

MID SUFFOLK DISTRICT COUNCIL

TO: Cabinet	REPORT NUMBER: MCa/21/25
FROM: David Burn- Cabinet Member for Planning	DATE OF MEETING: 1st November 2021
OFFICER: Tom Barker Assistant Director Planning and Building Control	KEY DECISION REF NO: CAB313

COMMUNITY INFRASTRUCTURE LEVY (CIL) - CIL EXPENDITURE PROGRAMME NOVEMBER 2021

1. PURPOSE OF REPORT

- 1.1 The CIL Expenditure Framework and the CIL Expenditure Framework Communications Strategy were reviewed and adopted by both Councils on the 23rd March 2021 (Babergh) and the 25th March 2021 (Mid Suffolk). These were accompanied by a Key CIL Dates Calendar 2021/22. (Background Documents refer).
- 1.2 The processes and governance around CIL expenditure is set out in these documents and the type of infrastructure that CIL monies can be spent on is set out in each Councils Infrastructure Funding Statement – Infrastructure List (Background Documents refer).
- 1.3 CIL expenditure operates using a process of twice-yearly bid rounds which occur on the 1st - 31st May and 1st - 31st October each year. Once all the Bids have been validated, all valid Bids are then screened for the availability of s106 funds and other funding streams. Following this all-valid Bids are prioritised using criteria set out in the CIL Expenditure Framework and recommendations on Valid Bids are included within a CIL Expenditure Programme for each District. The CIL Expenditure Programme for that District will be considered by that Councils Cabinet with decisions (on all valid Bids) either for Cabinet to make or for Cabinet to note (if the Bid has been determined using delegated powers).
- 1.4 This report seeks to obtain approval by Cabinet for Mid Suffolk's CIL Expenditure Programme – November 2021 which forms Appendix A to this report. This report contains the assessment of one CIL Bid (M21-03) including the judgement around the prioritisation criteria for those Bids (Appendix B).

2. OPTIONS CONSIDERED

- 2.1 There is a diverse spectrum of approaches to CIL expenditure across the country from Unitary Authorities who have absorbed CIL into their individual Capital Programmes to others who ringfence all funds to be spent locally. A range of different approaches was identified in Appendix A of the Framework for CIL Expenditure report provided to Cabinet's on the 5th and 8th of February 2018 and discussed in full during the workshops with the Joint Member advisory panel.

Members adopted the documents set out in paragraph 1.1 above by Council decision in April 2018 which were subsequently reviewed and adopted on the 19th March 2019 (Babergh) and 18th March 2019 (Mid Suffolk) and further reviewed and adopted by both Councils on the 20th April 2020 and 23rd March 2021 (Babergh) and 25th March 2021 (Mid Suffolk) respectively.

3. RECOMMENDATIONS

- 3.1 That the CIL Expenditure Programme (November 2021) and accompanying technical assessment of the CIL Bid – M21-03 and M19-06 (forming Appendices, A and B) and which include decisions on these CIL Bid for Cabinet to make and approve are as follows: -

Decision for Cabinet to make: Ringfenced and Local Infrastructure Fund

CIL Bid, Location and Infrastructure Proposed	Amount of CIL Bid and total cost of the Infrastructure	Cabinet Decision
M21-03 ELMSWELL Elmswell Primary School increase from 315 to 420 places	Amount of CIL Bid £1,560,006.21 Total costs £2,224,884.50	Recommendation to Cabinet to approve CIL Bid M21-03 for £1,560,006.21, with £1,251,938.98 from the Ringfenced Fund and £308,067.23 from the Local Infrastructure Fund

Decision for Cabinet to make: AMENDMENTS TO A PREVIOUS BID AGREED BY MID SUFFOLK CABINET ON 7th JUNE 2021

CIL Bid, Location and Infrastructure Proposed	Amount of CIL Bid and total cost of the Infrastructure	Cabinet Decision
M19-06 THURSTON Additional Land and School/Community Facilities	Amount of CIL Bid (previously approved) £1,069,841.00 Total costs £1,169,703.00	Recommendation to Cabinet to approve the amendments to the previously agreed CIL bid as set out in this report – to remove the requirement for a Community User Agreement.

