

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

Technical Assessment of Bid – B23-08 – Brantham - Merriam Close Play Area Upgrade (from the Ringfenced Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Brantham Parish Council is proposing to provide an improved play area at Merriam Close offering a new piece of equipment (cradle swing). This cradle swing will provide a more accessible piece of play equipment to meet the needs of different ability groups within the local community.</p> <p>The Parish Council monitors community views through a variety of means (public participation in Parish Council meetings and via various social media groups that identify local issues). It also has a Recreation Sub-committee who are responsible for monitoring the village plays areas, highlighting areas that need updating or improving and liaising with the local community. This monitoring has identified the view held in the village that the play equipment provided is insufficient to meet a wide range of needs for local children and they would benefit from more diverse play equipment in this play area.</p> <p>The project will enable a wider range of individuals to access the facilities and with the addition of the cradle swing will ensure that there is little need to make lengthy trips along busy roads to the different play areas.</p>
Delivery /timescales	Autumn 2023 (once CIL funding is approved)
Necessary other approvals	The remaining funding is being provided by the Parish Council. The District Councils planning department has confirmed that no new planning permission is required.
Public or private land	Freehold land (owned by Parish Council)
State aid details if any	There are no state aid concerns relating to this bid for CIL funding
Details of future funding maintenance	Brantham Parish Council maintains the play equipment in the play areas and will continue to do so going forward (and sets aside a certain amount of funds each year to undertake necessary repairs and upkeep of the play equipment). Equipment will be inspected annually in line with current obligations.

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	None available
Is Bid complete	Yes – Validation has taken place and all criteria has been met.
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
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	N/A
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 more diverse play areas to support a wider age range of children and abilities, they are also utilised by a local childcare provider. This will help development of the children’s imagination as well as social and physical skills. This new piece of equipment will continue to help in supporting the health and wellbeing of children and adults alike.
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 the most cost-effective quote has been used. The amount of CIL funding is £3833.47 and represents 75% of the total eligible project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 and 75% of total eligible project costs.
Clear community benefits	Yes – this project will provide a newly upgraded play area and will benefit and improve the age range and abilities of children who can access and use the play area.
Community support (including results of Consultation exercise.)	Yes – local residents have requested, via social media channels etc that the play areas within the village are upgraded. By providing an additional piece of equipment to Merriam Close play area that will support a wider age and ability range of children will meet this request by the local community. This is a Parish Council run project.
Deliverability (“oven ready” schemes)	The project is ready to begin once funding is approved
Affordability (from CIL Funds)	Yes – The CIL Bid application is also funded via Parish Council Neighbourhood CIL. The Parish Council has advised that they will pick up any additional costs.

Timeliness	The project is ready to begin once 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 project between the District Council (CIL) and the Parish Council using their Neighbourhood CIL funds.</p> <p>Total cost of the project is £5,111.29 (excluding VAT)</p> <p>Parish Council Contribution £1,277.82</p> <p>The CIL Bid Fund application is for £3,833.47.</p>
Community Bid – Funding percentage of Total Eligible project costs	75% of the eligible project costs will be funded with CIL
Supports housing and employment growth	Yes – The upgraded play area support families moving into the area and a local provider is installing the equipment.
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 Babergh.
How does the proposal affect green infrastructure principles?	The new equipment is being sourced using recycled materials.
How does the project address green/sustainability principles/infrastructure?	With additional and improved local facilities families will not have to travel by car to access play and outdoor 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 is a safe, age-appropriate play area for children to play in the local area.

CONCLUSIONS

- Brantham Parish Council, after consultation with local residents are proposing to upgrade and provide additional equipment to the play area at Merriam Close, to widen the age range and abilities which this play area caters for. The Parish Council will achieve this by installing a new cradle swing at Merriam Close as well as new ground surfacing to improve safety and ensure that the site can be used. Using new sustainable materials to ensure longevity and equipment will ensure easier maintenance.
- Brantham Village stretches along the busy A137 and the Parish Council has identified a need to ensure that the play areas provided for the local families offer the best facilities available and has taken the feedback from local residents on board when deciding to upgrade the play areas. It is anticipated that with the provision of a cradle swing at Merriam Close play area, it will provide a more diverse and age-appropriate area for children of all abilities. This will also ensure that the area continues to be utilised not only by the local residents but also by those in the surrounding area.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid is for £3,833.47 and represents 75% of the total eligible project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 or 75% of the total eligible project costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Babergh.

RECOMMENDATION

Recommendation to Cabinet to note this delegated decision for this CIL Bid of £3,833.47 which is 75% of the total eligible project costs from the Ringfenced Infrastructure Fund.

