



**The Community Infrastructure Levy (CIL) Expenditure Business Plan**  
**Babergh District Council**  
**March 2019**  
**Appendix A**

## CIL BUSINESS PLAN – MARCH 2019

### KEY FACTS

- The CIL Expenditure Framework, the CIL Communications Strategy and Timeline for implementation and review were approved on the 24th April 2018. Documentation on website  
Babergh - <http://babermidsuffolk.moderngov.co.uk/documents/s9846/BC1733%20CIL%20report.pdf>
- Second Bid Round (for Infrastructure providers including Officers from BMSDC and Parishes and Community Groups) for funds opened 1<sup>st</sup> October - 31<sup>st</sup> October 2018. First Bid Round took place 1<sup>st</sup> May -31<sup>st</sup> May 2018
- Above 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 and endorse decisions which have been made under delegated powers (all as detailed in the Governance section of the 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 (ten dwellings and over) 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 those 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 prioritised expenditure) 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.
- All CIL expenditure must be in accordance with the CIL 123 list which is on the Web site  
Babergh - <http://babermidsuffolk.moderngov.co.uk/documents/s9923/CIL%20Appendix%20C.pdf>
- Timetable for consideration of Bids and the review of the CIL Expenditure Framework is on the website  
Babergh and Mid Suffolk - <http://babermidsuffolk.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 and progressed to formal determination
- When a Bid is made valid, consultation will occur with the Division County Councillor 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) accompanying the CIL Business Plan
- The technical assessment of all the 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 Districts Cabinet on Bids or for Cabinet to note and endorse where decisions have already 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 different 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 to ensure that Bids are received for these priority schemes.

**PRIORITY HOUSING/EMPLOYMENT SCHEMES (commenced since adoption of CIL – 11<sup>th</sup> April 2016-30 March 2018)**

Location	Address	No of Dwellings Approved	Total of CIL due to be collected	CIL due to be collected to date	Infrastructure Requirements at the time of the Planning Application	Amount of CIL Sought in Bids
HADLEIGH	Former Brett Works	65	£9,638.18	£9,638.18	Libraries = £14,256.00 Health = £20,580.00	None as yet

**PRIORITY HOUSING/EMPLOYMENT SCHEMES (commenced since 28<sup>th</sup> April 2018 pay out to 30 September 2018)**

Location	Address	No of Dwellings Approved	Total of CIL due to be collected	CIL due to be collected to date	Infrastructure Requirements at the time of the Planning Application	Amount of CIL Sought in Bids
RAYDON	Land east of King Georges Field The Street	24 dwellings	£287,750.43	£57,550.09	Affordable housing 8 units	None as yet
CAPEL ST MARY	Land north and west of Capel Community Church, Days Road	97 dwellings	£1,023,576.96	£204,715.39	Health (amount unspecified) Travel; Plan Evaluation (£1,000 per annum) Travel Plan Implementation (£74,071.00)	None as yet
LONG MELFORD	Land on the south side of Bull Lane	71 dwellings	£714,856.71	£142,971.34	Education - £219,258.00 Early Years - £42,637.00 Health - £22,360.00 Passenger Transport - £35,000.00 Libraries - £15,336.00	None as yet
ASSINGTON	Land north of the Hollies The Street	10 dwellings	£178,411.15	£35,682.23	None	None as yet
SUDBURY	Walnut tree Hospital Walnut tree Lane	55 dwellings	£42,319.46	£42,319.46	None	CIL Bid for Bus stop B01-18 submitted but subsequently withdrawn.

## AVAILABLE MONIES FOR BID ROUND TWO

Total Amount of Regulation 123 monies available (after 5% CIL admin charge and Parish apportionment pay-out on the 28<sup>th</sup> October 2018 allowing for the 20% save for Strategic Infrastructure and the prioritisation of funds to meet the infrastructure costs associated with new major housing developments and approved CIL Bids from Bid Round 1)

- **Strategic Infrastructure Fund (including bank interest) £228,212.74**
- **Local Infrastructure Fund (before ringfenced and CIL Bid round one amounts deducted) £898,102.94**
- **Prioritisation of funds for major housing growth projects - ringfenced amounts**

