



The Community Infrastructure Levy (CIL) Expenditure Business Plan
Mid Suffolk District Council
March 2019.
Appendix A

MID SUFFOLK 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 26th April 2018. Documentation on website
Mid Suffolk - <http://baberghmidsuffolk.moderngov.co.uk/documents/s9920/MC1740%20CIL%20report.pdf>
- Second Bid Round (for Infrastructure providers including Officers from Babergh and Mid Suffolk DC and Parishes and Community Groups) for funds opened 1st October -31st October 2018. First Bid round took place 1st May-31st 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 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 list for Mid Suffolk which is 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 and endorse 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 October 2018)

Location	Address	No of Dwellings Approved	Total amount of CIL to be collected	Total amount of CIL collected to date	Infrastructure requirements at the time of the grant of planning approval	Bids submitted and total amount of CIL funding sought
PALGRAVE	Lion Road	21 dwellings	£238,491.60	£190,701.92	Education = £85,267.00 Libraries = £4536.00 Waste = 1071.00 TOTAL = £90,874	Bid reference, type and Bid value. M03-18 Bus stops proposed in connection with Lion Road development in Palgrave but following a Parish Council objection this Bid has been withdrawn.
STOWMARKET	Phase 6C Cedars Park	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	14 dwellings	£143,003.45	£57,201.38	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	75 dwellings	£1,783,032.36	£146,660.42	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



Location	Address	No of Dwellings Approved	Total amount of CIL to be collected	Total amount of CIL collected to date	Infrastructure requirements at the time of the grant of planning approval	Bids submitted and total amount of CIL funding sought
						TOTAL= £1,697,220
LAXFIELD	Mill Road	12 dwellings	£306.35	£306.35	Education = £24,362	CIL Bid approved for 2 new bus stops of £10,000

AVAILABLE MONIES OR BID ROUND TWO

Total Amount of Regulation 123 monies available (after 5% CIL admin charge and Parish apportionment pay-out on the 28th October 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 and approved Bids from Bid Round 1.)

- **Strategic Infrastructure Fund (including bank interest) £337,037.72**
- **Local Infrastructure Fund (before ringfenced and CIL Bid round one amounts deducted) £1,324,210.07**
- **Prioritisation of funds for major housing growth projects - ringfenced amounts**

PARISH	Planning Reference	Ringfenced Amount £
PALGRAVE	4195/15	114,421.15
STOWMARKET	1709/16	218,157.14
TOSTOCK	4974/16	34320.83
STOWUPLAND	DC/17/02755	87,996.25
LAXFIELD	DC/17/04375	183.81
Total Ringfenced Funds for MSDC as at 30 September 2018		£455,079.19

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

Bid Ref	Project	Project Ref Exacom PFM	Amount of CIL 123 Funding
M02-18	PUBLIC TRANSPORT - Bus stops at Mill Lane Laxfield	556	5,000.00
M04-18	PUBLIC TRANSPORT - Bus Stops at Finborough Rd Stowmarket	557	5,000.00
M05-18	PUBLIC TRANSPORT - Bus stop improvements Mortimer Road Stowmarket	531	35000.00
M08 - 18	HEALTH - Extension to increase provision and palliative care at Botesdale Heath Centre	522	98,739.74
M11-18 M12-18	VILLAGE HALL - Stowupland Village Hall Partial Refurbishment	543	13,240.10
Total Local 123 Funding allocated to MSDC projects in Bid Round 1			156,979.84

