



The Community Infrastructure Levy (CIL) Expenditure Business Plan
Mid Suffolk District Council
September 2018

MID SUFFOLK CIL BUSINESS PLAN - SEPTEMBER 2018

KEY FACTS

- The CIL Expenditure Framework, the CIL Communications Strategy and Timeline for Implementation and Review were approved on the 26th April 2018. Documentation on website
Mid Suffolk - <http://baberghmidsuffolk.moderngov.co.uk/documents/s9920/MC1740%20CIL%20report.pdf>
- First Bid Round (for Infrastructure providers including Officers from Babergh and Mid Suffolk DC and Parishes and Community Groups) for funds opened 1st May - 31st May 2018.
- Documents contain the processes, criteria for consideration and governance of the scheme which includes the production of a CIL Business Plan (twice yearly – after each bi annual Bid Round). This document contains decisions to be made by Cabinet on Bids and for Cabinet to note decisions which have been made under delegated powers (all as detailed in the Governance section of the Councils CIL Expenditure Framework)
- 20% of all CIL collected (after the 5% Admin charge and the Parish apportionment has been deducted) is being saved for Strategic Infrastructure expenditure (definition in the CIL Expenditure Framework)
- Infrastructure for new housing growth (over ten dwellings) is prioritised in the CIL Expenditure Framework and the CIL monies collected against such schemes are saved in a different fund in order that these monies are available for infrastructure for these housing projects.
- The remaining Regulation 123 monies are available for Local Infrastructure expenditure (definition in the CIL Expenditure Framework) and it is these “**available funds**” (together with the prioritised funds) that CIL Bids will be spent against.
- The “**available funds**” are stated below together with details of all new starts on new major housing growth projects (within the specified period) so that allocated funds can be understood and accounted for. .
- All CIL expenditure must be in accordance with the CIL 123 lists for Mid Suffolk which are on the Web site
Mid Suffolk - <http://baberghmidsuffolk.moderngov.co.uk/documents/s9924/CIL%20Appendix%20D.pdf>
- Timetable for consideration of Bids and the review of the CIL Expenditure Framework is on the website
Babergh and Mid Suffolk - <http://baberghmidsuffolk.moderngov.co.uk/documents/s9925/CIL%20Appendix%20E.pdf>

CONSIDERATION OF BIDS

Key Facts

- All received Bids are acknowledged and all missing or outstanding information must be submitted before the Bid can be made valid or progressed to formal determination
- When a Bid is made valid consultation will occur with the Ward County Council the Ward District Member(s) and the Parish Council for a period of 21 days
- All valid Bids will be assessed against the Validation Screening and Prioritisation criteria set out in the CIL Expenditure Framework. For each Bid there will be a Technical assessment section (Appendix B) within the CIL Business Plan
- The technical assessment of all the valid Bids contains a conclusion section that the Recommendation to Cabinet in the CIL Business Plan is founded upon.
- The CIL Business Plan for each Council contains decisions to be made by the Cabinet on Bids and Bids for the Cabinet to note where decisions have been made under delegated powers (all as detailed in the Governance section of the Councils CIL Expenditure Framework)

PRIORITISATION OF FUNDS

- The CIL Expenditure Framework requires “all planning decisions to approve housing/employment development which carry Infrastructure to be provided by CIL and necessary for an approved growth project (those with planning permission and considered by Planning Committee) shall be supported and considered a priority so that the approved development which is ultimately carried out is sustainable”.
- As such any such planning applications which have been commenced and for which CIL monies have been received shall have the CIL monies kept in a separate pot so that the spend against these priority infrastructure projects can be safeguarded for the community receiving the growth. The remaining monies shall be known as the “available funds” for expenditure in the Bid round process. Those priority schemes where works have started and are subject to CIL will be listed below in this document together with the amount of CIL collected so far.. Infrastructure Officers will work with Infrastructure providers to ensure that Bids are received for these priority schemes.

