

Appendix B – Mid Suffolk – CIL Bids under the Strategic Infrastructure Fund, the Ringfenced Infrastructure Fund and the Local Infrastructure Fund

Technical Assessment of Bid – Project M21-09 – Thurston Community College – Phase 2 Expansion from the Ringfenced Fund (Walsham-Le-Willows, Badwell Ash, Thurston, Elmswell, Tostock, Woolpit and Rattlesden) and Strategic Infrastructure Fund.

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>This project is for the Phase 2, of the expansion programme for Thurston Community College.</p> <p>Phase 1: Consisted of the purchase of additional land required for the expansion of Thurston Community College and construction of additional school car parking and pupil drop-off area (including fencing of the land). This phase 1 received CIL funding in June 2021 (amount of CIL funding allocated: £1,069,841 - agreed by Cabinet in June 2021).</p> <p>Phase 2: This current CIL bid – is for the expansion of the school buildings to meet the need for additional pupil places arising from housing developments in the school's catchment area. The current capacity of the main Thurston campus is 1500 places. This expansion project will take place in two stages, initially to increase to 1650 places, and then to 1800 places dependent on the rate of residential growth. This expansion will provide additional school places for 11 to 16-year-old pupils. The new accommodation consists of a single-storey stand-alone block to provide purpose-built teaching and science spaces. The proposal includes an additional Science room, six classbases, a Prep Room and toilets.</p> <p>Phase 3: The project is for the construction of a football specific full sized 3G floodlit artificial grass pitch (AGP). The pitch will be for school use during school hours and for community use out of school hours via a Community Use Agreement. This phase 3 of the overall project is currently under review from a funding and location point of view together with a review of other recreation projects being proposed in the vicinity. Support and funding from the Football Association is also being investigated. The timeline is therefore undetermined for any CIL Bid</p>

	<p>submission for this element of the project and needs to be considered in the light of a further emerging CIL Bid currently being developed by the Community .</p> <p>TO NOTE: Phase 2 is essential infrastructure identified in the IDP/IFS (project reference IDP062) in relation to needs deriving from committed and planned development. Phase 1 was necessary to enable Phase 2.</p> <p>Phase 3 however is a desirable project (project reference IDP182) and would be subject to funding and support from the Football Association. Phase 1 and 2 are interlinked with each other, however, they can be delivered independently of Phase 3. phase 3 would also need to be considered in the light of a further emerging CIL Bid currently being developed by the Community.</p>
Delivery /timescales	Project aims to start construction during November 2022 and be completed and in use by the beginning of the school year in September 2023.
Necessary other approvals	<p>Yes - Full Planning application Reference: SCC/0037/22MS granted 21st July 2022</p> <p>Proposal: For a single storey standalone block which will offer new purpose-built accommodation for 150 additional pupils, including three classbases, two science rooms, a science prep room and toilet facilities.</p> <p>A non-statutory pre-application planning consultation was carried during the summer which closed on 16th July 2021.</p>
Public or private land	Public - Please note that SCC do not yet own the land required to provide additional area for the school site (Phase 1 of the project as referred above under 'Need /Justification'), this is available to Suffolk County Council via an option agreement.
State aid details if any	N/A
Details of future funding maintenance	The school is a Local Authority maintained school (i.e. not an Academy) therefore the school receive revenue funding for minor maintenance works. In addition, Suffolk County Council provides Local Authority condition and maintenance funding to Veritas, who prioritise and implement maintenance works across Suffolk County Council's Children and Young People Services (CYP) sites.

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

BIDS SCREENED	ASSESSMENT					
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of secondary, sixth form and further education places.					
Can the infrastructure be provided using s106 funds	Section 106 available: £184,595					
Is Bid complete	Yes					
Has information be verified	Yes					
Is this infrastructure linked to a major housing project which has priority?	Yes – The project is linked to the population growth with the catchment area of the Community College.					
	The project is linked to housing growth from the following granted planning applications:					
	<u>S106</u>					
	District	Parish	Planning Application Reference	S106 secured	Phase 1	Phase 2
	West Suffolk	Great Barton	DC/13/0711/FUL	£24,362.00	£24,362.00	
	West Suffolk	Ingham	DC/16/0112/FUL	£55,452.78	£55,452.78	
	West Suffolk	Hopton	15/2298/FUL	£113,690.00	£20,047.22	£93,642.78
	West Suffolk	Rougham	DC/19/1405/OUT	£45,476.00		£45,476.00
	West Suffolk	Stanton	DC/17/1087/OUT	£45,476.00		£45,476.00
		Total	£284,456.78	£99,862.00	£184,594.78	