- **Available Funds for Local Infrastructure Fund for Bid Round 2 £712,151.04**

CIL BUSINESS PLAN

The following table comprises a list of CIL Bids received in Bid Round Two (1st October-31st 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 (1ST October - 31ST October 2018) FOR MID SUFFOLK 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 other funding and amounts	Consultation and expiry date (on valid Bids only)	Valid	Reasons why Bid Invalid	Recommendation to 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	£44,568.75 (This amount of CIL funds will ensure that with other funds and s106 the total cost of the project can be met.	No	Total cost £160,596.60 Other sources of funding Band Funds £13,846.60. Garfield Weston £25,000.00 Gislingham United Charity £5,000.00 Gislingham Parish Council £4,000.00	Start date -19 th July 21-day period expires 9 th August	Yes	N/A	£57,431.25 is available from unspent s106 funds and will be used to support this project. Subject to the completion of a Community User contract (such that the building is made available for use by the community) it is recommended that Cabinet approve this CIL Bid for £44,568.75

						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 Personal Donations £1,000.00				
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M03 - 18	PALGRAVE Lion Road	2 New Bus stops Suffolk County Council	Yes, Public Transport Improvements	£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 has been withdrawn
M10-18	STOWUPLAND Trinity Meadows Development Church Road	Parish Notice Board Stowupland Parish Council for Trinity Development Stowupland Parish Council	Yes, Provision of community facilities	£641.35	No	Total cost £1282.35 (excluding VAT) Stowupland Parish Council £641.00	Start date 24 th January – 21-day period expires on the 14 th February	Yes	Notice Board would be on land which is not owned by the Parish Council. However the Parish Council has secured the written agreement of the developer for its erection. Planning permission is not required.	Delegated Decision has been taken therefore this Bid decision is for Cabinet to note only
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))	£523,783.00 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 3.

			although 15,000 for scope and design is not eligible through CIL expenditure scheme as it represents a feasibility study							
M14-18	STOWUPLAND Church Road	Enlargement of Stowupland Secondary School Suffolk County Council	Yes, to Provide additional capacity at the school	£1,173,437.00	Yes	Total cost £1,173,437.00	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 3
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 3
M16-18	STOWMARKET Lavenham Way Combs	To increase capacity at Trinity Church of England Voluntary Primary	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 infrastructure Discussions continuing to	Cabinet decision ultimately when Bid made valid However, this Bid is held over until Bid round 3

		School Suffolk County Council		which is not eligible					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 3 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	Yes Provision of Community facilities	£1,000,000.00	No	Total estimated cost £1,818,188.40 excluding VAT Sports England Lottery Fund – application submitted= £500,000	N/A	No	No formal approval in place for the proposed infrastructure or three quotes Discussions continuing to hone this Bid.	Cabinet decision ultimately when Bid made valid However, this Bid is held over until Bid round 3

		Facility. The Hartismere School of Academies				School and possible Eye Town Council Contribution (TBC) £318,1888.4 0 VAT can be reclaimed by School				
M19-18	OLD NEWTON Village Hall	Redevelop ment and expansion of the Village Hall Old Newton Village Hall and Playing Field Committee	Yes provision of community facilities	£319,229.0 0	No	Total cost £329,229.00 Old Newton Village Hall; and Playing Fields Committee £10,000.00	N/A	No	Discussions continuing to hone this Bid. 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 3
M20-18	THURSTON Norton Road - opposite the Community College Norton Road adjacent to the	Installation of two bus shelters at 2 existing bus stops Thurston Parish	Yes, passenger transport improvement s	£13,000 Revised figure)	Yes	Total cost = £13,000 Revised figure)	Start date 24 rd January 21- day period expires 14 th February	Yes	This Bid was originally made by Thurston Parish Council, but SCC have	Recommended to Cabinet to approve this CIL Bid of £13,000

