



District CIL Funding 2022-23

1. Bids received in 2022

- 1.1 The April/May 2022 bid window saw 5 bids submitted for consideration by the CIL Spending Working Group (CSWG).
- 1.2 Two of these bids, for new Early Years provision, had been successful in receiving District CIL Funding in the 2021 bid round, but have returned due to significant increases in costs and a failure to get additional funding through Neighbourhood CIL or other funding sources.
- 1.3 Bid 2-2022 which related to the provision of a new early years setting located on the school site at Melton Primary School was not considered to be a valid bid and has subsequently been considered as an “expression of interest” with a view to the project being re-worked and a new bid being submitted in a future bid round.

Bid Reference	Project name	Funding request £
1-2022	Lowestoft Waste Transfer Station and Recycling Centre Improvements	751,642.00
2-2022	Melton Primary School - Early Years Provision	155,384.00
3-2022	Leiston FC and Sports Association - 3G Pitch with Lighting	276,018.18
4-2022	Holton St Peter Primary School - new Early Years provision (2)	615,000.00
5-2022	Dennington – New bespoke Early Years Playschool Setting (2)	268,214.71
		2,066,258.89

2. Consideration of the bids by the CSWG

- 2.1 **Bids 1, 3 4 and 5 are recommended for approval by the CSWG.** These bids are recommended on an “in principle” basis, each with conditions applied to ensure a smooth transition to the delivery stage and completion stage and to provide East Suffolk Council with a full audit trail to support each step of the finding process. Most

of the projects are required to meet milestones in order to achieve the next tranche of funding.

- 2.2 In total, the 2022 bid round would result in the allocation of over £1.9m in District CIL to fund infrastructure projects that will support the new homes being delivered in East Suffolk, if Cabinet approve the recommendations made by the CSWG.
- 2.3 Detailed information on each of the bids received, the benefits of the project and how they relate to corporate objectives and the Local Plans, together with the recommendations put to Cabinet by CSW, is provided as Appendix A of this document.

3. Extension of spending deadline – Jetty Lane project, Woodbridge

- 3.1 The Jetty Lane Trustees have become a Charitable Incorporated Organisation (CIO) which provides for increased regulation and requirement for transparency. This also brings the benefit of tax savings so the Jetty Lane CIO can ensure the funds received are going direct to the project and to appeal to different funding bodies to raise the finances needed to build the community centre.
- 3.2 East Suffolk Council awarded District CIL funding of £188,800 in June 2019 which was paid to the project in August 2019. The funding was to support the delivery of the first part of the project, to assist with funding the initial building planning and design stage, and to obtain planning permission. The deadline for spending the funds was June 2024.
- 3.3 A 3D model of the building was produced and variation to plans was submitted to make changes to heat sources and natural ventilation and to incorporate new building regulations into the plans and to ensure the building is future proof.
- 3.4 The Jetty Lane CIO are currently fundraising in order to raise sufficient funds to progress the delivery of a replacement Youth Centre and community hub, as planned. However, Covid 19 has played a significant part, both in the delays to fundraising and the delivery side of the project, through increasing costs, reducing access to funding and changing the needs of the community.
- 3.5 The Jetty Lane site has continued to be in active use over the past two years, with the 2 new cabins on the site that are in constant use for the community. The Cabins were donated by a local businessman.
- 3.6 The Jetty Lane charity intend to apply for a new planning permission in September 2022 in order to change the layout and design of the proposed buildings to be more appropriate for both current and future needs.
- 3.7 Progress of the project can be followed via the Jetty Lane webpages.

