



Mid Suffolk District Council

Infrastructure Delivery Plan

Navigus Planning

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1 INTRODUCTION

1.1 This Infrastructure Delivery Plan underpins the Mid Suffolk Core Strategy. 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 Mid Suffolk's Core Strategy was adopted in September 2008. In 2011, the District Council decided it should undertake a focused review of the Core Strategy to encompass evidence and issues that had arisen in the past few years. This was adopted in December 2012 and addresses matters such as housing and employment growth over the period to 2027.

2.4 The Stowmarket Area Action Plan (AAP) is also due to be adopted in early-2013. As part of this, the full infrastructure needs, costs and funding have been assessed and been subject to examination. Therefore, these figures have been accepted unless there has been an update since the Examination in Public of the AAP in August 2012.

Strategy for growth

2.5 The housing development strategy is contained in Policy FC2 of the Focused Review. This makes clear that the majority of growth will be directed to the towns/urban areas and to the Key Service Centres and Primary Villages.

2.6 The towns/urban areas are:

- Stowmarket
- Needham Market
- Eye

2.7 There are 10 Key Service Centres:

- Bacton
- Botesdale/Rickinghall

- Debenham
- Elmswell
- Mendlesham
- Stradbroke
- Thurston
- Woolpit
- Haughley
- Stowupland

2.8 There are 11 Primary Villages:

- Badwell Ash
- Feressingfield
- Gislingham
- Great Finborough
- Hoxne
- Laxfield
- Norton
- Old Newton
- Rattlesden
- Somersham
- Walsham-le-Willows

2.9 In addition, there is growth proposed in the part of the Ipswich Policy Area which is within Mid Suffolk. This includes the settlements of Bramford, Claydon and Great Blakenham.

Housing

Strategic allocations

2.10 The Focused Review states that new growth on greenfield sites of at least 2,625 dwellings is appropriate for the district over the 15-year period to 2027. In addition to this, a further 1,220 dwellings are to be delivered on previously developed land. This totals 3,845 dwellings.

2.11 The housing requirement is to be distributed as shown in Table 2.1:

Table 2.1: Distribution of housing by location

Location	No. of dwellings by site	Total no. of dwellings
Stowmarket		2,125
	<i>Chilton Fields</i>	<i>1,000</i>
	<i>Ashes Farm</i>	<i>400</i>
	<i>Farriers Way</i>	<i>125</i>
	<i>Other PDL sites</i>	<i>400</i>
Needham Market		470
	<i>Needham Quarry</i>	<i>320</i>
	<i>Other greenfield sites</i>	<i>150</i>
Eye		230
Key Service Centres		750
Primary Villages		300
Ipswich Policy Area		170
Total		3,845

Source: Mid Suffolk DC officers

2.12 In addition to the 3,845 dwellings shown in Table 2.1, there is estimated capacity at Union Road/Finborough Road for a further 200 dwellings which may be considered at the first review of the Stowmarket AAP.

Scenarios for Key Service Centres and Primary Villages

2.13 The Key Service Centres and Primary 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 Key Service Centres with the Primary Villages only accommodating small-scale growth to address particular local needs.

2.14 For the purposes of testing possible growth levels with infrastructure providers, three scenarios were presented:

- Scenario 1: 0-25 dwellings in any of the Key Service Centres or Primary Villages
- Scenario 2: 25-50 dwellings in any of the Key Service Centres or Primary Villages
- Scenario 2: 50+ dwellings in any of the Key Service Centres or Primary Villages

2.15 This approach enabled service providers to identify ‘showstoppers’ to high levels of growth in any of these lower order centres where individual sites have not necessarily been identified.

Employment

2.16 The Core Strategy and Focused Review allocated some strategic employment sites which could have significant infrastructure impacts. These are:

- Stowmarket Business and Enterprise Park (Mill Lane), Stowmarket, 39.5ha, B1/B2/B8

- Lion Barn Industrial Extension, Needham Market, 5.17ha, B1 only
- Snoasis, Great Blakenham, 142 ha, mixed use
- Blackacre Hill, Great Blakenham, 13.5ha, B1 only
- Cedars Park, Stowmarket, 10.9ha, B1/B8
- Eye Airfield, Eye, minimum of 67.4ha, with 42ha for B1/B2/B8 (the remaining land is for residential and mixed use development)
- Mendlesham Airfield, Mendlesham, 5.5ha, B8 only

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 Many of the schools across Mid Suffolk district operate on a two-tier basis (i.e. primary and secondary schools), with the final implementation due in 2014 of a two-tier system in the Stowmarket and Stowupland areas. 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 at Chilton Fields in Stowmarket will require additional EY&C provision. This will depend on the approach in respect of primary school provision, namely whether a new primary school is provided or existing primary schools in Stowmarket can be extended.
- 3.7 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. In the case of the 400 dwellings at Ashes Farm in Stowmarket however, it has been determined that there is no need for on-site provision.

Costs

- 3.8 The cost of providing new facilities or extensions to existing facilities are to be addressed through developer contributions (see below).