CIL

District	Parish	Planning Application Reference	Planning Application Status	Number of Pupil Places Deriving from the development	Contribution allocated to Phase 1 or Phase 2 of the expansion project
Mid Suffolk	Walsham-le-Willows	DC/17/02783/OUT	Outline granted 30/05/2018	4	Phase 1
Mid Suffolk	Woolpit	1636/16	Under construction	21	Phase 1
Mid Suffolk	Walsham-le-Willows	1352/17	Under construction	11	Phase 1
Mid Suffolk	Badwell Ash	DC/18/02577/OUT	Outline granted 07/08/2019, Reserved Matters approved at Committee of 07/07/2021 (DC/20/04785/RES)	6	Phase 1
Mid Suffolk	Badwell Ash	DC/19/01356/OUT	Under construction	3	Phase 1
Mid Suffolk	Badwell Ash	DC/19/01554/OUT	Outline Granted 14/01/2020	7	Phase 1
Mid Suffolk	Woolpit	DC/18/04247/OUT	Outline Granted 21/08/2020; Reserved Matters awaiting decision (DC/21/01132/RES)	48	Phase 2
Mid Suffolk	Thurston	DC/17/02782/OUT	Outline granted 24/12/2020	3	Phase 2
Mid Suffolk	Thurston	DC/19/03486/OUT	Outline granted 23/12/2020 (Legal Challenge)*	37	Phase 2
Mid Suffolk	Elmswell	DC/20/01677/OUT	Outline Granted 21/01/2021	12	Phase 2
Mid Suffolk	Badwell Ash	DC/20/02989/OUT	Outline Granted 11/02/2021	3	Phase 2
Babergh	Cockfield	DC/19/04755/OUT	Outline granted 22/02/2021; Reserved Matters Approved 09/11/2021 (DC/21/02296/RES)	5	Phase 2

	<p>Bid is to expand the school from 1500 places to 1650 places, i.e. to increase provision by 150 places.</p> <p>150 places at the current March 2020 cost multipliers of £23,775 per place = £3,566,250 (Phase 1 and Phase 2 cost estimates).</p> <p><u>Phase 1</u></p> <ul style="list-style-type: none"> - total project cost estimated at: £1,169,703 (consisting of s106: £99,862; CIL £1,069,841). <p><u>Phase 2</u></p> <ul style="list-style-type: none"> - there is £184,595 available in s106. - there are 108 pupil places required from the granted development listed above, which would contribute to this Phase 2 expansion project. $108 \times £23,775 = £2,567,770$ - <u>Note</u>: one of the above sites is located in Cockfield, which falls under the catchment area of the school but the CIL collected from this site is located in Babergh funds. - Excluding the Thurston site* (37 pupil places), gives 71 pupil places, therefore 71 @ £23,775 per place = £1,688,025
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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.	Yes - Essential to providing sufficient school places and facilities to support new housing growth.
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	Supported by emerging policies in the Joint Local Plan - Managing Infrastructure Provision. <i>“All new development should be supported by, and have good access to, all necessary infrastructure. Planning Permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development”.</i>

external strategies Babergh and Mid Suffolk support and/or input into	<p>This is also supported by the Mid Suffolk Core Strategy policy CS6 – <i>“new development will be expected to provide or support the delivery of appropriate and accessible infrastructure to meet the justifiable needs of new development”</i>.</p> <p>The housing permissions have been granted on the basis that the expansion of the school can be delivered through CIL contributions.</p>
It represents key infrastructure (essential)	The expansion of the secondary school in Thurston is identified as an essential project in the IDP and the IFS (project reference IDP062).
Value for money	<p>Pupil yields arising from new housing are closely monitored and included in school forecasts. School build costs are nationally benchmarked to ensure Value For Money.</p> <p>All of the projects delivered by Suffolk County Council are also seeking Social Value commitments from contractors as part of the tender processes.</p>
Clear community benefits	Providing enough school places and facilities for new pupils living in new housing developments within the school catchment area. Phase 1 of the project enables the community to use the new car parking area during out of school hours, through a Community Use Agreement (signed between the Thurston Community College and Mid Suffolk District Council).
Community support (including results of Consultation exercise.)	<p>During the development of the Phase 1 proposal, regular meetings have been held involving Council Infrastructure officers, Suffolk County Council, Thurston Parish Council and Thurston Community College.</p> <p>A non-statutory pre-application planning consultation was carried during July 2021.</p> <p>CIL Consultation responses below</p> <p><u>Cllr Austin Davies</u></p> <p>In principle I support this CIL request. However, given the increase in housing in Thurston, the other village within this ward and other neighbouring villages it is important that Norton, Tostock and Beyton CIL monies contribute to this project on an appropriate fair basis. Likewise with other villages outside of our ward where increased house building is leading to a growth in the number of pupils attending our college.</p> <p><u>Thurston Parish Council</u></p> <p>I can confirm that this was put before the Council at its meeting on Wednesday and concerns were raised at the bid submitted. There is an understanding that the Bid submitted under Bid Round Nine by Suffolk County Council Education Department is compliant with the Infrastructure Funding Statement for Education and that the expansion of Thurston Community College is part of the key infrastructure to be provided for approved growth thereby ensuring that</p>

