

FRAMLINGHAM INFRASTRUCTURE INVESTMENT PLAN (FIIP)

Identifying, Monitoring & Prioritising Infrastructure Needs

**A working document subject to update
(V.3. 11.20)**



Photograph by: Phil Jay

November 2020

**FRAMLINGHAM INFRASTRUCTURE INVESTMENT PLAN
(FIIP)**

Identifying, Monitoring and Prioritising Infrastructure Needs.

Contents

Background

Why do we need a FIIP?

FIIP Objectives

Infrastructure Types

Establishing a base

Communicating the Result

Appendix 1 - Infrastructure Audit

Appendix 2 - New development / housing growth

Appendix 3 - Infrastructure needs / actions / progress

Appendix 4 - Income – received / allocated

Appendix 5 - Infrastructure expenditure / allocations

Appendix 6 - Infrastructure funding available

Framlingham Infrastructure Investment Plan (FIIP)

Background: -

This document explains the purpose of the Framlingham Infrastructure Investment Plan (FIIP) and how and why it should be prepared. The plan will help the town council together with our community to identify our infrastructure needs, prioritise our spending to deliver local projects and monitor our progress. Whilst the document discusses a number of different funding streams, it is important to remember that there is a 5-year spending deadline for the town council to spend the Neighbourhood CIL we have received. This document has been developed to assist us on prioritising infrastructure projects identified by our community and making them deliverable within acceptable time frames.

Purpose of the FIIP: -

Parish /Town Councils can and do receive funding for local infrastructure projects from a number of sources, for example; via precept allocations, locality funding, Community Infrastructure Levy (CIL), Neighbourhood CIL, Community Partnerships and other grants, donations and fundraising events.

When a community has new development in their area, they are likely to receive either 15% or 25% Neighbourhood CIL payments once the development has commenced and the developer is paying the CIL due on the development. There are statutory provisions around receiving and spending the Neighbourhood CIL but there are also opportunities, should one consider it, to spend this collaboratively to deliver on priorities for an area (and this can be wider than the parish area).

There is dedicated CIL guidance for parish / town councils on spending the Neighbourhood CIL and this includes a list of infrastructure types that councils might consider spending CIL on.

The regulations state that Neighbourhood CIL can be spent as follows: the provision, improvement, replacement, operation or maintenance of infrastructure; or anything else that is concerned with addressing the demands that new development places on an area.

The District Authority retains the remaining 85% or 75% of CIL payments to be allocated to infrastructure projects across the whole of the district regardless of where the original development took place. East Suffolk Council (ESC) recently announced a revised CIL Spending Strategy which included numerous changes to the previous guidelines issued by SCDC. Parish / town councils are able to apply annually during May and June for District CIL funding from ESC via the on-line application form providing that the project meets the Spending Strategy principles and allocations criteria.

As we are subject to an annual audit of our use of Neighbourhood CIL, the allocation criteria for Neighbourhood CIL funding is becoming of increased importance and how we spend the money and how we prioritise the projects we have chosen needs to be carefully thought through and fully evaluated, as District CIL funding from ESC appears to be becoming more and more difficult to secure for local projects and allocations from ESC are moving towards district wide projects or those supported by the statutory bodies such as Health, Education and Highways.

The Framlingham Infrastructure Investment Plan Objectives: -

Identify and prioritise the infrastructure and investment needs of our local community and monitor spending.

Identify those infrastructure projects that would require allocation of District CIL funding.

Provide an evidence base for both District CIL and Neighbourhood CIL spending decisions.

Identify sources of alternative funding and opportunities for match funding.

Assist with external funding requirements (collaboration).

Provide transparency to local communities – explaining where local investment is being targeted.

Encourage engagement by members of the community who use or will use the facilities and services being delivered.

Provide a local perspective to help the district council gain a better understanding of local priorities.

Support the development of the Framlingham Neighbourhood Plan (FNP) / Infrastructure Delivery Plan (ESC).

Inform the Framlingham Financial Investment Strategy.

Infrastructure Types: -

There are generally 3 broad groups or types of infrastructure recognised by the district authority:

Physical Infrastructure - highways, parking, transport links, footpaths & cycleways, energy, water, flood alleviation & waste management.

