

## PARISH INFRASTRUCTURE INVESTMENT PLAN (PIIP)

<b>Parish Name</b>	BREDFIELD
<b>Area covered</b> (if a combined area)	Confined to the existing Parish Boundaries
<b>Date of PIIP</b>	March 2026
<b>Date of next review</b>	March 2029
<b>Date adopted by Parish Council</b>	
<b>Existing infrastructure</b>	<p><b>Open spaces:</b></p> <ul style="list-style-type: none"> <li>- <b>Jubilee Meadow and Orchard</b> off Woodbridge Road. <i>Parish Council</i> Orchard, Meadow, storage facility and wooden shelter. Reasonable condition.</li>   <li>- <b>Village Green</b> at the junction of Caters Road / The Street. <i>Parish Council</i> Small grass area surrounding a specimen Oak tree. Good condition but subject to occasional flooding.</li>   <li>- <b>Playing field</b> adjacent to the village hall. <i>Village Hall Committee.</i> Large grass area, play area, Tennis Court and Multi Use Games pitch. Storage Facility. Good Condition.</li>   <li>- <b>Bowls Green</b> adjacent to the village hall. <i>Bredfield Bowls Club</i> Green maintained in excellent condition and associated clubhouse kept in good order.</li>   <li>- <b>Quaker burial ground</b> off Dallinghoo Road. <i>Society of Friends</i> Small grass area of historic importance. Good Condition.</li> </ul>

**Community facilities:**

- **Village Hall** located in The Street.  
*Village Hall Committee*  
Seated Capacity 120  
Hall, stage, kitchen, toilets and bar area.  
Patio and small public toilets.  
Car Park.  
Well used by the community.  
Good Condition.
  
- **Village Shop** attached to the village hall.  
*Bredfield Village Shop Community Interest Company*  
Run by volunteers.  
Village Social Hub  
Good condition
  
- **St Andrews Church** in The Street;  
*St Johns (Woodbridge) / Church of England.*  
Church with Bell Tower, Church Rooms and Cemetery.  
Reasonable Condition – issues with roof and nesting bats

**Environment:**

Bredfield is located on boulder clay and is reliant on a network of ditches and ponds connecting with Byng Brook for rainwater run-off. Largely on privately land this network struggles to cope with intense rainfall with flooding frequent in low lying areas exacerbated by blocked ditches and culverts.

Of concern

**Footpaths**

County Council / Landowners

Network of footpaths through the Parish, with some wooden bridges over ditches, and wooden marker posts at regular intervals.

Reasonable condition.

**Bredfield Walks**

Parish Council

Three marked trails, starting post (in village hall car park) and associated Walks Leaflet.

Developed jointly between Bredfield Parish Council and Discover Suffolk.

Good condition.

<p><b>External infrastructure audit</b></p>	<p><b>Library</b>  Mobile library visits every four weeks, stopping at the village hall.  Nearest public libraries located in Woodbridge and Wickham Market</p> <p><b>Education</b>  There are no schools in the parish  Pupils commute to nearby schools in Woodbridge, Charsfield or Wickham Market.</p> <p><b>Health</b>  There are no health facilities in the parish.</p> <p><b>Public transport</b>  No buses serve the village</p>
<p><b>Community infrastructure needs and aspirations</b></p>	<p><b>Speeding</b>  Residents are concerned about speeding through the village.  Speed reduction measures have been put in place. At some point the older, battery powered Vehicle Activated Signs should be replaced with solar powered signs.</p> <p><b>A12 Junction</b>  Improved / Safer junction at the A12</p> <p><b>Flooding</b>  Improved rainfall runoff management to prevent flooding in the village</p> <p><b>Public Transport</b>  Regular, reliable public transport linking the village to Woodbridge</p> <p><b>Communications</b>  Resource to facilitate communication with all residents in the village including the vulnerable, elderly and those without access to the internet.</p> <p><b>Existing Community Facilities</b>  Ensure existing village facilities continue to meet the needs of the village.</p>
<p><b>Community Engagement</b></p>	<p>Excellent response to comprehensive questionnaire when compiling Neighbourhood Plan 2017-19 provided good idea of what people cherished and looked for in the future. This built on the previous Parish Plan of 2006.</p>

<p><b>Expected growth</b></p>	<p>East Suffolk Local Plan (2019) anticipated that up to 30 new houses should be built in the village over the course of the plan (2019-2036). The Neighbourhood Plan identified three sites, Woods Meadow, Ivy Meadow and The Forge to meet this requirement.</p> <p>10 homes have been built at Woods Meadow. 5 homes have planning permission at Ivy Meadow Planning permission has yet to be granted at The Forge.</p>
<p><b>Projected income</b> <i>[source: East Suffolk - CIL Dashboard]</i></p>	<p>Total forecast from approved developments 2026 onwards:</p> <p>Ivy Meadow = £59,435</p>
<p><b>Investment priorities</b></p>	<p>Replacement of battery powered Vehicle Activated Signs</p>