs are in respect of employment development. Loads around the Sugar Factory area are reported to be volatile and the precise needs would depend on the new load requested and the surrounding situation at that time of development. However, it is considered likely that a new 33/11kV substation and incoming 33kV circuits would be required.
- 5.30 There are no other specific needs associated with growth.

Costs

- 5.31 At Chilton Woods, the assessed cost of an underground road route from Belchamp to the site and establishing a substation with two 33/11kV transformers and an associated 11kV indoor switchboard would be approximately £10m. It is possible that this figure could be reduced on detailed planning when parts of the route may be available for soft-dig. Of this, the new substation would cost £8.5m, although this could vary by £2m either way.
- 5.32 The provision of a new 33/11kV substation and incoming 33kV circuits at the Sugar Factory in the Ipswich Fringe would cost approximately £6.5m. Again this would need to be assessed in more detail once proposals were put forward and precise loads could be known.
- 5.33 The total cost of providing the required electricity infrastructure is therefore £16.5m.

Funding

- 5.34 The existing charging methodology is for developers to support the capital investment needed to extend or reinforce the electricity network to their developments. The charges made to existing connected customers does not support network extension; it supports maintenance, repairs and generic reinforcement. Where a development prompts infrastructure reinforcement they will be required to contribute towards the reinforcement on a total or a proportional basis.
- 5.35 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.
- 5.36 The funding of strategic infrastructure is normally planned for in the electricity company's asset management plans and pricing proposals. These are agreed with OFGEM on a five yearly basis, with the current plan covering the period 2010 – 2015. 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.
- 5.37 Therefore, it is reasonable to assume that a proportion of the £16.5m total costs are to be funded by UK Power Networks. However, at this stage it is not possible to be clear as to what proportion of the total that will represent. This is partly a function of whether the scheme is included in the asset management plan and partly the detail of the particular needs of a development proposal.
- 5.38 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.

Timing of provision

- 5.39 This is a critical item, particularly in respect of development at Chilton Woods, it is understood that the major strategic infrastructure is expected to be needed in the earliest phases of development. With the potential lead-in time of up to three years for the provision of this infrastructure and the expected early delivery of the Chilton Woods site, the need is to secure this infrastructure in the short term. It is understood that discussions have been ongoing between the developer and UK Power Networks for some time, with all parties committed to finding the most appropriate solution.

6 TRANSPORT

6.1 Road and public transport as well as walking and cycling requirements have been assessed by Suffolk County Council.

Needs and costs

6.2 Table 6.1 summarises the assessed transport needs and provides an idea of costs.

Table 6.1: Identified transport infrastructure needs to support growth

Item	Sudbury	Hadleigh	Ipswich Fringe	Core & Hinterland Villages	Total
Route improvements	£526,000	£0	£0	£0	£526,000
Bridges	£270,000	£0	£0	£0	£270,000
Junctions	£610,000	£0	£200,000	£0	£810,000
Toucan crossings	£400,000	£0	£0	£0	£400,000
Parking (HGVs)	£2,900,000	£0	£0	£0	£2,900,000
Local improvements	£20,000	£0	£0	£0	£20,000
Public transport, walking, cycling	£1,888,000	£230,000	£1,050,000	£4,090,000	£7,258,000
Bypass	£40,000,000	£0	£0	£0	£40,000,000
Total	£46,614,000	£230,000	£1,250,000	£4,090,000	£52,184,000

Source: Suffolk County Council

6.3 The largest individual item is the £40m for a western bypass of Sudbury. Whilst this is in the Suffolk Local Transport Plan (LTP), it is not considered to be a requirement of the proposed growth and so is not proposed in the Babergh Local Plan Submission Draft. Therefore, if this item is excluded, then the total cost is £12.2m.

Funding

6.4 Funding for transport provision will come through a combination of LTP funding and developer contributions.

6.5 The LTP has allocated a budget of £500,000 to Sudbury for the period 2011-2015. There is currently approximately £450,000 unallocated which could contribute towards addressing these costs. Funding will be allocated in five-year blocks. Currently there is no confirmed allocation from 2015, but SCC anticipates that it would be of a similar value to 2011-15. There is also funding available through county councillors, allocated at their discretion.

6.6 Therefore, at present it is assumed that there is only £450,000 available from mainstream funding. This reduces overall costs to £11.75m.