	<p>there is in place the necessary infrastructure to ensure such growth is sustainable. However, the growth of Thurston Community College does not merely satisfy the needs of Thurston but also the needs of its entire catchment area which includes approved development in villages outside of Mid Suffolk's jurisdiction e.g., villages to the north of Thurston such as Great Barton, Ixworth, Stanton etc.</p> <p>It is understood that all major planning applications (over 10) in Mid Suffolk have CIL monies allocated in Strategic Infrastructure and Ringfenced Infrastructure Funds to ensure that priority infrastructure projects can be safeguarded for the community receiving the growth, but the Parish Council would be unable to support this CIL bid if over 88% of the required project cost was to be funded from Mid Suffolk CIL funds.</p> <p>In responding to the planning application for this project the Parish Council made the following comment with regards to the funding, and that comment remains valid:</p> <p>"Whilst the parish council is supportive of the overall proposal and understands the requirement for the school to expand given growth in not only Thurston but its overall catchment area, it must be borne in mind that Thurston residents make up less than half of the total pupils at the school. If this expansion is to be a bid against the CIL Infrastructure Fund held by Mid Suffolk District Council, the Parish Council is not supportive of this being allocated / funded fully from the monies earmarked at Thurston as such an expansion brings no benefit to the community of Thurston. A Suffolk County Council paper in response to growth in Thurston predicted that only an extra 152 places would be required if the Significant Five developments went ahead."</p> <p>The Parish Council is therefore unable to support such a CIL bid until further exploratory work has been undertaken to ensure that all other sources of funding for this project are fully explored which may necessitate cross district talks with West Suffolk.</p>
Deliverability ("oven ready" schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Project aims to start construction during November 2022 and be completed and in use by the beginning of the school year in September 2023.
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)	<p>The total cost of the Phase 2 project is £2,018,011</p> <p>Other funds available for this project:</p> <ul style="list-style-type: none"> – Section 106: £184,595 (collected through developments in West Suffolk) – Basic Need funding: £33,943 – Suffolk County Council borrowing: £18,011

	Amount being applied for from CIL: £1,781,462	
Community Bid – Funding percentage of project	100% – Education Bid	
	The allocation of monies for this bid will be taken from the Ringfenced and Strategic Infrastructure Funds. The calculations we have used to work this out are based on the catchment area for Thurston Community College. The list of parishes within the catchment are listed below	
	Barnham	West Suffolk Council
	Euston	West Suffolk Council
	Knettishall	West Suffolk Council
	Hopton	West Suffolk Council
	Coney Weston	West Suffolk Council
	Market West	West Suffolk Council
	Thelnetham	West Suffolk Council
	Hepworth	West Suffolk Council
	Barningham	West Suffolk Council
	Bardwell	West Suffolk Council
	Sapiston	West Suffolk Council
	Fakenham Magna	West Suffolk Council
	Honington	West Suffolk Council
	Troston	West Suffolk Council
	Great Livermere	West Suffolk Council
	Little Livermere	West Suffolk Council
	Ampton	West Suffolk Council
	Ingham	West Suffolk Council
	Culford	West Suffolk Council
	Ixworth Thorpe	West Suffolk Council
	Stanton	West Suffolk Council
	Ixworth	West Suffolk Council
	Pakenham	West Suffolk Council
	Great Barton	West Suffolk Council
	Rushbrooke with Rougham	West Suffolk Council
	Little Whelnetham	West Suffolk Council
	Bradfield St George	West Suffolk Council
	Bradfield St Clare	West Suffolk Council
	Bradfield Combust with Stanningfield	West Suffolk Council
	Wattisfield	Mid Suffolk District Council
	Walsham-Le-Willows	Mid Suffolk District Council

	Badwell Ash	Mid Suffolk District Council
	Stowlangtoft	Mid Suffolk District Council
	Thurston	Mid Suffolk District Council
	Norton	Mid Suffolk District Council
	Elmswell	Mid Suffolk District Council
	Tostock	Mid Suffolk District Council
	Beyton	Mid Suffolk District Council
	Drinkstone	Mid Suffolk District Council
	Woolpit	Mid Suffolk District Council
	Hessett	Mid Suffolk District Council
	Gedding	Mid Suffolk District Council
	Rattlesden	Mid Suffolk District Council
	Felsham	Mid Suffolk District Council
	Cockfield	Babergh District Council
	Thorpe Morieux	Babergh District Council
	Brettenham	Babergh District Council
	Langham	Mid Suffolk District Council
	Hunston	Mid Suffolk District Council
	Great Ashfield	Mid Suffolk District Council
	<p>Contributions from Ringfenced and Strategic Infrastructure Funds as follows:-</p> <ul style="list-style-type: none"> • 21 parishes in Mid Suffolk District Council and 3 parishes in Babergh within catchment area • 5 parishes within catchment area deriving pupil places within the CIL bid with Ringfenced funds • Percentage of proposed ringfenced funds taken from the 5 parishes worked out by percentage of pupil places derived from development within CIL bid • 13 remaining parishes within catchment area without deriving pupil places • 2 of 13 parishes have ringfenced funds • 2 parishes with ringfenced funds proposed contribution £3,753.05 • Remaining funding to be taken from the Strategic Infrastructure Fund • Funding proposal <ol style="list-style-type: none"> 1. Walsham-Le-Willows Ringfenced fund - £33,864.80 2. Badwell Ash Ringfenced fund - £19,045.24 3. Thurston Ringfenced fund - £876,182.58 4. Elmswell Ringfenced fund - £23,906.69 	