- 3.2 Cabinet are also asked to note and endorse this CIL Expenditure Programme which includes the position in respect of approved CIL Bids from Rounds 1, 2, 3, 4, 5, 6 and 7 (including Cabinet decisions in June 2021) - (Appendix A Section B) together with details of emerging infrastructure /CIL Bids (Appendix A Section C).

4. REASON FOR DECISION

Community Infrastructure Levy (CIL) monies have been collected since the implementation of CIL on the 11th April 2016. The CIL Expenditure Framework was originally adopted in April 2018 and reviewed with amendments adopted on the 18th March 2019, 20th April 2020 and 23rd and 25th March 2021. The CIL Expenditure Framework requires the production of a CIL Expenditure Programme for each District which contains decisions for Cabinet to make or note on CIL Bids for CIL expenditure. These decisions relating to the expenditure of CIL monies form one of the ways in which necessary infrastructure supporting growth is delivered.

5. KEY INFORMATION

- 5.1 Given the determination of “available monies” for CIL Bid M which is the subject of this report - (paragraphs 6.8 - 6.9 inclusive) Members are advised: -

- Bid round 7 opened between 1st - 31st May 2021. All new Bids received have been acknowledged. Under the CIL Expenditure Framework all Bids are examined and validated, and where valid they are then screened, consulted upon, and assessed against prioritisation criteria (under the agreed procedures). The decisions are then presented to Cabinet to make and/or note (where delegated decisions have been made). These are included in the CIL Expenditure Programme and the Technical Assessments and both are presented to Cabinet to consider.
- This CIL Expenditure Programme document focuses on the following CIL Bid. Further key information about these Bids is set out below (augmented by the Technical Assessments comprising Appendix B):-

➤ M21-03 Elmswell Primary School

- The project is to increase capacity of Elmswell Community Primary School from 315 to 420 primary age pupils.
- The project will provide additional accommodation at the school to allow the Published Admission Number (PAN) increase from 1.5FE to 2FE (315 to 420)

places) to ensure there are sufficient school places for local children, the need for expansion is driven by housing growth within the school catchment.

- The project will provide 3 additional classrooms and associated car parking.

Through the process of the planning permission for the school expansion and through the process of the CIL Expenditure Framework, this project was objected to by the Parish Council, Ward Councillors and County Councillor in relation to two key aspects of the bid:

- whether the existing school site is suitable for the planned extension, or if a new school site in Elmswell should be considered.
- whether the belts of woodland to the southeast and west of the school site is too restrictive and should not be considered as usable areas for the school as outdoor space.

Appendix D, attached to this report, has therefore been prepared to provide additional information to further assess the two matters raised above.

➤ **M19-06 Thurston Community College**

AMENDMENTS TO A PREVIOUS BID AGREED BY MID SUFFOLK CABINET ON 7th JUNE 2021

Approval is required for an amendment to a project which has been previously agreed by the above Cabinet, the amendments below are proposed (please see text in red /strikethrough, also highlighted in yellow).

The proposed amendments are in relation to the 3G floodlit Artificial Grass Pitch (AGP) which is referred under Phase 3 of the Need/Justification for the project within the Technical Assessment. As explained under the Need /Justification section, phase 3 of the overall project for Thurston Community College is currently under review from a funding and location point of view, and the timeline for delivery of this phase is undetermined. However, the CIL funding agreed in June 2021 for Phase 1 of the project, requires that a Community Use Agreement is signed before the CIL funds can be released.

Planning permission for the Phase 1 and Phase 3 of the overall expansion project of the College, Reference: SCC/0011/20MS, was granted on 30/09/2020. The planning application proposal description is: *Phased development for Thurston Community College. Phase 1: Construction of a 60-space car park, 10-place drop-off area, cycle parking and footpath link to Community College. Phase 2: Construction of a floodlit Multi-Use Games Pitch (to include out-of-hours community use of pitch and car park).*

The Planning Permission states:

'Scheme of Community Use

23) Prior to construction of the games pitch, a Scheme of Community Use (SCU) for the games pitch and car park shall be submitted to and agreed in writing by the County Planning Authority. Use of the games pitch and car park shall be in accordance with the SCU.