Funding

- 3.9 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
Stowmarket – as per Stowmarket AAP Infrastructure & Viability Assessment		£906,000
Needham Market		
<i>Needham Quarry</i>	<i>320</i>	<i>£136,320</i>
<i>Other greenfield sites</i>	<i>150</i>	<i>£63,900</i>
Eye	<i>230</i>	<i>£97,980</i>
Key Service Centres	<i>750</i>	<i>£319,500</i>
Primary Villages	<i>300</i>	<i>£127,800</i>
Ipswich Policy Area	<i>170</i>	<i>£72,420</i>
Total	4,045	£1,723,920

Source: Suffolk County Council

- 3.10 As the table shows, the total amount of funding from the proposed growth is just over £1.7m. Suffolk County Council considers that this will address all EY&C needs arising from growth.

Timing of provision

- 3.11 The EY&C provision associated with a new/expanded school at Chilton Fields in Stowmarket 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

- 3.12 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

- 3.13 The strategic allocation at Chilton Fields in Stowmarket will require either a new on-site primary school or off-site provision to extend existing schools, most likely at Chilton, Abbot’s Hall and Combs Ford. The need for a new primary school would be triggered once 900 dwellings had been completed on the site, so it is expected that there is a need for a new 315-place school.
- 3.14 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

- 3.15 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.
- 3.16 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.
- 3.17 The cost of provision of a new 315-place primary school as part of the allocation at Chilton Fields is expected to cost £5.6m. This excludes the land, which is expected to be provided for free.

Funding

- 3.18 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	No. of dwellings by site	Total contribution
Stowmarket		
<i>Chilton Fields</i>	<i>1,200</i>	<i>£5,600,000</i>
<i>Ashes Farm</i>	<i>400</i>	<i>£1,218,000</i>
<i>Farriers Way</i>	<i>125</i>	<i>£0</i>
<i>Other PDL sites</i>	<i>400</i>	<i>£1,218,000</i>
Needham Market		
<i>Needham Quarry</i>	<i>320</i>	<i>£974,400</i>
<i>Other greenfield sites</i>	<i>150</i>	<i>£456,750</i>
Eye	<i>230</i>	<i>£700,350</i>
Key Service Centres	<i>750</i>	<i>£2,283,750</i>
Primary Villages	<i>300</i>	<i>£913,500</i>
Ipswich Policy Area	<i>170</i>	<i>£517,650</i>
Total	<i>4,045</i>	<i>£13,882,400</i>

Source: Suffolk County Council

- 3.19 As the table shows, the total amount of funding from the proposed growth is approximately £13.9m. Suffolk County Council considers that this will address all primary education needs arising from growth. The contribution from Farriers Way in Stowmarket is £0 because this is a development for older people so will not create any primary education needs.

Timing of provision

- 3.20 The new primary school at Chilton Fields would not be required until 900 dwellings were completed, so would not be required until the last five years of the plan period. Funding will be required upfront.
- 3.21 Provision for other needs will be required as sites come forward and extensions to individual school settings are needed.

Secondary Education (including sixth form)

- 3.22 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

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

Costs

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

Funding

- 3.25 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 sixth form education. This equates to a total of £4,100 per dwelling.
- 3.26 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. The contribution from Farriers Way in Stowmarket is £0 because this is a development for older people so will not create any primary education needs.

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

Location	No. of dwellings by site	Total contribution
Stowmarket		
<i>Chilton Fields</i>	<i>1,200</i>	<i>£4,920,000</i>
<i>Ashes Farm</i>	<i>400</i>	<i>£1,640,000</i>
<i>Farriers Way</i>	<i>125</i>	<i>£0</i>
<i>Other PDL sites</i>	<i>400</i>	<i>£1,640,000</i>
Needham Market		
<i>Needham Quarry</i>	<i>320</i>	<i>£1,312,000</i>
<i>Other greenfield sites</i>	<i>150</i>	<i>£615,000</i>
Eye	<i>230</i>	<i>£943,000</i>
Key Service Centres	<i>750</i>	<i>£3,075,000</i>
Primary Villages	<i>300</i>	<i>£1,230,000</i>
Ipswich Policy Area	<i>170</i>	<i>£697,000</i>
Total	<i>4,045</i>	<i>£16,072,000</i>

Source: Suffolk County Council

- 3.27 As the table shows, the total amount of funding from the proposed growth is approximately £16.1m. Suffolk County Council considers that this will address all secondary and 6th form education needs arising from growth.

Timing of provision

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

Free Schools and Academies

- 3.29 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 Mid Suffolk 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 growth identified in the Core Strategy 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 ten main GP practices across the district (three of which have branch surgeries). People are not restricted to seeing a GP within their district so growth on the fringe of Ipswich could result in people using medical centres 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.