Social Infrastructure - education, health, social care, public services, art and culture, sports halls and pitches, leisure and community halls.

Green Infrastructure - parks, woodlands, play areas, public open space.

Establishing a base:

The FIIP proposals should be evidence based, starting with an audit of the current existing infrastructure and identifying its deficiencies as well as assessing the impact of new development and the step change in housing numbers and resulting population growth. This process can also identify future gaps in infrastructure provision, e.g. the growth in numbers of younger or older people but a lack of activities / facilities for them locally.

Our infrastructure investment decisions will affect all members of our community, either positively or negatively and the council should make efforts to engage with as many people

as possible in the prioritisation process.

The FIIP should also be responsive to both changes in development and infrastructure needs. So that it remains a reliable tool for decision making, it should be reviewed at least once every 2 to 3 years and updated every 6 months.

Communication of the plan:

As a public document, once completed, the FIIP should be made available on the town council's website and a hard copy should be available in the town council office for those without internet access. It is also recommended that a copy is sent to the East Suffolk Infrastructure Team, this is not only so that they have a record of our proposed plans but so they understand our local needs to help us both to work together to achieve our community's aspirations and objectives.

FRAMLINGHAM INFRASTRUCTURE INVESTMENT PLAN

Appendix 1

Infrastructure Audit

1(a) List of Infrastructure services / facilities where there is known or identified deficiencies in the existing provision within our physical limits boundary.

Physical Infrastructure: -

Highways:

In 2017, following the completion of the FNP in March 2016 a detailed town survey, study and report was prepared by a Pedestrian Safety WG which identified numerous deficiencies and proposed a number of opportunities to increase safety in and around the town, particularly in looking into new walkway routes avoiding the main roads. Following consultations with SCC Highways and Rights of Way a phased plan was agreed & partly implemented.

The FNP identified the need for Highways to monitor 3 key road junctions in the town as a result of projected increase in car traffic during the plan period. The 3 junctions are Fore St/ Station Rd, Mt Pleasant / College Rd and Well Close Square. To date no work has been carried out.

Parking:

The FNP advised the possibility of increase in parking problems in the town as a direct result of car population growth during the plan period. A working group of councillors and the public identified the size and nature of the problem and in Feb 2018 the Framlingham Parking Strategy was approved by council and agreed with SCDC. The implementation of the strategy including Civil parking Enforcement (CPE) continues together with ESC.

Transport links:

The FNP included, in the Non-Policy Actions section of the plan a need to consider and evaluate Community transport improvements due to the lack of public transport services from and to Framlingham, particularly those to Ipswich Hospital and the Railway Station at Campsea Ashe.

Footpath / cycle ways:

Footpaths – see above (Highways)

Cycle ways – FNP identified need for new cycle ways to benefit health & well-being, the environment and parking problems in the town centre.

Energy supply:

The FNP advised the need to evaluate the possibility of improving energy efficiency of older homes and influencing the design of new homes and commercial property.

Water:

Flood alleviation:

The Infrastructure Delivery plan (ESC) includes measures to mitigate flood risk.

Waste management:

The FNP identified the shortage in the range of recycling facilities in the town.

Social Infrastructure: -

Education:

Suffolk County Council (SCC) Education Authority has identified the need for additional early learning facilities, a small expansion of Sir Robert Hitcham's Primary school and additional capacity required at the Thomas Mills High School. These actions are included in the Infrastructure Delivery Plan (ESC).

Health:

FNP (Policy FRAM 8) identified the need to expand the Framlingham Medical Centre and evaluate the growing need to address dementia & other age-related issues in the community.

Social care:

FNP consultation raised the issue of insufficient adult care services

Art and culture:

Sports halls and pitches:

FNP advised of requirement to provide access to indoor sports facilities / leisure activities during day time hours.

Leisure:

Framlingham does not have any grant for District provision of sports and / or leisure activities.

Community halls:

FNP (Policy FRAM 22), and follow up public consultation events continue to identify the need for a large community hall / centre with parking. The hall could be used for events, indoor sports, exhibitions and shows, leisure & wellbeing themed activities, arts and culture etc. and would satisfy an ever-increasing need identified by the community.