PRIORITY HOUSING SCHEMES (commenced between 11th April 2016 - 28th April 2018)

LOCATION	ADDRESS	APPROVED DEVELOPMENT	TOTAL AMOUNT OF CIL TO BE COLLECTED	AMOUNT OF CIL COLLECTED TODATE	TOTAL INFRASTRUCTURE REQUIREMENTS AT TIME OF THE PLANNING APPLICATION	BIDS SUBMITTED AND TOTAL AMOUNT OF CIL SOUGHT
PALGRAVE	Lion Road	4195/15 – 21 dwellings	£238,491.60	£142,912.22	Education = £85,267.00 Libraries = £4536.00 Waste = 1071.00 TOTAL = £90,874	Bid reference, type and Bid value M03-18 Bus stops Lion Road Palgrave
STOWMARKET	Phase 6C Cedars Park	1709/16 – 89 dwellings	£363,595.24	£363,595.24	Libraries = £19224.00 Education = £468,964.00 TOTAL=£488,188	None as yet
TOSTOCK	Land at Norton Road	4974/16 – 14 dwellings	£143,003.45	£28,600.69	Education = £36543.00 Pre School = £12,182.00 Libraries = £3024.00 TOTAL=£51,749	None as yet
STOWUPLAND	Land Between Gipping Road and Church Road	3112/15	£1,783,032.36	£123,330.21	Education =£1,212,230.00 Pre School = £103,547.00 Libraries = £37,800.00 Waste = £ 8925.00 TOTAL=£1,362,502	Bid reference, type and Bid value:- Bid M13-18 Increase capacity in Stowupland Freemans Primary School = £523,783.00 M14-18 Increase capacity in Stowupland Secondary School Church Road = £1,173,437.00 TOTAL=£1,697,220

AVAILABLE MONIES

Total Amount of Regulation 123 monies available (after 5% CIL admin charge and Parish apportionment pay-out on the 28th April 2018 allowing for the 20% save for the Strategic Infrastructure Fund and the prioritisation of funds to meet the infrastructure costs associated with major housing developments.

- **Strategic Infrastructure Fund = £ 205,190.66**
- **Local Infrastructure Fund = £ 820,762.65**
- **Prioritisation of funds for major housing growth projects (listed above) = PALGRAVE- application reference 4195/15 = £85,747.33**
STOWMARKET - application reference 1709/16 = £218,157.14
TOSTOCK - application reference 4974/16 = £17,160.41
STOWUPLAND - application reference 3112/15 = £73,998.13
- **AVAILABLE FUNDS FOR BID ROUND 1 = £425,699.64**

CIL BUSINESS PLAN

The following table comprises a list of CIL Bids received in Bid Round One (May 1st May-31st May 2018). Not all of the Bids are valid (either missing information, no formal approvals for the proposed infrastructure or further investigation or clarification being sought). All Bids where no decision is being made or where they are invalid will be carried forward to the next Bid round.

The sum total of all the recommendations in the CIL Business Plan result in a spend of £156,240.10 from the available monies leaving the remainder to go back into the pot for Local Infrastructure Fund spend in Bid Round Two. This is as follows: -

- **Total Value of Bids being approved through Bid Round 1 (both Delegated and Cabinet) = £156,240.10**
- **Local Infrastructure Fund monies carried forward to Bid Round 2 = £269,459.54**

LIST OF ALL BIDS RECEIVED FOR BID ROUND ONE (1ST May - 31ST May 2018) FOR MID SUFFOLK DISTRICT COUNCIL (including recommendations to Cabinet to make decisions or for Cabinet to note delegated decisions already taken).

This list should be read in conjunction with Appendix B which comprises the technical assessment upon which the recommendations are based)

Bid number	Location by Parish/ Address	Type of Bid and Bidder	Reg 123 list compliant (Y/N)	Amount of Money Sought	100% CIL Monies sought (Y/N)	Total costs and other Sources of other funding and amounts	Consultation and expiry date (on valid Bids only)	Valid	Reasons why Bid Invalid	Recommendation to Cabinet (for Cabinet Decision or Delegated decision (for Cabinet to note)
M01-18	GISLINGHAM Mill Street	Construction of new Band Hall Gislingham Silver Band	Yes Provision of Community facilities	£130,000.00	No	Total cost £161,921.60 Other sources of funding Band Funds £20,287.00 Gislingham United Charity £5,000.00 Gislingham Parish Council	Start date -19 th July 21 day period expires 9 th August	Yes	N/A	It is necessary to defer consideration of this Bid to allow further investigation into occupancy and capacity of the Village Hall and this proposed building so as to understand the resilience of a second community building in the parish together with the