	Community College	Council and Suffolk County Council							agreed to be joint applicants	
M21-18	STOWMARKET Ipswich Street Car Park (Regal Theatre) or Union Street Car Park	Electric Vehicle Charging Station	Yes provision of community facilities	£8013.60 - £14013.60	Yes	Total Cost= £8013.60 - £14013.60	N/A	No	Awaiting clarification on the exact location, total cost of the works and three quotes	The decision on this Bid is deferred as further investigation is required to determine the exact location, the total cost of the works and the submission of three quotes. The applicant has asked if this Bid can be taken forward into Bid round 3.
M22-18	BATTISFORD Village green -	Purchase of village green	Yes provision of community facilities	£20,000	Yes	Total cost = £35000 (£15000 from Battisford Parish Council)	N/A	Yes	Three quotes have not been provided as this is a purchase price.	Originally the land owner was willing to sell the land to the Parish Council but has since withdrawn from the arrangement. This Bid is therefore withdrawn.
M23 -18	EYE Cross Street Car Park	Electric Vehicle Charging Station	Yes, provision of community facilities	£20728.40	Yes	Total cost= £20728.40	Start date 24 rd January 21-day period expires 14 th February	Yes		Recommended to Cabinet to approve.

CURRENT POSITION ON BID DECISIONS MADE IN BID ROUND ONE (1st May-31st May 2018) PRESENTED TO CABINET FOR INFORMATION (TOTAL EXPENDITURE IN THIS BIDS ROUND = £

Bid Number	Location by Parish/ Address	Type of Bid and Bidder	Reg 123 list compliant	Amount of CIL Approved	100% CIL Monies sought (Y/N)	Total costs of project	Cabinet or Delegated decision (for Cabinet to note and endorse)	Current position
M02-18	LAXFIELD Mill Road	2 New Bus Stops Suffolk County Council	Yes, Public Transport improvements	£5,000.00	Yes	£5,000.00	Cabinet endorsed CIL Bid for £5,000.00 CIL Bid offer letter dated 25th September 2018	CIL offer letter has been accepted. Site investigation work commences January by SCC 2019.SCC will raise design orders shortly after.
M04-18	STOWMARKET Finborough Road	Improvements to 2 New Bus Stops Suffolk County Council	Yes, Public Transport improvements	£5,000.00	Yes	£5,000.00	Cabinet endorsed CIL Bid for £5,000.00 CIL Bid offer letter dated 25th September 2018	CIL offer letter has been accepted Site investigation work commences January by SCC 2019.SCC will raise design orders shortly after.
M05 - 18	STOWMARKET Mortimer Road	Improvements to 2 New Bus Stops Shelter and Real Time Passenger Information Suffolk County Council	Yes, Public Transport improvements	£35,000.00	Yes	£35,000.00	Cabinet approved CIL Bid for £35,000.00 CIL Bid offer letter dated 25th September 2018	CIL offer letter has been accepted Site investigation work commences January by SCC 2019.SCC will raise design orders shortly after.

Bid Number	Location by Parish/ Address	Type of Bid and Bidder	Reg 123 list compliant	Amount of CIL Approved	100% CIL Monies sought (Y/N)	Total costs of project	Cabinet or Delegated decision (for Cabinet to note and endorse)	Current position
M08 - 18	BOTESDALE Botesdale Health Centre	Increase in capacity incorporating Hospice facilities NHS England	Yes, Health facilities	£98,000.00	No	£98,000.00	Cabinet endorsed CIL Bid for £98,000.00 CIL Bid offer letter dated 25th September 2018	CIL offer letter has been accepted and project has started on site. No request for draw down of funds has yet been received
M11- 18	STOWUPLAND Church Road	Development of Stowupland Sports and Social Club Shower Facilities Stowupland Sports and Social Club	Yes, Community Facilities	£3442.43	No	£3442.43	Cabinet endorsed CIL Bid for £3442.43 CIL Bid offer letter dated 25th September 2018	CIL offer letter has been accepted
M12-18	STOWUPLAND Village Hall	Stowupland Village Hall project Stowupland Village Hall Management Hall Committee	Yes, Community Facilities	£9797.67		£9797.67	Cabinet endorsed CIL Bid for £9797.67 CIL Bid offer letter dated 25th September 2018	CIL offer letter has been accepted and project has started and first draw down of funds (£5250) from CIL has been paid.