Green Infrastructure: -

Parks:

Woodlands:

Play areas:

FNP identifies need for new play spaces to be provided in both the west and southern parts of the town and makes particular reference to the housing development on Victoria Mill Rd (Policy FRAM25).

Public Open space:

FNP (Policy FRAM 9) identifies need for more growing spaces and recent public opinion is that more allotments for residents are required.

1(b) List of Infrastructure deficiencies identified by neighbouring parishes on the immediate physical limits boundary.

Physical:

Saxtead Parish Council have identified a possible need for extending the existing footpath along Saxtead Rd for reasons of pedestrian safety (school route)

Social:

Green:

FRAMLINGHAM INFRASTRUCTURE INVESTMENT PLAN

Appendix 2

New Development / Housing Growth (2016 – 2031)

(a) New Development/ Housing growth: -

: - Growth in number of dwellings;

Framlingham housing Stock as at Census 2011	1513 dwellings
Completions 2011-2016	<u>106</u>
SCDC planning base for Local Plan & FNP	1619 See SCDC Site allocations & area specific plan
Planning consent granted as at March 2016	167
F.N.P. Housing allocation 2016 - 2031	<u>200</u>
Total dwellings target	<u>1986</u>

: - Locations of 167 – with planning consent;

Station Road (Hopkins Homes)	141 (before removal of affordable housing)
Rawling's Cottages	10
The Woodyard	5
other	<u>11</u>
	167

: - Location of 200 – Fram N.P Allocation;

Mount Pleasant	95 Planning approved on appeal pre FNP
Saxtead Rd	30 (later reduced to 24 at planning)
Vyces Rd	15 (later reduced to 14 at planning)
Victoria Mill Rd	30
Station Terrace	15
Fore St / Green Shed	8
Gas works site	<u>7</u>
	200

: - Timing of developments;

Station Rd	2017 - 2019
Rawling's Cottages	2020
The Woodyard	2019 / 20
Mount Pleasant	2018 - 2020
Saxtead Rd	2019 / 20
Vyces Rd	2019
Fore St / Green Shed	2019 / 20
Victoria Mill Rd, Station Terrace and the Gas Works site	Not Started

NOTE: -

Fairfield Rd	163 homes	2019 – 2021 Approval on appeal / additional to FNP
--------------	-----------	--

(b) Impact on our infrastructure (FNP assumptions): -

- Physical:
- 25% increase in housing in 5 years.
 - 36% increase in population in 5 years (from 2.1 to 2.5 per household).
 - 30% increase in car population in 5 years.
 - No clear view of increase in local employment opportunity.
 - Significant change in demographics anticipated in 25 to 40 age group.
 - Larger family groups to meet housing types.
 - Very little change in “real” affordable homes for rent.
 - Increase in need for public transport links to Ipswich, Woodbridge etc.
 - Increase in Energy supply and needs for flood alleviation from developments.
- Social:
- Educational capacity will be tested, particularly early learning & primary.
 - Health care and medical Practice capacity required.
 - Range, size and variety of community activities will change.
 - Sports and Leisure activities required locally to avoid more car travel.
- Green:
- Increase in Environmental impact of car use, gas central heating etc.
 - Waste / recycling capacity is insufficient.
 - Green space is reduced due to new developments.