					<p>£4,000.00 Gislingham Variety £1,000.00 Alfred Williams Charitable Trust £3,000.00 Councillor Fleming Locality Budget £1,000.00 Botesdale Parish Council £150.00 Scarfe Trust £500.00 East of England Co-op £200.00 Eye Town Council £100.00 The Ganzoni Charitable Trust £1,000.00</p>				<p>implications this has on the Village Hall. This Bid will be carried forward for determination into Bid Round 2.</p>
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						Personal donations £823.00				
M02 - 18	LAXFIELD Mill Road	2 New Bus Stops Suffolk County Council	Yes Public Transport improvement s	£5,000.00	Yes	Total cost £5,000.00	Start date 19 July. 21 day period expires 9 th August	Yes	N/A	Delegated decision taken on 20th August 2018 Decision for Cabinet to note
M03 - 18	PALGRAVE Lion Road	2 New Bus stops Suffolk County Council	Yes Public Transport Improvement s	£5,000.00	Yes	Total cost £5,000.00	Start date 19 July. 21 day period expires 9 th August	Yes	N/A	Following an objection to the proposed infrastructure from Palgrave Parish Council the Bid determination is deferred until Bid Round 2 to resolve this objection
M04 - 18	STOWMARKET Finborough Road	Improvement to 2 Bus stops Suffolk County Council	Yes Public Transport Improvement s	£5,000.00	Yes	Total cost £5,000.00	Start date 19 July. 21 day period expires 9 th August	Yes	N/A	Delegated decision taken on 20th August 2018 Decision for Cabinet to note
M05 - 18	STOWMARKET Mortimer Road	Improvement to 2 Bus stops bus shelters and real time passenger transport screen Suffolk County Council	Yes Public Transport Improvement s	£35,000.00	Yes	Total cost £35,000.00	Start date 19 July. 21-day period expires 9 th August	Yes	N/A	Recommended to Cabinet to approve CIL Bid for £35,000.00

M06 - 18	MENDLESHAM Opposite High House Farm Mendlesham Green	Three additional pieces of play equipment (a climbing frame a nest swing a roundabout plus grass matting Mendlesham Parish Council	Yes Provision of leisure facilities	£7,201.00	Yes but ultimately not required	Total cost £22,201.00 (excluding VAT) Other sources of funding Mendlesham Parish Council £10,000.00 Mendlesham Community Council £2000.00 Mendlesham Educational Foundation £500.00 SCC Locality Fund £2500.00	Consultation process commenced on the 19 th July but a community grant offer was made for £7201.00 on the 20 th July 2018	Yes	N/A	Community Grant offered for sum of £7201.00 on 20th July 2018. Consequently, no decision is required on this CIL Bid as all the funding for this project is in place. Therefore, the CIL Bid can be treated as withdrawn.
M07-18	STOWMARKET Stow Health	Nurse Treatment Room Expansion of capacity and capability Stow Health	Paid for by s106 in full – No decision required on CIL	Not CIL Bid but drawdown of s106 - £13,688.40	Yes but ultimately not required	N/A	N/A	No	N/A	Dealt with as s106 drawdown – no CIL Bid decision required
M08 18	BOTESDALE Botesdale Health Centre	Increase in capacity of Practice to	Yes = Provision of	£98,739.74	No	Total Costs £552,864.30	Start date 1 st August. 21 day period expires	Yes	N/A	Recommended to Cabinet to approve CIL Bid for

		Serve new and existing Development incorporating Hospice Facilities Botesdale Health Centre	health facilities			Other sources of funding Practice £136,854.28 NHS £317,270.37	22 nd August 2018			£98,739.74.
M09-18	STOWUPLAND Trinity Walk to public footpath	Upgrading of existing track to provide all weather surface for cyclists and pedestrians	No These are highway works. Not Reg 123 compliant	£5,305.00	No	Total cost not specified Works by Bloor Homes but not financial contribution Stowupland Parish Council £2000.00 Cost of finishing works and sundries	Consultation not started as the scheme is not Regulation 123 list compliant.	No	N/A	Not Regulation 123 list compliant. The CIL Bid cannot therefore be progressed and has been treated as withdrawn.
M10-18	STOWUPLAND Trinity Meadows Development Church Road	Parish Notice Board Stowupland Parish Council for Trinity Development	Yes Provision of community facilities	£641.35	No	Total cost £1282.35 (excluding VAT) Stowupland Parish Council £641.00	N/A	No	Notice Board would be on land which is not owned by the Parish Council	Delegated Decision ultimately if Bid made valid

