

**Appendix B – Mid Suffolk – CIL Bids under the Ringfenced Infrastructure Fund (Stowmarket, Botesdale and Walsham Le Willows) and the Local Infrastructure Fund**

**Technical Assessment of Bid – Project M21-11 – Stowmarket Community Sports & Social Club Toilet Block (from the Local Infrastructure Fund)**

**ASSESSMENT**

**Validation**

<b>VALIDATION</b>	<b>ASSESSMENT</b>
Need /Justification	<p>The Stowmarket Community Sports and Social Club CIC has proposed the provision of a permanent outside toilet block with male, female, disabled and baby changing facilities. The Club’s main user group (Stowmarket Town Football Club) has just been promoted to the Isthmian League North Division, competing with other football teams for example Bury Town and Sudbury. As part of the promotion “package” the Club is required to undertake significant improvements to the stadium facilities, including the provision of an outside toilet block with male, female, and disabled facilities.</p> <p>Current toilet facilities are not fit for purpose and the new facilities will ensure that the toilet facilities will be more inclusive to all visitors to the site.</p>
Delivery /timescales	Project aims to start in early 2022 (upon CIL funding being approved and be completed in June 2022 ( subject to CIL funding being approved)
Necessary other approvals	Planning permission has been applied for and granted by the District Council. This permission is under reference number DC/21/06302.

Public or private land	The land is currently under leasehold. New lease was signed at the end of 2021 between Stowmarket Football club, MSDC and the Church Charities for a period of 99 years. This has been confirmed and the lease documentation is on record.
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	The Community Interest Company will take on responsibility for all the running and maintenance of the proposed toilet block.

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

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of infrastructure by the community.
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes - The application has met all the CIL expenditure criteria.
Has information be verified	Yes

Is this infrastructure linked to a major housing project which has priority?	No
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**PRIORITISATION (Using criteria from the CIL Expenditure)**

<b>PRIORITISATION CRITERIA</b>	<b>ASSESSMENT</b>
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 Corporate Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other Babergh and Mid Suffolk strategies or external strategies Babergh and Mid Suffolk support and/or input into	Yes – Provision of leisure and community facilities
It represents key infrastructure (essential)	No
Value for money	<p>Yes – The Infrastructure team has worked with the applicant to ensure that the project is value for money and that the most cost effective quote has been used. The amount of CIL funding is £25,000.00 and represents 72% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £75,000 and 75% of the total costs.</p> <p>This project would be considered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk.</p>

Clear community benefits	<p>Yes – The CIC in Stowmarket supports a multitude of sports and social activities, improving the quality of life for the whole community by promoting and supporting good physical and mental well-being. The new toilet block is necessary to ensure that the Club is accessible and inclusive to all members and visitors to the site. The site is currently used by - user groups, including Stowmarket Town FC, Chernobyl Children’s Charity, Darts Teams, Pool Teams, a Pigeon Club, Stowmarket Striders, Stow Health, Stamp Fairs, Country &amp; Western Club, keep fit classes, Cycling Club.</p> <p>The Clubhouse and outside entertainment area are used for a variety of social and business functions, including parties, weddings, wakes, meetings, training needs and NHS events. The club has also hosted music events on the football pitch which were free for the local community to attend.</p>
Community support (including results of Consultation exercise.)	The project has both Local District, County Councillor and Town Council support. Consultations have taken place and community support has been evidenced.
Deliverability (“oven ready” schemes)	Yes, the remaining funding for the project will be provided by the Club itself.
Affordability (from CIL Funds)	Yes
Timeliness	Project aims to start upon approval of the CIL bid and be delivered by June 2022.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure	<p>The total cost of the project is £34,572.00.</p> <p>Stowmarket Community and Social Club Contribution - £9,572.00</p>