Reason: In order to ensure community access to facilities and in accordance with NPPF (2019) para 92 and Thurston Neighbourhood Plan Policy 5 B & C(b).'

The issue is that there are no facilities to be shared under the Phase 1 (or Phase 2) of the CIL bids for the College. The sports field (where the AGP is to be located) will not be shared with the community as this is simply additional school field grounds, as per the existing school field to the south. There are also no advantages in sharing the new car park/cycle parking as these are located a distance away from existing community facilities such as the Thurston Community Library (located near to the main reception of the College, on the corner of Norton Road and Ixworth Road). The Thurston Community Library is served by the existing car park which is located much closer to the main College building. If the new car park to the north of the school site was to be used by the community this would create security concerns for the College, as the school would need to manage the public entering the main school site from the north.

It is therefore necessary to remove the need for a CUA at this stage of the expansion phases of the College (Phase 1 and 2), as the requirement for the CUA is stalling the issuing of the offer letter for the CIL funding agreed in June, and creating delays for delivery of the Phase 1, as the funds cannot be released to SCC until this requirement is met.

As the requirement was explicitly required to enable the CIL funding of Phase 1, **it is now recommended to Cabinet to approve this CIL bid for £1,069,841 as per the bid application, without the requirement of the CUA at this stage.** When the AGP, which is understood to consist of the Phase 3 of the overall project comes to fruition, then a CUA will be required to ensure that this new facility is shared with the community together with the car park/cycle parking. This change in requirement would also be consistent with the grant of planning permission and condition relating to '*Prior to construction of the games pitch*'.

5.2 This CIL Expenditure Programme also provides an up-to-date progress position on all those CIL Bids which have previously been approved in Bid rounds 1, 2, 3, 4, 5, 6 and 7 (including Cabinet decisions in June 2021) together with a section which outlines the progress of emerging CIL Bids which are being discussed at pre submission stage (Appendix A section C).

6. LINKS TO JOINT CORPORATE PLAN

6.1 The effective spending of CIL monies will contribute to all the three priority areas that Councillors identified in the Joint Corporate Plan. Economy and Environment Housing and Strong and Healthy Communities.

7. FINANCIAL IMPLICATIONS

7.1 The adopted CIL Expenditure Framework is critical to the funding of infrastructure to support inclusive growth and sustainable development.

7.2 The CIL Regulations stipulate that CIL monies which are collected must be spent on Infrastructure. Before 1st September 2019, each Council was required to publish a list of infrastructure that they will put the CIL monies towards. These lists were known as the "Regulation 123 Lists". However, on the 1st September

2019, new CIL Regulations were enacted, with the CIL 123 Lists being abolished, and in order to provide clarity given this changing situation, each Council adopted a CIL Position Statement containing a list of infrastructure that it would spend its CIL monies on. The authority for this was provided by a Council decision in March 2019 when the First Review of the CIL Expenditure Framework was undertaken and a revised scheme was agreed (by both Councils). The CIL Position Statements were identical for both Councils.