		Stowupland Parish Council							and is not publicly owned land. There is also a question which is unresolved about whether planning permission is also required	
M11-18	STOWUPLAND Church Road	Development of Stowupland Sports and Social Club Shower Facilities Stowupland Sports and Social Club	Yes Provision of Community facilities	£5,954.00 Originally. Now £3442.43 given other funding secured	No	Total cost £6954.00 MSDC - £500.00 SCC Locality Budget - £500.00	Start date 19 th July. 21 day period expires 9 th August 2018	Yes	N/A	For Community Grant funding and s106 purposes only Bid has been assessed with M12-18 and Community Grant and s106 offered (see M12-18 for details) Delegated decision taken on this project for CIL funding of £3,442.43 on 20th August. Cabinet to note
M12-18	STOWUPLAND Village Hall	Stowupland Village Hall project Stowupland Village Hall	Yes Provision of Community facilities	£17,053.34 Originally Now £9797.67	No	Total cost 24161.12 excluding VAT	Start date 19 th July. 21 day period expires 9 th August 2018	Yes	N/A	For Community Grant funding and s106 purposes only this Bid has been assessed together

		Management Hall Committee		given other funding secured		Village Hall Funds £6,000.00 Stowupland Parish Council CIL fund (not yet secured £3,000.00				with M11-18 and Community Grant and s106 offered of £9,767.24 Delegated decision taken on this project for CIL funding of £9,797.67 on 20th August. Cabinet to note
M13-18	STOWUPLAND Freeman Community Primary School Church Road	Increase capacity at Freeman Primary Suffolk County Council	Yes (enlargement of buildings and potentially additional land (extension of existing school) although 15,000 for scope and design is not eligible through CIL expenditure scheme as it represents a feasibility study	£523,783.00 including £15,000.00 (initial scope and design -	Yes	Total cost £523,783.00	N/A	No	No formal approval in place for the proposed infrastructure Discussions continuing to hone this Bid.	Cabinet decision ultimately when Bid made valid. However, this Bid is held over until Bid round 2.
M14-18	STOWUPLAND Church Road	Enlargement of Stowupland	Yes to Provide additional	£1,173,437.00	Yes	Total cost £1,173,437.00	N/A	No	No formal approval	Cabinet decision ultimately when Bid made valid

		Secondary School Suffolk County Council	capacity at the school						s in place for the proposed infrastructure Discussions continuing to hone this Bid.	However, this Bid is held over until Bid round 2
M15-18	MENDLESHAM Primary School	To increase capacity Suffolk County Council	Yes to Provide additional capacity at the school	£73,077.00	No	Total cost £115,600.. S106 funds secured from 0245/15 and RM – GR warehousing £42,523.00	N/A	No	No formal approvals in place for the proposed infrastructure Discussions continuing to hone this Bid.	Cabinet decision ultimately when Bid made valid However, this Bid is held over until Bid round 2
M16-18	STOWMARKET Lavenham Way Combs	To increase capacity at Trinity Church of England Voluntary Primary School	Yes to enlarge capacity of existing primary school	£95,656.00 although £7,000 is sought for initial design and scoping	Yes	Total cost £95,656.00	N/A	No	No formal approvals in place for the proposed	Cabinet decision ultimately when Bid made valid However, this Bid is held over until Bid round 2

		Suffolk County Council		which is not eligible					infrastructure Discussions continuing to hone this Bid.	
M17-18	THRANDESTON Village Hall Committee	Refurbishment of Village Hall to include new ceiling sound quality during meetings and rewiring and improvements to the heating system Thrandeston Village Hall Committee	Yes provision of Community Facilities	£2,658.00	Yes	Total cost £2658.00	N/A	Yes	N/A	S106 monies offered of £1980.69 on 8th August 2018 with other funding opportunities being explored for sum of £667.31 for remainder of the cost of the works. Bid will be held over until Bid round 2 but if other funding secured the CIL Bid is likely to be withdrawn.
M18-18	EYE Hartismere School	Provision of Sports Hall (4 Badminton Court) and Squash Court and provision of a Community Sports Leisure Facility. The	Yes Provision of Community facilities	£1,000,000.00	No	Total estimated cost £1,818,188.40 excluding VAT Sports England Lottery Fund –	N/A	No	No formal approval in place for the proposed infrastructure or three quotes	Cabinet decision ultimately when Bid made valid However, this Bid is held over until Bid round 2

		Hartismere School of Academies				application submitted= £500,000 School and possible Eye Town Council Contribution (TBC) £318,188.40 VAT can be reclaimed by School			Discussions continuing to hone this Bid.	
M19-18	OLD NEWTON Village Hall	Redevelopment and expansion of the Village Hall Old Newton Village Hall and Playing Field Committee	Yes provision of community facilities	£319,229.00	No	Total cost £329,229.00 Old Newton Village Hall; and Playing Fields Committee £10,000.00	N/A	No	Not enough quotes for the works received. The exact costings of the proposal need clarification as it currently includes elements which are not eligible	Cabinet decision ultimately when Bid made valid However, this Bid is held over until Bid round 2