Technical Assessment of Bid – Project B23-12 Upgrade to Cordell Place Play Area, Long Melford (from the Ringfenced Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Long Melford Parish Council is proposing to provide an improved play area with more diverse equipment that meet the needs of a wider age group and abilities within the local community and surrounding areas. The proposal is for equipment better suited to a more inclusive and accessible play area as there are currently no facilities within the current play area to facilitate this.

	<p>The Parish Council has monitored community views as part of the adopted Long Melford Neighbourhood Plan and a survey conducted in 2020 to gain local residents views on what they would like to see included in the Play Area. More seating, swings, toddler equipment (under 5s) and slides as well as fencing around the toddler play area. The consensus indicates that the current play equipment is insufficient to meet a wide range of needs for local children and that more under 5's equipment would be beneficial.</p> <p>The project will enable a wider range of individuals to access the facilities and with more diverse equipment offered. It will create an inclusive and accessible area (which will include sensory play) and remove the old play equipment and surfacing which are no longer fit for purpose. The introduction of five-a-side goal posts will provide equipment for team games which will support the development of children's social and team skills.</p>
Delivery /timescales	Summer 2024 (once CIL funding is approved and the lease is signed)
Necessary other approvals	The remaining funding is being provided by the Parish Council and s106 funds. The District Councils planning department has confirmed that, subject to a lease being signed with Babergh District Council (currently ongoing) that Long Melford Parish Council do not need to submit a planning application Other funding for the project has been secured.
Public or private land	Currently owned by Babergh District Council. A lease is in the process of being prepared so that Long Melford Parish Council takes on the responsibility.
State aid details if any	There are no state aid concerns relating to this bid for CIL funding
Details of future funding maintenance	Long Melford Parish Council currently completes the maintenance on the play areas in their Parish and will continue to do so on the new and additional equipment. Equipment will be inspected annually in line with current obligations and repairs funded by the Parish 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
Can the infrastructure be provided using s106 funds	Partially - s106 funds have been secured
Is Bid complete	No – the lease for the play area is still to be signed

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.	Yes
Positively scores against provisions /objectives of Our Plan for Babergh and/or the Councils 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 more diverse play areas to support a wider age range of children and abilities as the Play area is not currently accessible or inclusive for those with disabilities. By providing a more diverse play area, it will help development of the children’s imagination as well as social and physical skills (including team building). These new facilities will help in supporting the health and wellbeing of children and adults alike.
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 the most cost-effective quote has been used to meet the aims of the local community
Clear community benefits	Yes – this project will provide newly upgraded play areas and will improve the age range and abilities that the equipment is able to be used by for which there is no current provision.
Community support (including results of Consultation exercise.)	Yes – the local residents requested that the play areas are upgraded to provide a greater range of equipment to support a wider age and ability range. This is a Parish Council run project. A lease for the play area will be signed by Long Melford Parish Council (Babergh District Council currently own the land). The consultation exercise was based on a CIL Bid of £100,000 which has now been adjusted to £97,437.31 (75% of amended total eligible project costs).
Deliverability (“oven ready” schemes)	The project is ready to begin once funding is approved and the lease is signed.
Affordability (from CIL Funds)	Yes – The CIL Bid application is also funded via Parish Council Neighbourhood CIL and s106 secured funding. The Parish Council has advised that they will pick up any additional costs.

Timeliness	This project is ready to begin once funding is approved and the lease is signed.
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 Bid between the District Council (CIL), the Parish Council using their Neighbourhood CIL funds and s106 funds.</p> <p>Total cost of the project is £129,946.26 (exclusive of VAT)</p> <p>S106 Funding: £12,942.08 Parish Council Funds: £19,566.87</p> <p>The CIL Bid Fund application is for £97,437.31.</p>
Community Bid – Funding percentage of project	75% will be funded with CIL
Supports housing and employment growth	Yes – The upgraded play areas support families moving into 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 Babergh.
How does the proposal affect green infrastructure principles?	The new equipment is being sourced using recycled materials.
How does the project address green/sustainability principles/infrastructure?	With additional and improved local facilities families will not have to travel by car to access play and outdoor facilities. The play area is central to the village and near to the primary school.
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 is a safe, age-appropriate play areas for children to play in the local area. Additional seating will encourage parental supervision and the play area for under 5s will be enclosed to ensure a safer environment.