providers, Parish/Town Councils, Babergh and Mid Suffolk infrastructure provision, or LEP/Government funding)	<b>The CIL Bid Fund application is for £25,000.00.</b>
Community Bid – Funding percentage of project	<b>CIL Funding 72% of the total project costs - £34,572.00</b>
Supports housing and employment growth	N/A
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	The Community Interest Company will take on responsibility for all the running and maintenance of the proposed toilet block.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project meets the CIL Expenditure Framework criteria and has been developed under the Community Infrastructure section under the Infrastructure Funding Statement (infrastructure List) for Mid Suffolk.
How does the proposal affect green infrastructure principles?	The new proposed toilet facilities build is an improvement on the current facilities and will use updated building methods and efficient construction methods to ensure that utility costs and usage amounts are lower and wastage is lower.
How does the project address green/sustainability principles/infrastructure?	The CIC at Greens Meadow supports sporting and healthy activities and promotes walking and cycling as well as sport for youngsters.

How does the project affect state aid implications?	State aid implications do not apply.
How does the project affect security and safety in the community?	The current facility security measures have been judged to be adequate to cover the new facilities that will be built under this project.

## CONCLUSIONS

- The Stowmarket Community Sports and Social Club CIC intends to deliver a new permanent outside toilet block with male, female, disabled and baby changing facilities. These currently are not able to be accessed on the site. The project will both address existing issues and deliver clear community and inclusivity benefits.
- The current users for this site include Stowmarket FC, Parent and Health groups (NHS run), keep fit classes and events such as weddings and wakes for local residents. The site has previously held music events such as \* Music on the Pitch\* for many years before Covid. The new toilet facilities will allow the site to cater to additional numbers of people attending groups, events and the Stowmarket FC football matches. The growth of new housing in the Stowmarket area means new and improved community facilities are required.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £25,000.00 represents 72% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £75,000 and 75% of the total costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk.
- Stowmarket Town Football Club has been promoted to the Isthmian League North Division, competing with sides like Bury Town and Sudbury and is required to meet FA criteria which includes the provision of toilet facilities to ensure that they are able to compete in the league that they have been promoted to.

## RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for £25,000.00 which is 72% of the total project costs from the Local Infrastructure Fund

**Technical Assessment of Bid – Project M21-12 – Walsham Le Willows Play Park - Additions and Improvements (from the Ringfenced Fund)**

**ASSESSMENT**

**Validation**

<b>VALIDATION</b>	<b>ASSESSMENT</b>
Need /Justification	<p>To refresh and develop the Walsham Le Willows Play Park. Much of the equipment is showing signs of age and some of the equipment has been deemed unsafe and has had to be removed. The equipment that has remained is in need of replacement with improved materials which will ensure sustainability, easier to maintain and a longer life span.</p> <p>The Parish Council have completed consultation with local residents to ascertain what equipment they feel is required.</p> <p>The CIL funding part of this project will be providing a brand new play area will provide a safe area, where parents with younger pre-school children can meet while their children engage in outdoor play. These new facilities will help in supporting the health and wellbeing of both pre-school children and their parents.</p> <p>There is no existing infrastructure suitable for pre-school/toddlers in the village Play Park.</p>
Delivery /timescales	Project aims to start asap once funding is approved through CIL.
Necessary other approvals	The District Councils planning department have confirmed that no new planning permission is required.

Public or private land	In the lease it states Permitted Use: as a children's outdoor play and adventure area.
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	The Parish Council has always funded the rent, maintenance of the equipment and the grounds plus the necessary safety inspections of the Play Park.  The Parish Council will continue to do so in future. Volunteers will be involved in tasks such as repainting current equipment, tidying the Play Park etc.

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

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of infrastructure by the community.
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
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**PRIORITISATION (Using criteria from the CIL Expenditure)**

<b>PRIORITISATION CRITERIA</b>	<b>ASSESSMENT</b>
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 Corporate Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other Babergh and Mid Suffolk strategies or external strategies Babergh and Mid Suffolk support and/or input into	<p>Yes – Community Provision. The aim is to provide a safe area, where parents with younger pre-school children can meet while their children engage in outdoor play. This will help in the development of the children's imagination as well as social and physical skills.</p> <p>These new facilities will help in supporting the health and wellbeing of both pre-school children and their parents.</p>
It represents key infrastructure (essential)	No
Value for money	<p>Yes – The Infrastructure team has worked with the applicant to ensure that the project is value for money and that the most cost effective quote has been used. The amount of CIL funding is £9,315.75.00 and represents 75% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £75,000 and 75% of the total costs.</p>

