

Appendix B – Mid Suffolk – CIL Bids under the Ringfenced Infrastructure Funds and the Local Infrastructure Funds

Technical Assessment of Bid – Project M 22-14 Haughley Play Area (from the Ringfenced Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>This project has been developed by Haughley Parish Council. To upgrade and develop the play equipment at Haughley Green playing field. Much of the equipment currently based at the site, is showing signs of age and has been deemed unsafe. The equipment that has remained needs an upgrade with improved materials which will ensure sustainability, be easier to maintain and have a longer life span.</p> <p>The Parish Council have completed a consultation with local residents to ascertain what equipment they feel is required and this feedback has helped shape the project.</p> <p>The CIL funding will be providing a newly upgraded facility which will deliver a high-quality outdoor play facility with currently recommended safety features and inclusive play equipment. This will increase the overall footfall to the site.</p> <p>Upon completion, the play area’s location and its facilities will be advertised through the Parish Council’s communication channels and a warm welcome extended to all users.</p>
Delivery /timescales	Once the CIL funding is approved
Necessary other approvals	The remaining funding will be provided by local resident donations, Community Grant, Neighbourhood CIL and District CIL. Planning permission has been granted, with no issues raised.
Public or private land	Freehold land/Public
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	Haughley Parish Council will continue to maintain the site.

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	No Section 106 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?	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 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.(see figures below) 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 for local residents. 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.)	<p>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.</p> <p>Consultation has taken place with local Councillors. Comments below:</p> <p>Councillor Keith Welham - <i>*Many thanks for consulting me on the application for CIL funds for the Play Equipment project at The Cricket in Haughley. I am pleased to confirm that I give this project my full support*</i></p> <p>Councillor Rachel Eburne - <i>*I am fully supportive of this CIL application and hope that MSDC can grant it*</i></p>
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 different types of 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 spend between the District Council (CIL) and the Parish Council using their Neighbourhood CIL funds and reserves including Community grant and donations.</p> <p>The total cost of the project is £102,000.00</p> <p>Parish Council Contribution £20,000</p> <p>Donations - £10,000</p> <p>Community Grant - £1,000</p> <p>The CIL Bid Fund application is for £71,000.00</p>

Community Bid – Funding percentage of project	70% will be funded with District CIL.
Supports housing and employment growth	Yes – The new play area will support families wanting to recreate and 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. 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

- Haughley Parish Council, after consultation with residents, are proposing to upgrade their current play area provision. This will provide greater choice and diversity for outdoor play provision and exercise for the children of the parish and surrounding areas who visit the site. The new apparatus will help in the development of the children's social and physical skills and provide an outdoor space for families and social groups to meet.
- The project will provide new play equipment including a pyramid climbing frame, metal combination swing set, new multiplay unit, new roundabout, and new ground surfacing to enable the site to be used all year round. The new apparatus will increase the diversity of the equipment and overall footfall to the play area site.

- The project will use sustainable materials to ensure longevity and easier maintenance for the site.
- The amount of District CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £71,000.00 represents 70% 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 this CIL Bid for £71,000.00 which is 70% of the total eligible project costs from the Ringfenced Infrastructure Fund.

Technical Assessment of Bid – Project M22-24 Barham Kirby Rise Post & Rail Fencing, Barham (from the Ringfenced Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>In 2021 a CIL funding application was applied for and granted for a new play area in Barham at Kirby Rise. This play area was completed and is now in use. The play area has good footfall and has been a welcome addition for the community. This has been evidenced with the feedback that has been received by the Parish Council.</p> <p>This project will provide the users of this play area with a safe environment within which to use the new equipment. The new post and fencing will stop vehicles mounting the kerb and driving across the green, which would endanger users of the green and play area.</p> <p>The new fencing will also assist with preventing small children from running off the green and directly onto the road.</p>

	The project will be completed using sustainable materials.
Delivery /timescales	Once the CIL funding is approved
Necessary other approvals	The remaining funding will be provided by the Parish Council. Planning confirmed that no permission is required.
Public or private land	Leasehold – BMSDC 99 Year Lease. Expiry 2120.
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	Barham Parish Council will continue to maintain the site.

