



## District CIL Funding 2023-24

### 1. Bids received in 2023

- 1.1 The April/May 2023 bid window saw a total of 17 bids submitted for consideration by the CIL Spending Working Group (CSWG). 4 of the bids had been twin tracked and submitted as both a District CIL (DCIL) bid and Local CIL (LCIL) bid. These were reviewed and processed under the most appropriate approach, through the CSWG.
- 1.2 The Local CIL Fund is the 3% (of DCIL received in the 22/23 financial year) fund retained for smaller, local projects. Applications are for a maximum of £50,000 which must be match funded with Neighbourhood CIL Funding or other funding sources.

### 2. Approved Local CIL(LCIL) Bids

- 2.1 The CSWG may approve Local CIL Fund projects, where they meet the required criteria and are classed as valid bids.
- 2.2 Table 1 below shows the Local CIL Fund bids which have been approved by the CSWG on 27 June 2023:

**Table 1**

Bid Ref	Infrastructure Project	Amount
LCIL 2023-2	Southwold - Klondyke Skate Park	£ 50,000.00
LCIL 2023-3	Beccles - Waveney Meadow Project	£ 22,000.00
LCIL 2023-4	Blundeston - Play Park Refurbishment	£ 25,000.00
LCIL 2023-5	Rendlesham - Skatepark and Nature Walk	£ 50,000.00
<b>Total</b>		<b>£ 147,000.00</b>

### 3. Consideration of the District CIL(DCIL) bids by the CSWG and approved by Cabinet

- 3.1 For the 2023 DCIL bid round, a total of 9 bids were received for District CIL funding which were over the £50,000 LCIL bid threshold.
- 3.2 CSWG make recommendations to Cabinet in relation to the District CIL Bids. Table 2 identifies the total value of District CIL recommended by the CSWG for Cabinet to approve. A summary of each bid considered is included in Table 3 on pages 3-13.

**Table 2**

Summary of Recommended Allocations	
Estimated total cost of delivering all of the projects	£ 19,400,037.77
Total DCIL requested	£ 4,773,761.00
<b>Total DCIL recommended to Cabinet to award as DCIL Fund allocations</b>	<b>£ 3,479,203.00</b>

- 3.3 Detailed information on each of the District CIL bids received, the benefits of the project and how they relate to corporate objectives and the two Local Plans, together with the recommendations put to Cabinet by CSWG, is provided within pages 3-13 of this document.
- 3.4 A project providing community meeting facilities had a recommendation to refuse on the grounds of prematurity.
- 3.5 One of the projects submitted paperwork outside of the correct bid application process. This was in relation to a project which was not in the Infrastructure Funding Statement (Infrastructure List) but was located within an education setting and affected the use of education buildings and land. The bid was rejected as not valid by the CSWG as it did not meet the basic submission criteria and was not directly related to planned growth. Whilst the benefits of providing the project meet with the wider strategic aims for football club provision, the increase in community benefits and links to planned growth, required for District CIL to fund the project were not clearly defined. Should the project be supported by Suffolk County Council, submitted through them, and it was shown to be appropriately deliverable, with planning permission and other funding secured, then the project could reapply for the Local CIL Fund in April 2024. The LCIL Fund has a maximum bid threshold of £50,000 (match funded) and bids must be in an area where growth (new housing sites) are actively being delivered and must also be supported by the relevant Ward Councillor(s).
- 3.6 It is understood that guidance for applying for funding for education establishments (all schools, including foundation schools and academies) will be issued by Suffolk County Council to schools in the near future.