[Learn more about the Jetty Lane Project — Jetty Lane](#)

- 3.8 The Jetty Lane CIO as seeking an extension to the deadline for using the District CIL funding. This would be a two-year extension of the current deadline to take it to June 2026.
- 3.9 Since this was a CIL project that was approved before the CIL Spending Strategy was developed, and the funding is already subject to a legal agreement between East Suffolk Council and the Jetty Lane CIO, then an extension can be recommended for approval by Cabinet without the need for a whole new bid application to be submitted under the current CIL Spending Strategy.
- 3.10 **CSWG have reviewed this extension of time request and are recommending that Cabinet agree to the extension to the spending deadline to June 2025, subject to the revised planning permission being sought by 1 April 2023.**

Appendix A - Summary of District CIL Bids Received 2022

Ref	Location/ Project	Lead Party	Benefits of the Project	Project Cost	DCIL requested	Other funding	Notes/Key Points	Recommendation
1-2022	Lowestoft Waste Transfer Station (WTS) and Recycling Centre (RC) Improvements	Suffolk County Council Waste	<p>The current Lowestoft WTS and RC serves a large area of the East Suffolk population and is in need of re-development in order to meet future demand.</p> <p>In 2021 SCC determined that the current facility in Lowestoft, which is a joint WTS and RC, was not adequate to manage the future demands of increasing waste deposited there over the next 10-20 years. A programme of works was identified that would render it fit for purpose for that period.</p> <p>The Lowestoft WTS is the only one open to East Suffolk DC to deposit all the waste collected from residents in the north of their area. If the works are not completed to bring the site up to fire remediation standard a new site will need to be provided at substantially greater cost. It is very likely that the government's new Resources and Waste Management Strategy (RaWS), will require district and borough councils to commence weekly food waste collections from residents within the next three years.)</p>	£ 2,993,401.93 <i>(estimate)</i>	£ 751,642.00	£2,241,759.93	<p>VALID BID – subject to finalised costs and planning permission</p> <p>25% DCIL requested (across cost of both Phases)</p> <p>Phase 2 of 2 Project (Phase 1 delivered and funded by SCC)</p> <p>This project is detailed in the Local Plan and in the IFS as a planned short term 'Essential' project to support housing growth. The amount of developer contributions expected as funding towards the project is £1,000,000.</p> <p>The project is detailed on page 28 of the 2020-21 Infrastructure Funding Statement, which is a new statutory document that details East Suffolk's intentions for spending CIL and s106 and the timing and nature (Critical/Essential/Desirable)</p>	Approve in Principle

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			<p>Key improvements: Phase 1: funded and delivered</p> <ul style="list-style-type: none"> -Electrical and lighting upgrade, - odour suppression system, - guttering improvement, - replacement weighbridges, - replacement concrete dividers. <p>Key improvements: - Phase 2:</p> <ul style="list-style-type: none"> - new configuration of the site to enable a large water tank to be installed to meet the requirements of a new fire suppression system. - Extensive work will be carried out in order to tackle the rat infestation issue at this site and a new building will allow for food waste to be deposited at this site. -Improvements to site drainage will also be required. 				<p>of the project to support the planned housing growth. The project is an 'Essential' medium/long term project.</p> <p><u>East-Suffolk-Infrastructure-Funding-Statement-2019-20.pdf (eastsuffolk.gov.uk)</u></p> <p>The Waveney Local Plan references the need for remodelling of the HWRC at 12.818, and on page 476. It is identified on Page 303 with expected funding source by CIL to an approximate cost of £1,500,00.00.</p> <p><u>Adopted-Waveney-Local-Plan-including-Erratum.pdf (eastsuffolk.gov.uk)</u></p> <p>Key Points:</p> <ul style="list-style-type: none"> • The project directly relates to the Strategic Plan Environment objective of minimising waste, reusing materials 	

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							<p>and increasing recycling; reduced refuse volumes and increased recycling rates and also the Economy objective to support and deliver infrastructure.</p> <p>Strategic Plan 2020 - 2024 - Report - Page 1 (paperturn-view.com)</p> <ul style="list-style-type: none"> • This is planned essential infrastructure project which we expected to partially fund from CIL (Local plan/IFS). • This is a collaboratively funded Project with the DCIL requested being 25% of project costs (over both Phases). • Other funding sources not yet secured • Planning permission not yet achieved 	
2-2022	Melton Primary School - Early	Suffolk County	Melton Primary School is a maintained school which has recently opened a Nursery facility	£155,384 (estimate)	£155,384	£0	INVALID BID - 100% DCIL requested	<i>To be considered as a statement of interest for</i>