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	No Section 106 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?	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	Yes – Community Provision. The aim is to provide a safe area, where parents with can meet while their children engage in outdoor play.

Infrastructure Strategies or other Babergh and Mid Suffolk strategies or external strategies Babergh and Mid Suffolk support and/or input into	
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 £3,377.75 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 safe area for young children to play.
Community support (including results of Consultation exercise.)	Yes – The local residents were consulted on the future of the play area and requested that the additional fencing is placed on the site to provide safety. Consultation has taken place with local Councillors. Comments below: No responses received.
Deliverability (“oven ready” schemes)	The project is ready to begin once the funding is approved.
Affordability (from CIL Funds)	Yes – The project is also funded by the Parish Council. 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)	The project is a collaborative between the District Council (CIL) and the Parish Council using their Neighbourhood CIL funds and reserves. The total cost of the project is £5,037.00 Parish Council Contribution £1,659.25 The CIL Bid Fund application is for £3,377.75

Community Bid – Funding percentage of project	75% will be funded with District CIL.
Supports housing and employment growth	Yes – The new fencing will increase the safety to the current site.
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 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 by car 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

- Barham Parish Council, after consultation with residents, are proposing to install new fencing around the Kirby Rise green. District CIL has in the past funded the structure of a new play area on the green in 2021. This play area is now in use but safety concerns for the area and wider field have been raised. This project will look to increase the safety of the field for both children and parents who are using the site.
- Using new sustainable materials to ensure longevity and equipment will ensure easier maintenance.

- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £3,377.75 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 note the delegated decision for CIL Bid for £3,377.75 which is 75% of the total project eligible costs from the Ringfenced Infrastructure Fund.

Technical Assessment of Bid – Project M22-26 Stradbroke Health Centre Improvements (from the Ringfenced Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Stradbroke Parish Council are proposing this health project as part of a larger scheme to improve and expand the Stradbroke Health Centre. Part of the Health Centre building is owned by the Parish Council, and it is this part of the building that is being developed under the CIL funding application. CIL will be assisting with the improvements to the energy efficiency of the health centre. The extension of the health Centre will be developed under a different phase of the project.</p> <p>These improvements will include new solar panels, roof lighting and upgrading of the current heating system. These will futureproof the centre, improve its sustainability and lower its energy charges. Overall, these works will enhance the user experience for staff and patients who work in and use the health centre.</p> <p>These works would be using sustainable materials and will enable easier maintenance of the site.</p>
Delivery /timescales	Once the phase of this development is reached in 2023.

Necessary other approvals	The remaining funding will be provided by Stradbroke Parish Council. Planning permission is not required for the phase of the works that CIL is supporting. The applicants are working with Robin Bater from building control.
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	Stradbroke Parish Council will continue to maintain the site as they own the building.

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	No Section 106 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?	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	Yes – Community and Health Provision. To improve the energy efficiency of the building enabling the medical practice to reduce its carbon footprint in line with the Council's climate aims.

external strategies Babergh and Mid Suffolk support and/or input into	
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 £29,724.00 and represents 75% of the total project eligible 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 improve the Health provision for the local and wider communities.
Community support (including results of Consultation exercise.)	Yes – A public consultation was held and there were no adverse comments received. Consultation has taken place with local Councillors and organisations. Comments below: The project has received support from the local NHS Organisation – SNEE ICB
Deliverability (“oven ready” schemes)	The project is ready to begin once the phase of this development is reached in 2023.
Affordability (from CIL Funds)	Yes – This part of the project is also funded by the Parish Council. The Parish Council has advised that they will pick up any additional costs.
Timeliness	The project is ready to begin once the phase of this development is reached in 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)	The project is a collaborative between the District Council (CIL) and the Parish Council using their Neighbourhood CIL funds and reserves. The total cost of the project is £39,634.00 Parish Council Contribution £9,910.00 The CIL Bid Fund application is for £29,724.00

Community Bid – Funding percentage of project	75% will be funded with CIL.
Supports housing and employment growth	Yes – The new Health provision will support current and new residents 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 and Health organisations will maintain the parts of the building that they own.
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?	This project will look to reduce the carbon footprint of the Health Centre and energy costs in general.
How does the project address green/sustainability principles/infrastructure?	The project will be looking to use sustainable materials which will ensure longevity and assist with energy costs.
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 Health Centre has security systems on site and is locked up each evening.