	This project would be considered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk.
Clear community benefits	The new pre-school/toddler play area will be beneficial to families in Walsham le Willows and those living nearby with younger children. They will now have a safe outdoor area where they can meet up with similar families while the children mix and play. These new facilities will help in supporting the health and wellbeing of both pre-school children and their parents.
Community support (including results of Consultation exercise.)	Yes – The local residents were consulted on the future of the play area and requested that it be upgraded and with new equipment to cover a larger range of age groups. This is a Parish Council run project.
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes – The CIL Bid application is also funded via Parish Council NCIL and reserves. The Parish Council has advised that they will pick up any additional costs.
Timeliness	Project aims to start upon approval of the CIL bid and be delivered in 2022.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure	The total cost of the project is £12,421.00 Parish Council Contribution £3,105.25

providers, Parish/Town Councils, Babergh and Mid Suffolk infrastructure provision, or LEP/Government funding)	<b>The CIL Bid Fund application is for £9,315.75.</b>
Community Bid – Funding percentage of project	<b>CIL Funding 75% of the total project costs - £12,421.00</b>
Supports housing and employment growth	N/A
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 Parish Council has always funded the rent, maintenance of the equipment and the grounds plus the necessary safety inspections of the Play Park.  The Parish Council will continue to do so in future.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project meets the CIL Expenditure Framework criteria and has been developed under the Community Infrastructure section under the Infrastructure Funding Statement (infrastructure List) for Mid Suffolk.
How does the proposal affect green infrastructure principles?	The project will be looking to use sustainable materials which will ensure longevity.
How does the project address green/sustainability principles/infrastructure?	The project will be looking to use sustainable materials which will ensure longevity.

How does the project affect state aid implications?	State aid implications do not apply.
How does the project affect security and safety in the community?	The proposal will ensure that there is a local area that provides a safe place for children to play.

## CONCLUSIONS

- The Walsham le Willows Parish Council after consultation with local residents is proposing to upgrade and provide additionality to the local play area equipment based at the Walsham le Willows Play Park. The current equipment is outdated while some has been deemed unsafe and has had to be removed. During the local resident consultation it was identified that the present Play Park had no facilities for younger and pre-school children. Therefore the project proposes to create a brand new area suitable for younger children/toddlers. The Parish Council are requesting CIL support for establishing this area.
- The project will provide new play equipment including a multi-play unit suitable for children aged 2+. This consists of a slide, climbs Twin swings, Single Springer and a double springer/see-saw. Using new sustainable materials to ensure longevity and equipment will ensure easier maintenance.
- The new play area will provide children with a new safe play area, where parents with younger pre-school children can meet while their children engage in outdoor play. This will help in the development of the children's social and physical skills.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of ££9,315.75 represents 75% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £75,000 and 75% of the total costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk. This project has been approved under delegated powers.

## RECOMMENDATION

- Recommendation to Cabinet to note the delegated decision for CIL Bid for £9,315.75.00 which is 75% of the total project costs from the Ringfenced Fund.

**Technical Assessment of Bid – Project M20-25 – Botesdale Recreation Ground – Play Equipment – Botesdale Parish Council (from the Ringfenced Infrastructure Fund and the Local Infrastructure Fund)**

**ASSESSMENT**

**Validation**

VALIDATION	ASSESSMENT
Need /Justification	<p>This project aims to improve Botesdale Recreation Ground which currently is not being used to its full advantage/potential with little provision for all age ranges or disabilities.</p> <p>At present the Botesdale Recreation Ground provides recreation opportunities for toddlers, children, and youths via very limited range of play equipment which also does not utilise the space available. The provision at present also does not address the requirements of children and adults with disabilities.</p> <p>The COVID pandemic has created change within people’s work/life balance and the requirement for outdoor space for health, well-being and fitness facilities and raised a demand for such space.</p> <p>This project wants to address the requirements and differing needs of all residents from Toddlers through to Senior Citizens to provide the community with this improved space.</p> <p>This CIL bid is for part of the project; the play equipment.</p>
Delivery /timescales	Project aims to start asap once funding is approved through CIL. Due to be complete by June 2022
Necessary other approvals	Planning permission granted – DC/21/05377 granted on 10/12/2021
Public or private land	Land held Freehold by the parish who are Sole Trustee of the Botesdale Recreation Ground Charity
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.

