



Appendix A

The Community Infrastructure Levy (CIL) Expenditure Business Plan

Mid Suffolk District Council

January 2020

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.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/spending-cil/>
- Bid Round 4 (for Infrastructure providers including Officers from BMSDC and Parishes and Community Groups) opened 1st October - 31st October 2019. Previous bid rounds were in May 2018, October 2018 and May 2019.
- 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 ringfenced fund in order that these monies are available for the infrastructure for those housing projects in that settlement.
- The remaining (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 (10 dwellings and over) within the specified period so that ringfenced funds can be understood.
- All CIL expenditure must be in accordance with the CIL Position Statement which is on the website:
<https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/Pre-Adoption-Documents-Mid-Suffolk/MSDC-123-list-.pdf>
- The timetable for consideration of Bids and the second review of the CIL Expenditure Framework is also on the website:
Babergh and Mid Suffolk - <https://www.midsuffolk.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(including the need for formal approvals to have been obtained) must be submitted before the bid can be made valid or progressed towards formal determination.
- When a bid is made valid consultation will occur with the Ward District Member(s), the Parish Council and the Division County Councillor for a period of 21 days. A copy of the Bid form and a location plan will be sent out as part of this consultation.
- 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 (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 supported by necessary infrastructure and is therefore sustainable.
- As such those major planning applications(over 10 dwellings) which have been commenced, and for which CIL monies have been received, shall have the CIL monies kept in a ringfenced fund 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. These 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 schemes.

HOUSING SCHEMES (over 10 dwellings and over – where CIL has been collected and commenced since adoption of CIL – 11th April 2016 up to 30th September 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	£ 238,491.60	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	£699,828.78	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	£690,633.22	Education £718,679 Pre School £146,184 Libraries £51,840
GISLINGHAM	South side of Thornham Road	DC/17/06092	40	£758,525.40	£758,526,19	Bus Stop £4,000
GREAT BLAKENHAM	Land on The West Side of Stowmarket Road,	DC/18/01487	130	£1,056,073.74	£211,214.75	Education £851,771 Pre School £54,369 Libraries £28,080 Waste £6,630 Bus Stop Relocation £37,000

						Health £42,780
STOWMARKET	Phase 3D Cedars Park,	4556/16	48	£207,427.76	£41,485.55	Education £257,185 Pre School £30,455 Libraries £10,368
WOOLPIT	Land on east side of Green Road	2112/16	49	£539,189.32	£107,837.86	Libraries £10,584
THURSTON	Highfield, Norton Road	DC/18/01376	175	£2,083,898.18	£416,779.64	Education (temporary classroom for primary education) £179,181 Libraries £37,800

AVAILABLE FUNDING FOR BID ROUND FOUR

Total Amount of CIL monies available up to 30/9/19 (after deduction of the 5% CIL admin charge, the making of Neighbourhood CIL payments including payments due by 28th October 2019, allocation of 20% save for the Strategic Infrastructure Fund, the saving of monies into the ringfenced fund to meet the infrastructure costs associated with major housing developments of 10 dwellings and over and all approved CIL Bids.

- Total Strategic Infrastructure Fund (including bank interest) - £1,119,795.49
- Total available ringfenced monies for the school catchment area of Stowupland which can be drawn down for Bid M14-18 - £1,022,867.46 as follows:-
 - 1709/16 Phase 6C Cedars Park - £232,700.95
 - DC/17/02755 Phase 1 Trinity Meadows - £315,725.34
 - DC/18/00097 Phase 2 Trinity Meadows - £447,890.42
 - 4556/16 – Phase 3D Cedars Park – £26,550.75
- Ongoing and Future applications that should provide additional ringfenced monies for Stowupland Catchment Area:- as follows
- DC/17/02755 Phase 1 Trinity Meadows - £78,931.34 received in November 2019
- 4556/16 Phase 3D Cedars Park - £26,550.75 received in November 2019

- DC/18/00097 Phase 2 Trinity Meadows - £147,955.68 due to be received by the end of January 2020
- Ongoing and Future applications that should provide additional monies for the Strategic Pot from Stowupland Catchment Area:- as follows
- Additional money received into the Strategic Pot for the DC/17/02755 and 4556/16 applications in November - £26,370.52
- Additional money due into the Strategic Pot for the DC/18/00097 application due in January 2020 - £36,988.92
- Total available Funds for Local Infrastructure Fund - £1,446,403.54
- **Stowupland CIL Bid M14-18 – Amount - £2,446,575.00**