- 7.3 However these replacement documents (known as the CIL Position Statement) were replaced by separate Infrastructure Funding Statements (Infrastructure List) for both Councils. They were both approved by each Councils Cabinet in November 2020.
- 7.4 CIL is collected and allocated in accordance with the CIL Regulations 2010 (as amended). Each Council retains up to 5% of the total CIL income for administration of CIL. From the remainder, 15% is allocated to Parish or Town Councils (subject to a cap) but where there is a made Neighbourhood Plan in place this figure rises to 25% (without a cap). For those parishes where there is no Parish or Town Council in place the Council retains the monies and spends the CIL Neighbourhood funds through consultation with the Parish.
- 7.5 Since the implementation of CIL for both Councils on the 11th April 2016 there have been ten payments to Town/Parish Councils; these have taken place in October 2016, April and October 2017, April and October 2018, April and October 2019, April and October 2020 and April 2021. At the time that the Neighbourhood payments are made, the 20% set aside for Strategic Infrastructure fund is also undertaken. The Strategic Infrastructure Fund money is stored separately to the Local Infrastructure Fund at this point. In addition, money is also stored in a Ringfenced Fund (explained in Paragraph 7.7 below). As this accounting requires Finance to verify the figures, daily accounting in this way would be too cumbersome and resource hungry to carry out. There is no adverse impact on the Bid Round process or cycle to this method of accounting. Indeed, these dates work well with the Bid round process. (Paragraph 1.3 refers).
- 7.6 The remaining 80% of the CIL monies comprises the Local Infrastructure Fund with the exception of the monies held in the Ringfenced Fund (explained in paragraph 7.7 below).
- 7.7 Within the CIL Expenditure Framework, infrastructure provision for major housing developments is prioritised and ringfenced for spend against these housing projects. In this way housing growth occurring within the Districts is supported by infrastructure provision. When commencement of these major housing schemes occurs, monies are collected according to the CIL payment plan in place. If the scale of development is large the CIL payment plan could be up to 5 equal payments collected over a two-year timescale. Smaller developments are required to pay the money in less instalments and over a shorter timescale. The monies (accrued from developments of 10 dwellings and above) are held in a Ringfenced Infrastructure Fund account separate from the Strategic and Local Infrastructure funds to ensure the monies are safeguarded towards infrastructure supporting these developments. The remaining unallocated monies are known as the "available funds" and it is these funds that can fund the majority of CIL bids.

7.8 These available funds are: -

- Strategic Infrastructure Fund (including interest) as of 31st March 2021 = £1,613,159.74
- Total Ringfenced Fund as of 31st March 2021 = £3,995,107.46
- Local Infrastructure Fund available as of 31st March 2021 = £2,260,893.37

7.9 These are expressed as follows:

EXPENDITURE	TOTAL
Total Expenditure allocated in Bid Round 1-7 (June and October 2021) (Strategic Infrastructure Fund only) Percentage of fund allocated to projects	£ 1,698,614.03 51%
Total Expenditure allocated in Bid Round 1-7 (June and October 2021) (Ringfenced Fund only) Percentage of fund allocated to projects	£3,475,645.79 47%
Total Expenditure allocated in Bid Round 1-7 (June and October 2021) (Local Infrastructure Fund only) Percentage of fund allocated to projects	£1,864,514.49 45%
AVAILABLE FUNDS FOR BID ROUND 7 – November 2021	TOTAL
Total amount available for Expenditure in Bid round 7 (Strategic Infrastructure Fund) (Subject to October Cabinet decisions)	£1,613,159.74
Total amount available for Expenditure in Bid round 7 (Ringfenced Fund) (Subject to October Cabinet decisions)	£3,995,107.46
Total amount available for Expenditure in Bid round 7 (Local Infrastructure Fund) (Subject to October Cabinet decisions)	£2,260,893.37

8. LEGAL IMPLICATIONS

- 8.1 The detailed framework for CIL expenditure is legally sound and robust and was designed including a legal representative from the Councils Shared Legal Service (who also attended each of the Joint Member workshop sessions) and agreed

the adopted CIL Expenditure Framework documents (prior to consideration by Cabinet and Council of both Districts).

8.2 This report and the accompanying CIL Expenditure Programme for Mid Suffolk District Council – June 2021 – Appendix A (including the technical assessments comprising Appendix B) have also been endorsed as being sound and legally compliant by the Councils Shared Legal Service.

8.3 Governance arrangements agreed in April 2018 and which have remained largely unchanged as part of the second CIL Expenditure Framework Review of 2020 are clear in respect of the determination of these Bids. They are Cabinet decisions and paragraph 3.1 of the CIL Expenditure Framework allows Bids to come forward independent of others if there are exceptional reasons.