CONCLUSIONS

- Stradbroke Parish Council who owns part of the Stradbroke Health Centre. Are proposing to develop a multi-phase project to extend and improve the current Health provision in Stradbroke. The first phase will provide an extension to the current Health Centre building. CIL will assist with the energy improvement second phase of the project.
- This phase will be looking to deliver new Solar Panels, Roof Lighting and overall improvement of systems that heat the Centre. The works will enhance the energy efficiency of the site, overall decreasing the carbon footprint of the centre whilst also improving the user experience of the site for staff and patients who visit the health centre in Stradbroke.

- This project has support from the local Health organisation (ICB) and residents.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £29,724.00 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. Albeit this CIL Bid has been submitted by the Parish Council as they own the building, the project has been collaboratively worked on and agreed with the Integrated Care Board and has their full support. 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 this CIL Bid for £29,724.00 which is 75% of the total project costs from the Ringfenced Infrastructure Fund.

Technical Assessment of Bid – Project M22-17 Stowupland - New footpath Trinity Meadows to Trinity Walk Bus Stop (from the Ringfenced Infrastructure Fund - Stowupland)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>When determining the planning application for an uplift in numbers by 19 units , which subsequently became known as Phase 1 -175 dwelling development on land south of Gipping Road [now known as Trinity Fields], the Planning Committee required a condition connecting the development by path to the bus stop on land to the south-west of the development [outside the application site]. That condition was not added to the eventual decision notice following a prolonged period of negotiation around the S106 that was also required. This was an oversight.</p> <p>Subsequently the submission, by Bloor Homes, of an 80 dwelling proposal on land immediately to the east of Phase 1 afforded an opportunity to negotiate a new section of path within phase 1 to extend linkage from within Phase 1 and its link to Gipping Road . [as well as connecting the new Phase 2] Phase 1 came with a crossing point to a footpath on the other side of Gipping Road to the section of open space owned by the Council over which any path to the bus stop would have</p>

to pass. Bloor Homes agreed to bridge the ditch between the two sites but they would not agree to extend the path beyond this point as they did not own or control the land necessary to complete the link; the District Council owns this land.

Following the failure to secure a link from the new development to the bus stop over Council land as part of the planning process, the DM Service and Estates service discussed the potential for allowing access over the Council owned land to secure the completion of the link.

It was agreed that as the land had little development value access would be allowed but that any path should be diverted around the perimeter of the land rather than diagonally across it so as to retain its amenity value. The open space continues to provide generous visibility splays at the entrance to the estate that was built to its south-east. It also enhances the appearance of the approach to the estate.

The issue for residents of the new development as rightly identified by both Stowupland Members was that in order to access the bus shelter on the south side of Gipping Road they are currently required to cross north over Gipping Road, walk a few yards along the north west side of it on a path and then cross back south to access the shelter. This is not particularly convenient or desirable from a safety perspective. A direct link is the solution.

The DM service supports the initiative as it will be important to encouraging sustainable travel.

District CIL is collected for the provision of infrastructure to support new housing growth and in this case, it is entirely appropriate to allow the use of District CIL to address the provision of a required footpath as set out above. This footpath is a vital piece of overall active travel and multi-modal connectivity within Stowupland and was identified/included within an LCWIP ambition to provide infrastructure for several 'missing links' within the active travel connectivity around the village. This ambition was identified as a short term LCWIP priority, and so funding this scheme will help to progress a wider LCWIP ambition, as well as provide significant pedestrian benefits to local residents

The Council agreed to allow access across this piece of land to deliver the pedestrian access to the nearest bus stop and complete the Trim Trail within the parish.

	<p>The path need not be adopted by SCC Highways and is understood to be permitted development if the Council completes the work on council owned land</p> <p>Following the Consultation with the two Ward Members revisions to the exact route of the path have been produced in order to address their concerns.</p>
Delivery /timescales	It is expected construction will start in 2023.
Necessary other approvals	Footpath will be constructed by the District Council on publicly owned land and as such no planning permission is required.
Public or private land	Public 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 District Council will maintain the footpath as they own the land.