	<p>5. Woolpit Ringfenced fund - £253,963.55</p> <p>6. Tostock Ringfenced fund - £3,753.05</p> <p>7. Rattlesden Ringfenced fund - £3,753.05</p> <p>8. Strategic Infrastructure Fund - £566,993.04</p> <p>TOTAL FUNDING = £1,781,462.00</p>
Supports housing and employment growth	The implementation of Phase 2 ensures that Thurston Community College has sufficient pupil places to provide for the residential growth within the catchment area. The parishes listed above lie within the catchment area of Thurston Community College: This catchment area also includes parishes in West Suffolk, such as Great Barton, Hopton, Ingham, Rougham, Stanton. Expanding the school will also create further employment opportunities at the school.
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 school is a Local Authority maintained school (i.e. not an Academy) therefore the school receive revenue funding for minor maintenance works. In addition, SCC provide LA condition and maintenance funding to Vertas, who prioritise and implement maintenance works across Suffolk County Council's Children and Young People Services (CYP) sites.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	The expansion of the secondary school in Thurston is identified as an essential project in the IDP and the IFS (project reference IDP062).
How does the proposal affect green infrastructure principles?	This project will comply with and contribute towards the Climate Emergency PDP objectives, specifically: Ensure all newly constructed council-controlled buildings, extensions, and retrofits (including housing/commercial development on the Council estate) are designed to achieve net zero emissions by 2030.
How does the project address green/sustainability principles/infrastructure?	Enabling the expansion of Thurston Community College will enable the provision of school places locally for new residents, avoiding the need for the new pupils to travel further by car or bus to out of catchment schools. Pupils will be encouraged to walk and cycle however, due to the distances involved in the wide catchment area, some pupils will be eligible for free school transport.

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 building design will ensure that community safety principles are incorporated.

CONCLUSIONS

- Thurston Community College educates more children than any other school in Suffolk and has the largest catchment area nationally. The Sixth Form is in the top 10% of sixth form providers in England.
- The number of homes within this catchment area may increase significantly in the near future, placing greater pressure on the College facilities and the need to increase pupil places for education provision.
- The project relates to the 2nd phase of the expansion of the Thurston Community College. This second phase involves the expansion of the school buildings to meet the need for additional pupil places arising from housing developments in the school's catchment area. The current capacity of the main Thurston campus is 1500 places. This expansion project will take place in two stages, initially to increase to 1650 places (which is the subject of this CIL Bid), and then to 1800 places dependent on the rate of residential growth coming forward in the future.
- This expansion will provide additional school places for 11 to 16-year-old pupils.
- The new accommodation consists of a single-storey stand-alone block to provide purpose-built teaching and science spaces. The proposal includes an additional Science room, six classbases, a Prep Room and toilets.
- Phase 1 of the expansion project represents an oven ready scheme which requires CIL funding to be delivered so that the extension can be open by September 2023. Section 106 developer contributions (collected from West Suffolk developments) and Basic Need funding will also be used towards the project cost.
- The implementation of Phase 2 ensures that Thurston Community College has sufficient pupil places to provide for the residential growth within the catchment area.
- Expanding the school will also create further employment opportunities at the school.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £1,781,462 (with the remainder of the project costs - £236,549 being derived from Basic Needs funding, s106 funds and Suffolk County Council borrowing). The CIL Bid constitutes essential infrastructure under the Councils current Infrastructure Delivery Plan and under the Education section within the current Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk (project reference IDP062).

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for: £1,781,462.00 as per bid application with £1,214,468.96 from Ringfenced Infrastructure Fund (Walsham-Le-Willows, Badwell Ash, Thurston, Elmswell, Woolpit, Tostock and Rattlesden) and with £566,993.04 from the Strategic Infrastructure Fund

Technical Assessment of Bid – Project M22-05 Eye Moors Woodland Footpath (from the Local Infrastructure Fund). (Delegated decision for Cabinet to note only).

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>The proposed project by the Eye Moors Woodland Society is for improvements to the Moors Woodland by providing a newly developed woodland footpath. This footpath will provide improved access for people with disabilities, those who have difficulty walking and parents with pushchairs and toddlers. The project is to construct a surfaced footpath of 140 metres within the woodland starting at the Community Centre Car Park. The improved footpath will take users to the new picnic area and through the woodland.</p> <p>The current trails and footpaths are uneven and often difficult to use in winter due to the low-lying position of the land and therefore unsuitable for wheelchair and pushchair users and other people who have difficulty walking.</p> <p>The path will be constructed with materials that fit the setting and are sustainable. This will also ensure that the path is easier to maintain.</p>
Delivery /timescales	Once the CIL funding is approved
Necessary other approvals	The remaining funding has been applied for and secured from SCC and Eye Town Council. This funding is £10,000 in total of which £2,000 will be used for this project. Also secured is a Charitable Trust fund for £6,000. Planning permission has been investigated and is not required.
Public or private land	The Eye Moors Woodland is owned and managed by the Eye Moors Woodland Society a registered charity.