Timing of provision

6.7 Depending on the detailed 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 occupations of any given scheme reach a certain critical mass. This will need to be carefully planned as part of the application process.

7 EMERGENCY SERVICES

Police

- 7.1 The Suffolk Constabulary provides the appropriate police services in Babergh district.
- 7.2 Suffolk Constabulary has reported that the levels of growth proposed would give rise to an increased incidence of crime and disorder which would require appropriate mitigation in the form of new police and community safety infrastructure. This would be provided where possible by developers as part of their particular developments.
- 7.3 In general, there would be a requirement for physical infrastructure provision, e.g. sites/premises and parking facilities, as well as other resources, which may comprise:
- Additional or enhanced police station floorspace and facilities including fit out and refurbishment and related transport facilities;
 - Custody facilities;
 - Mobile Police Stations;
 - Communications, including ICT;
 - Funding for additional staff resources, such as Police Community Support Officers, and equipment.
- 7.4 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.
- 7.5 Suffolk Constabulary would 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.
- 7.6 Suffolk Constabulary would seek to secure developer funding to provide the necessary infrastructure.

Fire Service

- 7.7 The Suffolk Fire and Rescue Service provides the appropriate fire services in Babergh district.
- 7.8 None of the generic areas for growth have raised any immediate infrastructure concerns. However, the Suffolk Fire and Rescue Service has made clear that specific water and access requirements will need to be considered during the detailed planning stage.

Ambulance

- 7.9 No information has been made available from the East of England Ambulance Service as to its needs in responding to growth. As such, it will be important to establish these needs at the earliest possible opportunity.
- 7.10 At present therefore, it is assumed that there are no needs arising from growth.

8 COMMUNITY AND GREEN INFRASTRUCTURE

8.1 The Babergh Open Space, Sport and Recreation Strategy (September 2010) indicates all recreational open space, including sports pitches, play areas and allotments. The open space audit categorises types of open space according to the primary function. These are based on standard nationally recognised typologies including:

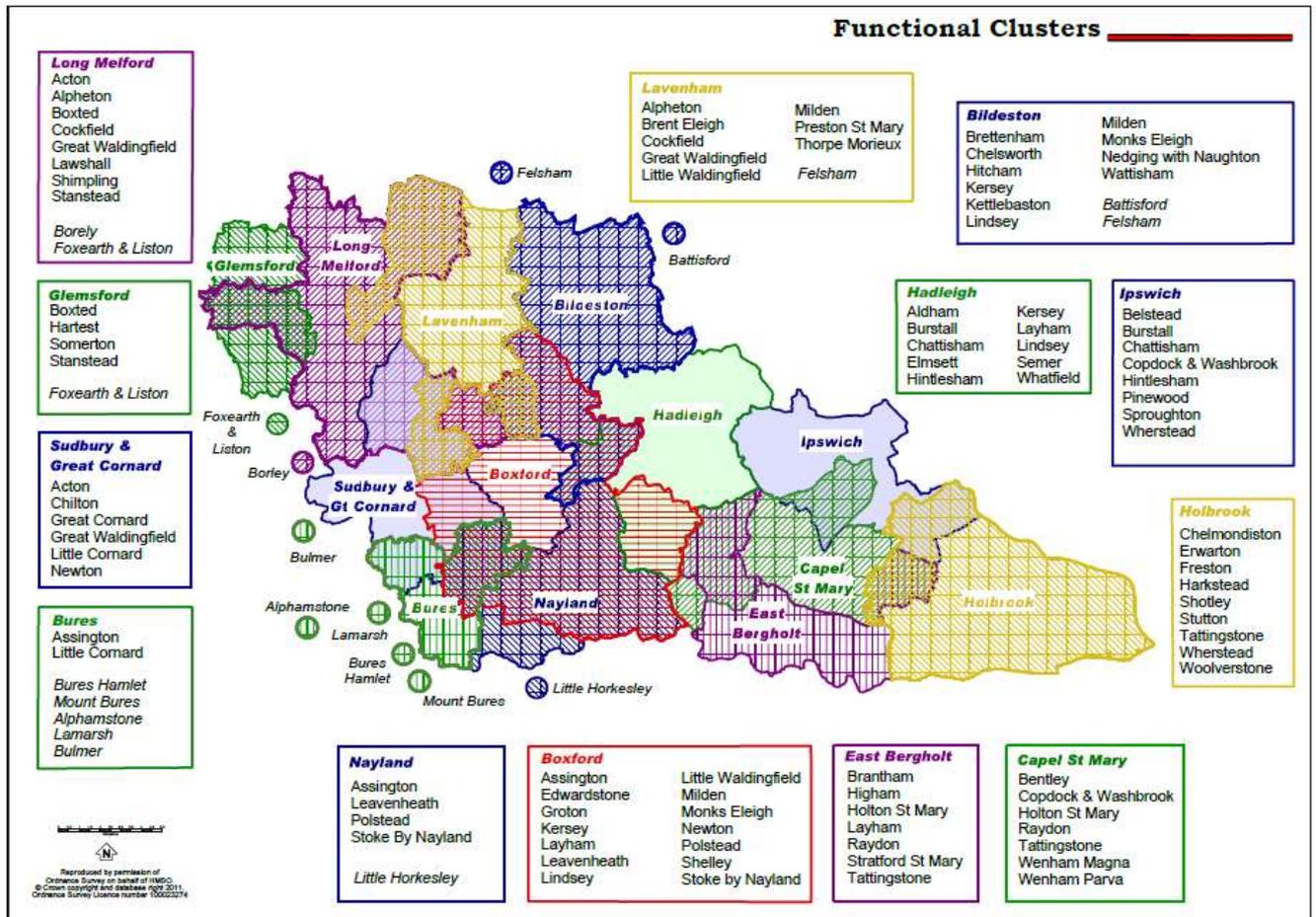
- Allotments
- Amenity Green space
- Natural / Semi Natural green space
- Outdoor Sports provision
- Provision for children
- Urban Park / Garden
- Cemetery

