

Appendix B – Babergh – CIL Bids under the Local Infrastructure Fund (Cockfield and East Bergholt and Lavenham – part only) and Ringfenced Fund (Lavenham – part only and Capel)

Technical Assessment of Bid – Project B19-10 – Constable Memorial Hall, East Bergholt (Kitchen replacement and access to lounge)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Yes
Delivery /timescales	Yes – Project aims to start July/August 2020 and to be completed in September 2020.
Necessary other approvals	Building Regulations
Public or private land	Public
State aid details if any	N/A
Details of future funding maintenance	Yes

SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes – Provision of leisure and community facilities
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	No

PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning	No

permission) in order that development carried out is sustainable.	
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes – contributes to the promotion of community activities within the locality.
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes
Community support (including results of Consultation exercise.)	Yes – Questionnaire to regular users of the Constable Hall, wide support from the community.
Deliverability ("oven ready" schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Yes – Project aims to be completed in September 2020.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	Yes – CIL Local Infrastructure Fund application for £14,333 towards the total cost of £50,000. Collaborative spend of £5,000 from Constable Memorial Hall and £16,667 from Communities Capital Grant and £14,000 from East Bergholt Parish Council (To be confirmed at Feb meeting).
Supports housing and employment growth	Yes – contributes to the promotion of community activities within the locality.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes – The Constable Hall Management Committee uses its income to maintain the promises and the activities which take place within it. With increased bookings and increased popularity for the facilities, it is expected that more investment into maintenance and improving the overall conditions of the building will be possible. Also, as the kitchen is to be stainless steel, it is expected that would be less maintenance costs than previously.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan; however the project would be of benefit to existing and new residents and provides increased usage of the existing facilities.

CONCLUSIONS

- This proposal represents an enhancement of existing facilities which in turn is expected to generate more income for the community. The Constable Hall is considered to be East Bergholt's Village Hall, and the project has wide community support. Without the CIL funding this community development would not take place.

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for £21,377.90 as per bid application.
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Technical Assessment of Bid – Project B19-15 – Water Street Car Park (Site of former gas works) - Lavenham

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Yes
Delivery /timescales	Yes – Works due to commence March 2020 and to be completed in June 2020.
Necessary other approvals	Full Planning Permission (reference: DC/19/05222) has been granted for: Change of Use from gas works site to Public Carpark.
Public or private land	The land is currently owned by National Grid (Gas) but they have offered to donate the site to Lavenham Parish Council for the sum of £1, for the site to be used as a car park. Birketts Solicitors acting for LPC are actively progressing the legal formalities.
State aid details if any	<u>2019 for Village Post Office and Information Centre</u> SCC Locality fund from County Councillor Mr Robert Lindsey £2,500 LPC £12,500 CIL Fund £30,000
Details of future funding maintenance	Yes

SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes – Provision of leisure and community facilities and Strategic Green Infrastructure (electric charging points)
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	No

PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes – Contributes to the increased use of community facilities, services and businesses within the locality. The project also includes two electric vehicle charge points for this new car parking area in Lavenham. This will support the national and local initiatives to reduce vehicle emissions. There is widespread support for the project. The Lavenham Parish Council anticipates that this project will deliver significant benefits to the local area in terms of the protection of existing, and increased generation of jobs, increased tourism and additional community facilities. The project fits strategically within the tourism plans for the region.
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes
Community support (including results of Consultation exercise.)	Yes - Two consultation events have been held within the village, in September 2018. In addition, there has been positive local press coverage as well as articles in the monthly parish magazine and discussions at monthly parish council meetings. The made Lavenham Neighbourhood Plan (20 September 2016) supports the aims of this proposal and Policy C states: "Proposals that will enhance the viability of any community facility and which provides additional recreational and community facilities will be encouraged."

Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Yes – the project is aimed to be delivered by the end of June 2020.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	Yes – CIL Ring fenced fund (part) application and Local Infrastructure Fund (part) for £190,000 towards the total cost of £238,000. Collaborative spend of £48,000 from Lavenham Parish Council, Neighbourhood CIL and Precept funding.
Supports housing and employment growth	Yes – contributes to the increased use of community facilities within the locality.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes – The Lavenham Parish Council expects the ongoing costs to be minimal and within the parish council’s capacity. Voluntary contributions are currently set-up at the two existing public car parks in Lavenham. Current annual income from these is £18,000 - £19,000. Although this new car park is a smaller facility, it is anticipated that there will be some income from this site. Initially there will be just two electric vehicle charge points from which there will be some income to Lavenham Parish Council.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan, however the project would be of benefits to existing and new residents, as well as visitors, and ensure increased usage of existing facilities and services for the community of Lavenham.