FRAMLINGHAM INFRASTRUCTURE INVESTMENT PLAN

Appendix 3

Infrastructure projects / actions / progress

Project	Actions Completed	Actions Outstanding	Progress to Date	Lead Org'n
New improved footpath & pedestrian safety	Pigs Meadow Fairfield Crescent Castle Brooks	College Rd crossing Pembroke Rd refuge Victoria Mill Rd refuge	Local consultation / awaiting SCC cost & feasibility	FTC
Improved road Junctions	None	Fore St, College Rd & Well Close Square	None	Highways
Traffic flow & management	Consultation with SCC transport team	Research, study and preparation of proposal	Strategy W/Group formed Nov '20	FTC
Parking	Parking strategy	Additional capacity	Unable to secure additional land Funded additional school spaces Meters installed SLA complete	FTC/ESC
		Implement Pay & Display and CPE	Awaiting launch date from ESC	
		Improved signage		
	Draft "On Street" parking proposals		ESC preparing Parking Order	
Community Transport links	Research, proposal for Community bus Framlingham to Campsea Ash SCC adopted / funds in place	Detailed briefing, publicity & trial	Pilot scheme with 2 ECV's Dec 20	SCC / FTC
Cycle paths	Advert for W / Group volunteers	Research, consultation & Proposals	None	FTC / ESC
Additional Recycling facilities	None	Research, consultation & proposals	None	FTC
Community hall	Brook Lane – failed Badingham Road – failed			
	St Michael's Rooms – Design complete Business plan complete CIL funding in place	PCC funding secured		
	Public Consultation	Planning permission	In progress	SM- PCC
FAYAP Centre refurbishment	Detailed survey Cost Estimates FAYAP proposal Local CIL funding Quotations – phase 1	Lease agreement – SCC Release of funds	Phase 1 start - Dec	FAYAP
FAYAP Outreach & mentoring	Lease agreed on room in Con Club Local CIL funding	Set up and occupancy	Covid related delay	FAYAP

Project	Actions Completed	Actions Outstanding	Progress to Date	Lead Org'n
Pageant Field facilities	Purchase of new Pavilion – toilets. Storage, outside cover & play space	None	In operation	FTC
	New play equipment	None	installed	FTC
	Boules pitch – agreed local CIL funding	Award contract	Contract tender	FTC
	Replacement of fencing in play area – agreed local CIL funding	Final spec and tender		FTC
Indoor leisure facilities	None	Framlingham Sports Club possible collaboration	Discussion on 3 rd party involvement	FSC
Additional allotment space	None	proposal by FTC	None	FTC
CCTV in town centre & car parks	Proposal to FTC Outline specification and estimates. Agreed local CIL	Detailed specification Tender document Contract & build.	Discussions with prospective suppliers	FTC
Mens' shed & Furniture project	Proposal and business plan prepared by Hour Community. Local CIL funding agreed for set-up	Purchase units, set-up and start	Planning permission granted	HOOR Community

The following projects are included in the East Suffolk Council – Infrastructure Delivery Plan

Early learning & Sir Robert Hitcham's Primary School additional places	None	Not Known	Project postponed in 2019 by SCC	SCC Education
Thomas Mills High School (increase in capacity)	None	Not known	Not known	SCC Education Authority
Medical Centre expansion	Interim expansion built 2019/20 with NHS & District CIL funding.	Not known	Not known	NHS / ESCCG
Framlingham Library Improvements	None	Not Known	Not Known	SCC

FRAMLINGHAM INFRASTRUCTURE INVESTMENT PLAN

Appendix 4

Income – received / allocated (October 2020)

District CIL:

Framlingham Medical practice	(allocated November 2017)	£122,400 (paid 2018)
Walkways / Pedestrian safety	(allocated October 2018)	£55,000
St Michaels Community Rooms	(allocated October 2018)	£700,000

Neighbourhood CIL:

Paid to Framlingham Town Council every 6 months: -

April 2016	£3,695
October 2016	£7,151
April 2017	£60,865
October 2017	£118,497
April 2018	£9,984
October 2018	£118,688
April 2019	£120,244
October 2019	£167,983
April 2020	£29,445
October 2020	£39,523
Total	<u>£676,075</u>

S106:

Drill Hall -	New Road	£70,000	paid to Framlingham Town Council in 2012	used for Pageant Field pavilion in 2019/20
Hopkins -	Station Road	£36,000	paid to SCC Highways in 2019	Crossing on Station Road
Hopkins -	Station Road	£85,000	held by ESC awaiting project allocation	Sports provision
Bennetts -	New Road	£60,000	held by ESC awaiting project allocation	Affordable homes

Other:

None known

FRAMLINGHAM INFRASTRUCTURE INVESTMENT PLAN

Appendix 5

Infrastructure Expenditure / Allocations (From April 2017 - Sept 2020)