8.4 Regulation 62 of the CIL Regulations 2010 (as amended) required CIL charging authorities to publish monitoring statistics for collection allocations and expenditure of CIL monies by the 31st of December for each year. The 2017, 2018 and 2019 Monitoring Report for both Councils are published on the websites (see below).

[https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/Mid Suffolk-District-Council-CIL-Monitoring-Report-2016-17.pdf](https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/Mid_Suffolk-District-Council-CIL-Monitoring-Report-2016-17.pdf)

<https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/FINAL-MSDC-Reg-62-Report.pdf>

<https://www.midsuffolk.gov.uk/planning/community-infrastructure-levy-and-section-106/community-infrastructure-levy-cil/cil-reporting/>

8.5 Under the CIL Regulations 2019, each Council has produced and approved an annual Infrastructure Funding Statement (dealing with both CIL, s106 developer contributions and Neighbourhood CIL). There is also a requirement for each Council to produce an “Infrastructure List” – a list of infrastructure projects that each Council is /or will be funding going forward. (Under the CIL Regulations 2019 this must be produced annually by both Councils with the first one meeting a deadline of 31st December 2020.

8.6 For Mid Suffolk, the annual Infrastructure Funding Statement was approved by Cabinet on the 9th November 2020. This document (which includes the “Infrastructure List”) was published on the Councils Website on the 11th December 2020.(See Background Papers).

9. RISK MANAGEMENT

9.1 The following have been identified as the key risks pertaining to this report.

9.2 Key risks are set out below:

Risk Description	Likelihood	Impact	Mitigation Measures
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<p>Failure to allocate expenditure such that if we do not secure investment in infrastructure (schools, health, public transport improvements etc.), then development is stifled and/or unsustainable.</p> <p>Current Risk Score: 6</p>	Unlikely (2)	Bad (3)	<p>Adopted Community Infrastructure Levy (CIL), secures investment on infrastructure via the planning process (which includes S106). Creating the Joint Corporate Plan, the emerging Joint Local Plan with associated Infrastructure strategy and Infrastructure Delivery Plan and Infrastructure Funding Statement will ensure that infrastructure across both Councils is addressed. New Anglia LEP Economic Strategy, draft created together with the Councils Open for Business Strategy.</p>
<p>Failure to produce a yearly Regulation 62 report would result in non-compliance with the CIL Regulations 2010 (as amended) and may mean that Members and the public are not aware of CIL income and expenditure activities. Under the CIL Regulations 2019 an annual Funding Statement is required to address CIL and s106 developer contributions and a list of infrastructure projects (“Infrastructure List”) and with the first one meeting the deadline of 31 December 2020 being published on the Councils web site of the 12th December 2020. Failure to do so will also result in non-compliance with the CIL Regulations (as amended)</p>	Highly Unlikely (1)	Noticeable/Minor (2)	<p>The Infrastructure Team produces the required report which is checked and verified by Financial services/open to review by External Audit. Reminders are set to ensure the report is published by the statutory date. The format of the Monitoring report which in future will be known as the annual Infrastructure Funding Statement (IFS) is laid out in the CIL Regulations, so there is no risk in relation to the way the information is presented.</p>

<p>Failure to monitor expenditure such that CIL expenditure is not effective.</p>	<p>Unlikely (2)</p>	<p>Bad (3)</p>	<p>The software which supports CIL collection will be used to support CIL expenditure. In addition, it is envisaged that a twice yearly (at least) CIL Expenditure Programme will be produced which will include details of all allocated and proposed CIL expenditure and this together with the software will be used for effective monitoring.</p>
<p>If too high a value is allocated into the Strategic Infrastructure Fund, there is a risk that there would be insufficient Local Infrastructure Funding available to deliver the infrastructure required to mitigate the harm, thereby ensuring sustainable development.</p>	<p>Unlikely (2)</p>	<p>Bad (3)</p>	<p>The Infrastructure Team will continue to monitor all allocations of CIL Funds and the CIL Expenditure Framework review will include this risk as a key element of the review to ensure the level set remains appropriate.</p>
<p>If 25% Neighbourhood CIL is automatically allocated to any Parish/Town councils where there is no Neighbourhood Plan in place, there is a risk that there would be insufficient CIL Funding to allocate to the Strategic Infrastructure Fund and also the risk that there would be insufficient Local Infrastructure Funding available to deliver the infrastructure required to mitigate the harm, thereby ensuring sustainable development.</p>	<p>Unlikely (2)</p>	<p>Bad (3)</p>	<p>The Infrastructure Team will continue to monitor all allocations of Neighbourhood CIL and other CIL Funds and the CIL Expenditure Framework review will include this risk as a key element of the review to ensure allocations of CIL remain appropriate and projects to make development sustainable are able to be delivered.</p>

