

10.10 [Policy CS10](#) Ipswich Garden Suburb states that the detailed strategic and neighbourhood infrastructure requirements for the Garden Suburb development of approximately 3,500 dwellings are included in Table 8B below. Table 8B sets out those requirements, starting with the strategic infrastructure requirements for the whole Ipswich Garden Suburb area and then identifying the detailed neighbourhood infrastructure for each of the three neighbourhoods in turn.

Table 8B – Strategic and Neighbourhood Infrastructure Requirements for the Ipswich Garden Suburb (formerly Northern Fringe) (see [Policy CS10](#) Ipswich Garden Suburb)

Infrastructure theme	Infrastructure
Strategic Infrastructure	
Access & transport	Off-site junction improvements in surrounding road network
	Connection to the Urban Traffic Management and Control (UTMC) system
	Vehicular rail crossing with road access connecting housing in Fonnereau and Henley Gate neighbourhoods and the District Centre in the Fonnereau neighbourhood.
	Fonnereau Way cycle / pedestrian bridge across rail line.
	Phased delivery of bus services & bus priority measures.
	Improvements to strategic town centre & east-west footpaths / cycleways.
	Improvements to Westerfield Station and level crossing.
	Controlled cycle / pedestrian crossing on Westerfield Road.
	Traffic management scheme for Westerfield village, The Crofts and other locations.

Education	1200 space secondary school (including sixth form facility) with site providing playing fields and recreational facilities that would be secured for use by the community.
Open space, recreation & play	Country Park with visitor / community centre (with potential for dual community centre use) for Henley Gate.
	Swimming contribution (off-site)
Community facilities	District & Local Centres including community buildings with integrated library facilities & police office (where required) alongside new healthcare provision & reserved sites for community use.
	Funding for community development support officer(s).
Utilities	Any strategic improvements to electricity & gas supply.
	Any strategic improvements to water supply.
	Any strategic improvements to sewerage system.
	Any strategic infrastructure needed to deliver low carbon development.
	Strategic SuDS infrastructure & connections.
Infrastructure theme	Infrastructure
Neighbourhood Infrastructure – Fonnereau Neighbourhood	
Access & transport	Travel Plan development, implementation & monitoring.
	Improvements to Fonnereau Way (complete section linking Valley Road & railway line).
	Pedestrian and cycle signage (monoliths).

Education & early years	2FE (form of entry) primary school & nursery with the potential for some facilities to be shared with the community.
Open space, recreation & play	Neighbourhood parks, allotments & open spaces with equipped sports & play facilities as per Core Strategy Policy.
Community infrastructure	District Centre supporting infrastructure (CCTV, electric charging points, recycling facility, cycle parking etc.) as detailed in agreed infrastructure framework.
	Community centre in District Centre with integrated library facilities, workspace hub and police office (where required by Suffolk Constabulary).
	Healthcare provision.
Other items	Household waste facilities (sum).
	Superfast broadband infrastructure.
Infrastructure theme	Infrastructure
Neighbourhood Infrastructure – Henley Gate Neighbourhood	
Access & transport	Travel Plan development, implementation & monitoring.
	Improvements to Fonnereau Way (complete section linking railway line and Lower Road).
	Pedestrian and cycle signage (monoliths).
Education & early years	2FE (forms of entry) primary school & nursery with the potential for some facilities to be shared with the community.

Open space, recreation & play	Neighbourhood parks, allotments & open spaces with equipped sport & play facilities as per Core Strategy policy.
Community infrastructure	Local Centre supporting infrastructure (CCTV, electric charging points, recycling facility, cycle parking etc.) as detailed in agreed infrastructure framework.
	Community centre (may include workspace hub).
Other items	Household waste facilities (sum).
	Superfast broadband infrastructure.
Infrastructure theme	Infrastructure
Neighbourhood Infrastructure – Red House Neighbourhood	
Access & transport	Travel Plan development, implementation & monitoring.
	Pedestrian & cycle signage (monoliths).
Education & early years	2FE (forms of entry) primary school & nursery with the potential for some facilities to be shared with the community.
Open space, recreation & play	Neighbourhood parks, allotments & open spaces with equipped play & sports facilities as per Core Strategy Policy.
Community infrastructure	Local Centre supporting infrastructure (CCTV, electric charging points, recycling facility, cycle parking etc.) as detailed in agreed infrastructure framework.
Other items	Household waste facilities (sum).

	Superfast broadband infrastructure.
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