Project name	Source of funding	Expenditure
Framlingham medical Centre: -	District CIL	122,400.00
Brook Lane Community Centre: -	Neighbourhood CIL	1,500.00
Architect services		
Leiston Press	“	439.00
Cycle Racks	“	1,856.00
Pop up Power Points – Market Hill	“	7,204.40
	District CIL	122,400.00
	Neighbourhood CIL	10,999.40
	2017/18 Total Expenditure	<u>£133,399.40</u>
Brook Lane Community Centre: -		
Design work	Neighbourhood CIL	1,500.00
Badingham Road Community Centre: -		
Design work	“	1,000.00
St Michael’s Community Rooms: -		
50% Structural Survey	“	225.00
Bat Survey	“	400.00
FTC legal services	“	512.00
Valuation report	“	350.00
Legal advice	“	1,567.50
Professional services	“	900.00
Legal advice	“	1,150.00
Walkways / Pedestrian safety: -		
Pigs meadow path surfacing	“	5,195.00
Car Park Extension – The Elms: -		
Engineering Feasibility Study	“	400.00
Topographical Survey	“	674.00
Engineering Survey and estimate	“	500.00
Prints and architect plans	“	585.70
Cycle Racks: -		
	“	316.23
	2018/19 Total Expenditure	<u>£17,115.43</u>

Continued

Project name	Source of funding	Allocated	Expenditure
Pageant Field Pavilion: -			
Construction of storage, toilets, shelter and play / meeting space.	S106		70,000.00
	Neighbourhood CIL		36,929.23
Pageant Field: -			
Play equipment - castle theme	Neighbourhood CIL	17,908.00	
- see saw	"	3,270.56	
Cycle racks: -			
			952.45
Walkways / Pedestrian Safety: -			
Taylor Wimpey site to Fairfield Crescent footpath.	Neighbourhood CIL	5,775.00	
Castle Brooks to playground footpath		3,280.00	
College Rd crossing & pedestrian safety	District CIL bid commitment of neighbourhood CIL plus, feasibility study	11,000.00	
	District CIL Allocation	55,000.00	3,000.00
St Michaels Community Rooms: -			
Rebuild of St Michael's Rooms	District CIL	700,000.00	
Agreed funding of facilities	Neighbourhood CIL (allocated match funding of PCC)	70,000.00	
Professional fees			3,495.00
FAYAP outreach facility, Church St: -			
Funding of outreach space for youth mentoring & meeting.	Neighbourhood CIL (allocated match funding)	15,000.00	
	S106		70,000.00
	District CIL	755,000.00	-
	Neighbourhood CIL	126,233.56	44,376.68
	2019/20 Total	£881,233.56	£114,376.68

Continued

Project name	Source of funding	Allocated	Expenditure
Pageant Field: -			
Play equipment - castle theme	Neighbourhood CIL		17,908.75
- see saw	"		3,270.56
Walkways / Pedestrian Safety: -			
Taylor Wimpey site to Fairfield Crescent footpath.	Neighbourhood CIL		5,775.00
Castle Brooks to playground footpath			2,780.00
College Rd crossing & pedestrian safety	Neighbourhood CIL	11,000.00	
	District CIL Allocation	55,000.00	
St Michaels Community Rooms: -			
Rebuild of St Michael's Rooms	District CIL	700,000.00	
Agreed funding of facilities	Neighbourhood CIL	126,000.00	
HOUR Community: -			
Men's Shed and Furniture Project	Neighbourhood CIL	15,600.00	
FAYAP outreach facility, Church St: -			
Funding of outreach space for youth mentoring & meeting.	Neighbourhood CIL (allocated match funding)		15,000.00
	S106	-	-
	District CIL	755,000.00	-
	Neighbourhood CIL	152,600.00	44,734.31
	2020/21 Total	£907,600.00	£44,734.31

Infrastructure Expenditure & Allocations

April 2017 to September 2020

	<u>Total</u>
S106	70,000.00
District CIL	877,400.00
Neighbourhood CIL	269,825.82
Total	£ 1,217,225.82

FRAMLINGHAM INFRASTRUCTURE INVESTMENT PLAN

Appendix 6

Infrastructure funding available – October 2020 (excluding District CIL)

Neighbourhood CIL:

Cumulative Income:	676,075
less expenditure & allocations:	<u>(269,825)</u>
	<u>£406,250</u>

S106:

Unused allocations:

Hopkins - Station Road	85,000	Sports provision
Bennetts – New Road	<u>60,000</u>	Affordable homes
	<u>£145,000</u>	