<b>PARISH</b>	<b>Planning Reference</b>	<b>Amount £</b>
HADLEIGH	B/16/00670	5,782.91
RAYDON	DC/17/06289	34,530.05
CAPEL ST MARY	B/17/00122	122,829.23
LONG MELFORD	B/16/00777	85,782.80
ASSINGTON	DC/17/06170	21,409.34
SUDBURY	DC/17/03677	25,391.68
SUDBURY	B/16/01192	5,443.49
<b>Total Ringfenced Funds for BDC as at 30 September 2018</b>		<b>£301,169.50</b>

- **Total Value of Bids being approved through Bid Round 1 (both Delegated and Cabinet):**

<b>Bid Ref</b>	<b>Project</b>	<b>Project Ref Exacom PFM</b>	<b>Amount of CIL 123 Funding</b>
B02-18	VILLAGE HALL - Monks Eleigh - Hearing Loop	533	10,750.00
B03-18	OPEN SPACE - MacKenzie Community Open Space Project	228	27,843.51
B04-18	OPEN SPACE - Glebe Community Open Space Project	539	21,160.94
B09-18	VILLAGE HALL - Cockfield kitchen & electric supply	529	9,928.70
B10-18	GREEN ENERGY - Lindsey Electric Vehicle Charging Point	532	5,534.34
<b>Total Local Infrastructure Fund allocated in Bid Round 1</b>			<b>75,217.49</b>

- Available Funds for Local Infrastructure Fund for Bid Round 2 = £521,715.95

## CIL BUSINESS PLAN

The following table comprises a list of CIL Bids received in Bid Round Two (1<sup>st</sup> October-31<sup>st</sup> October 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.

### LIST OF BIDS TAKEN FORWARD INTO AND/OR RECEIVED FOR BID ROUND TWO (1<sup>ST</sup> October - 31<sup>ST</sup> October 2018) FOR BABERGH DISTRICT COUNCIL (including recommendations to Cabinet to make decisions or for Cabinet to note and endorse 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	Amount of Money Sought	100% CIL Monies sought (Y/N)	Total costs and other sources of funding and amounts	Consultation and expiry date (on valid Bids only)	Valid	Reason(s) why Bid is invalid	Recommendation to Cabinet decision or Delegated decision (for Cabinet to note)
B01-18	SUDBURY A131 Corner of Walnut Tree Lane	New Bus Stop to directly serve the development (17/03677)	Yes - Public transport improvements	£2,500.00	Yes	Total cost £2,500.00	Start date 19 <sup>th</sup> July. 21-day period expires 9 <sup>th</sup> August	Yes	N/A	Following an objection to the proposed infrastructure from Sudbury Town Council, Suffolk County Council asked that the Bid determination be deferred to Bid round 2 to resolve the objection. The objection was not

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		Suffolk County Council								resolved and consequently the bid has been withdrawn.
B06-18	EAST BERGHOLT East Bergholt High School	Tiered seating for Community and School use for Music Drama and Films as well as Public speaking conference and training facilities East Bergholt Parish Council	Yes	£45,000.00	Yes, for seating but part of a larger project	Total Cost 539,220.00 ESFA CIF Award £377,220.00 School Loan from ESFA £100,000.00 Additional School contribution £10,000.00 Schools association donations and fund raising £7,000.00	Start date 19 <sup>th</sup> July. 21-day period expires 9 <sup>th</sup> August	Yes	N/A	<b>Subject to completion of Community User contract document such that the infrastructure is capable of being used by both the school and the Community recommend to Cabinet to approve. This CII Bid for £45,000</b>



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		and East Bergholt High School								
B07-18	PRESTON ST MARY Preston St Mary Village Hall	Provision of cooking facilities and inside toilets Preston St Mary Village Hall Committee	Yes Provision of Community facilities	Originally £257,534 then costs revised to £195,000 Scheme costs revised again with last revision of eligible items - Jan 2019 being £130,091	Yes	Total cost £.130,091	Start date 19 <sup>th</sup> July. 21-day period expires 9 <sup>th</sup> August.	Yes	N/A	<b>Since this CIL Bid was received the costings for this project have been revised and honed. The original costings were submitted for £257,534. However following revision the cost of the project is now £130091 which is considered reasonable. On this basis it is recommended that Cabinet approve this CIL Bid of £130,091</b>
B08 -18	THORPE MORIEUX	Seating for a WW1 Commemorative Area in	Yes Provision of Community	To follow once details of donations to the Village	Unknown	Unknown	N/A	No	Precise cost of the project and amount of	<b>Bid was originally classed as invalid as cost of project and the amount of the CIL Bid was unspecified. Despite requesting this</b>