8.2 This information on existing provision is then compared to local standards of provision to establish two areas of need:

- existing deficits of provision
- requirements associated with proposed growth

8.3 The Core and Hinterland Villages have been aggregated into Functional Clusters. Each cluster serves the needs of the villages in terms of community and green infrastructure. The Functional Clusters are shown in Figure 8.1.

Figure 8.1: Functional Clusters in Babergh district



Source: Babergh District Council

8.4 Those villages shown in Figure 8.1 in italics are not in Babergh but identified as looking to the Core Village within the Function Cluster for most of its key services. For the purposes of this assessment however, these have been ignored.

Sports facilities

Outdoor sports facilities

8.5 Needs and costs to address existing deficiencies in provision are as shown in Table 8.1:

Table 8.1: Cost of outdoor sports facilities to address existing deficiencies

Item/location	Need	Cost ¹	Total cost
Sudbury			
All weather facility, floodlit	26.07ha (1 facility)	£740,000	£740,000
Senior grass pitches	3 pitches	£75,000 each	£225,000
Sub total			£965,000
Hadleigh			
All weather facility, floodlit	11.21ha (1 facility)	£740,000	£740,000
Senior grass pitches	3 pitches	£75,000 each	£225,000
Sub total			£965,000
Ipswich Fringe			
All weather facility, floodlit	1 facility	£740,000	£740,000
Senior grass pitches	3 pitches	£75,000 each	£225,000
Sub total			£965,000
Core and Hinterland Village Functional Clusters			
Long Melford	2 pitches	£75,000 each	£150,000
Glemsford	2 pitches	£75,000 each	£150,000
Bures St Mary	1 pitch	£75,000 each	£75,000
Nayland	1 pitch	£75,000 each	£75,000
Boxford	3 pitches	£75,000 each	£225,000
East Bergholt	4 pitches	£75,000 each	£300,000
Capel St Mary	1 pitch	£75,000 each	£75,000
Holbrook	3 pitches	£75,000 each	£225,000
Bildeston	2 pitches	£75,000 each	£150,000
Lavenham	7 pitches	£75,000 each	£525,000
Sub total			£1,800,000
GRAND TOTAL			£4,695,000

¹ Source: Sport England, costs for Q2 2012

- 8.6 In aggregate, the needs to address existing deficiencies total a cost of £4.7m.
- 8.7 Needs and costs associated with growth are as shown in Table 8.2. The overall needs are assessed by applying the average household size in Babergh (2.3 persons) to the number of dwellings to derive a total population by growth area. Local standards of provision are then applied.