## Summary of District CIL Bids Received 2023 and Recommendations Approved

**Table 3**

<b>Lowestoft – Barnards Soccer Centre Improvements</b>					
Ref	Lead Party	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 1-2023	Suffolk Football Association	£374,400	£101,500 (27.1% DCIL of project costs)	£272,900 (£60k secured)	<b>CSWG recommended to approve subject to conditions.</b>
<p><b>Benefits of the Project:</b></p> <p>Barnards Soccer Centre is an existing sporting facility serving Lowestoft and the surrounding communities. The site is owned by Suffolk County Council and leased to the Suffolk Football Association (a registered charity). The facility includes a classroom used to train local football officials, such as referees and linesmen.</p> <p>The proposal seeks to ensure the long-term provision of the 11v11 Floodlit 3G Pitch, with replacement of the current 3G AGP surface, and replacement of current non sustainable Floodlight provision for modern energy efficient lighting.</p> <p>Without significant investment into both the inefficient floodlights and the 3G surface, which has reached the end of its useful life, the centre will close. This would be a substantial loss to 2 local grassroots clubs compromising from Under 6's to first teams, as well as students at the further education sports college. By regenerating the facility, the Football Association want to provide additional sessions. Some of these examples are Walking Football for older ages, refugee support sessions, disability inclusion Pan Disability, girls football sessions such as 'Wildcats' and Squad' for varying age ranges. Potential opportunities are also being explored regarding day release alternative education provision in and around the Special Educational Needs and Pupil Referral Unit departments where this site could facilitate some educational provision.</p> <p>This project will ensure the local community benefits from the facility and not just the traditional footballing offer. Securing the future of this facility would provide additionality in the offer available to diverse groups within the community.</p>					
<p><b>Notes/Key Points:</b></p> <p><b>VALID BID – subject to finalised costs and planning permission (if required)</b></p> <ul style="list-style-type: none"> <li>The project is not listed in the Infrastructure Funding Statement 21-22 (IFS) but is detailed in the emerging Lowestoft Local Plan Policy LOW15: identified as a facility to be protected with</li> </ul>					

improvement of facilities being supported. The project is also listed within the ESC Sports and Leisure Strategy as a priority to secure the future of the site against the risks of losing the community provision. The Barnards site is listed within the Football Foundations East Suffolk Local Football Facility Plan for future expansion.

The project is in the IFS for 2022-23 which is due to be published by 31 December 2023.

- The project directly relates to two Strategic Plan objectives; the **Communities objective** of *Maximising health and well-being* and also the **Economy objective** to *support and deliver infrastructure*.
- This is a collaboratively funded Project with the amount of DCIL requested being 27.1% of project costs.
- The proposal meets the requirements of 'Beneficial Infrastructure' in line with the CIL Spending Strategy.
- Maintaining and enhancing this site is a key delivery target for ESC Leisure and the project has been allocated other ESC funding some time ago.

### Foxhall Household Waste and Recycling Centre Improvements

Ref	Lead Party	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 3-2023	Suffolk County Council Waste Services	£7,848,355	£164,500 (12.22 % of project costs)	£7,683,855 (secured - including 2021 DCIL award of £794,414 )	<b>Approve</b>

#### Benefits of the Project:

The current Foxhall Recycling Centre serves a large area of the East Suffolk population and is already in need of re-development in order to stay in place as it is operating at capacity. This project aims to expand and improve the Recycling Centre providing a faster throughput, more efficient service, increased safety for the public users and enhancing the recycling and reuse service provision. The project has commenced and will soon reach the final Phase 3 Stage as an approved SCC Capital project.

This is a second DCIL bid to assist with addressing the funding gap as a result of significant cost increases.

#### Notes/Key Points:

**VALID BID**

- 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.
- The project is detailed within the Suffolk Coastal Local Plan (page 476) and is in the Infrastructure List of the IFS as an essential short-term project (page 103).
- The original estimated contribution from CIL within the 2020 Suffolk Coastal Local Plan is £1,000,000. The cumulative amount of the 2021 award and this second bid would be £958,914.
- The project directly relates to the Strategic Plan **Environment objective** of *minimising waste, reusing materials, and increasing recycling*; reduced refuse volumes and increased recycling rates and also the **Economy objective** to *support and deliver infrastructure*.
- SCC confirm in their application that the project will deliver household waste recycling service to the catchment until 2043.

### Bungay Medical Practice extension, reconfiguration, and enhancement

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 4-2023	Integrated Care Board (ICB) / Bungay Medical Practice	£1,524,000	£1,283,000 (84% of project costs)	£241,000 VAT reclaim (20%, as appropriate and excluding fees)	<b>Approve subject to conditions</b>

#### Benefits of the Project:

The practice plans to reconfigure the ground floor (together with an extension to the front elevation) to improve reception functionality and privacy by reducing congestion within the waiting area and to provide more accessible clinical space on the ground floor.