Stowmarket AAP area

- 4.7 Existing provision of GP services is at two GP practices, Stowmarket Health Centre ('Stowhealth') on Violet Hill Road near Stowmarket town centre and Combs Ford Surgery on Combs Lane to the south west of the town centre. There is some capacity to accommodate additional patients at Stowhealth but no additional capacity at Combs Ford. The Council believes that opportunities exist for the reallocation of patients between the surgeries in order to better balance the local take-up of facilities.
- 4.8 The proposed growth could be provided for (and increased service capacity introduced) through the reconfiguration and increased utilisation of existing floor space, extension of the Stowhealth premises, increased public transport accessibility and increased parking provision.
- 4.9 This would broadly consist of:
- increased public transport accessibility through provision of a bus halt or layby on Violet Hill Road;
 - provision of new floor space capacity for GP and related services (through reconfiguration and equipping of existing floorspace layout);
 - provision of a decked car park (subject to a detailed design process being undertaken and planning permission being granted);

- provision of an extension to the existing health centre;
- in the longer term, provision of a permanent car park on the adjoining site to the south (subject to acquiring a 0.4 hectare parcel of land in Suffolk County Council's ownership and obtaining planning permission).

Rest of Mid Suffolk

4.10 Given the scales of growth proposed in Needham Market, Eye, the Ipswich Policy Area and the Key Service Centres and Primary Villages, it is considered that expanded surgery capacity will be sufficient, as opposed to new surgery provision. However, this could only be determined through full assessments which are undertaken as part of ongoing discussions at planning application stage.

Costs

4.11 The cost of the necessary improvements and additions to capacity at Stowhealth in the Stowmarket AAP area are:

- Provision of new floor space capacity for GP and related services (through reconfiguration/equipping of existing floor space layout) - £35,000;
- Provision of a decked car park - £270,000;
- Provision of an extension to the Stowhealth premises - £330,000; and,
- Provision of a permanent parking area for cars, motorcycles and bicycles on the adjoining site to the south - £300,000.

4.12 The total cost of this is £935,000. There is also a requirement for increased public transport accessibility through provision of a bus halt or lay by on Violet Hill Road. However, this is dealt with under the transport section.

4.13 A further budget of £67,600 is likely to be required beyond the plan period to mitigate the additional growth (200 dwellings) at Chilton Leys after year 15. The grand total of costs is therefore £1,002,600.

4.14 For the rest of the district, the total costs are £598,000. The breakdown of this is shown below in Table 4.1.

Table 4.1: Cost of healthcare provision to support growth in the district, excluding the Stowmarket AAP area

<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>Needham Market</i>	<i>New & Enhanced GP Floorspace Provision – extension, reconfiguration, refurbishment & re – equipping of surgeries</i>	<i>£160,000</i>	<i>Section 106 Agreements</i>	<i>Phased over IDP periods in line with housing growth</i>
<i>Eye</i>	<i>New & Enhanced GP Floorspace Provision – extension, reconfiguration, refurbishment & re – equipping of surgeries</i>	<i>£78,000</i>	<i>Section 106 Agreements</i>	<i>Phased over IDP periods in line with housing growth</i>
<i>Ipswich Policy Area</i>	<i>New & Enhanced GP Floorspace Provision – extension, reconfiguration, refurbishment & re – equipping of surgeries</i>	<i>£58,000</i>	<i>Section 106 Agreements</i>	<i>Phased over IDP periods in line with housing growth</i>
<i>Key Service Centres and Primary Villages</i>	<i>New & Enhanced GP Floorspace Provision – extension, reconfiguration, refurbishment & re – equipping of surgeries</i>	<i>£294,000</i>	<i>Section 106 Agreements</i>	<i>Phased over IDP periods in line with housing growth</i>
<i>Sub Total 1</i>		<i>£590,000</i>		
<i>Sub Total 2</i>	<i>Reconciliation Budget rounded up to equal District-wide budget in Figure 1 above – to be divided equally among growth areas.</i>	<i>£8,000</i>		
<i>Total</i>		<i>£598,000</i>		

Source: Lawson Planning Partnership Ltd on behalf of NHS Suffolk

4.15 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 2.35 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).

4.16 The grand total cost of providing for the primary healthcare needs associated with growth are £1.6m.

Funding

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

Timing

4.18 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 Mid Suffolk 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).
- 5.3 The Haven Gateway Water Cycle Study¹ considered the constraints and requirements to accommodate growth up to 2021 for water resources and waste water in the Mid Suffolk part of the Haven Gateway. This principally relates to the part of the district in the Ipswich Policy Area.
- 5.4 The Water Cycle Study established that there were no 'showstoppers' in respect of waste water at the Cliff Quay WwTW, the only WwTW covering the area. However, in order to address both residential and employment needs, it would be necessary to expand the Cliff Quay WwTW at some stage during the plan period.
- 5.5 Anglian Water has separately considered the impact of sites across the remainder of the district. As a result, the following improvements are to be made:

¹ Royal Haskoning (2009) *Haven Gateway Water Cycle Study – Stage 2*, for the Haven Gateway authorities