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	Years Provision	Council Education	<p>in the Thrive Room, as a result of requests by parents. The Primary School will need this space back and the school are seeking to provide a bespoke EYs space on site. This project will provide an additional 26 full time equivalent early years places for children from the age of 3 upwards. The provision will be open for the full school day and offer wrap around care for children of pre-school and school age.</p> <p>The additional accommodation will provide;</p> <ul style="list-style-type: none"> • Classroom/activity space for up to 26 EYFS pupils at any one time • Pupil and pupil WCs • Ancillary spaces (Kitchenette/Store room) • Outdoor play space • The provision will be open for full day care to meet the needs of working families as well as providing funded sessions. 				<ul style="list-style-type: none"> • Project applicant SCC but to be managed and delivered by Primary School • The project will help to meet the need for additional Early Education capacity in Woodbridge/Melton Wards (Policies SCLP12.32 and SCLP12.33) <p>Key points:</p> <ul style="list-style-type: none"> • The project directly relates to the Strategic Plan Economy objective to <i>Support and deliver infrastructure</i>, enabling children to access early years education and to improve their outcomes and to support working parents. <p>Strategic Plan 2020 - 2024 - Report - Page 1 (paperturn-view.com)</p> <ul style="list-style-type: none"> • Costs have been guaranteed by the 	<i>future funding rounds</i>

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							<p>contractor if delivery is within summer 2022.</p> <ul style="list-style-type: none"> • Costs for electrical services and drainage do not appear to have been included within figures and only one quote provided. • Planning permission has not yet been submitted. • Questions were raised over the longevity of proposal in current form. • Questions over likelihood of not passing Building Control Regs. • Questions of location of the facility in relation to rest of school and of loss of and separation of play facilities. <p>NOTE: During a meeting with Suffolk County Council Early Years on the 16th June, it was agreed that further discussions were required with the school and agree different</p>	

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							approach to this project. Therefore, project is to be considered as an expression of interest. A meeting has been held with headteacher on site.	
3-2022	Leiston FC and Sports Association - 3G Pitch with Lighting	Leiston Football Club	<p>The existing facilities at Leiston Football Club are limited, and the bigger scheme project seeks to boost use and users, and in the future use this to support improvement of ancillary facilities such as catering provision and car parking/access. This Phase of the proposal subject of the bid seeks to replace an existing turf pitch with an all-weather 3G surface, along with two additional lighting towers.</p> <p>The additional facilities will provide;</p> <ul style="list-style-type: none"> • Resurfacing one pitch from turf to all weather 3G surface. • Two further lighting towers to allow for longer use during winter months. • This would allow increased use of the facility for various users 	£636,540.04 (estimate)	£276,018.18	£360,521.86	<p>VALID BID – subject to planning permission, amount allocation reflects community use availability, 3-5-year delivery time limit and community user agreement</p> <p>43% DCIL requested</p> <p>The project is not listed in the IFS or Local Plans as identified as a project required to support growth. The proposal does meet the requirements of ‘Beneficial’ in line with the Spending Strategy and should therefore be assessed on its merits.</p> <p>Key Points:</p> <ul style="list-style-type: none"> • The project directly relates to the Strategic Plan Enabling Communities objective 	Approve in principle

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			given reduced wear and increase the hours this is available during low light and poor weather.				<p><i>of community partnerships and maximising health and well being</i> in our district.</p> <p>Strategic Plan 2020 - 2024 - Report - Page 1 (paperturn-view.com)</p> <ul style="list-style-type: none"> • This is a collaboratively funded Project with the DCIL requested being 43% of project costs. • The project would provide additionality to the existing use of the facility which extends the period of use, opening the surface up to more users given reduced wear. • The facility is a sports site leased to the club and sports association, which is ultimately owned by ESC. • Planning permission will be required • Questions regarding surface type and 	

