



TOWN INFRASTRUCTURE INVESTMENT PLAN

This plan sets out the Town Council's strategy for the expenditure of Community Infrastructure Levy and Section 106 (developer contribution) payments.

The Lowestoft Neighbourhood Development Plan is an emerging statutory planning document that once made will set policy for development, infrastructure and the environment and all projects derived from this strategy will align with the NDP.

Parish name	Lowestoft Town Council
Area covered	Lowestoft, East Suffolk
Date of PIIP	June 2020
Date of next review	May 2023
Date adopted by Town Council	June 2020
Existing infrastructure audit – list of services and facilities within the local area, their condition, location, existing capacity and catchment area.	<p>The list of the Town Council's assets can be found in the reorganisation order:</p> <p>https://lowestofttowncouncil.gov.uk/assets/Webpage-Important-Documents/Reorganisation-Order/Waveney-District-Council-Reorganisation-of-Community-Governance-Order-2017.pdf</p> <p>The Town Council has an extensive range of assets including the Town Hall (Grade II Listed building in need of renovation), the Marina Theatre, many parks and open spaces, community halls, allotments, cafes, sports pitches, a market area and car parks.</p>
External infrastructure audit – as above, identifying the services and facilities outside the PIIP area that are used by the community.	<p>In Lowestoft, there are 12 primary schools and four high schools, several parks which are not in the Town Council's ownership, cemeteries, the beach and sea front. The coastal path and adjoining green spaces are also used by the community. There are a range of gyms and sports related venues but these are mainly in private ownership.</p>
Community Infrastructure needs and/ or aspirations. This should be based upon the gaps and/or deficits identified in the preceding two rows Once completed, please order ordering these needs according to priority	<p>It is recognised that the public services provided by the Town Council for the people of Lowestoft need to grow as the town grows. The growth of our assets will enable them to support a growing population.</p> <p>The social demographic of the town is part of our considerations and therefore the aspiration is to provide free, or low cost, facilities and activities which encourage active life styles and mitigate against social isolation.</p> <p>The Town Council has declared a climate emergency and all projects and subsequent expenditure will be assessed in line with the positive environmental impacts that can be achieved.</p>

<p>Community engagement record details of how you have sought the views of your community and how they have helped to inform your current and future needs</p>	<p>The Town Council has a continuous programme of engagement with its electorate including; their attendance at Town Council meetings where comments are always welcome, publication of agendas and minutes of Council meetings, surveys, social media, up to date website, events and Councillors’ individual case work.</p> <p>The Neighbourhood Development Plan will require statutory engagement events as part of its consultation process and within this the electorate will be able view and comment on policies for development and infrastructure as well as protection of open spaces. The NDP will only be adopted when voted on at public referendum.</p>																								
<p>Expected growth – location, size and timing of development sites. What impact would these have on your community needs?</p>	<p>Kirkley Waterfront – 59.76 hectares, 1380 dwellings, will contain a playing field. Near to Britten Road play area, Whitton Green and Normanston Park</p> <p>Former Lowestoft Hospital – 0.72 hectares, 45 homes, near to Triangle Market</p> <p>North of Lowestoft Garden Village – 71 hectares, 1300 dwellings, will contain a playing field and play areas</p> <p>Whilst only one of these sites is strictly within the Lowestoft parish, the impact of these developments will undoubtedly see an increase footfall in the town and use of our public spaces such as our parks. The Neighbourhood Development Plan will not usually bring forward any additional residential development sites.</p>																								
<p>Projected income – from all sources including external grants, CIL and s106 income (legal agreements attached to planning permissions). East Suffolk may be able to give a broad estimate of expected CIL income for the next 3 year period.</p>	<p>Current CIL reserve of £108,815.94.</p> <p>Section 106 estimated as £24,386.16</p> <table border="1" data-bbox="432 1088 1487 1487"> <thead> <tr> <th>Ref</th> <th>Site</th> <th>Ward</th> <th>Spend location</th> <th>Amount</th> <th>Time limit</th> </tr> </thead> <tbody> <tr> <td>W14617/2</td> <td>490 London Road South</td> <td>Lowestoft – Pakefield</td> <td>Kirkley Cemetery</td> <td>£1,728.86</td> <td>26 Nov 20</td> </tr> <tr> <td>DC/11/0595/FUL</td> <td>Land at 263 Yarmouth Rd</td> <td>Lowestoft – St Margarets</td> <td>Within the vicinity</td> <td>£7,202.45</td> <td>12 Oct 20</td> </tr> <tr> <td>DC/13/0649&0650</td> <td>Land off Foxborough Rd</td> <td>Lowestoft – St Margarets</td> <td>Within the vicinity</td> <td>£15,454.85</td> <td>10yrs from completion</td> </tr> </tbody> </table> <p>Grant funding is being explored, in partnership with Historic England, for revenue streams for the regeneration of the Town Hall.</p> <p>The CIL charging rate in inner Lowestoft is the lowest in the former Waveney area yet the Town has the highest population. It is recognised that the rate of CIL for Lowestoft going forward will diminish.</p>	Ref	Site	Ward	Spend location	Amount	Time limit	W14617/2	490 London Road South	Lowestoft – Pakefield	Kirkley Cemetery	£1,728.86	26 Nov 20	DC/11/0595/FUL	Land at 263 Yarmouth Rd	Lowestoft – St Margarets	Within the vicinity	£7,202.45	12 Oct 20	DC/13/0649&0650	Land off Foxborough Rd	Lowestoft – St Margarets	Within the vicinity	£15,454.85	10yrs from completion
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<p>Your investment priorities – the list of infrastructure projects to be funded over the next 3 to 5 year period, in</p>	<p>The Town Council has set out an objective for the use of CIL and Section 106 and that is to use the funds to improve Town Council owned assets for the benefit of the people of the town and visitors to Lowestoft.</p> <p>The priorities will be considered via further consultation with the electorate, detailed budgeting and work by the Council’s committees including; Asset, Inclusion and Development and Planning and Environment Committees (and their sub-committees</p>																								

order of their priority	<p>such as the Neighbourhood Plan and the Parks and Open Spaces). All expenditure will be scrutinised by the Finance and Governance Committee and approved by Full Council.</p> <p>The priorities will all support the social, economic and environmental well-being of the town and will include the following which are currently NOT SET OUT IN ORDER OF THEIR PRIORITY:</p> <ol style="list-style-type: none"> 1. Renovation of the Town Hall (public consultation on future uses has already taken place) 2. Development of parks and opens spaces to support biodiversity and active life styles (planting schemes, outdoor exercise equipment which may be of particular relevance post COVID-19). The Town Council is within the first year of a five year investment plan for its parks and open spaces 3. To provide facilities for all including children and young people which encourage active life styles and mitigate against social isolation. The Town Council has agreed a capital refurbishment programme for its play areas 4. The Town Council has agreed a capital refurbishment programme for its public conveniences 5. Development of open spaces for theatre and cinema (post COVID-19) 6. Maintenance and investment in the Marina Theatre. 7. Improvements to Community Halls
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Revisions	
Date	Amendment
July 2021	Under 'Priorities' added that the Town Council is within the first year of a five year investment plan for its parks and open spaces, that it has agreed a capital refurbishment programme for its play areas and for its public conveniences.
September 2021	Under 'Expected Growth' amended wording of the last sentence to 'The Neighbourhood Development Plan will not usually bring forward any additional residential development sites', to enable more flexibility.