



# **The Community Infrastructure Levy (CIL) Expenditure Business Plan**

**Mid Suffolk District Council**

**August 2019**

**Appendix A**



## KEY FACTS

- The CIL Expenditure Framework, the CIL Communications Strategy and Timeline for implementation and review were reviewed and approved on 18 and 19 March 2019.  
- <https://www.babergh.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/spending-cil/>
- Bid Round 3 (for Infrastructure providers including Officers from BMSDC and Parishes and Community Groups) opened 1<sup>st</sup> May - 31<sup>st</sup> May 2019. Previous bid rounds were in May 2018 and October 2018.
- The 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 Bid Round). This document contains the 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 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 /CIL Position Statement monies are available for Local Infrastructure expenditure (as defined 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/CIL Position Statement which is on the website:  
<https://www.babergh.gov.uk/assets/CIL-and-S106-Documents/Pre-Adoption-Documents-Mid-Suffolk/MSDC-123-list-.pdf>
- The timetable for consideration of Bids and the review of the CIL Expenditure Framework is also on the website:  
Babergh and Mid Suffolk - <https://www.babergh.gov.uk/assets/CIL-and-S106-Documents/CIL-SPENDING/FINAL-CIL-Expenditure-Calendar-2019-Key-dates.pdf>



## CONSIDERATION OF BIDS

- 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 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 which can be viewed in Appendix B.
- The technical assessment of each valid bid 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 together with bids approved under delegated powers for Cabinet to note, 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 those major 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 since adoption of CIL – 11<sup>th</sup> April 2016 to 31 March 2019)**

Location	Address	Planning Reference	No of Dwellings Approved	Total amount of CIL to be collected	Total amount of CIL collected to date	Infrastructure requirements from CIL at the time of the grant of planning approval
PALGRAVE	Lion Road	4195/15	21	£238,491.60	£ 238,491.6	Education £85,267 Libraries £4,536 Waste £1,071
STOWMARKET	Phase 6C Cedars Park	1709/16	89	£363,595.24	£363,595.24	Libraries £19,224 Education £468,964
TOSTOCK	Land at Norton Road	4974/16	14	£143,003.45	£114,402.76	Education £3,6543 Pre School £12,182 Libraries £3,024
STOWUPLAND	Land Between Gipping Road and Church Road	DC/17/02755	75	£616,651.06	£493,320.84	Education primary £523,783 Education secondary £688,447 Pre-school £103,547 Libraries £37,800 waste £8,925
STOWUPLAND	Land Between Gipping Road and Church Road	DC/18/00097	100	£1,155,903.74	£233,276.26	see above (phase 1)
LAXFIELD	Mill Road	DC/17/04375	12	£306.35	£306.35	Education £24,362
LAXFIELD	Bickers Hill Road	DC/17/06283	10	£146,431.41	£29,286.28	None
ELMSWELL	Wetherden Road	DC/18/01679	240	£1,726,583.03	£345,316.61	Education £718,679 Pre School £146,184 Libraries £51,840
GISLINGHAM	South side of Thornham Road	DC/17/06092	40	£758,525.40	£757,715.79	Bus Stop £4,000



### **AVAILABLE FUNDING FOR BID ROUND THREE**

Total Amount of Regulation 123 monies available (after deduction of the 5% CIL admin charge, the making of Neighbourhood CIL payments including payments due by 28<sup>th</sup> April 2019, allocation of 20% save for the Strategic Infrastructure Fund, the prioritisation of funds to meet the infrastructure costs associated with major housing developments and approved Bids from Bid Rounds 1 and 2):

- Strategic Infrastructure Fund (including bank interest) - £746,385.03
- Prioritisation of funds for major housing growth projects: ringfenced amounts - £1,663,177.09
- Available Funds for Local Infrastructure Fund for Bid Round 3 - £1,023,392.72
- Total value of bids previously approved through Bid Rounds 1 and 2 (both Delegated and Cabinet) - £235,918.34

### **LIST OF BIDS TAKEN FORWARD INTO AND/OR RECEIVED FOR BID ROUND THREE (1<sup>ST</sup> May - 31<sup>ST</sup> May 2019) FOR MID SUFFOLK DISTRICT COUNCIL (including recommendations to Cabinet to make decisions or for Cabinet to note the delegated decisions already made).**

The following table comprises a list of CIL Bids received in Bid Round three (1<sup>st</sup> May - 31<sup>st</sup> May 2019). Not all of the bids are valid; with either missing information, no formal approvals for the proposed infrastructure or further investigation or clarification being sought. Those bids where no decision is able to be made or where they are invalid will be carried forward to the next bid round.

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

Bid Ref.	Location by Parish/ Address	Type of Bid and Bidder	Reg 123 list /CIL Position Statement compliant	Amount of Money Sought	100% CIL Monies sought (Y/N)	Total costs and other sources of other funding	Consultation and expiry date (on valid Bids only)	Valid	Reason(s) why Bid is Invalid	Recommendation to Cabinet for decision or Delegated decision (for 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))	£523,783 including £15,000 (initial scope and design -	Yes	Total cost £523,783	N/A	No	No formal approval in place for the proposed infrastructure.	<b>Withdrawn by SCC 15/8/2019</b>
M14-18	STOWUPLAND Church Road	Enlargement of Stowupland Secondary School Suffolk County Council	Yes, to provide additional capacity at the school	£1,173,437	Yes	Total cost £1,173,437	N/A	No	No formal approvals in place for the proposed infrastructure although planning application has been submitted	<b>Planning application has been submitted for proposed development and revisions to costings and details of Bid submitted on 15<sup>th</sup> August. Cabinet decision ultimately when Bid made valid</b>