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				
Stowmarket				
<i>Chilton Fields</i>	<i>1,200</i>	Yes	Yes	Possibly
<i>Ashes Farm</i>	<i>400</i>	Yes	Yes	Possibly
<i>Farriers Way</i>	<i>125</i>	Yes	Yes	Possibly
<i>Other PDL sites</i>	<i>400</i>	Yes	Yes	Possibly
Needham Market				
<i>Needham Quarry</i>	<i>320</i>	Yes	Yes	Possibly
<i>Other greenfield sites</i>	<i>150</i>	Yes	Yes	Possibly
Eye	<i>230</i>	Yes	Yes	Possibly
Key Service Centres	<i>750</i>	Possibly	Possibly	Yes
Primary Villages	<i>300</i>	Possibly	Possibly	Yes
Ipswich Policy Area	<i>170</i>	Possibly	Possibly	Yes
Employment				
Stowmarket Business & Enterprise Park (Mill Lane), Stowmarket	<i>39.5ha, B1/B2/B8</i>	Possibly	Possibly	Possibly
Lion Barn Industrial Extension, Needham Market	<i>5.17ha, B1</i>	Possibly	Possibly	Possibly
Snoasis, Great Blakenham	<i>142ha, mix use</i>	Possibly	Possibly	Possibly
Blackacre Hill, Great Blakenham	<i>13.5ha, B1</i>	Possibly	Possibly	Possibly
Cedars Park, Stowmarket	<i>10.9ha, B1/B8</i>	Possibly	Possibly	Possibly
Eye Airfield, Eye	<i>42ha, B1/B2/B8</i>	Possibly	Possibly	Possibly
Mendlesham Airfield, Mendlesham	<i>5.5ha, B8</i>	Possibly	Possibly	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 (AMP).

- 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 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

- 5.11 The provider of potable water services to Mid Suffolk district is Essex and Suffolk Water.

Needs

- 5.12 Essex and Suffolk Water has confirmed that there are sufficient water resources are available to support the levels of growth in the Core Strategy Focused Review. Any strategic requirements to support growth have already been planned for and are funded.

Costs

- 5.13 There are no additional costs associated with growth.

Funding

- 5.14 There are no funding issues associated with growth. All strategic requirements are already funding in the current AMP (2010-2015).
- 5.15 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

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

Gas

- 5.17 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.

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

Needs

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

Costs

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

Funding

- 5.21 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

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

Electricity

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

Needs

- 5.24 The major need for additional electricity infrastructure is in respect of the collective growth proposed in the Stowmarket AAP area. This will be a new 33/11kV substation in the north west sector of Stowmarket. It is only required if all of the proposed housing and employment growth is delivered and its general location is required in order to release capacity for the Mill Lane employment proposals.
- 5.25 Development in the Key Service Centres or Primary Villages may require upgrades to existing substations or possibly a new substation. At the lowest possible growth level (0-25 dwellings), the need for a new substation is unlikely but at the highest levels of growth (50+ dwellings), such a scenario is more probably. However, each site would need an individual assessment at the time of the connection request.
- 5.26 In respect of employment development at Great Blakenham (Snoasis and Blackacre Hill), it may be necessary to replace the transformers and switchgear at the existing 33/11kV substation serving the area.
- 5.27 For employment growth at Eye Airfield, there would be a need for a new 33/11kV substation. This could be partly fed from an existing 33kV circuit nearby, but would also need a new circuit back to the Diss Grid.
- 5.28 For employment growth at Mendlesham Airfield, the site is midway between two rural 33/11kV substations. While the number of jobs is not high, the distance from a main source may mean that reinforcement of the off-site circuits could be considerable, depending on the load required.

Costs

5.29 The cost of providing the necessary infrastructure is shown in Table 5.1:

Table 5.1: Cost of providing required electricity infrastructure

Location	Total contribution
Stowmarket – housing and employment growth	£5.0m - £10.0m
Key Service Centres	£1,000 per dwelling Plus £10,000/£25,000 for new/upgraded substation
Primary Villages	£1,000 per dwelling Plus £10,000/£25,000 for new/upgraded substation
Snoasis and Blackacre Hill, Great Blakenham - employment	£3.0m
Eye Airfield, Eye - employment	£7.0m
Mendlesham Airfield, Mendlesham - employment	£1.5m
Minimum total	£16.5m - £22.5m

Source: UK Power Networks

- 5.30 In respect of growth in the Key Service Centres and Primary Villages, it is not possible to come to a clear view as to costs because this will depend on the locations for growth. However, if one assumes that half the Key Service Centres will need new substations, then the total cost of supplying the 1,050 dwellings proposed in the Key Service Centres and Primary Villages could be £1,175,000.
- 5.31 For Mendlesham Airfield, a notional cost of £1.5m has been included. However, this would need to be subject to detailed assessment as part of a detailed application.
- 5.32 The total cost of providing the required electricity infrastructure is therefore between £17.7m and £22.7m.

Funding

- 5.33 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.
- 5.34 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.
- 5.35 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.