CONCLUSIONS

- This proposal would provide much improved car parking facilities for the community, consequently contributing to the increased use of community facilities, services and businesses within the locality. The project also includes two electric vehicle charge points for this new car parking area in Lavenham, which will support the national and local initiatives to reduce vehicle emissions. There is widespread support for the project, as it also fits strategically within the tourism plans for the region.

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for £190,000 as per bid application.

Technical Assessment of Bid – Project B19-16 – Cockfield Adventure Playground – Great Green, Cockfield

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Yes
Delivery /timescales	Yes – The project aims to start at the end of April 2020 and to be completed by end May 2020.
Necessary other approvals	Not Applicable
Public or private land	Public
State aid details if any	S106 Payments due to the Parish Council of £2,353.08 for the Mac Kenzie Community Open Space Project B03-18 and £1,167.67 for the Glebe Community Open Space Project B04-18. CIL 123 Offers of £27,843.51 for B03-18 (25/09/18), £21,160.94 for B04-18 (25/09/18) and £3,340.00 for B14-18 (13/03/19). B03-18 and B14-18 both relate to the Mac Kenzie Project.
Details of future funding maintenance	Yes

SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes – Provision of leisure and community facilities
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	No

PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
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Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes – contributes to the promotion of community activities within the locality.
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes
Community support (including results of Consultation exercise.)	Yes
Deliverability ("oven ready" schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Yes – the project is aimed to be delivered by the end of May 2020.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	Yes – CIL Local Infrastructure fund application for £25,000 towards the total cost of £68,647. Collaborative spend of £43,647 from other sources (£20,000 Cockfield Parish Council Neighbourhood CIL; £5,000 Cockfield Parish Council (Earmarked Reserves); £2,206 Cockfield Parish Council Unspent Precept 2019/20; £5,000 Cockfield Community Council Donation; £11,441 which the Parish Council will reclaim the VAT charged by the Supplier).
Supports housing and employment growth	Yes – contributes to the promotion of community activities within the locality, and encourages active play for the children.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes – During the guarantee periods (15 years for the play equipment and 5 years for the surface), the Parish Council does not expect any need for maintenance of the equipment and safety surface, however the playground area itself will require general maintenance. The Parish Council employs a number of contractors to undertake the maintenance of the Great Green and its structures and would intend to utilise one or more of these to undertake maintenance of the Adventure Playground. Funding for all future maintenance costs will be Precepted by the Parish Council.

Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan; however the project would be of benefit to existing and new residents and ensure increased usage of outdoor play facilities for the community of Cockfield.
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CONCLUSIONS

- This proposal represents an “oven ready” scheme with evidence of wide community support that would provide additional leisure and community facilities for the community and encourages active outdoor play for the children. The project will be funded through collaborative spend, with the CIL fund portion being just over 1/3 of the costs, together with a portion of the Cockfield Parish Council Neighbourhood CIL, as well as other funds from the Parish Council.

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for £25,000 as per bid application.
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Technical Assessment of Bid – Project B19-17 – Bus Shelter – Thorney Road, Capel St Mary

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Yes
Delivery /timescales	Yes
Necessary other approvals	No
Public or private land	Public highway
State aid details if any	Locality Fund received for a new streetlight in Mill Hill £2,500 Locality Fund received for SID £6,000
Details of future funding maintenance	Yes – Parish Council will maintain

SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)

BIDS SCREENED	ASSESSMENT
Must follow the CIL 123 list	Yes - public transport improvements
Can the infrastructure be provided using s106 funds	
Is Bid complete	Yes
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	Yes – committed growth in Capel St Mary circa 600 dwellings.

PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	Infrastructure need identified in relation to committed growth in Capel St Mary and to encourage use of sustainable travel modes for residents, pupils and visitors.
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	Yes – through promoting use of suitable travel modes.
It represents key infrastructure (essential)	No
Value for money	Yes
Clear community benefits	Yes
Community support (including the results of the Consultation exercise)	Yes – lack of bus shelters and seating within the settlement was raised as part of the Village Infrastructure Survey carried out in June 2018. This need was also identified within the Parish Infrastructure Investment Plan (PIIP) for Capel St Mary.
Deliverability ("oven ready" schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Project delivery anticipated as soon as possible following funds received.

By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	No – 100% CIL bid
Supports housing and employment growth	Yes
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	Project not listed in the Infrastructure Delivery Plan; however it is necessary infrastructure to facilitate and encourage use of sustainable transport, which is part of the measures to ensure sustainable growth of the area and mitigate against the impact of new development.

CONCLUSIONS

- This project is affordable and has community support. It was also identified as a need by the community. It will facilitate and encourage the use of sustainable transport and contribute to sustainable growth of the area and mitigate against the impact of committed development in Capel St Mary.

RECOMMENDATION

- Delegated decision taken in February 2020 to approve CIL bid of £8,000, as per bid application.
- Delegated Decision for Cabinet to note.