State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	The Society will be responsible for the maintenance of the footpath. This will ensure that the funded footpath is always safe for users.

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of infrastructure by the community.
Can the infrastructure be provided using s106 funds	None available.
Is Bid complete	Yes – Validation has taken place and all criteria has been met.
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	Yes

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 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 – Community Provision. The aim is to provide a more accessible woodland footpath for users. This improved footpath will also link with the newly created picnic area. Improvements to footpaths are part of the Eye infrastructure and Neighbourhood Plans which were consulted upon as part of the preparation of that plan that was approved at referendum in May 2021 by a substantial majority. Local people have donated £1500 to the overall project and volunteers have contributed over 250 hours working on the project.

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 applicants are also using volunteers to construct the footpath to reduce costs. CIL will be assisting with the purchase of the materials for the project.</p> <p>The amount of CIL funding is £5,000 and represents 38% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 and 75% of the total costs.</p>
Clear community benefits	Yes – This project will provide a newly upgraded and improved woodland footpath. This will provide improved access for people with disabilities, who have difficulty walking and parents with pushchairs and toddlers.
Community support (including results of Consultation exercise)	Yes – Local people have donated £1500 to the overall project and volunteers have contributed over 250 hours working on the project.
Deliverability (“oven ready” schemes)	The project is ready to begin once the funding is approved.
Affordability (from CIL Funds)	Yes
Timeliness	The project is ready to begin once the funding is approved.
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)	<p>The project is a collaborative between the District Council (CIL) and the Parish Council using their Neighbourhood CIL funds and reserves.</p> <p>The total cost of the project is £13,000</p> <p>Funds contributed to the project by SCC and ETC - £2,000</p> <p>CLA Charitable Trust – 6,000</p> <p>The CIL Bid Fund application is for £5,000</p> <p>38% of the project would be funded through CIL.</p>
Community Bid – Funding percentage of project	No
Supports housing and employment growth	Yes – The Woodland Society will maintain and ensure the footpath is inspected to current guidelines.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	This project meets the CIL Expenditure Framework criteria and has been developed under the Community Infrastructure section of the Infrastructure Funding Statement (infrastructure List) for Mid Suffolk.

Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	The new equipment is being sourced using recycled materials. These will fit in with the woodland setting.
How does the proposal affect green infrastructure principles?	The project will be looking to use sustainable materials which will ensure longevity and easy to maintain. The project will enable users to walk through the forest
How does the project address green/sustainability principles/infrastructure?	No State aid concerns for this project
How does the project affect state aid implications?	No security or safety issues arising from this project
How does the project affect security and safety in the community?	No

CONCLUSIONS

- The Eye Moors Woodland Society are proposing to improve the user experience of the Eye Moors Woodland. This is being achieved with different projects occurring at the same time. CIL, if approved, would be assisting with the construction of a new user woodland footpath which runs through the forest. The path will be constructed using materials which will provide addition accessibility to people with disabilities, users who have difficulty walking and parents with pushchairs and toddlers. This will increase the overall users accessing the woodland and better the experience of people using the forest for physical activity. The improved path will connect different parts of the forest for example the new picnic area and the car park.
- Improvements to footpaths are part of the infrastructure plan included within the Eye Neighbourhood Plan and consulted upon as part of the preparation of that plan (that was approved at referendum in May 2021 by a substantial majority). Local people in Eye have donated £1,500 to the overall project and volunteers have contributed over 250 hours working on the project.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £5,000 represents 38% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 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 for Cabinet to note delegated decision on CIL Bid M22-05 for £5,000 from the Local Infrastructure Fund.

Technical Assessment of Bid – Project M22-09 Improvements to St Johns Meadow Play facilities, Metfield (from the Local Infrastructure Fund) (Delegated decision for Cabinet to note only).

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Metfield Parish Council is proposing to provide an improved and upgraded under-fives play area at the St Johns Meadow Playing Field. With the upgrade of current apparatus and the addition of two new pieces of play equipment to increase the age groups of children that can use the site. Due to the location and public transport options, there is no additional options for younger children in the local area to access play area equipment and the benefits that they provide.</p> <p>The current equipment is in a poor state of repair with both the ground cover and existing equipment in need of an upgrade. This old equipment will be removed as part of this project. The new equipment will use sustainable materials which will ensure that the play area is easier to maintain. It is expected that with the new apparatus the footfall to the site and use of the play area will increase.</p> <p>The Parish Council have consulted with the local residents; this has helped shape the project.</p>
Delivery /timescales	Once the CIL funding is approved
Necessary other approvals	The remaining funding will be provided by the Parish Council and the Community Grants team (Locality Awards). The District Councils planning department have confirmed that no new planning permission is required.
Public or private land	Freehold land
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	<p>Metfield Parish Council currently undertakes the maintenance for the site and will continue to do so for the proposed equipment and playground area.</p> <p>Equipment will be annually inspected in line with current obligations and repairs funded by the Parish Council as required</p>