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							<p>restricted hours of use limiting community use.</p> <ul style="list-style-type: none"> Only one FA funding pot could be successful, which is not reflected in bid application. Current quote is not a FA approved provider. 	
4-2022	Holton St Peter Primary School - new Early Years provision (2)	Suffolk County Council Education	<p>This project will provide an additional 30 full time equivalent early years places for children from the age 2 at Holton St Peter Primary School.</p> <ul style="list-style-type: none"> The additional accommodation will provide; <ul style="list-style-type: none"> Classroom/activity space for up to 30 EYFS pupils at any one time, Pupil and staff WCs, Office and ancillary space, The provision will be open for full day care to meet the needs of working families as well as providing funded sessions. Children who attend high quality early years provision are better able to achieve their full potential. 	£1,230,000	£615,000 (£415,000 – without the highways element)	£615,240 DCIL (2021-5 award)	<p>VALID BID – subject to planning approval & and evidence of ongoing verification of costs (RIBA Stages), Schools commissioner approval to expand, and reduction of £200K upon confirmation from Suffolk Highways this element is not required</p> <p>100% DCIL requested Approval in principle to a ceiling award of £615,240 was awarded in 2021 (CIL Bid 2021-5)</p> <p>The Project has completed RIBA Stage 4 and the costs have risen significantly. As such a follow up bid has been submitted to seek and</p>	Approve in principle

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			<ul style="list-style-type: none"> In a 2020 survey undertaken by the Early Years and Childcare Service (Suffolk County Council), 76% of parents stated that they search for childcare near to their home address. 73% of respondents stated that they need childcare in order to carry out their employment. Following a site visit with the Academy Trust and Governors we are now looking to develop a facility design similar to that shown in submitted plans. 				<p>additional £615,000 to fill the funding gap. Clarification is sought to the possible removal of new access and parking currently included in the proposal, following advice from Suffolk Highways. This would reduce the bid by £200,000</p> <p>A new Early Years setting in Holton is detailed as an 'Essential' short term project within the Infrastructure Funding Statement 20/21, page 47. East-Suffolk-Infrastructure-Funding-Statement-2020-21.pdf (eastsuffolk.gov.uk) The East Suffolk Waveney Local Plan references the need for Early Years provision in the Holton and Halesworth Area on page 106 to 120 and point 4.39 on page 188. Page 292 of the infrastructure Delivery framework in the Waveney Local Plan shows that initial funding required was £500,000. This was</p>	

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							<p>increased significantly in the IFS for 2019-20. Adopted-Waveney-Local-Plan-including-Erratum.pdf (eastsoffolk.gov.uk)</p> <p>Key points:</p> <ul style="list-style-type: none"> The project directly relates to the Strategic Plan Economy objective to <i>Support and deliver infrastructure</i>, enabling children to access early years education and to improve their outcomes and to support working parents. Strategic Plan 2020 - 2024 - Report - Page 1 (paperturn-view.com) Demand for EY places from development is considered to be 51/52 required places. This project will deliver an additional 30 full time equivalent early years places for children from 	

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							<p>the age 2 at Holton St Peter Primary School.</p> <ul style="list-style-type: none"> • The need for EY provision in the area is detailed as a planned 'Essential' project to support housing growth in the East Suffolk Waveney Local Plan and Infrastructure Funding Statement (IFS) 2019-20. • This project will appear as complimentary to the proposed Dairy Farm Early Years project and have its own line within the 2020-21 IFS. it is Essential infrastructure planned as a short-term project. • There are a number of applications within the area still to be determined. Once the 30 places created at Holton St Peter are deducted, this would still mean that a further 31 places may be needed. This 	