Details of future funding maintenance	Maintenance and safety inspections will be funded by Botesdale Parish Council and the Botesdale Recreation Ground Charity. A maintenance plan will be developed and will be budgeted for within the budget setting exercise.
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**SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)**

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of infrastructure by the community.
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?	There has been development within Botesdale, but this proposal for play equipment is not classed as essential infrastructure in the Infrastructure Delivery Plan which has priority.

**PRIORITISATION (Using criteria from the CIL Expenditure)**

<b>PRIORITISATION CRITERIA</b>	<b>ASSESSMENT</b>
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 Corporate Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other Babergh and Mid Suffolk strategies or external strategies Babergh and Mid Suffolk support and/or input into	<p>Yes – Community Provision. The aim is to provide an area of outdoor space for all ages to enjoy and benefit from.</p> <p>These new facilities will help in supporting the health and wellbeing of all ages.</p> <p>The Neighbourhood Plan for Botesdale and Rickinghall calls for dedicated child and youth facilities.</p>
It represents key infrastructure (essential)	No
Value for money	<p>Yes – The Infrastructure team has worked with the applicant to ensure that the project is value for money and that the most cost effective quote has been used. The amount of CIL funding is £75,000.00 and represents 44% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £75,000 and 75% of the total costs.</p> <p>This project would be considered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk.</p>
Clear community benefits	<p>This project aims to provide benefit to all ages of the community not just a specific age group. It will also provide inclusivity for those with disabilities.</p> <p>The project will also provide amenities and facilities to support the growth within the Botesdale and Rickinghall area as set out in the Botesdale and Rickinghall Neighbourhood Plan.</p>
Community support (including results of Consultation exercise.)	<p>The project has the written support of Cllr Jessica Fleming. It also has written support from the Botesdale Health Centre Social Prescriber for the area who writes that this regenerated site will offer a fantastic resource for social prescribing and other services which could transform the health and wellbeing of the local people.</p> <p>The Parish Council carried out a Community Survey in early 2019 to identify what residents would like from their Recreation Ground. Many questions were asked; question 8 asks 'Would you like</p>

	to see more items in the park for the following groups' which ranged from toddlers to older adults 65+ and there was a very positive high percentage in all age ranges in response to this question.
Deliverability ("oven ready" schemes)	The funding of the play equipment which this CIL bid is supporting has all funding in place. The remaining project costs for the complete project have yet to be secured in full. This will represent a different phase of the larger project.
Affordability (from CIL Funds)	Yes – the parish council are contributing to the play equipment cost along with funding from MSDC Capital Grants.
Timeliness	Project aims to start asap once funding is received. Due to be complete by June 2022
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, Babergh and Mid Suffolk infrastructure provision, or LEP/Government funding)	Yes – Project Cost for equipment = £168,941.00 <b>CIL Bid Funding - £75,000.00</b> MSDC Capital Grant - £15,000.00 Botesdale Parish Council - £78,941.00
Community Bid – Funding percentage of project	<b>CIL Funding 44% of the total project costs - £168,941.00</b>
Supports housing and employment growth	N/A
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 – Botesdale Parish Council will budget for maintenance and inspection costs
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project meets the CIL Expenditure Framework criteria and has been developed under the Community Infrastructure section under the Infrastructure Funding Statement (infrastructure List) for Mid Suffolk.