Table 8.2: Cost of outdoor sports facilities to address needs arising from growth

Item/location	Need	Cost ¹	Total cost
Sudbury			
All weather facility, floodlit	2 facilities	£740,000	£1,480,000
Senior grass pitches	8 pitches	£75,000 each	£600,000
Sub total			£2,080,000
Hadleigh			
All weather facility, floodlit	1 facility	£740,000	£740,000
Senior grass pitches	2 pitches	£75,000 each	£150,000
Sub total			£890,000
Ipswich Fringe			
Senior grass pitches	3 pitches	£75,000 each	£225,000
Sub total			£225,000
Core and Hinterland Village Functional Clusters			
All clusters	Need insufficient to justify provision	£0	£0
GRAND TOTAL			£3,195,000

¹ Source: Sport England, costs for Q2 2012

- 8.8 In aggregate, the needs total a cost of £3.2m.
- 8.9 Total infrastructure costs for outdoor sports facilities are therefore £7.9m.
- 8.10 Funding is to be provided through developer contributions. Delivery will be as part of the major developments or on appropriately located sites within the catchment area.

Indoor sports facilities

- 8.11 Indoor sports facilities cover swimming pools and indoor sports halls and leisure centres.

Swimming pools

- 8.12 Babergh has swimming pools at Hadleigh and Sudbury. There is also a facility in Ipswich which would serve the population in the east of the district.
- 8.13 The Babergh Open Space, Sport and Recreation Strategy (2010) considered existing provision against assessed standards. For swimming pools, it stated that once the influence of Ipswich had been taken into account, Babergh had a satisfactory level of provision, based on a 15-minute drive time – 15.33m² of swimming pool space per 1,000 population compared to an indicative minimum of 9.18m² per 1,000 population.
- 8.14 Therefore, there is no existing deficit in the provision of swimming pools.
- 8.15 None of the growth proposed is sufficient to justify additional provision of swimming pool space in Babergh. Therefore, there are no needs.

Indoor sports halls/leisure centres

- 8.16 Babergh has leisure centres and sports halls at Hadleigh, Sudbury, Great Cornard, East Berholt and Holbrook. There are also facilities in Ipswich - which would serve the population in the east of the district – and Manningtree – which would serve the population in the south.
- 8.17 The Babergh Open Space, Sport and Recreation Strategy considered existing provision against assessed standards. For leisure centres and sports halls, it stated that once the influence of Ipswich had been taken into account, Babergh had a more than satisfactory level of provision, based on a 15-minute drive time – 77.80m² of space per 1,000 population compared to an indicative minimum of 39.78m² per 1,000 population.
- 8.18 Therefore, there is no existing deficit in the provision of leisure centres or sports halls.
- 8.19 None of the growth proposed is sufficient to justify additional provision of leisure centre/sports hall space in Babergh. Therefore, there are no needs.

Children's play areas

Local Equipped Areas for Play (LEAPs) and Neighbourhood Equipped Areas for Play (NEAPs)

- 8.20 Needs and costs to address existing deficiencies are as shown in Table 8.3:

Table 8.3: Cost of LEAPs/NEAPs to address existing deficiencies

Location	No. of LEAPs needed	No. of NEAPs needed	Total cost¹
Sudbury	2	4	£400,000
Hadleigh	9	1	£440,000
Ipswich Fringe	3	1	£200,000
Core and Hinterland Village Functional Clusters			
Long Melford	9	1	£440,000
Glemsford	6	1	£320,000
Bures St Mary	3	1	£200,000
Nayland	2	1	£160,000
Boxford	5	1	£280,000
East Bergholt	6	2	£400,000
Capel St Mary	5	1	£280,000
Holbrook	9	1	£440,000
Bildeston	6	1	£320,000
Lavenham	6	2	£400,000
Sub total			£3,240,000
GRAND TOTAL			£4,280,000

¹ Cost of LEAP - £40,000; Cost of NEAP - £80,000 (based on cost of provision elsewhere)

- 8.21 In aggregate, the needs to address existing deficiencies total a cost of £4.3m.