<p>If commencements of major housing developments were not correctly monitored or the incorrect apportionment of CIL monies were to occur such that monies could not be allocated towards major housing developments, inadequate infrastructure provision would result.</p>	<p>Unlikely (2)</p>	<p>Disaster (4)</p>	<p>The Infrastructure Team will continue to monitor all commencements of development through the service of the required Commencement Notice by developers such that correct apportionment of CIL Funds can be undertaken. The CIL Expenditure Framework review will include this risk as a key element of the review to ensure allocations of CIL remain appropriate and projects to make development sustainable are able to be delivered.</p>
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Assurances (for collection of CIL monies)

9.3 In September 2016 Internal Audit issued a report in relation to CIL governance processes. The Audit Opinion was High Standard and no recommendations for improvement to systems and processes were made. Table 5 provides a definition of this opinion:

Table 5

	Operation of controls	Recommended action
High standard	Systems described offer all necessary controls. Audit tests showed controls examined operating very effectively and where appropriate, in line with best practice.	Further improvement may not be cost effective.
Effective	Systems described offer most necessary controls. Audit tests showed controls examined operating effectively, with some improvements required.	Implementation of recommendations will further improve systems in line with best practice.
Ineffective	Systems described do not offer necessary controls. Audit tests showed key controls examined were operating ineffectively, with a number of improvements required.	Remedial action is required immediately to implement the recommendations made.
Poor	Systems described are largely uncontrolled, with complete absence of important controls. Most controls examined operate ineffectively with a large number of non-compliances and key improvements required.	A total review is urgently required.

9.4 On the 18th December 2017 Joint Overview and Scrutiny received a fact sheet on collection and current thinking on CIL expenditure and questions were answered in relation to it. Members of that Committee were advised of the route map towards getting a framework for CIL expenditure formally considered. Members were advised that this would be a key decision for both Councils and would need to go to Cabinet and then full Council. The resulting joint CIL Expenditure Framework, the CIL Expenditure Communications Strategy and the

Timeline for the Expenditure of CIL and its Review were adopted by both Councils on the 24th April 2018 (Babergh) and 26th April 2018 (Mid Suffolk).

- 9.5 In May 2018, the results of an investigation by Internal Audit on behalf of the Assistant Director Planning and Communities were produced following complaints regarding the CIL process in place for Babergh and Mid Suffolk. The investigation concluded: -

“The information provided to the public in relation to the CIL process is superior to that found for some other Councils and the team go over and above the requirements when supporting applicants where resources allow them to do so. It is Internal Audit’s opinion that the Infrastructure team, even though working under challenging conditions with increasing numbers of applications, are providing a good service to customers and also pro-actively looking for ways to improve where possible.”

“The audit opinion is therefore high standard” – (paragraph 8.3 Table 5 defines high standard classification).

- 9.6 In September 2018 Internal Audit conducted a review of CIL Expenditure processes and released a written report. It contains a Substantial Assurance audit opinion (with two good practice points needing to be addressed relating to further clarification of “best value” (one of the criteria for assessing CIL Bids) and storage of all electronic communication.
- 9.7 On the 19th September 2019, a report was prepared for consideration by Joint Overview and Scrutiny on CIL expenditure with five witnesses including Infrastructure Providers, Cockfield Parish Council, and a member of the Joint Member Panel; the latter of which informed the second review of the CIL Expenditure Framework. The changes agreed under this second review process were adopted by both Councils on the 20th April 2020.