How does the proposal affect green infrastructure principles?	One of the core aims of the project is to improve the ecology and biodiversity of the Recreation Ground. The parish have had carried out an ecology appraisal and a comprehensive tree survey as part of the design of the grounds.
How does the project address green/sustainability principles/infrastructure?	By providing these facilities locally the community will benefit from accessing the site by foot or cycle reducing the need for travel by less sustainable methods. It will also provide a cycle friendly site with cycle stand facilities.
How does the project affect state aid implications?	State aid implications do not apply
How does the project affect security and safety in the community?	By making the site more attractive to more people the usage of the site should improve the safety and security of the site.

## CONCLUSIONS

- This project aims to regenerate the Botesdale Recreation Ground so that it provides facilities for the whole of the community so that everyone can benefit from this open space for Health and Wellbeing. The community have been consulted and this project has full support from the District Member and Health Centre.
- This CIL bid will provide funding for the play equipment for the site which will provide for Toddler, Junior and Youth Areas. This includes a wide range of equipment suitable for the different ages.
- The whole project will provide Health and Fitness Area's, Accessible routes, Eco route and Disability parking.
- This project will provide an area for all age groups to enjoy and benefit from. The new facilities will help to help to support the health and wellbeing of ages within the community.

- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £75,000.00 represents 44% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £75,000 and 75% of the total costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk.

## RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for £75,000.00 which is 44% of the total project costs from the Ringfenced Fund and the Local Infrastructure Fund.

### Technical Assessment of Bid – Project M20-25 – Stowmarket Crack Wood Allotments – Museum of East Anglian Life (from the Ringfenced Infrastructure Fund and the Local Infrastructure Fund)

## ASSESSMENT

### Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>The Museum of East Anglian Life (MEAL) have proposed a multi-stage project which would ultimately result in the creation of a new wetland, enhanced community allotments and new paths. This would include a year-round disabled accessible route along the River Rattlesden. The CIL bid is the first part.</p> <p>MEAL would like CIL funding to cover part of the project which fits within the CIL Expenditure Framework, boundary fencing, footpaths, boardwalk and a new bridge.</p> <p>The community benefits resulting from this overall bid would be a new community woodland, providing opportunities for conserving volunteers as well as a new space for community amenity. To have better managed allotments, with spaces for groups to use, and a composting toilet,</p>

	<p>providing new facilities for community users. To have improved boundaries and paths providing access for users with limited mobility. To open up and improve the management of a stretch of river which currently has fallen trees impeding the progress of the water. To enable new opportunities for community food growing schemes and sessions and to enable volunteering opportunities especially for young people.</p> <p>A consultation exercise was carried out with current allotment holders. Over 50% of these responded with mostly positive responses. It was also identified that there was a need for the allotments to be run by a committee of plot holders.</p> <p>Mid Suffolk Disability Forum expressed a desire for a river walk route which was accessible. Consultation also took place with the Stowmarket Eco Group, the Rewilding Group and Stowmarket Environment Groups, all of which were supportive.</p>
Delivery /timescales	Project aims to start asap once funding is approved through CIL, completing by June 2022.
Necessary other approvals	Planning permission granted for works – DC/21/03755 granted 03/12/2021
Public or private land	Heads of Terms have been agreed. The lease will be signed upon confirmation of the CIL funding. The lease will run for over 100 years on the same terms as the existing land lease.
State aid details if any	<p>The following amounts have been received:</p> <ul style="list-style-type: none"> <li>• DEFRA RDPE - £137,230</li> <li>• MSDC Locality Grants - £28,900</li> <li>• Growth Hub Advice – Up to £4,500</li> <li>• Culture Recovery Fund - £88,950, £91,000, £165,105</li> </ul> <p>The new government guidance on the new Subsidy rules which replaces State aid requires three measures to be met for the new subsidy rules to be implemented. MEAL only meet two of the measures therefore the new subsidy rules do not apply to this bid.</p>

Details of future funding maintenance	Following the creation of the allotments they would then be maintained by the plot holders themselves. Any other maintenance would be from the Museum's operating budgets and future grants.
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**SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)**

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of infrastructure by the community.
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)**