8.22 Needs and costs to address growth are as shown in Table 8.4:

Table 8.4: Cost of LEAPs/NEAPs to address needs arising from growth

Location	No. of LEAPs needed	No. of NEAPs needed	Total cost ¹
Sudbury	3	1	£200,000
Hadleigh	1	0	£40,000
Ipswich Fringe	1	0	£40,000
Core and Hinterland Village Functional Clusters			
All clusters	Need insufficient to justify provision	Need insufficient to justify provision	£0
GRAND TOTAL			£280,000

¹ Cost of LEAP - £40,000; Cost of NEAP - £80,000 (based on cost of provision elsewhere)

8.23 In aggregate, the needs to address growth total a cost of £0.3m.

8.24 Total infrastructure costs for children’s play facilities are therefore £4.6m.

8.25 Funding is to be provided through developer contributions. Delivery will be as part of developments or on appropriately located sites within the catchment area.

Allotments

8.26 Needs and costs to address existing deficiencies are as shown in Table 8.5:

Table 8.5: Cost of allotments to address existing deficiencies

Location	No. of allotment plots needed	Total cost ¹
Sudbury	588	£723,240
Hadleigh	32	£39,360
Ipswich Fringe	46	£56,580
Core and Hinterland Village Functional Clusters		
Long Melford	147	£180,810
Glemsford	126	£154,980
Bures St Mary	21	£25,830
Nayland	126	£154,980
Boxford	84	£103,320
East Bergholt	273	£335,790
Capel St Mary	63	£77,490
Holbrook	210	£258,300
Bildeston	105	£129,150
Lavenham	147	£180,810
Sub total		£1,601,460
GRAND TOTAL		£2,420,640

¹ £1,230 per plot (based on cost of provision elsewhere)

- 8.27 In aggregate, the needs to address existing deficiencies total a cost of £2.4m.
- 8.28 Needs and costs to address growth are as shown in Table 8.6. This shows the maximum number of plots needed out of the two possible growth scenarios for Core and Hinterland Villages. For some of the villages this may be scenario 1 and for others, scenario 2. In each case, the greater need has been identified in order to reflect the 'worst case scenario'.

Table 8.6: Cost of allotments to address needs arising from growth

Location	Max. no. of allotment plots needed	Total maximum cost ¹
Sudbury	27	£33,210
Hadleigh	8	£9,840
Ipswich Fringe	7	£8,610
Core and Hinterland Village Functional Clusters		
Long Melford	18	£22,140
Glemsford	13	£15,990
Bures St Mary	11	£13,530
Nayland	13	£15,990
Boxford	28	£34,440
East Bergholt	17	£20,910
Capel St Mary	17	£20,910
Holbrook	20	£24,600
Bildeston	21	£25,830
Lavenham	18	£22,140
Sub total	176	£216,480
GRAND TOTAL		£268,140

¹ £1,230 per plot (based on cost of provision elsewhere)

- 8.29 In aggregate, the needs to address growth total a cost of £0.3m.
- 8.30 Total infrastructure costs for allotment facilities are therefore £2.7m.
- 8.31 Funding is to be provided through developer contributions. Delivery will be as part of developments or on appropriately located sites within the catchment area.

Green infrastructure

- 8.32 Green infrastructure requirements, by their very nature, are wide ranging and extremely variable in terms of the types of initiatives that result. Therefore, it is difficult to definitively establish needs and to cost those individual needs.

Needs

- 8.33 The assessed needs have been established in Babergh DC's 'Green Infrastructure Framework for Babergh District', published in August 2012. They are summarised below.

Sudbury

- Accessible natural green space at with potential for features including woodland and meadowland as part of a green vision for Waldingfield Airfield.

- Green links to contribute towards a green arc around Sudbury, Chilton and Great Cornard to the north through green infrastructure (GI) provision associated with development at Chilton Woods.
- Green links to contribute towards a green arc around Sudbury, Chilton and Great Cornard to the east through GI provision associated with development east of Sudbury and linking new and existing GI provision including Great Cornard Country Park.
- Green links to contribute towards a green arc around Sudbury, Chilton and Great Cornard to the south securing green corridor and liners links between existing and new GI provision including Great Cornard Country Park and the River Stour.
- Town Centre connections, GI corridors and access corridors to link between development and town centres and key locations including other new and existing GI sites, and community facilities such as schools and sports provision.
- Green setting of historic buildings to safeguard/complement the character of the buildings.
- Rodbridge Picnic site - improvements and enhancements including access completing the link from the Melford Valley Park.
- Access improvements across River Stour including enhancing links with Essex. Also improved access along and to and from the river corridor.
- Ensure GI provision is maximised as part of the development of large residential sites including People's Park and Carsons Drive.
- Enhancement of Bell Vue Park including entrance and access.
- Biodiversity Trail - enhancement of existing and creation of new access routes to provide linkages around the town. Biodiversity Trail aims to create continuous links through a series of routes.
- Green setting of spine routes serving new development.