- 5.36 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.
- 5.37 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

- 5.38 The need for strategic upgrades to substations or new substations are critical items which will be expected to be needed in the earliest phases of development. For growth in Stowmarket, it is not expected that significant additional loads on the network will be experienced until the employment allocation at Mill Lane comes forward. As such, a reasonable level of the growth planned in the Stowmarket AAP area can be delivered before a new substation is provided.
- 5.39 For the remaining sites, any developments coming forward in the first five years of the plan period will have to secure the infrastructure upgrades in the short term. This will require early engagement by the developer with UK Power Networks.

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	Stowmarket	Needham Market	Eye	Ipswich Fringe	Key Service Centres and Primary Villages	Total
Route improvements	£1.0m				£10.0m	£11.0m
Junctions	£0.3m	£0.2m	£0.2m			£0.7m
Toucan crossings	£0.5m	£0.1m				£0.6m
Local improvements	£0.03m				£0.1m	£0.1m
Public transport, walking, cycling	£5.9m	£0.9m	£0.8m	£1.5m	£0.4m	£9.5m
Total	£7.7m	£1.2m	£1.0m	£1.5m	£10.5m	£21.9m

Source: Suffolk County Council

6.3 The total cost is approximately £22m. There will be the need for contributions towards real time passenger information (RTPI) which costs £20,000 per site. However, this will be based on the number of sites coming forward, which for the Key Service Centres and Primary Villages is not known at this stage.

6.4 It should be noted that the largest individual item is a new access road at Woolpit and Elmswell. This will cost £10m, representing 46% of all the identified costs.

Funding

6.5 Funding for transport provision will come through a combination of Local Transport Plan (LTP) funding and developer contributions. Stowmarket is the only strategic location in the district which will attract LTP funding.

6.6 In Stowmarket the majority of walking and cycling improvements will be expected to be funded through developer contributions. Suffolk Local Transport Plan for the period 2010-2015 still has £155,000 available. It is therefore assumed that this will be used as a contribution towards these needs. It should be noted that, over the period of the Stowmarket AAP, there is expected to be further LTP funding available. However, at this stage it is not possible to ascertain what these sums might be.

6.7 The Pickerel Project (identified under 'public transport, walking and cycling' in Table 6.1) has provided match funding of £250,000, raised by the Pickerel Project Group.

6.8 Therefore, the total non-developer funding that is current available is £405,000.

Timing of provision

- 6.9 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 Mid Suffolk district.

Needs

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, the exception being the Stowmarket AAP area.

7.5 For the rest of Mid Suffolk, 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 For the Stowmarket AAP area, the Constabulary requires a Tier Two police facility be built within the Mill Lane employment area. This will require floorspace totalling 480m² and will house Response officers, officers from the Roads Policing Unit (RPU), and members of the Community Safety Team. In addition to these staff the facility would house the administrative staff required for the officers based at the facility.

Costs

7.7 The cost of a Tier Two facility at Stowmarket would be approximately £1.26m. This is based on an average build cost for non-specialised accommodation (excluding armoury, custody facilities) of £2,000 per m².

7.8 For the rest of the district, it will only be possible to cost these needs once they have been established.

Funding

- 7.9 Suffolk Constabulary would seek to secure developer funding to provide the necessary infrastructure.

Timing of provision

- 7.10 The facility at Stowmarket is required during the first five years of the plan period. For the needs arising from growth across the rest of the district, this will be as sites come forward.

Fire Service

- 7.11 The Suffolk Fire and Rescue Service provides the appropriate fire services in Mid Suffolk district.
- 7.12 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

- 7.13 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.
- 7.14 At present therefore, it is assumed that there are no needs arising from growth.

8 COMMUNITY AND GREEN INFRASTRUCTURE

- 8.1 For the purposes of the IDP, the needs relating to community and green infrastructure have been assessed differently within the Stowmarket AAP area compared to the rest of the district. In the Stowmarket AAP area there has been a recent (2012) assessment of specific needs and costs. For the remainder of the district the equivalent assessment has yet to be undertaken although this is to be done during 2014. As such, the evidence used to underpin an earlier needs assessment has been used. It is important to understand that this evidence for the rest of the district is not as robust as that for the Stowmarket AAP area and that subsequent updates of the IDP should incorporate the findings from the 2014 work in order to reflect the most accurate picture of needs.
- 8.2 In respect of the rest of the district outside the Stowmarket AAP area, the starting point is the Supplementary Planning Document (SPD) for Social Infrastructure including Open Space, Sport and Recreation. This was implemented in 2007 and has been used since then to secure contributions for a range of social infrastructure needs. The SPD was underpinned by a Needs Assessment which derived specific space standards and these have been applied in order to derive total needs and the cost of providing those needs.