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M15-18	MENDLESHAM Primary School	To increase capacity Suffolk County Council	Yes, to Provide additional capacity at the school	£73,077	No	Total cost £115,600 S106 funds secured from 0245/15 and RM – GR warehousing £42,523	N/A	No	No formal approvals in place for the proposed infrastructure	<b>Discussions continuing to determine if this Bid will be taken forward Cabinet decision ultimately when Bid made valid. However, this Bid is held over until Bid round 4</b>
M16-18	STOWMARKE T Lavenham Way Combs	To increase capacity at Trinity Church of England Voluntary Primary School Suffolk County Council	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	N/A	No	No formal approvals in place for the proposed infrastructure	<b>Withdrawn by SCC 15/8/2019</b>

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M17-18	THRANDESTON Village Hall Committee	Refurbishment of Village Hall to include new ceiling and rewiring and improvements to the heating system Thrandeston Village Hall Committee	Yes, provision of Community Facilities	£2,658	Yes	Total cost £2,658	N/A	Yes	N/A	<b>S106 monies offered of £1980.69 on 8<sup>th</sup> August 2018 with other funding being explored for sum of £667.31. An update on progress is awaited. Bid held over until Bid round 4 but if other funding secured this Bid may be withdrawn.</b>



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M18-18	EYE Hartismere School	Provision of Sports Hall (4 Badminton Court) and Squash Court and provision of a Community Sports Leisure Facility. The Hartismere School of Academies	Yes Provision of Community facilities	£1,000,000	No	Total estimated cost £1,818,188.40 excluding VAT Sports England Lottery Fund – application submitted= £500,000 School and possible Eye Town Council Contribution (TBC) £318,188.40 VAT can be reclaimed by School	N/A	No	No formal approval in place for the proposed infrastructure or three quotes	<b>Discussions continuing with the latest meeting held on the 25<sup>th</sup> June, Proposal is likely to be significantly revised. Cabinet decision ultimately when Bid made valid. However, this Bid held over until Bid round 4</b>

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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	No	Total cost £329,229 Old Newton Village Hall; and Playing Fields Committee £10,000	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	<b>Meeting held to review project and update requested to determine if it is to be progressed. Response awaited. Cabinet decision ultimately when Bid made valid However, this Bid is held over until Bid round 4</b>
M21-18	STOWMARKE T Ipswich Street Car Park (Regal Theatre) or Union Street Car Park	Electric Vehicle Charging Station Babergh District Council	Yes provision of community facilities	£8013.60 - £14013.60	Yes	Total Cost £8,013.60 - £14,013.60	N/A	No	Awaiting clarification on the exact location, total cost of the works and three quotes	<b>Further information and investigation is needed. Bid is held over until Bid round 4.</b>

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M19-01	Trinity Meadows Development, Church Road, Stowupland	Parish Notice Board	Yes, provision of community facilities	£396.26	No	Total Cost: £792.52  Other sources of funding: £396.26 from Stowupland Parish Council	Yes	Yes	N/A	<b>Delegated decision taken on 6<sup>th</sup> August 2019. Decision for Cabinet to note</b>
M19-02 -	Wetherden	Village Car Park resurface Wetherden Town Land Charity	Yes, provision of community facilities	£15120 including VAT	No	Total Cost £81620 Other sources of funding were from residents Local Charitable Trust. Site development donor and landscaping and benches	N/A	No	Further information requested in respect of quotes submitted and clarifying the position regarding VAT	<b>No further information submitted following request and Bid withdrawn by Wetherden Town Land Charity</b>

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M19-03	Debenham Village Hall & Playing Field, Gracechurch Street, Debenham, IP14 6BL	Sports and Leisure Car Parks – Additional Car Park	Yes provision of community facilities	£58,030.	Yes	Total Cost: £58,030	N/A	No	Awaiting three quotes and clarity whether planning permission is required	<b>Further information and investigation is needed. Bid is held over until Bid round 4.</b>
M19-04	Sandpit Lane – South and Sandpit Lane – North, Thurston (installation of bus shelters at existing bus stops)	Bus Stop Shelters  Thurston Parish Council and Suffolk County Council	Yes provision of public transport improvements	£9,600	Yes	Total Cost: £9,600	Yes -16 July 2019 – 6 August 2019	Yes	N/A	<b>Delegated decision taken on 6<sup>th</sup> August 2019. Decision for Cabinet to note</b>
M19-05 -	Thurston library	Children's library Friends of Thurston Library/ Thurston Parish Council and Suffolk Libraries	Equipment rather than infrastructure so Bid not compliant.	£10700	No	Total Cost £15700 excluding VAT	No	No	Equipment rather than infrastructure so Bid not compliant.	<b>Monies sought for furniture rather than infrastructure. Bid therefore not CIL Expenditure Framework/ CIL Reg 123 /CIL Position Statement compliant.</b>





M12-18					
M20-18	PUBLIC TRANSPORT Thurston - Bus Shelters Norton Road	641	13,000.00		CIL Bid offer accepted. SCC waiting groundwork designs from Suffolk Highways. This is expected to be finished in August 2019, then construction will commence.
M23-18	GREEN ENERGY EV Charger at Cross St Car Park Eye	642	20,728.40		CIL Bid offer accepted. Wayleave agreement is required between MSDC and owner of the Queen's Head to allow the cables to be laid. Works estimated to start in September. 2019
<b>Total Local 123 Funding allocated to MSDC projects in Bid Round 1 and 2</b>			<b>£235,918.34</b>		