Hadleigh

- Accessible Natural green space/Country Park deficiency.
- Hadleigh Railway walk, local nature reserve, Green Corridor including link towards Alton Water.
- River Brett Corridor enhancement.
- Fabric of historic countryside- enhance existing GI and provision of linear links to west of Ipswich.

Ipswich Fringe

- Proposed Nature Reserve associated with the redevelopment of the Sugar Beet site, Sproughton (retention of the island as a nature reserve and access corridor along the river bank).
- River for all Ipswich River corridor links between existing and new GI provision.
- Belstead Linear Park/Hadleigh Road Green Corridor, including cycleways.
- West Ipswich/Hadleigh Road new country park.

- Wherstead Country Park new accessible natural green space provision. Habitat creation and links between Orwell Country Park and Belstead Brook and towards Alton Water.
- Belstead Brook Park extension (habitat creation).
- Belstead Brook links to Thorington Hall, Jimmy's Farm and Alton Water.
- Volunteer/interpretation/community centre to be established around new provision.
- Belstead green corridor, links to Alton Water - upgrading of existing rights of way.
- Brantham to Belstead green corridor opportunity to reduce woodland and wetland fragmentation - links to Dodnash Wood and Bentley Vale.
- Burstall Brook river corridor enhancement.
- Grove Hill open space, Belstead - new accessible natural green space (local nature reserve).

Costs

- 8.34 The range of schemes and the specific nature of most green infrastructure provision makes it extremely difficult to cost provision in the absence of a specific scheme. Therefore no costs have been provided.

Funding

- 8.35 None of this infrastructure is funded, with the exception of the Belstead Brook Park extension. This is to be delivered through funding from the Haven Gateway Partnership.
- 8.36 The outstanding requirements are likely to require funding through developer contributions. However, the nature of green infrastructure is that it can commonly be provide on-site as part of the major developments. In such cases, this could be part of a masterplanned approach and would be incorporated into the development as a wider positive benefit.

Timing

- 8.37 There are no timing issues in respect of provision.

Libraries

Needs

- 8.38 The need for additional library provision is a function of population growth and Suffolk County Council has established a standard charge approach to contributions which reflects the fact that every additional person places additional requirements on the library service. Therefore, every new development should make a contribution to the improvement and expansion of the existing library network.
- 8.39 Development at Chilton Woods in Sudbury is likely to require some form of on-site provision as well as contributions towards the improvement of the existing library service in Sudbury. This on-site provision is expected to take the form of a 'cyber café' located within a shared community facility.
- 8.40 All developments will simply contribute towards the improvement of off-site provision.

Costs

8.41 The cost of providing additional library services has been established through the Suffolk County Council S106 Developers Guide. Costs are therefore a function of funding, which is addressed below.

Funding

8.42 Funding is expected to come from developer contributions. Suffolk County Council has produced a S106 Developers Guide and this requires a contribution of £216 per new dwelling.

8.43 The total cost of provision – and therefore funding – is as follows:

Table 8.7: Cost of library provision

Location	Total cost
Sudbury and Great Cornard – Chilton Woods and East Sudbury	£335,000
Sudbury and Great Cornard – other locations	£83,000
Hadleigh	£54,000
Ipswich Fringe	£76,000
Core and Hinterland Villages	£227,000
GRAND TOTAL	£775,000

Source: Suffolk County Council

8.44 Table 8.7 shows the total cost of provision would be £775,000.

Timing of provision

8.45 Any on-site development as part of the Chilton Woods development in Sudbury would need to be phased appropriately as part of the development. It is not a critical item. All other provision of improvements to existing library services can be provided as and when it is appropriate.

9 FLOODING

9.1 The Environment Agency is responsible for strategic flooding issues. Local matters are dealt with by the county council and the local planning authority. In respect of proposed new development, these are normally addressed through conditions attached to planning consents. We therefore concentrate on strategic flooding matters.