Sports facilities

Outdoor sports facilities

Needs and costs

- 8.3 In the Stowmarket AAP area, there are the following needs for outdoor sports facilities:
- 2x cricket pitches and ancillary facilities - £635,000
 - 2x senior rugby pitches and ancillary facilities - £465,000
 - 3x senior football pitches and ancillary facilities (including one pitch and facilities at Stowupland) - £695,000
 - Junior and mini football pitches - £335,000
 - Floodlit synthetic turf pitch - £825,000
 - 2x floodlit multi-use games areas (MUGAs) - £230,000
 - 6-lane athletics track - £1.09m
 - 2x floodlit tennis courts - £160,000
 - Bowling green improvements - £110,000
- 8.4 The total cost of outdoor sports needs in the Stowmarket AAP area is £4.55m.
- 8.5 In the respect of the rest of the district, the SPD has the following space standards:

Table 8.1: Space standards for outdoor sports facilities

Category	m2 per person
Outdoor pitches	16
Outdoor other sports facilities	1.6
Synthetic turf pitch	0.18

Source: MSDC Social Infrastructure SPD, Table 7

- 8.6 The ONS interim household projections for 2021 (published April 2013) shows that the average household size in Mid Suffolk will be 2.28 persons. This can then be applied to the number of dwellings by location in order to ascertain the cost of provision.

Table 8.2: Space needs for additional population – outdoor sports facilities

Space provision (m2)	Needham Market	Eye	Key Service Centres	Primary Villages	Ipswich Policy Area
<i>Dwellings</i>	470	230	750	300	170
Outdoor pitches	17,146	8,390	27,360	10,944	6,202
Outdoor other sports facilities	1,715	839	2,736	1,094	620
Synthetic turf pitch	193	94	308	123	70

Source: MSDC Social Infrastructure SPD, Table 7

- 8.7 Applying standard costs of provision per m² to these needs creates the following total costs:

Table 8.3: Cost of provision for additional population – outdoor sports facilities

Cost of provision (£)	Needham Market	Eye	Key Service Centres	Primary Villages	Ipswich Policy Area	Grand total
Outdoor pitches	747,548	365,821	1,192,896	477,158	270,390	3,741,255
Outdoor other sports facilities	144,709	70,815	230,918	92,367	52,342	
Synthetic turf pitch	23,571	11,535	37,613	15,045	8,526	

Source: MSDC Social Infrastructure SPD, Table 7

- 8.8 The total cost of outdoor sports needs in the rest of the district is £3.74m. The grand total cost for the whole of the district is therefore £8.29m.

Funding

- 8.9 All items are to be funded through developer contributions.

Timing of provision

- 8.10 Items are to be provided in line with development.

Indoor sports facilities

Needs and costs

- 8.11 In the Stowmarket AAP area, there are the following needs for indoor sports facilities:

- A new sports centre in south Stowmarket - £940,000
- Expanded swimming pool and sports hall provision - £5.0m

- 8.12 The total cost of indoor sports needs in the Stowmarket AAP area is £5.94m.

- 8.13 In the respect of the rest of the district, the SPD has the following space standards:

Table 8.4: Space standards for indoor sports facilities

Category	m2 per person
Swimming pools	0.00919
Sports halls	0.0395

Source: MSDC Social Infrastructure SPD, Table 7

8.14 Using the ONS interim household projection for 2021 of 2.28 persons, the costs of provision are as follows:

Table 8.5: Space needs for additional population – indoor sports facilities

Space provision (m2)	Needham Market	Eye	Key Service Centres	Primary Villages	Ipswich Policy Area
<i>Dwellings</i>	470	230	750	300	170
Swimming pools	10	5	16	6	4
Sports halls	42	21	68	27	15

Source: MSDC Social Infrastructure SPD, Table 7

8.15 Applying standard costs of provision per m² to these needs creates the following total costs:

Table 8.6: Cost of provision for additional population – indoor sports facilities

Cost of provision (£)	Needham Market	Eye	Key Service Centres	Primary Villages	Ipswich Policy Area	Grand total
Swimming pools	102,872	50,342	164,158	65,663	37,209	1,208,219
Sports halls	192,890	94,393	307,803	123,121	69,769	

Source: MSDC Social Infrastructure SPD, Table 7

8.16 The total cost of indoor sports needs in the rest of the district is £1.21m. The grand total cost for the whole of the district is therefore £7.15m.

Funding

8.17 All items are to be funded through developer contributions.

Timing of provision

8.18 These items are not required until the end of the plan period.

Children's play facilities

Needs and costs

8.19 In the Stowmarket AAP area, there are the following needs for children's play:

- Flagship play area in the town centre - £400,000
- 2x Neighbourhood Equipped Areas for Play (NEAPs) – one at Chilton Leys and one at Ashes Farm - £400,000
- 2x Local Equipped Areas for Play (LEAPs) – one at Chilton Leys and one at Ashes Farm - £300,000
- 4x Local Areas for Play (LAPs) – two at Chilton Leys, one at Ashes Farm and one to serve other residential development - £360,000
- Street play equipment - £40,000

- 2x youth shelters - one at Chilton Leys and one at Ashes Farm - £10,000

8.20 The total cost of these facilities in the Stowmarket AAP area is £1.51m.

8.21 In the respect of the rest of the district, the SPD has a space standard of 2m² per person for children’s play equipment.