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 for walking
Can the infrastructure be provided using s106 funds	No Section 106 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
It represents key infrastructure (essential)	Yes
Value for money	Yes – two quotes have been provided but the quote which has been selected contains a no dig approach around a landscaping which is necessary
Clear community benefits	Yes – This project will improve pedestrian access in the locality and allow safe passage to a bus stop.
Community support (including results of Consultation exercise.)	<p>Yes, Consultation started on the 18th January 2023. The Parish Council have asked for an extension of time until the 6th February 2023</p> <p>Councillor Keith Welham has replied stating</p> <p>“Thank you for the opportunity to comment on the application made by MSDC for CIL funding for the footpath link between the Bloor Phase 2 development and the Trinity Walk bus shelter. I fully support the proposal to link Bloor Phase 2 to the bus shelter and the CIL contribution to cover the cost of the work. I have 2 comments which I would like to be taken into account before work commences:</p> <ul style="list-style-type: none"> • The chosen route is not the desire line for bus passengers or users of the trim trail. People do not usually follow a route with two right-angle bends when a straight-line route is available; they will probably walk or run on the grass instead of on the path. • The route shown on the applicant’s plan passes very close to (or may even require the removal of) a tree planted in memory of a former resident of Trinity Walk. Public Realm were consulted prior to the tree being planted and agreed to its location. The location was chosen to avoid the route of the footpath link; this link is now proposed to be built on

	<p>land that was deemed 'safe' from any construction and therefore a suitable location for the memorial tree. I pointed out the tree to the BMSDC officer when we met on site.</p> <p>I hope that it will be possible to amend the proposed route and construct the link on the alignment previously agreed.”</p> <p>Councillor Rachel Eburne has replied stating</p> <p>“I fully support this bid and note Councillor Welham’s comments above. The footpath must go diagonally across the land as was originally intended (and in fact is shown on a diagram in the <i>Stowupland Case</i> word document attached to your email) and it must avoid the tree as per discussions. Please can you confirm that this is what will happen and the application amended accordingly.”</p>
<p>Deliverability (“oven ready” schemes)</p>	<p>The project is ready to begin once funding has been agreed and construction will start in 2023.</p>
<p>Affordability (from CIL Funds)</p>	<p>Yes, the proposal is affordable from District CIL– From the Ringfenced Infrastructure Fund for Stowupland.</p>
<p>Timeliness</p>	<p>The project is ready to begin once funding has been agreed and construction will start in 2023</p>
<p>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>	<p>The project is a single organisation spend to address a planning issue and District Council (CIL) is being used to provide the necessary infrastructure</p> <p>The costs of the project are:</p> <ul style="list-style-type: none"> ▪ Path 50m long x 2m wide ▪ Timber edgings both sides ▪ Construction 150mm type 1 sub base and 50mm asphalt ▪ Excavated material to be taken off site to a licenced tip ▪ Assumed we can excavate underneath tree canopy ▪ £10,700.00 <p>If you are not permitted to excavate under or near the tree no-dig technology will be required and this could add an additional £3,500.00 to the cost. The path may need to be re-designed as</p>

	<p>when no-dig technology is used the levels are raised which means the path needs to be graded up to and then away from the raised area which can be a little more difficult.</p> <p>The total cost of the project is £14,200.00</p> <p>The CIL Bid Fund application is for £14,200.00</p>
Community Bid – Funding percentage of project	100% will be funded with CIL.
Supports housing and employment growth	Yes – The footpath will support sustainable forms of travel for current and new residents 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 Council will be responsible for this footpath and its future maintenance particularly as it will not be adopted by Suffolk County Council.
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 footway and cycling section under the Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk.
How does the proposal affect green infrastructure principles?	This project will look to improve the local walking network and will connect new development to an existing bus stop.
How does the project address green/sustainability principles/infrastructure?	The project will be looking to use sustainable materials which will ensure longevity and addresses the existence of trees using no dig methods of construction.
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?	It provides a safe footpath within the village which will be well used as it connects new development and existing development to the local Bus stop. Pedestrians will avoid a busy section of road on Gipping Road where the current footpath is the other side of the road – the new footpath linking to Trinity Meadows therefore improves safety