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		the year of the 100 Armistice which can also be used for other events It will also contain a fire pit depicting horses and soldiers Thorpe Morieux Village Hall Committee	Facilities	Hall have been determined					CIL Bid is unknown. Land ownership and the need for planning permission also unknown.	<b>information, it was not received. It is now understood that the works have taken place on site and consequently the CIL Bid has been treated as withdrawn.</b>
B12-18	LAVENHAM 2 Lady Street	Provision of a Community Hub	Yes, provision of community	£30,000	No	Total costs= £45,000	Start date 23 <sup>rd</sup> January 21-day period	No	Awaiting confirmation that planning	<b>Recommended to Cabinet to approve this Bid for £30,000</b>

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			ity facilities			County Cllr Locality fund £2500 Lavenham Parish Council £12,500	expires 13 <sup>th</sup> February		permission is not required for the use	
B13-18	LAVENHAM Car Park to the rear of the Cock Horse Inn	Electric Vehicle Charging Station	Yes, provision of community facilities	£33,455.99	Yes	£33,455.99	Start date 23 <sup>rd</sup> January 21-day period expires 13 <sup>th</sup> February	Yes	N/A	<b>Recommended to Cabinet to approve this CIL Bid of £33,455.90</b>
B14-18	COCKFIELD Restoration of Culvert	Renovation of brick arch culvert works	Yes maintenance of existing and proposed public open space	£5155.00 (Originally) but amount sought revised to £3440.00	No	Original total costs= £12366.00 including VAT. However, costings revised to £6680.00 excluding VAT	Start date 23 <sup>rd</sup> January 21-day period expires 13 <sup>th</sup> February	Yes	N/A	<b>Delegated decision taken 14<sup>th</sup> February. Cabinet to note and endorse CIL Bid of £3440.00</b>
B15-18	HADLEIGH	Refurbish and	Yes, provision	£10,090	Yes	Total Costs £10,090	N/A	No	Only one quote	<b>A schedule of the works involved (to include</b>

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	Old Town Hall Kitchen	upgrade Kitchen (so hot food can be served instead of just cold)	n of community facilities						submitted – three required Unclear at this stage on the details submitted whether this will need Listed Building Consent or not	<b>details of ventilation and ducting) are required together with reassurance that the works are acceptable and will not need Listed Building Consent given that the Guildhall is an important Listed Building. As such this Bid is held over until Bid round 3 until these important details are resolved.</b>
B16-18	SUDBURY Former United Reformed Church School Street	Multi use community space	Yes, provision of community facilities	£60,000	No	Total costs £413,646 Suffolk Community Foundation £150,000 Colchester Catalyst Foundation £50,000 Power to change	N/A	No	One of the funding streams applied for has been rejected on the grounds of inadequate	<b>Held over until Bid Round 3 following a review of the project. Cabinet decision ultimately.</b>

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									the funds to support the venture going forward. Project and costings now being reviewed by the applicant.	
B17-18	ASSINGTON Friends Farm Community Hub	Community Care Farm	Provision of leisure and community facilities	£93000 initially applied for. This has now been altered by itemising eligible items only to £57,000 (Jan 2019 figures)	No	Total Costs= £375800,00 Power to change £282250.00 Pro bono donation £2500 Other funding being applied for remainder	N/A	No	Project initially included some elements that were not CIL eligible. Project funding now being reviewed, and amount of	<b>Held over until Bid Round 3 following a review of the project and the need to obtain planning permission. Cabinet decision ultimately.</b>