CONCLUSIONS

- Long Melford Parish Council after consultation with local residents are proposing to upgrade and provide additional equipment to widen the age range and abilities which the Cordell Place play area caters for, including team play. Currently the Play Area is owned by Babergh District Council and Long Melford Parish Council and in the process of negotiations for a lease for the area. The Parish Council will achieve this by removing the existing equipment and creating an inclusive and accessible area (which will include sensory play equipment), create a safe enclosed area for the under 5s and include provision of equipment for team games (five-a-side goals). A path will be created to provide entry to the accessible and under 5s area enabling wheelchairs users and pushchairs to easily navigate the play area. Using new sustainable materials to ensure longevity and equipment will ensure easier maintenance.
- The Parish Council has identified a need to ensure that Cordell Place play area provides an inclusive, accessible, and fit for purpose Play Area. This will provide local families with a play area that meets the needs of multiple users and takes into consideration feedback from local residents through a survey conducted in 2020 as well as part of the adopted Neighbourhood Plan for Long Melford. The play area will provide a focal point to support the development of children's social and team skills, provide a social space for parents to meet whilst children play encouraging more community cohesion. It is anticipated that with the provision of more age-appropriate equipment for under-fives it will ensure that these areas continue to be utilised not only by the local residents but also by those in the surrounding area.
- The amount of CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid is for £97,437.31 and represents 75% of the CIL eligible project costs. It lies within the community infrastructure thresholds of not exceeding £100,000 or 75% of the total costs. This project has been delivered under the Community Infrastructure section within the Infrastructure Funding Statement (Infrastructure List) for Babergh.

RECOMMENDATION

Recommendation to Cabinet to approve the CIL Bid for £97,437.31 which is 75% of the total eligible project costs from the Ringfenced Infrastructure Fund subject to a lease (of not less than 25 years) being signed.

Technical Assessment of Bid – Project B21-07 Belle Vue Park Sudbury Toilets/Changing Places Facility and Car Park Works (from the Local Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>The planning application which recently received the benefit of planning permission and which relates to this CIL Bid, is for the erection of a café and toilet block including outdoor seating area (following demolition of existing toilet block) at Belle Vue Park in Sudbury</p> <p>The planning application comprises of:</p> <ul style="list-style-type: none"> • Demolition of existing old brick and tile toilet block (approx. 1930’s) • Replace with a modular construction (café and integrated toilets - with all entrances to the toilets on the exterior of the building) situated on northern side of B1508 Cornard Road • Land area 2,500m2, café with integrated toilets c.110m2 • X1 café • Indoor and outdoor seating • X4 standard WC’s (inc sinks) • X1 changing places facility. <p>This CIL Bid relates to a request for 100% of the funding of the toilets and changing places facility together with a proportioned amount for the ground works for the toilets, drainage and electrical provision for the toilets, works to a nearby wall and the re-cambering of the car park only). All of these elements of the project are classed as infrastructure and lie within the CIL Expenditure Framework and are eligible for funding. The toilets and changing places facility doors open onto Belle Vue Park, making them available for use by the local community and visitors to the park, accessible to all, not just those using the café. On this basis and as the proposal has been submitted by the Council as an infrastructure provider, the amount of funding is not limited. However, no District CIL is being used for any part of the works involved in the cafe as the CIL Expenditure Framework does not allow the use of District CIL for any business purpose.</p>

	<p>The park has an estimated footfall of around 3,000 to 4,000 visits per month (seasonal variances) and is a very well used facility in a prominent location within the town. Supporting this overall project in Sudbury with new toilet provision which includes a Changing Place facility will assist residents and visitors to the town during their stay.</p> <p>The changing places facility is designed to include specialist equipment such as a height adjustable changing bench, peninsular toilet, ceiling tracked hoist and shower. This space will provide accessibility and extra equipment and space to allow use of these facilities for people with profound multiple learning disabilities or with physical disabilities such as spinal injuries, muscular dystrophy, multiple sclerosis.</p> <p>This project will mean that the toilets facilities can be accessed by all benefitting health and wellbeing inclusively. The nearest Changing Places Facilities are located out of the town centre at Tesco Sudbury with the next closest located in Hadleigh so this project will help to address any shortfall in provision within the Babergh District.</p>
Delivery /timescales	Start date will occur once CIL funding is approved.
Necessary other approvals	Yes – Planning Permission DC/23/05003 granted 10.01.24. Building Regulation Approval is being sought.
Public or private land	Public land owned by Babergh District Council
State aid details if any	There are no state aid concerns relating to this bid for CIL funding.
Details of future funding maintenance	Whilst there will be an income from the café operator lease rental, which is not part of this CIL Bid, the park will be maintained by Babergh District Council and volunteer sectors, external funding bids where viable and park events. A Business case has been provided to support the CIL Bids and funds will be available for maintenance going forward.