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of infrastructure by the community.
Can the infrastructure be provided using s106 funds	None available.
Is Bid complete	Yes – Validation has taken place and all criteria has been met.
Has information be verified	Yes - Validation has taken place and all criteria has been met.
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 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 – 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. These new facilities will help in supporting the health and wellbeing of both pre-school children and their parents.
It represents key infrastructure (essential)	No
Value for money	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 £8,788.97 and represents 75% of the total project costs. It lies within the community

	infrastructure thresholds of not exceeding £100,000 and 75% of the total costs. This funding would be completed under a delegated decision.
Clear community benefits	Yes – This project will provide a newly upgraded play area. The new play area will also improve on the age ranges that the equipment is able to be used by. Metfield has few public transport options, meaning that residents without cars currently find it difficult to access this type of facility.
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)	The project is ready to begin once the funding is approved.
Affordability (from CIL Funds)	Yes – The CIL Bid application is also funded via Parish Council NCIL and reserves along with Community Grants and Section 106 funding. The Parish Council has advised that they will pick up any additional costs.
Timeliness	The project is ready to begin once the funding is approved.
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)	<p>The project is a collaborative between the District Council (CIL) and the Parish Council using their Neighbourhood CIL funds and reserves.</p> <p>The total cost of the project is £11,718.63</p> <p>Parish Council Contribution £125.67</p> <p>Section 106 - £803.99</p> <p>MSDC Locality Award - £2,000</p> <p>The CIL Bid Fund application is for £8,788.97</p>
Community Bid – Funding percentage of project	75% will be funded with CIL.
Supports housing and employment growth	Yes – The new play area will support families moving to the area.

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 will maintain and ensure the equipment is inspected to current guidelines and legislation.
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 equipment is being sourced using recycled materials. These materials have been accrued from local companies.
How does the project address green/sustainability principles/infrastructure?	With additional and improved local facilities. Families in the local area will not be required to travel for recreation facilities. The project will be looking to use sustainable materials which will ensure longevity.
How does the project affect state aid implications?	Not State aid concerns for this project
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 Metfield Parish Council after consultation with local residents is proposing to upgrade and provide additional equipment to broaden the age ranges which the play area caters for. The Parish Council will achieve this by removing the current aging equipment and installing new improved apparatus which includes a new play train, spring equipment, wavy mirror panels and new ground surfacing to improve safety and ensure that the site can be used through-out the year. Using new sustainable materials to ensure longevity and equipment will ensure easier maintenance.
- Metfield Parish Council has produced the new play area after feedback from parents in the local area. During the covid lockdown the Parish Council received much correspondence about when the current play area would be reopening. This evidences how popular the current play area is. With new apparatus and overall improvements to the site the Parish Council are hoping that this attracts more people to use the new site.

- 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 £8,788.97 represents 75% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 and 75% of the total costs. This project has been delivered under the Community Infrastructure section of the Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk.

RECOMMENDATION

Recommendation to Cabinet to note the delegated decision for CIL Bid for £8,788.97 from the Local Infrastructure Fund.

Technical Assessment of Bid – Project M22-06 – Eye Play Facilities Oak Crescent (from the Local Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Eye Town Council is proposing to improve the current play facilities at the Oak Crescent. The current play apparatus at Oak Crescent is coming to the end of its life cycle and is becoming difficult to maintain and some pieces of the equipment are now out of use due to safety reasons. This project will remove the old equipment and provide upgraded play apparatus for use by the local and wider community.</p> <p>This new apparatus will improve on the range of ages that are able to use the play area by offering a wider range of equipment to suit younger children.</p> <p>The Town Council has engaged with local resident's and a resident's group has been formed to discuss the proposed project. Consultations have been completed and the feedback has been used to assist with the design and equipment purchase to ensure that these needs are met.</p>

	The new equipment will ensure sustainability, be easier to maintain and have a longer life span.
Delivery /timescales	Once the funding package is secured the project will commence.
Necessary other approvals	The District Councils planning department have confirmed that no new planning permission is required. Eye Town Council are still awaiting funding decisions from two additional pots of funding from the Community Grants team at the District Council. The CIL funding would be offered subject to Cabinet approval and the other sources of funding being secured.
Public or private land	Land which is owned by the District Council. The Town Council has received permission to use the land from the asset management team.
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	Equipment will be annually inspected in line with current obligations and repairs funded by the Town council as required

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of community infrastructure.
Can the infrastructure be provided using s106 funds	None available.
Is Bid complete	Yes – Validation has taken place and all criteria has been met apart from having all funding sources secured. The CIL funding would be subject to Cabinet approval and the other sources of funding being secured.
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 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 – 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. These new facilities will help in supporting the health and wellbeing of both pre-school children and their parents.
It represents key infrastructure (essential)	No
Value for money	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 £100,000 and represents 66% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 and 75% of the total costs.
Clear community benefits	Yes – This project will provide a newly upgraded play area. The new play area will also improve on the age ranges that the equipment is able to be used by. This will increase the footfall to the site.
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 Town Council run project.
Deliverability (“oven ready” schemes)	The project is ready to begin once the funding is approved. The Applicant is still awaiting other funding streams to be approved. The CIL cabinet approval will be subject to this funding being secured.
Affordability (from CIL Funds)	Yes – The CIL Bid application is also funded via CIL, Community Grants and Eye Town Council. The Town Council has advised that they will pick up any additional costs.
Timeliness	The project is ready to begin once all the funding is secured.
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)	<p>The project is a collaborative between the District Council (CIL) and the Town Council using their Neighbourhood CIL funds and reserves.</p> <p>The total cost of the project is £150,000</p> <p>Town Council Contribution £5,000</p>