8.22 Using the ONS interim household projection for 2021 of 2.28 persons, the costs of provision are as follows:

Table 8.7: Space needs for additional population – children’s play facilities

Space provision (m2)	Needham Market	Eye	Key Service Centres	Primary Villages	Ipswich Policy Area
<i>Dwellings</i>	470	230	750	300	170
Children’s play	2,143	1,049	3,420	1,368	775

Source: MSDC Social Infrastructure SPD, Table 7

8.23 Applying standard costs of provision per m² to these needs creates the following total costs:

Table 8.8: Cost of provision for additional population – children’s play facilities

Cost of provision (£)	Needham Market	Eye	Key Service Centres	Primary Villages	Ipswich Policy Area	Grand total
Children’s play	341,840	167,284	545,490	218,196	123,644	1,396,454

Source: MSDC Social Infrastructure SPD, Table 7

8.24 The total cost of providing children’s play facilities in the rest of the district is £1.40m. The grand total cost for the whole of the district is therefore £2.91m.

Timing of provision

8.25 NEAP, LEAP and LAP provision is to be brought forward as part of the related developments. There are no particular timing issues relating to the provision of other children’s play facilities.

Allotments

Needs and costs

8.26 There is a need for new allotment provision to serve the Stowmarket AAP area.

8.27 The total cost of allotment provision in the Stowmarket AAP area is £50,000. This is the cost to acquire the land.

8.28 Needs in respect of allotment space in the rest of the district has not been identified.

Funding

8.29 Allotment provision is to be funded through developer contributions.

Timing of provision

8.30 There is no particular need for allotments to be provided at a certain time.

Green infrastructure

Needs and costs

8.31 The total cost of green infrastructure in the Stowmarket AAP area is £1.39m. This consists of:

- Strategic green open space - £1.2m
- Combs Edge community woodland (land and trees) - £40,000
- Landscaping – planting schemes, Poplars Hill extension and Paupers Graves (trees only) and town green - £152,000

8.32 Green infrastructure needs in the rest of the district have not been identified.

Funding

8.33 All of the items in the Stowmarket AAP area are to be funded through developer contributions, with £50,000 of advanced planting at the Mill Lane Enterprise Park to be delivered as a site-specific item.

Timing of provision

8.34 Landscaping is to be provided as schemes are brought forward. Other items are similarly to be provided in line with development.

Community centres

Needs and costs

8.35 There is a need for two community centres to serve the Stowmarket AAP area, one at Chilton Leys and one at Ashes Farm.

8.36 The total cost of community centre provision in the Stowmarket AAP area is £1.09m.

8.37 In the respect of the rest of the district, the SPD has a space standard of 0.15m² per person for village halls and community centres.

8.38 Using the ONS interim household projection for 2021 of 2.28 persons, the costs of provision are as follows:

Table 8.9: Space needs for additional population – community centres

Space provision (m ²)	Needham Market	Eye	Key Service Centres	Primary Villages	Ipswich Policy Area
<i>Dwellings</i>	470	230	750	300	170
Village halls and community centres	161	79	257	103	58

Source: MSDC Social Infrastructure SPD, Table 7

8.39 Applying standard costs of provision per m² to these needs creates the following total costs:

Table 8.10: Cost of provision for additional population – community centres

Cost of provision (£)	Needham Market	Eye	Key Service Centres	Primary Villages	Ipswich Policy Area	Grand total
Village halls and community centres	304,281	148,903	485,555	194,222	110,059	1,243,020

Source: MSDC Social Infrastructure SPD, Table 7

8.40 The total cost of providing community centre facilities in the rest of the district is £1.24m. The grand total cost for the whole of the district is therefore £2.33m.

Funding

8.41 All items are to be funded through developer contributions.

Timing of provision

8.42 New community centres are to be brought forward as part of the major developments.

Libraries

Needs

8.43 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.

8.44 All developments will simply contribute towards the improvement of off-site provision.

Costs

8.45 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

8.46 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.

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

Table 8.11: Cost of library provision

Location	Total cost
Stowmarket	£459,800
Needham Market	£102,000
Eye	£50,000
Key Service Centres and Primary Villages	£226,800
Ipswich Fringe	£36,720
GRAND TOTAL	£875,320

Source: Suffolk County Council

8.48 Table 8.1 shows the total cost of provision would be £875,320.

Timing of provision

8.49 All provision of improvements to existing library services can be provided as and when it is appropriate.

Other community infrastructure

Needs and costs

8.50 The following other items of infrastructure are required, all within the Stowmarket AAP area:

- Renovation of the Regal Cinema - £1.30m

- Public art – art and streetscape enhancements, improved arts provision (including at the Corn Exchange), Art in Development (including new benches) and street market infrastructure - £1.43m
- Additional CCTV coverage - £60,000

8.51 The total cost of provision is £2.79m.

Funding

8.52 All items are to be funded through developer contributions.

Timing of provision

8.53 There are no particular timing issues associated with these items of infrastructure.

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 Stowmarket and Needham Market, urban run-off needs to be controlled on site to ensure no increase in run-off to the River Gipping 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 The same applies for development in Eye in respect of the River Dove.

9.4 There are no specific needs associated with growth in the Ipswich Fringe of in the Key Service Centres or Primary Villages.