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						of the cost of the project from Lottery			CIL Bid altered to £57,000. Planning permission also required	
B18-18	SHOTLEY (along the B1356)	Speed reduction scheme	Highway works - Not 123 compliant	£2500	Yes	Total costs= £2500	N/A	N/A	Not reg 123 compliant	<b>This Bid cannot be progressed as the proposal is not Regulation 123 compliant</b>
B19=18	SUDBURY Kingfisher Leisure Centre	Re-development and refurbishment	Yes, provision of leisure and community facilities	£100,000 (from the Strategic Infrastructure Fund)	No	Total costs= £2,456,000	Start date 23 <sup>rd</sup> January 21-day period expires 13 <sup>th</sup> February	Yes	N/A	<b>Recommended to Cabinet to approve this CIL Bid of £100,000 (funds to be taken from the Strategic Infrastructure Fund)</b>

**CURRENT POSITION ON BID DECISIONS MADE IN BID ROUND ONE (1<sup>st</sup> May-31<sup>st</sup> May 2018) PRESENTED TO CABINET FOR INFORMATION.**

<b>Bid Number</b>	<b>Location by Parish/ Address</b>	<b>Type of Bid and Bidder</b>	<b>Reg 123 list compliant</b>	<b>Amount of CIL Approved</b>	<b>100% CIL Monies sought (Y/N)</b>	<b>Total costs of project</b>	<b>Cabinet or Delegated decision (for Cabinet to note and endorse)</b>	<b>Current position</b>
B02-18	MONKS ELEIGH	Hearing loop speakers and a screen to show films. Trustee Monks Eleigh Village Hall	Yes Provision of Leisure and Community facilities	£10,750.00	Yes	£10,750.00	<b>Cabinet approved CIL Bid for £10,750.00</b>  <b>CIL Bid offer letter dated 25<sup>th</sup> September 2018</b>	<b>CIL offer letter has been accepted</b>  <b>Progress update awaited</b>
B03-18	COCKFIELD Field to the northeast of Mackenzie and Crowbrook Place	Provision of recreational land and shelter Cockfield Parish Council	Yes Provision of community facilities	£27,843.51	No	£41,516.00	<b>Cabinet approved CIL Bid for £27,843.51</b>  <b>CIL Bid offer letter dated 25<sup>th</sup> September 2018</b>	<b>CIL offer letter has been accepted</b>  <b>Likely summer 2019 start</b>
B04-18	COCKFIELD Triangular shaped piece of land to the northeast of New Barn Farm Lavenham Road Cockfield	Provision of Open space for leisure and recreational purposes Cockfield Parish Council	Yes Provision of community facilities	£21,160.94	No	£38,830.00 (excluding VAT)	<b>Cabinet approved CIL Bid for £27,843.51</b>  <b>CIL Bid offer letter dated 25<sup>th</sup> September 2018</b>	<b>CIL offer letter has been accepted</b>  <b>Valuations of land confirmed early February. Exchange imminent.</b>

<b>Bid Number</b>	<b>Location by Parish/ Address</b>	<b>Type of Bid and Bidder</b>	<b>Reg 123 list compliant</b>	<b>Amount of CIL Approved</b>	<b>100% CIL Monies sought (Y/N)</b>	<b>Total costs of project</b>	<b>Cabinet or Delegated decision (for Cabinet to note and endorse)</b>	<b>Current position</b>
B09-18	COCKFIELD	Refurbishment of the kitchens including the installation of a dedicated electric supply Cockfield Village Hall Management Committee	Yes Provision of community facilities	£9,928.76	Yes	£24,990.70 (excluding VAT)	<b>Cabinet endorsed CIL Bid for £9,928.76</b>  <b>CIL Bid offer letter dated 25<sup>th</sup> September 2018</b>	<b>CIL offer letter has been accepted</b>  <b>Progress update awaited</b>
B10-18	LINDSEY Village Hall Church Road	Electric Charging Vehicle Points Village Hall Management Committee	Yes Provision of community facilities	£5,534.34	Yes	£5,534.34	<b>Cabinet endorsed CIL Bid for £5,534.34</b>  <b>CIL Bid offer letter dated 25<sup>th</sup> September 2018</b>	<b>CIL offer letter has been accepted</b>  <b>Works substantially complete on site. Expect letter requesting release of funds shortly</b>

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