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							<p>future growth will be monitored and if needed, further provision will be added, with the possibility at the Dairy Farm site.</p> <ul style="list-style-type: none"> • Parents and neighbouring schools will feed into a consultation that the School must carry out to receive Regional School's Commissioner approval to expand. • Planning permission is estimated to be achieved late summer 2022. 	
5-2022	Dennington – New bespoke Early Years Playschool Setting (2)	Badingham Playschool	This project seeks to provide a new bespoke Early Years facility in Dennington, part of Framlingham Ward. The new build has received planning approval and works have commenced, as the group continue to operate from temporary premises. This project will deliver a 50 place Nursery School and Day Care Facility, increasing and secure access to	£1,469,150.43	£268,214.71	<p>£22,683.72 other sources £1,178,252 DCIL (2021-6 award) Total: £1,200,935.72</p>	<p>VALID BID – subject to evidence of finalised costs and evidence of ongoing verification of costs (RIBA Stages) 98% DCIL requested</p> <p>Approval in principle to a ceiling award of £1,178,252 was given in 2021 (CIL Bid 2021-6)</p>	Approve in principle

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			<p>early years education for local children, and facilitating work time for parents and carers. The playschool employs twelve well qualified, experienced members of staff and has 34 children on roll, aged between 3 months and 5 years, from Framlingham, Dennington, Badingham and surrounding villages.</p> <p>On completion of the project, the building will be known as Little Oaks Playschool.</p> <p>The approved plans can be viewed within the planning application using reference DC/20/5019/FUL here: Simple Search (eastsuffolk.gov.uk)</p> <p>Children who attend high quality early years provision are better able to achieve their full potential. This project provides a permanent facility for an established EYS group and CIC, which have been without a permanent base for some time.</p> <p>The additional facilities will provide:</p>				<p>A bid for NCIL from Framlingham Town Council was unsuccessful and costs have been finalised. Although attempts have been and continue to be made for other funding sources (both successfully and unsuccessfully), there remains a significant funding gap. The costs have been reduced on the project by eliminating landscaping and other small element that could be funded at a later date. The need for Early Years provision in the Framlingham area is detailed as an 'Essential' priority to support housing growth in the Suffolk Coastal Local Plan and was listed in the Infrastructure Funding Statement (IFS) 2019-20. It is detailed in the East Suffolk - Suffolk Coastal Local Plan (12.272) page 286 and page 480.</p> <p>New Early Years provision is also recorded as a priority in</p>	

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			<ul style="list-style-type: none"> Bespoke education space with ancillary facilities (ie toilets, kitchenette/storage/office space) Outdoor education/play areas New access and parking from the B116 Framlingham Road, Dennington. 				<p>the Framlingham Neighbourhood Plan.</p> <p>Framlingham-NP-Made-Version-March-2017-Policy-title-text-AP22-Vyces-Rd-edited-2017-7-18.pdf (eastsuffolk.gov.uk)</p> <p>Key points:</p> <ul style="list-style-type: none"> The project directly relates to the Strategic Plan Economy objective to Support and deliver infrastructure, enabling children to access early years education and to improve their outcomes and to support working parents. Strategic Plan 2020 - 2024 - Report - Page 1 (paperturn-view.com) Permission for the new facility has already been approved under DC/20/5019/FUL and 	

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							<p>this has now commenced with adding services to the site.</p> <ul style="list-style-type: none"> • The Badingham Playschool Group has charitable status and has been proactive in raising funds towards the project from several different sources and have to date raised just over £22k in confirmed contributions, excluding 2021 DCIL. • The unsuccessful bid for a Neighbourhood CIL (NCIL) Allocation from Framlingham (25% of original project cost after deduction of the confirmed the funding/grants) which has left a funding gap which could jeopardise delivery. • Badingham Parish Council have also decided not to allocate NCIL to this project and 	

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							<p>Dennington only have £380 NCIL currently.</p> <ul style="list-style-type: none"> The VAT position has been confirmed as non-reclaimable by Financial Advisors – This has been accepted by CSWG as sufficient confirmation to meet this funding conditions. The project delivery stage has commenced following the grant of planning permission. 	
TOTALS				£6,484,476.40	£2,066,258.89	£4,418,457.51*	* Includes £1,793,492 of 2021 DCIL awards	