CONCLUSIONS

- When determining the planning application for an uplift in numbers by 19 units, which subsequently became known as Phase 1 [175 dwelling development] on land south of Gipping Road [now known as Trinity Fields], the Planning Committee required a condition connecting the development by path to the bus stop on land to the south-west of the development [outside the application site]. That condition was not added to the eventual decision notice following a prolonged period of negotiation around the S106 that was also required. This was an oversight.
- Subsequently the submission, by Bloor Homes, of an 80 dwelling proposal on land immediately to the east of Phase 1 afforded an opportunity to negotiate a new section of path within phase 1 to extend linkage from within Phase 1 and its link to Gipping Road . [as well as connecting the new Phase 2] Phase 1 came with a crossing point to a footpath on the other side of Gipping Road to the section of open space owned by the Council over which any path to the bus stop would have to pass. Bloor Homes agreed to bridge the ditch between the two sites but they would not agree to extend the path beyond this point as they did not own or control the land necessary to complete the link; the District Council owns this land.
- Following the failure to secure a link from the new development to the bus stop over Council land as part of the planning process. the DM Service and Estates service discussed the potential for allowing access over the Council owned land to secure the completion of the link.
- It was agreed that as the land had little development value access would be allowed but that any path should be diverted around the perimeter of the land rather than diagonally across it so as to retain its amenity value. The open space continues to provide generous visibility splays at the entrance to the estate that was built to its south-east. It also enhances the appearance of the approach to the estate.
- The issue for residents of the new development as rightly identified by both Stowupland Members was that in order to access the bus shelter on the south side of Gipping Road they are currently required to cross north over Gipping Road, walk a few yards along the north west side of it on a path and then cross back south to access the shelter. This is not particularly convenient or desirable from a safety perspective. A direct link is the solution
- The Development Management service supports the initiative as it will be important to encouraging sustainable travel.

- **District CIL is collected for the provision of infrastructure to support new housing growth and in this case, it is entirely appropriate to allow the use of District CIL to address the provision of a required footpath as set out above. This footpath is a vital piece of overall active travel and multi-modal connectivity within Stowupland and was identified/included within an LCWIP ambition to provide infrastructure for several 'missing links' within the active travel connectivity around the village. This ambition was identified as a short term LCWIP priority, and so funding this scheme will help to progress a wider LCWIP ambition, as well as provide significant pedestrian benefits to local residents**
- The Council agreed to allow access across this piece of land to deliver pedestrian access to the nearest bus stop and complete the Trim Trail within the parish.
- The path need not be adopted by SCC Highways and is understood to be permitted development if the Council completes the work on council owned land.
- **Following the Consultation with the two Ward Members revisions to the exact route of the path have been produced in order to address their concerns.**
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £14,200 represents 100% of the total project eligible costs. This project has been delivered under the Footpath and cycling section within the Infrastructure Funding Statement (Infrastructure List) for Mid Suffolk .

RECOMMENDATION

Recommendation to Cabinet is to approve this CIL Bid for £14,200 which is 100% of the total project costs from the Ringfenced Infrastructure Fund for the amended route.

Technical Assessment of Bid – M22-23 – Hoxne Parochial Church Council – Hoxne Church Lavatory Project from Local Infrastructure Fund.