Costs

9.5 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. A partnership project is required to produce a feasibility study/detailed design as required.

Funding

9.6 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

9.7 Such needs should be addressed as developments come forward. More strategic-scale infrastructure needs may require delivery in advance of schemes coming forward. Feasibility testing of urban run-off issues into the Rivers Gipping and Dove is needed in the short term.

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.
- 10.5 The Stowmarket AAP identified the need for a Household Waste and Recycling Centre (HWRC) to serve the south side of the town.

Costs

- 10.6 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

- 10.7 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.
- 10.8 The total cost of provision – and therefore funding – is as follows:

Table 10.1: Cost of waste provision

Location	Total cost
Stowmarket AAP area	£206,125
Needham Market	£45,590
Eye	£22,310
Ipswich Fringe	£16,490
Key Service Centres and Primary Villages	£101,850
Total	£392,365

Source: Suffolk County Council

- 10.9 Table 10.1 shows the total cost of provision would be £392,400.
- 10.10 The cost of a new HWRC is £450,000. Therefore the total cost of providing for waste needs is £842,300.

Timing of provision

10.11 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 nearly £106m. 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 £22.7m. 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 £250,000 of funding raised for a community walking project or the £155,000 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. The identified funding from alternative sources is very limited at present so does not materially affect the overall funding gap. However, it is important that this position is regularly reviewed as new funding sources become available.
- 11.5 However, there are some costs which are not known – for waste water, police and flooding - which could add to costs and therefore increase the funding gap. It will be important for Mid Suffolk District Council to work with the respective agencies to identify the specific needs and any funding implications at the earliest possible stage.
- 11.6 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.
- 11.7 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	Stowmarket	Needham Market	Eye	Key Service Centres & Primary Villages	Ipswich Fringe	Total	Funding mechanism
Education - EY&C	£906,000	£200,000	£98,000	£447,000	£72,000	£1,723,000*	CIL, S106
Education - primary	£8,036,000	£1,431,000	£700,000	£3,197,000	£518,000	£13,882,000*	CIL, S106
Education - secondary	£8,200,000	£1,927,000	£943,000	£4,305,000	£697,000	£16,072,000	CIL, S106
Health	£1,003,000	£162,000	£79,000	£298,000	£59,000	£1,601,000	CIL, S106
Waste water	Not known	Not known	Not known	Not known	Not known	Not known	Anglian Water
Potable water	£0	£0	£0	£0	£0	£0	n/a
Gas	£0	£0	£0	£0	£0	£0	n/a
Electricity	£10,000,000	£0	£7,000,000	£2,675,000	£3,000,000	£22,675,000	UK Power Networks, CIL, S106
Transport	£7,700,000	£1,200,000	£1,000,000	£10,500,000	£1,500,000	£21,900,000	LTP, CIL, S106
Police	£1,260,000	£0	£0	£0	£0	£1,260,000	CIL, S106
Fire	£0	£0	£0	£0	£0	£0	n/a
Ambulance	£0	£0	£0	£0	£0	£0**	n/a
Sports facilities	£10,490,000	£1,212,000	£593,000	£2,707,000	£438,000	£15,440,000	CIL, S106
Children's play facilities	£1,510,000	£342,000	£167,000	£764,000	£124,000	£2,907,000	CIL, S106
Community centres	£1,090,000	£304,000	£149,000	£680,000	£110,000	£2,333,000	CIL, S106
Allotments	£50,000	Not known	Not known	Not known	Not known	£50,000	CIL, S106
Green infrastructure	£1,390,000	Not known	Not known	Not known	Not known	£1,390,000	CIL, S106
Libraries	£459,000	£102,000	£50,000	£227,000	£37,000	£875,000	CIL, S106
Other community infra.	£2,790,000	Not known	Not known	Not known	Not known	£2,790,000	CIL, S106
Flooding	Not known	Not known	Not known	Not known	Not known	Not known	CIL, S106
Waste	£656,000	£46,000	£22,000	£102,000	£16,000	£842,000	CIL, S106
Total	£55,540,000	£6,926,000	£10,801,000	£25,902,000	£6,571,000	£105,840,000	

* 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 Mill Lane needed to support this development when it comes forward, along with wider growth
Waste water	Anglian Water	Critical	WwTW upgrades needed to support strategic scale growth
Education - EY&C	Suffolk County Council	Critical	Provision at Chilton Leys needed up-front
Education - primary	Suffolk County Council	Critical	Provision at Chilton Woods needed up-front
Health	NHS Suffolk	Critical	Provision at Stowmarket 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; Developers	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	Mid Suffolk District Council; Developers	Desirable	As and when sites come forward
Children's play areas	Mid Suffolk District Council; Developers	Desirable	As and when sites come forward
Allotments	Mid Suffolk District Council; Developers Parish Councils	Desirable	As and when sites come forward
Green infrastructure	Mid Suffolk District Council; Developers	Desirable	As and when sites come forward
Libraries	Suffolk County Council	Desirable	As and when sites come forward
Other community infrastructure	Mid Suffolk District Council; Developers; private sector/charitable bodies	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