<b>PRIORITISATION CRITERIA</b>	<b>ASSESSMENT</b>
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 Corporate Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other Babergh and Mid Suffolk strategies or external strategies Babergh and Mid Suffolk support and/or input into	Yes – Healthy Communities – The project would improve the current allotments, allow people to exercise and grow their own food. By opening the woods and river enables exercise. Improving the boundaries would help to deter crime.
It represents key infrastructure (essential)	No
Value for money	<p>Yes – The Infrastructure team has worked with the applicant to ensure that the project is value for money and that the most cost effective quote has been used. The amount of CIL funding is £75,000.00 and represents 65% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £75,000 and 75% of the total costs.</p> <p>This project would be considered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk.</p>
Clear community benefits	Yes – by providing opportunities for conserving volunteering as well as a new space for community amenity. To have better managed allotments, with spaces for groups to use, and a composting toilet, providing new facilities for community users. To have improved boundaries and paths providing access for users with limited mobility. To open up and improve the management of a stretch of river which currently has fallen trees impeding the progress of the water. To enable new opportunities for community food growing schemes and sessions, to enable volunteering opportunities, particularly for young people.
Community support (including results of Consultation exercise.)	Yes, a consultation exercise was carried out with both allotment holders, Mid Suffolk Disability Forum, Stowmarket Eco Group, the Rewilding Group and the Stowmarket Environment Group. All of which were supportive.
Deliverability (“oven ready” schemes)	Yes

Affordability (from CIL Funds)	Yes
Timeliness	Project aims to start upon approval of the CIL bid and be delivered by June 2022.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, Babergh and Mid Suffolk infrastructure provision, or LEP/Government funding)	Yes – Project Cost = £115,873.40 <b>CIL Bid Funding - £75,000.00</b> Scottish Power - £40,873.40
Community Bid – Funding percentage of project	<b>CIL Funding 65% of the total project costs - £115,873.40</b>
Supports housing and employment growth	N/A
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 Museum plans to work with volunteers to deliver the clearance work along the river and habitat enhancement in the woodland. They are also looking at collaborative work with both the Environment Agency and Suffolk Wildlife Trust. Allotment plot holders would then maintain their own plots and the rest of the work would be maintained from the museum's operating budgets and future grants.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	Although this project is not included in the Councils Infrastructure Delivery Plan the Museum of East Anglian Life is key to the Stowmarket's Town Visioning and this CIL Bid focuses on fencing and footpath infrastructure which would support the implementation of the overall project
How does the proposal affect green infrastructure principles?	Through habitat conservation (as part of the overall project)

How does the project address green/sustainability principles/infrastructure?	Footpaths and footbridges will open up an otherwise inaccessible piece of land.
How does the project affect state aid implications?	The new Subsidy implications do not apply.
How does the project affect security and safety in the community?	The proposal will ensure better boundaries, thereby reducing the risk of crime

## CONCLUSIONS

- The Museum of East Anglian Life intends to take on Crack Wood and the Allotments which in turn present several short- and long-term opportunities for community amenity and biodiversity. The project would both address existing issues and deliver clear community and economic benefits.
- Both Crack Wood and the allotments have been minimally managed over the past two decades. Currently there are issues with security and the current boundary is also unattractive. The proposal would provide a better space for food growing as well as creating a new community amenity for Combs Ford involving local people.
- The existing river trail is currently inaccessible throughout much of the year. Access to green space, which is accessible locally is important. It is a multi-stage project which would ultimately result in the creation of a new wetland, new enhanced community allotments and new paths, including a year-round disabled accessible route along the River Rattlesden. Access to the river trail and woodland be via the Museum's main entrance, which is currently £12 a year. Access to the allotments would be via an allotment rental agreement.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £75,000.00 represents 65% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £75,000 and 75% of the

total costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk.

## **RECOMMENDATION**

- Recommendation to Cabinet to approve CIL Bid for £75,000.00 which is 65% of the total project costs from the Ringfenced Fund and Local Infrastructure Fund (subject to confirmation of a signed lease)
-