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>St Peter and St Paul’s Church in Hoxne is a Grade 1 listed building, that dates back to the 14th/15 century. The church contains many items of cultural and historical interest; the church organ is of specific historical interest and attracts a number of visitors each year. The bells and some of the wall paintings are also from the medieval period and the top of the church font was carved during the gothic period. The church’s association with St Edmund and the historical importance of Hoxne and the Church results in a constant stream of visitors to the area.</p> <p>The church is a well-used facility and is not only used for weekly Sunday Services but is also used as a venue for services, events and activities, which are open to members of the congregation and the local community.</p> <p>The church is located on the Angles Way, a popular tourist walking/cycling route through Suffolk and the church provides an ideal stopping point for visitors along this route. With the disposal of the Vicarage, there is no longer toileting facilities near the church and currently, there are no other public conveniences within the Parish.</p> <p>Hoxne Parochial Church Council are seeking funding to build a contemporary wooden building that will house a unisex toilet and a disabled toilet within church grounds. This building would be fully disabled access compliant and based on the guidance received by the Parochial Church Council from Historic England, this facility would be located away from the church in an area of the church car park, located just outside the North Door of the Church.</p> <p>Once built, this facility will open during the church’s opening hours and by providing toileting facilities, it is hoped that the church can help encourage more people to visit Hoxne and stay longer, which may also provide additional benefits to the village and surrounding area.</p>

	<p>Over recent years, the church has undertaken a programme of updates and improvements to the church building and its facilities, with the aim to encourage more people to use/visit the church and enable the church to hold a wider range of events and activities.</p> <p>Additional elements of this project include the installation of a resin-based footpath, which will provide better access for people with mobility issues to the north door of the church and the toilets from the car park. The North Door will also be altered to provide improved disabled access to the Church's interior.</p>
Delivery /timescales	Project aims to start and be delivered once funding has been approved. Hoxne Parochial Church Council are looking to start the project in March 2023 and expect the project to be completed by June 2023.
Necessary other approvals	Planning Permission has been granted – DC/21/06762
Public or private land	Hoxne Parochial Church Council has the Freehold on the site
State aid details if any	N/A
Details of future funding maintenance	Routine cleaning and maintenance of the facilities will be covered by the church's cleaning staff and ongoing repairs and maintenance will be funded through church funding.

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
Can the infrastructure be provided using s106 funds	No S106 funding available
Is Bid complete	Yes
Has information been verified	Yes
Is this infrastructure linked to a major housing project which has priority?	No

PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
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<p>Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.</p>	<p>No</p>
<p>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>	<p>Yes – the project scores positively against District Council objectives and will contribute towards the delivery of some of the outcomes listed within the Hoxne Neighbourhood Development Plan 2022-2037.</p> <p>The Hoxne Neighbourhood Plan states: <i>“The residents of Hoxne value highly its qualities as an attractive, quiet and historic village set in varied and attractive landscape. The need to safeguard these qualities has been a key feature of the consultation response during the preparation of this Plan. The Plan objectives to ‘Retain and protect the heritage and historic character of the village’ and ‘Maintain and improve its green spaces and surrounding landscape’ are therefore particularly important”.</i> (Page 13, Hoxne Neighbourhood Plan)</p> <p>Through providing accessible public toilets and improving access to the church, this project will contribute to the following outcomes:</p> <ul style="list-style-type: none"> A) Retain and protect the heritage and historical character of the village C) Support local services which underpin the cohesion of the community. <p>The project also supports some of the key aims listed within Babergh & Mid Suffolk Communities and Wellbeing Strategies, in particular:</p> <p><u>The Communities Strategy</u></p> <ul style="list-style-type: none"> - Maximise the benefits that the historic environment and assets make to the character of our districts, their economic wellbeing and the quality of life of our communities. - We will support community and charitable organisations to develop and to grow their contribution to life in our communities. <p>Wellbeing Strategy</p> <ul style="list-style-type: none"> - People will be able to participate in a rich choice of sport, arts and culture across the districts. - People will be equipped and empowered to contribute to their communities as a part of a thriving community, voluntary and charitable sector.
<p>It represents key infrastructure (essential)</p>	<p>No</p>