CONCLUSION

- **Should Members wish to approve CIL Bid M14-18 in Stowupland – suggest using whole of Strategic Fund (£1,119,795.49) + whole of ringfenced fund that applies to Stowupland catchment area (£1,022,867.46) + suggest using Ongoing and Future applications that should provide additional ringfenced funds for Stowupland Catchment Area - received payments of (DC/17/02755 Phase 1 Trinity Meadows - £78,931.34 and 4556/16 Phase 3D Cedars Park £26,550.75)+(DC/18/00097 Phase 2 Trinity Meadows - £147,955.68 expected by end of January 2020)+ suggest using Ongoing and Future applications that should provide additional funds for the Strategic Pot from Stowupland Catchment Area – received payments of (DC/17/02755 Phase 1 Trinity Meadows - £19,732.84 and 4556/16 Phase 3D Cedars Park £6,637.69)+(DC/18/00097 Phase 2 Trinity Meadows - £36,988.92 expected by end of January 2020) leaving £12,855.16 in the Strategic Pot from these three applications.**

This would leave remaining CIL monies – Local Infrastructure Fund £1,446,403.54 for BID ROUND FOUR

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LIST OF BIDS TAKEN FORWARD INTO AND/OR RECEIVED FOR BID ROUND FOUR (1ST October - 31st October 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 just addresses the amended CIL Bid M14-18 which under the CIL Expenditure Framework is being brought forward for determination early so that if Members approve this revised CIL Bid, a start can be made on site as early as possible so that this scheme can be constructed and ready for occupation by the start of the school year in September 2020 .

This following list should be read in conjunction with Appendix B which comprises the technical assessment upon which the recommendation is based. The other outstanding CIL Bids will be progressed when Bid round four Bids are presented to Cabinet(expected in March 2020)

Bid Ref.	Location by Parish/ Address	Type of Bid and Bidder	CIL Position Statement compliant	Amount of Money Sought	100% CIL Monies sought (Y/N)	Total costs and other sources of other funding	Consultation /expiry date (on valid Bids only)	Valid	Reasons why Bid is Invalid	Recommendation to Cabinet for decision or Delegated decision (for Cabinet to note)
M14-18	STOWUPLAND Church Road	Enlargement of Stowupland Secondary School and the provision of a new sixth form block Suffolk County Council	Yes, to provide additional capacity at the school (aged 11-16 – from 925 places to 1050 and sixth form places increased from 185 to 200	£2,446,575.00	No	Total cost £2,979,718 (excluding VAT which is recoverable by SCC)	N/A	Yes Scheme approved on the 29 th October 2019	N/A	Subject to the completion of a Community User Agreement it is recommended that Cabinet approve this revised CIL Bid of £2,446,575.00 for a total cost project of £2,979,718.00(excluding VAT which is recoverable by SCC)

PROGRESS OF BIDS APPROVED IN PREVIOUS BID ROUNDS (Bid Rounds One, Two and Three)

Bid Ref	Project	Project Ref (Exacom)	CIL 123 Funding Allocated	Project Spend	Progress
M01-18	COMMUNITY FACILITY Gislingham Silver Band Hall	639	44,568.75		CIL Bid offer accepted. Project stalled as planning permission expired and requires renewal plus issues with the Party Wall with neighbours.
M02-18	PUBLIC TRANSPORT - Laxfield - Bus stops at Mill Lane	556	5,000.00		Final design work now complete. Estimated construction completion is end of October 2019
M04-18	PUBLIC TRANSPORT - Stowmarket - Bus Stops at Finborough Rd	557	5,000.00		Further consultation with adjacent homes completed. Project is now at the formal design stage.
M05-18	PUBLIC TRANSPORT - Bus stop improvements Mortimer Road Stowmarket	531	35,000.00		Project is currently at the formal design stage.
M08-18	HEALTH - Botesdale Heath Centre - Extension to increase provision and palliative care	522	98,739.74	98,739.74	Works completed. Building open and being used.
M10-18	COMMUNITY FACILITY – Stowupland Notice Board Trinity Meadow	640	641.35		The Parish Council decided not to proceed with this Parish Notice Board and submitted a different CIL (reference M19-01) which has been approved on the proviso that CIL Bid M10-18 is not proceeded with . Email received regarding withdrawal.

M11-18 and M12-18	VILLAGE HALL - Stowupland Village Hall Partial Refurbishment and development of the Sports and Social Club facilities	543	13,240.10	13,240.10	Both projects completed.
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. This process is ongoing and legal are also working to resolve any issues.
M19-01	COMMUNITY FACILITY– Stowupland Notice Board Trinity Meadow	640	£396.26		CIL Bid Offer made and accepted on the basis that CIL Bid M10-18 is not proceeded with. Offer was accepted by the Parish Council and the previous bid was withdrawn via email.
M19.-02	PUBLIC TRANSPORT Thurston - Bus Shelters Sandy Lane	649	£9600.00		CIL Bid Offer made and accepted.
Total CIL Funding allocated to MSDC projects in Bid Round 1, 2 and 3			£245,273.25		