Assurances (for collection and expenditure of CIL Monies)

- 9.8 It is expected that Internal Audit will continue to regularly audit CIL collection allocation and expenditure processes and actual expenditure once any schemes are developed and implemented.
- 9.9 As Members will recall there is a timeline for implementation of CIL and its review which contains key dates for the remainder of the CIL expenditure year cycle (Background papers refer.)
- 9.10 The first review of the CIL Expenditure Framework took place in 2018 following consideration by Joint Overview and Scrutiny in November 2018. The Joint Member Panel also informed the review and the conclusions were presented to both Councils and adopted in March 2019. This decision by both Councils planned for a further review of the CIL Expenditure Framework to occur at the same time as the Bid round no 4 so that any revised scheme would be in place before Bid round 5. This second review of the CIL Expenditure Framework was adopted by both Councils in April 2020. In making this decision Members agreed that a further third review would take place at the same time as Bid round 6 (October 2020) so that it is in place before Bid round 7 starts in May 2021. This review took place over the autumn/winter of 2020 and amendments were

considered and adopted by both Councils in March 2021. In making this decision Members agreed that a further (fourth) review would take place at the same time as Bid round 8 (October 2021) so that it is in place before Bid round 9 occurs (in May 2022).

10. CONSULTATIONS

10.1 The CIL Expenditure Communications Strategy contains a requirement for both Councils to consult the following bodies or organisations (for a period of 14 days) where valid Bids for their Wards or Parish have been submitted as follows: -

- District Member(s)
- Parish Council
- Division County Councillor

10.2 Where appropriate as part of the CIL process and assessment of the Bids, Officers have also taken advice from other Officers within the Council; including the Communities team.

10.3 Regular Parish events and Member briefings will continue to be held to familiarise all with the Expenditure Framework and how we can continue to work together to provide infrastructure for the benefit of our communities.

11. EQUALITY ANALYSIS

11.1 Please see attached Screening report.

12. ENVIRONMENTAL IMPLICATIONS

12.1 It is important that appropriate infrastructure mitigates harm which could be caused by new development without its provision. CIL is one way in which infrastructure is provided and the CIL Expenditure Framework requires two bid rounds per year supported by the provision of a CIL Expenditure Programme for each Bid round. There is no EIA Assessment required.

13. APPENDICES

Title	Location
A. Appendix A - CIL Expenditure Programme for Mid Suffolk – November 2021	ATTACHED
B. Appendix B - Technical Assessment of CIL Bids M21-03 – November 2021	ATTACHED
C. Appendix C - Screening report for Equality Analysis	ATTACHED
D. Appendix D – Additional Information for Bid M21-03	ATTACHED

14. BACKGROUND DOCUMENTS

14.1 The CIL Expenditure Framework, the CIL Expenditure Framework Communications Strategy and the Infrastructure Funding Statement (including the Infrastructure List) for Mid Suffolk District Council together with the Key CIL Calendar dates for 2020 constitute background papers for this report. The original documents were adopted by both Councils in April 2018. They were reviewed and adopted by both Councils in March 2019 (Babergh – 18th and Mid Suffolk - 19th March) and further amended and adopted by both Councils in April 2020 and in March 2021. These amended background documents are as follows: -

- The CIL Expenditure Framework (amended in March 2021) :
<https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/CIL-Expenditure-Framework-Babergh-and-Mid-Suffolk-March-2021.pdf>
- The CIL Expenditure Framework Communications Strategy (amended in March 2021) :
<https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/CIL-Expenditure-Framework-Communication-Strategy-March-2021.pdf>
- Key CIL Calendar dates 2021/22
<https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/Key-Dates-CIL-Expenditure-Calendar-2021and-2022.pdf>
- Infrastructure Funding Statement for Mid Suffolk (December 2020)
<https://www.midsuffolk.gov.uk/assets/CIL-and-S106-Documents/Mid-Suffolk-District-Council-IFS-19-20.pdf>

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