Needs

9.2 For all sites in Sudbury, urban run-off needs to be controlled on site to ensure no increase in run-off to the River Stour and its tributaries. Priority should be given to the use of sustainable drainage systems (SuDS) to provide water quality, amenity and ecological benefits in addition to the flood risk management benefits. This will also ensure that:

- new development does not cause a deterioration in Water Framework Directive (WFD) status to any waterbody;
- a package of mitigation works to enhance the WFD status of relevant waterbodies are undertaken; and
- development does not prevent the future achievement of Good Ecological Status/Potential in any waterbody.

9.3 Appropriate buffer zones must be agreed between any development and the River Stour and green and blue corridors both maintained, enhanced and, where appropriate, created to ensure that that development contributes to and enhances the natural and local environment.

9.4 For development in the Ipswich Fringe and any development in Sproughton Core Village, there are the same needs in respect of the River Gipping and its tributaries. This also applies to any major strategic employment development in the Ipswich Fringe.

9.5 There are no specific needs associated with growth in Hadleigh or the remaining Core or Hinterland Villages.

Costs

9.6 The Environment Agency has stated that it is unable to provide detailed costings of any of the identified infrastructure requirements. The main reason is that the needs would be dependent on the detail of the specific scheme in question.

Funding

9.7 Given the lack of costs associated with potential infrastructure needs, it is not possible to be definitive as to how such needs would be funded. However, it is likely that this would be through a combination of mainstream and developer funding. Certainly for more site-specific needs, it would be expected that this would be addressed through developer contributions or appropriate on-site mitigation.

Timing of provision

9.8 Such needs should be addressed as developments come forward. More strategic-scale infrastructure needs may require delivery in advance of schemes coming forward.

10 WASTE

Needs

- 10.1 The need for additional waste provision is a function of population growth and Suffolk County Council has established a standard charge approach to contributions which reflects the fact that every additional person places additional requirements on the waste provision service. Therefore, every new development should make a contribution to the improvement and expansion of the existing waste network.
- 10.2 The need for waste disposal infrastructure relates to both the service of bin collection and its off-site disposal and processing and also the provision of household waste and recycling centres.
- 10.3 No developments have any specific infrastructure needs in respect of waste disposal provision. All development is required to have a waste management and minimisation strategy, as a minimum.
- 10.4 All developments will simply contribute towards the improvement of off-site provision.

Costs

- 10.5 The cost of providing additional waste services has been established through the Suffolk County Council S106 Developers Guide. Costs are therefore a function of funding, which is addressed below.

Funding

- 10.6 Funding is expected to come from developer contributions. Suffolk County Council has produced a S106 Developers Guide and this requires a contribution of £97 per new dwelling.
- 10.7 The total cost of provision – and therefore funding – is as follows:

Table 10.1: Cost of waste provision

Location	Total cost
Sudbury and Great Cornard – Chilton Woods and East Sudbury	£150,400
Sudbury and Great Cornard – other locations	£34,900
Hadleigh	£24,300
Ipswich Fringe	£34,000
Core and Hinterland Villages	£123,700
Total	£367,300

Source: Suffolk County Council

- 10.8 Table 10.1 shows the total cost of provision would be £367,300.

Timing of provision

- 10.9 All provision of improvements to existing waste provision services can be provided as and when it is appropriate.

11 SUMMARY OF KEY FINDINGS

- 11.1 A summary of the infrastructure costs is shown in Table 11.1.
- 11.2 In total, the costs are over £76m. There are several important considerations in assessing this figure.
- 11.3 Firstly, not all of these costs are expected to be borne by the developer. Many of the providers will provide this as part of their investment programmes. One of the biggest costs is for electricity, at £16.5m. UK Power Networks has said that it expects to fund some of these costs, but it is not known at present exactly how much because this depends on their forward funding programme.
- 11.4 Equally, this does not reflect the £450,000 of funding in the Local Transport Plan to 2015 and the expectation that subsequent updates over the life of the plan period are likely to make further funding contributions.
- 11.5 Another consideration is that the significant costs in respect of leisure facilities (sports facilities, children’s play areas and allotments, which total £15.1m) address both existing deficits and needs arising from growth. With a CIL, it can only pay for needs arising from growth. For sports facilities, children’s play areas and allotments, this would serve to reduce the overall costs by £11.4m.
- 11.6 Equally however, there are some costs which are not known – for waste water, police, green infrastructure and flooding - which could add to costs and therefore increase the funding gap. It will be important for Babergh District Council to work with the respective agencies to identify the specific needs and any funding implications at the earliest possible stage.
- 11.7 Table 11.2 shows the responsibility for each infrastructure area and the relative level of importance of delivering that infrastructure. Red items are the most critical, green the least critical.
- 11.8 This shows that there are some critical items which must be delivered in the short term in order for one or more of the strategic sites to come forward.