	<p>Community Development Fund - £20,000</p> <p>MSDC Capital Fund - £25,000</p> <p>The CIL Bid Fund application is for £100,000</p>
Community Bid – Funding percentage of project	66% will be funded with CIL.
Supports housing and employment growth	Yes – The new play area will support families moving to the area.
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 Town Council will maintain and ensure the equipment is inspected to current guidelines and legislation.
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 equipment is being sourced using recycled materials. With additional and improved local facilities
How does the project address green/sustainability principles/infrastructure?	With additional and improved local facilities. Families in the local area will not be required to travel for recreation facilities. The project will be looking to use sustainable materials which will ensure longevity.
How does the project affect state aid implications?	No State aid concerns for this project
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

- After consultations with local residents, Eye Town Council are requesting CIL support to upgrade and develop the play area on Oak Crescent Playing Field. The current equipment is outdated while some has been deemed unsafe and has had to be closed. The new apparatus will increase the usage of the site by providing equipment that can be used for a larger range of age groups.

- The project will provide new play equipment including an in-ground trampoline, zip line, different types of swings for different age groups (Toddlers to 5+) and multi play climbing frame with slide. The project will also resurface the ground to ensure that the apparatus can be used all year long. The equipment will use new sustainable materials to ensure longevity and equipment will ensure easier maintenance. With this new apparatus and overall upgrading this will increase the footfall to the site.
- The upgraded play area will provide children with a safe and modern play area, where parents with children with a wide range of age groups 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 £100,000 represents 66% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 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 the CIL Bid for £100,000 which is 66% of the total project costs from the Local Infrastructure Fund subject to all other funding for this project being secured.

Technical Assessment of Bid – Project M22-12 Extension to the Old Newton Village Hall (from the Local Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	This project will provide improved and additional facilities to the Old Newton Village Hall for the community and surrounding areas. The phase of the project that CIL is supporting is the extension to the village hall which will be for a new bar facility and storage space for groups and sessions that take place in the village hall. The village hall is also used for Parish and other formal meetings.

	<p>One of the main drivers behind the new extension is a desire by the Parish Council to provide a better facility for the Under 5s playgroup. This group is currently one of the principal users of the building and provides a crucial service to the local community. The extension will improve the storage that this group has and provide better kitchen facilities for food preparation.</p> <p>The Village Hall is currently used for sporting events which include Badminton and walking football, which benefits the local seniors. The new storage in the extension will assist these groups with storing equipment.</p> <p>The Village Hall currently host events such as birthday parties and weddings. With the proposed extension it is hoped that more of these bookings will come forward. With a freed-up hall that does not have miscellaneous items stored in the main hall area.</p>
Delivery /timescales	Once the CIL funding is approved
Necessary other approvals	The remaining funding will be provided by the Community Grants team (Locality Awards) and Section 106. The District Councils planning department have confirmed that the required planning permission has been granted.
Public or private land	Freehold land
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 will maintain the hall from their own funds.

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of infrastructure by the community.
Can the infrastructure be provided using s106 funds	Section 106 funding is being used for this project - £861.57
Is Bid complete	Yes – Validation has taken place and all criteria has been met.
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 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 – Community Provision. The aim is to provide an extension to the current village hall which will enable the venue to have increased footfall and usage via groups. The current groups will also have increased storage space. It is hoped that with this extension the bookings for the hall will increase.
It represents key infrastructure (essential)	No
Value for money	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 £67,914 and represents 75% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 and 75% of the total costs.
Clear community benefits	Yes – This project will provide a newly extended village hall. This will provide additional internal space for the users and enable more groups and functions to take place at the hall. The extension will also improve the experience of the under 5's playgroup which uses the venue.
Community support (including results of Consultation exercise)	Yes – Open day consultation and the wider community has had an input through the twelve organisations represented on the Village Hall and Playing Field Committee.
Deliverability (“oven ready” schemes)	The project is ready to begin once the funding is approved.
Affordability (from CIL Funds)	Yes – The CIL Bid application is also funded via Capital Grant and Section 106 funding. The Parish Council has advised that they will pick up any additional costs.

Timeliness	The project is ready to begin once the funding is approved.
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)	<p>The project is a collaborative between CIL, Capital Grant and Section 106.</p> <p>The total cost of the project is £90,552.00</p> <p>Section 106 - £861.57</p> <p>Capital Grant MSDC - £21,776.43</p> <p>The CIL Bid Fund application is for £67,914.00</p>
Community Bid – Funding percentage of project	75% will be funded with CIL.
Supports housing and employment growth	Yes – By extending the current provision it will cater for the growing village and be accessible to users from the wider district.
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 will maintain the village hall using their own funds.
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?	Low carbon & sustainable materials to be used where practicable.
How does the project address green/sustainability principles/infrastructure?	With additional and improved local facilities. Families in the local area will not be required to travel for recreation facilities. The project will be looking to use sustainable materials which will ensure longevity.
How does the project affect state aid implications?	No State aid concerns for this project
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 groups to take place and people in the local area to use. The new storage area will ensure that loose equipment being stored within the Village Hall itself will now be kept within designated spaces.