Value for money	Yes
Clear community benefits	<p>Yes – There are currently no public conveniences in Hoxne, so when complete, this project will provide public conveniences that will be assessable by members of the church congregation, residents and visitors to Hoxne.</p> <p>It is hoped that when the project is completed, the church will be able to provide more community events and activities to take place throughout the year. It is also hoped that providing public toilets the church will help to encourage people visiting Hoxne to stay other historic and cultural sites within the parish and use local businesses and services.</p>
Community support (including results of Consultation exercise.)	<ol style="list-style-type: none"> 1. During the public consultation phase of the Hoxne Neighbourhood Development Plan, the safeguard and protection of the heritage and historic character of the village was rated as highly important to residents. 2. Hoxne Parochial Church Council completed a consultation involving members of the congregation and visitors to the church. Modern toilet facilities was highlighted as the top priority to improve the church. 3. Members of Hoxne Parochial Church Council attend Hoxne Parish Council meetings to discuss the toilet project and to seek Parish Council support for HPCC to make a CIL funding application. At the Parish Council on the 3rd November 2022, the Parish Council agreed to support the CIL Funding application.
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Project aims to start and be delivered once funding has been approved. Hoxne Parochial Church Council are looking to start the project in March 2023 and expect the project to be completed by June 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>Total cost of the project: £37,454.50</p> <p>Hoxne Parochial Church Council funding: £9,363.62</p> <p>CIL funding required: £28,090.88</p>
Community Bid – Funding percentage of project	75%

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	Routine cleaning and maintenance of the facilities will be cover by the church's cleaning staff and ongoing repairs and maintenance will be funding through church funding.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project supports objectives listed within the Hoxne Neighbourhood Development Plan and the Babergh & Mid Suffolk Communities and Wellbeing strategies.
How does the proposal affect green infrastructure principles?	The toilet building will be built using sustainable materials and will be insulated to a high standard. The facilities will be constructed by a local company
How does the project address green/sustainability principles/infrastructure?	N/A
How does the project affect state aid implications?	N/A
How does the project affect security and safety in the community?	The facilities will be open during the church's opening hours.

CONCLUSIONS

- There are currently no other accessible public toilet facilities in Hoxne. When built, these facilities will be open for use to members of the church congregation, local residents and visitors to the village.
- It is hoped that when the project is completed, the church will be able to provide more community events and activities to take place throughout the year.
- It is also hoped that by providing public toilets, the church will help to encourage people visiting Hoxne to stay longer and visit other historic and cultural sites within the parish.
- This proposal represents an “oven ready” scheme with evidence of wide community support. The project will be funded through collaborative spend, with the CIL fund portion being 75% of the costs funded from the Local Infrastructure Fund, together with funding contributions from Hoxne Parochial Church Council.

- In view of the above the amount of CIL funding is regarded as acceptable under the terms of the current CIL Expenditure Framework as this CIL Bid of £28,090.88 represents 75% of the total eligible project costs. It lies within the community infrastructure threshold of not exceeding £100,000 and 75% of the total project eligible 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 approve CIL Bid for £28,090.88 from the Local Infrastructure Fund

Technical Assessment of Bid – Project M22-28 Renovation of Village Car Park and Increase of spaces, Mendham (from the Local Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Mendham has a lack of off-street parking available for residents, works and visitors to the village, which means parking issues are a continuing problem for local people, as parking on the narrow roads in and around the village can cause congestion issues. The Parish Council has set up a car park working group to look at potential solutions.</p> <p>The Street Car Park has been established for over 30 years, it is well used by local people and visitors and is the only parking facility in the village. The car park was re-surfaced approximately 10 years ago, but over time the surface started to disintegrate leaving an uneven surface and contains many potholes, which are a trip hazard for car park users.</p> <p>The car park is particularly well used by Primary School families at the beginning and end of the school day. There are few car parking spaces in the vicinity of the school and there are few public footpaths within the village, so parents use The Street Car Park, because of its close proximity to the school.</p> <p>The aim of this project is to level and resurface the car park with a hard wearing, durable Asphalt surface, providing safe and accessible parking for residents and visitors.</p>

	Currently the car park does not have any clearly defined parking spaces and as a result of car drivers leaving large gaps between vehicles, the current capacity of the car park is approximately 18 cars. As a part of this project, parking spaces will be clearly defined, which should increase the number of car parking spaces available up to approximately 22 spaces.
Delivery /timescales	The Parish Council hope to start and finish the project in March/April 2023 and are hoping to start once the CIL funding is approved
Necessary other approvals	The remaining funding will be provided by the Parish Council.
Public or private land	Mendham Parish Council hold the freehold on the ¼ acre site.
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	Mendham Parish Council will continue to maintain the site, through the council's own funding and resources.