Table 11.1: Summary of infrastructure costs (rounded to the nearest £1,000)

Item	Sudbury	Hadleigh	Ipswich Fringe	Core & Hinterland Villages	Total	Funding mechanism
Education - EY&C	£814,000	£107,000	£149,000	£556,000	£1,626,000*	CIL, S106
Education - primary	£8,219,000	£761,000	£2,223,000	£3,974,000	£15,177,000*	CIL, S106
Education - secondary	£5,535,000	£1,025,000	£1,157,000	£5,228,000	£12,945,000	CIL, S106
Health	£650,000	£84,000	£118,000	£474,000	£1,326,000	CIL, S106
Waste water	Not known	Not known	Not known	Not known	Not known	Anglian Water
Potable water	£0	£0	£0	£0	£0	n/a
Gas	£0	£0	£0	£0	£0	n/a
Electricity	£10,000,000	£6,500,000	£0	£0	£16,500,000	UK Power Networks, CIL, S106
Transport	£6,614,000	£230,000	£1,250,000	£4,090,000	£12,184,000	CIL, S106
Police	Not known	Not known	Not known	Not known	Not known	CIL, S106
Fire	£0	£0	£0	£0	£0	n/a
Ambulance	£0	£0	£0	£0	£0**	n/a
Sports facilities	£3,045,000	£1,855,000	£1,190,000	£1,800,000	£7,890,000	CIL, S106
Children's play areas	£600,000	£480,000	£240,000	£3,240,000	£4,560,000	CIL, S106
Allotments	£756,000	£49,000	£66,000	£1,818,000	£2,689,000	CIL, S106
Green infrastructure	Not known	Not known	Not known	Not known	Not known	CIL, S106
Libraries	£418,000	£54,000	£76,000	£227,000	£775,000	CIL, S106
Flooding	Not known	Not known	Not known	Not known	Not known	CIL, S106
Waste	£188,000	£39,000	£34,000	£102,000	£363,000	CIL, S106
Total	£36,839,000	£11,184,000	£6,503,000	£21,509,000	£76,035,000	

* Excludes cost of land for new schools

** Requires confirmation with East of England Ambulance Service

Table 11.2: Infrastructure responsibilities and priorities

Item	Responsibility	Need	Timing
Electricity	UK Power Networks	Critical	Provision at Chilton Woods needed very early on to support first phase development
Waste water	Anglian Water	Critical	WwTW upgrades needed to support strategic scale growth in Sudbury and Hadleigh
Education - EY&C	Suffolk County Council	Critical	Provision at Chilton Woods needed up-front
Education - primary	Suffolk County Council	Critical	Provision at Chilton Woods needed up-front
Health	NHS Suffolk	Critical	Provision at Chilton Woods needed at early stage
Education - secondary	Suffolk County Council	Critical	As and when sites come forward
Flooding	Environment Agency; Developers	Critical	To be determined
Potable water	Anglian Water	Essential	As and when sites come forward
Gas	National Grid	Essential	As and when sites come forward
Transport	Suffolk County Council; Public transport providers	Essential	As and when sites come forward
Waste	Suffolk County Council	Essential	As and when sites come forward
Police	Suffolk Constabulary	Essential	To be determined
Sports facilities	Babergh District Council; Developers	Desirable	As and when sites come forward
Children's play areas	Babergh District Council; Developers	Desirable	As and when sites come forward
Allotments	Babergh District Council; Developers; Parish Councils	Desirable	As and when sites come forward
Green infrastructure	Babergh District Council; Developers	Desirable	As and when sites come forward
Libraries	Suffolk County Council	Desirable	As and when sites come forward
Ambulance	East of England Ambulance Service	Not known	To be determined
Fire	Suffolk Fire Service	No needs	N/a