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 use as toilets with re-cambering of the car park and works to a wall
Can the infrastructure be provided using s106 funds	No

Is Bid complete	Yes – Validation has taken place and all criteria has been met.(subject to the need to obtain Building Regulation approval)
Has information be verified	Yes – Validation complete.(subject to the need to obtain Building Regulation approval)
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 Our Plan for Babergh and/or the Councils 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 – this project will provide facilities to improve accessibility for communities for health and wellbeing.
It represents key infrastructure (essential)	No
Value for money	Yes – the Council has undertaken a competitive tender process .
Clear community benefits	Yes – Accessibility for all. The toilet facilities can be accessed independent of the café and will be capable of use by the public.
Community support (including results of Consultation exercise.)	Yes – Babergh District Council have engaged with the public over several years including January 2020 public exhibition in Sudbury, and most recently in the park over two days on 15/16 October 2021. There is wide community support for a new café, (albeit the café is not part of the CIL Bid funding request) and is evidenced by support from over 70% of respondents to community survey in October 2021.

	Consultation has taken place with District Ward Councillors, Suffolk County Councillor and the Town Council in accordance with the CIL Expenditure Framework requirements.
Deliverability (“oven ready” schemes)	Yes (albeit Building Regulation approval must be obtained)
Affordability (from CIL Funds)	Yes
Timeliness	The project is ready to begin once the funding is approved and Building Regulation has been obtained.
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 total cost of the project is £706,514.31. Total Eligible Project Costs £533,329.31 Other funding from Council Reserves £292,759.31 The CIL Bid Fund application is for £240,570.00 (which is an amount based on the infrastructure provided (toilets and changing places facility together with a proportioned amount for the ground works for all the toilet, together with all necessary drainage and electrical infrastructure (to support the toilets) works to a nearby wall and the re-cambering of the car park only).
Community Bid – Funding percentage of project	The CIL Bid Fund application is for £240,570.00 (which is an amount based on the infrastructure provided (toilets and changing places facility) at 100% together with a proportioned amount for the ground works for all the toilets, together with all necessary drainage and electrical infrastructure (to support the toilets at 100%) including works to a nearby wall and the re-cambering of the car park at 100%). No District CIL is being used for any part of the works involved in the cafe as the CIL Expenditure Framework does not allow the use of District CIL for any business purpose.
Supports housing and employment growth	The provision of toilets and a changing place facility on this site will benefit residents and visitors to the town alike
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 – Whilst there will be an income from the café operator lease rental, which is not part of this CIL Bid, the park will be maintained by Babergh District Council and volunteer sectors, external funding bids where viable and park events. A Business case has been provided to support the CIL Bids and funds will be available for maintenance going forward.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project meets the CIL Expenditure Framework criteria

How does the proposal affect green infrastructure principles?	N/A
How does the project address green/sustainability principles/infrastructure?	N/A
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?	N/A

CONCLUSIONS

- The planning application which recently received the benefit of planning permission and which relates to this CIL Bid, is for the erection of a café and toilet block including outdoor seating area (following demolition of existing toilet block) at Belle Vue Park in Sudbury. This CIL Bid relates to a request for 100% of the funding of the toilets and changing places facility together with a proportioned amount for the ground works for the toilets, drainage and electrical provision for the toilets, works to a nearby wall and the re-cambering of the car park only). All of these elements of the project are classed as infrastructure and lie within the CIL Expenditure Framework and are eligible for funding. The toilets and changing places facility doors open onto Belle Vue Park, making them available for use by the local community and visitors to the park, accessible to all, not just those using the café. On this basis and as the proposal has been submitted by the Council as an infrastructure provider, the amount of funding is not limited. However, no District CIL is being used for any part of the works involved in the cafe as the CIL Expenditure Framework does not allow the use of District CIL for any business purpose.
- The park has an estimated footfall of around 3,000 to 4,000 visits per month (seasonal variances) and is a very well used facility in a prominent location within the town. Supporting this park in Sudbury with new toilet provision which includes a Changing Place facility will assist residents and visitors to the town during their stay.
- The changing places facility is designed to include specialist equipment such as a height adjustable changing bench, peninsular toilet, ceiling tracked hoist and shower. This space will provide accessibility and extra equipment and space to allow use of these facilities for people with profound multiple learning disabilities or with physical disabilities such as spinal injuries, muscular dystrophy, multiple sclerosis. The nearest Changing Places facilities are located out of the town centre at Tesco Sudbury with the next closest located in Hadleigh so this project will help to address any shortfall in provision within the Babergh District.

- The amount of District CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework. No District CIL is being used for any part of the works involved in the cafe as the CIL Expenditure Framework does not allow the use of District CIL for any business purpose.

RECOMMENDATION

Recommendation to Cabinet for approval of this CIL Bid for £240,570.00 from the Local Infrastructure Fund (subject to Building Regulation approval).