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

BIDS SCREENED	ASSESSMENT
Must follow the CIL Position Statement	Yes - Provision of infrastructure by the community.
Can the infrastructure be provided using s106 funds	No Section 106 available.
Is Bid complete	Yes – Validation has taken place and all criteria has been met.
Has information been verified	Yes – Validation complete
Is this infrastructure linked to a major housing project which has priority?	No

PRIORITISATION (Using criteria from the CIL Expenditure Framework)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	No

Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other BMSDC Strategies or external strategies BMSDC support and/or input into	<p>Yes – Community Provision. The aim of the project is to provide off road parking, which can be used by residents and visitors. This car park will help to reduce roadside parking issues and congestion problems within the village.</p> <p>The project also supports the Babergh & Mid Suffolk Communities Strategy: “Invest in our community facilities for the future and ensure they are accessible and used”</p>
It represents key infrastructure (essential)	No
Value for money	Yes – The amount of CIL funding is £9,733.81 and represents 75% of the total eligible 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 off road parking, which can be used by residents and visitors. This car park will help to reduce roadside parking issues and congestion problems within the village, the car park will provide spaces for parents to leave their cars whilst walking their children to and from school.
Community support (including results of the Consultation exercise)	<p>Yes – The Parish Council reports that parking issues have been an increasing problem for many years and in an attempt to resolve the problem the Parish Council has consulted with District and County Councillors, Road Safety Officers and the Police.</p> <p>Results from Mendham Primary School consultations with parents continually highlight issues with parking, which is exacerbated by the lack of public footpaths in the vicinity of the school.</p>
Deliverability (“oven ready” schemes)	The Parish Council hope to start and finish the project in March/April 2023 and are hoping to start once the CIL funding is approved.
Affordability (from CIL Funds)	Yes – The project is also funded by the Parish Council. The Parish Council has advised that they have funding in place to cover the remaining project costs.
Timeliness	The Parish Council hope to start and finish the project in March/April 2023 and are hoping to start once the CIL funding is approved.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	<p>The project is a collaborative between the District Council (CIL) and the Parish Council using their own sources of funding</p> <p>The total cost of the project including VAT - £12,978.41</p> <p>Parish Council Contribution £3,244.60</p>

	The CIL Bid Fund application is for £9,733.81
Community Bid – Funding percentage of project	75% will be funded with District CIL.
Supports housing and employment growth	The car park will continue to provide off road parking spaces, which will help address roadside parking and congestion issues.
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 – Mendham Parish Council will be responsible for on-going car park repairs and maintenance, which will be funded through the Parish Council's own funding.
Must be based on the developing/adopted 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 car park provides off road parking, which reduces the amount of congestion within the village. By providing a centralised and easily accessible parking facility, it reduces the need for people to drive around the village looking for suitable places to park.
How does the project address green/sustainability principles/infrastructure?	As above
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?	<p>There are no adverse impacts to security or safety in the community. The project will provide a level, hard surface to the car park, removing potholes and other potential trip hazards for car park users.</p> <p>The car park helps to reduce the amount of on road parking, which is an on-going issue within the village and will help ease congestion on the roads in and around the village.</p> <p>The car park also provides a safe place for parent to park and escort their children to school.</p>

Conclusions

- The lack of off-road parking facilities and roadside parking are ongoing issues for residents and visitors to Mendham. The Street Car Park is the only car park in the village, but due to time and usage the surface has begun to disintegrate and is riddled with potholes, which are a trip hazard for car park users. By improving the surface, the car park will be safer to use and the car park will continue to help reduce the amount of roadside parking and congestion within the village.
- By clearly defining individual parking spaces, the capacity of the car park should be increased by a minimum of four parking spaces, from approximately 18 to 22 car parking spaces.
- There are few car parking spaces in the vicinity of the school and there are few public footpaths within the village, so parents use The Street Car Park, because of its close proximity to the school and it provides a safe place to park and walk children to and from school.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of £9,733.81 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 note the delegated decision for CIL Bid M22-28 for £9,733.81, which is 75% of the total project eligible costs from the Local Infrastructure Fund.