CONCLUSIONS

- The Old Newton Village Hall and Playing Field Committee is proposing to extend the existing village hall provision to enable the improvement of the current village hall. This part of the phased works which will provide the village hall with new storage and bar space along with the upgrading of the current kitchen provision.
- With the extension to the existing building the Committee are hoping that this will attract additional bookings for functions (Weddings/Parties). The proposed works will also improve the experience of users of the hall including the under 5's playgroup which uses the hall regularly. The playgroup are currently the principal users of the building and provide a crucial service to the local growing community. The extension will improve the storage facilities that they have access to. The village hall is also used by sporting clubs (Badminton, walking football & bowls) which benefit the local senior community. The increased storage space will assist these clubs with storing equipment and keeping the main hall space clear.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £67,914 represents 75% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 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 the CIL Bid for £67,914 from the Local Infrastructure Fund.

Technical Assessment of Bid – Project M22-15 Wetherden Play Area (from the Local Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	This project will provide an upgrade to the existing play equipment and a new toddler play area for families in the local area. The current equipment is in poor state of repair with both the ground

	<p>cover and existing equipment in need of an upgrade. After discussions with local residents and suppliers it has been agreed that the existing site is not fit for purpose. This is due to trees in the same space which risk damaging the new equipment and risks to children playing due to falling branches. This project will relocate the current play area to a different part of the playing field. This relocation was agreed by the consultation with local residents.</p> <p>The current play equipment is not suitable for younger children (toddlers). This project will ensure that the new equipment caters to a more diverse age group of children. This will increase the footfall to the site.</p> <p>The new equipment will use improved materials which will ensure sustainability, easier to maintain and a longer life span.</p>
Delivery /timescales	Once the CIL funding is approved
Necessary other approvals	The remaining funding will be provided by the Parish Council. The District Councils planning department have confirmed that no new planning permission is required.
Public or private land	Freehold land
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	<p>Wetherden Parish Council currently employs grounds contractors to ensure that the playing field and playground areas are maintained.</p> <p>Equipment will be annually inspected in line with current obligations and repairs funded by the Parish council as required</p>

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of infrastructure by the community.
Can the infrastructure be provided using s106 funds	None available.
Is Bid complete	Yes – Validation has taken place and all criteria has been met.
Has information be verified	Yes – Validation complete
Is this infrastructure linked to a major housing project which has priority?	Yes

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 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 – 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. These new facilities will help in supporting the health and wellbeing of both pre-school children and their parents.
It represents key infrastructure (essential)	No
Value for money	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 £18,375.63 and represents 55% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 and 75% of the total costs.
Clear community benefits	Yes – This project will provide a newly upgraded play area in a better location for local residents to alleviate any safety concerns around the overhanging trees. The new play area will also improve on the age ranges that the equipment is able to be used by.
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)	The project is ready to begin once the funding is approved.
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	The project is ready to begin once the funding is approved.

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)	<p>The project is a collaborative between the District Council (CIL) and the Parish Council using their Neighbourhood CIL funds and reserves.</p> <p>The total cost of the project is £33,375.63</p> <p>Parish Council Contribution £15,000</p> <p>The CIL Bid Fund application is for £18,375.63</p>
Community Bid – Funding percentage of project	55% will be funded with CIL.
Supports housing and employment growth	Yes – The new play area will support families moving to the area.
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 will maintain and ensure the equipment is inspected to current guidelines and legislation.
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 and under the Infrastructure Funding Statement (infrastructure List) for Mid Suffolk.
How does the proposal affect green infrastructure principles?	The new equipment is being sourced using recycled materials. With additional and improved local facilities
How does the project address green/sustainability principles/infrastructure?	With additional and improved local facilities. Families in the local area will not be required to travel for recreation facilities. The project will be looking to use sustainable materials which will ensure longevity.
How does the project affect state aid implications?	Not State aid concerns for this project
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 Wetherden Parish Council after consultation with local residents are proposing to upgrade their current play area. The Parish Council are requesting CIL support to develop and relocate the new play area on Wetherden Playing Field. The current equipment is outdated while some has been deemed unsafe due to trees that overhang the current play area. Residents and suppliers have advised that these trees pose a safety risk to children using the equipment and the apparatus itself via falling branches on the play area site.
- The project will provide new play equipment including a four tower multi-unit, seesaw, resurfacing the ground to enable the site to be used all year-round. The Parish Council will be providing new apparatus for younger children which will increase the diversity of the equipment and overall footfall to the play area. Using new sustainable materials will ensure longevity and equipment and 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 £18,375.63 represents 55% of the total project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 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 the CIL Bid for £18,375.63 from the Local Infrastructure Fund.