These changes will ensure there is sufficient clinical capacity to deliver services for the local population, including the clinical expansion planned by South Waveney Primary Care Network (PCN). The ICB has modelled future demand/capacity for a period of 11-15 years.

The project aims to deliver the following benefits:

- Improved patient access – including capacity to resolve existing constraints and meet new registration demand.
- Improved recruitment and retention of healthcare staff through ensuring appropriate facilities are available to support them in delivering care and increase training opportunities for medical and clinical placements. Specifically, extending the practice’s teaching capacity for medical students, foundation doctors and specialty trainees.
- Provide a range of extended primary care services for the local population.
- Support to the South Waveney PCN in providing new models of care through ensuring the practice has capacity and appropriate facilities.

- Support to the South Waveney healthcare system and integrated care approaches through sustaining and strengthening the practice’s ability to work with and host providers of other services.

The project will provide approximately 115m<sup>2</sup> of new Gross Internal Area (GIA) including 3x16m<sup>2</sup> (net) clinical rooms, additional waiting space and changing facility, plus additional circulation, and is due to be commenced in 2024.

**Notes/Key Points:**

**VALID BID – subject to conditions (finalised costs, NHS Governance approval and planning permission)**

**84% DCIL contribution requested (with the remaining 16% relating to the VAT reclaim (on related costs only))**

- The project directly relates to the Strategic Plan **Enabling Our Communities objective** of *Maximising health, well-being, and safety in our District* and also the **Economy objective** to *support and deliver infrastructure*.
- This is a planned essential infrastructure project within the Waveney Local Plan which is expected to be funded from CIL contributions (page 123). It is recorded 2022-23 Infrastructure Funding Statement, due to be published by 31 December 2023.
- The Integrated Care Board support the Bid and confirm the improvement project will deliver health and care services from the practice to cover planned growth for the next 11-15 years.

**Bungay Town Football Club new 3G pitch**

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 6-2023	The Bungay & District Sports Association Ltd	£1,317,127	£547,803 (41.59% of project cost)	£769,324 (£20,000 secured)	<b>Approve subject to conditions.</b>

**Benefits of the Project:**

The proposal seeks to provide a new 3G surface for Bungay Town Football Club based at the Bungay & District Sports Association. The existing facilities are shared by the football, cricket, and tennis clubs, along with a community clubhouse facility and small women only gym on site.

The new 3G playing area is to be suitably sized for U16s and younger, to facilitate all weather play, including through spells of drought and wet weather, as well as greater hours of use during darker months. The proposal would serve for the current 23 football teams for both girls and boys from age 6

upwards, alongside other users of the facilities including Bungay High School, community summer soccer school coaching sessions, and to work with and facilitate sports provision for disabled users.

**Notes/Key Points:**

**VALID BID – subject to conditions (finalised costs, Community User Agreement and planning permission)**

- This project is detailed in the IFS as a planned short term ‘Desirable’ project to support housing growth (page 116). Bungay Neighbourhood Plan also supports the proposal in policy CM3 in relation to enhancement of existing sporting facilities (page 33).
- The proposal is supported by the Suffolk FA and the need for the youth sized surface identified in the Local Football Facility Plan and ESC Playing pitch and outdoor sports strategy.
- The project directly relates to two Strategic Plan objectives; the **Communities objective** of *Maximising health and well-being* and also the **Economy objective** to *support and deliver infrastructure*.
- This would provide an enhancement to the overall facilities of the established Bungay and District Sports Association and increase the availability of outdoor active recreation for children in the area.

**Melton Early Years Provision**

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 7-2023	Suffolk County Council Education	£1,350,000	£1,350,000 (100% DCIL requested)	No other sources of funding	<b>Approve subject to conditions</b>

**Benefits of the Project:**

The Primary School currently operates a small Early Years provision within the existing school building. The proposal seeks to provide a bespoke purpose built EYs facility within the primary school grounds, to provide 30 FTE EYS spaces for wrap around and school time care.

The proposal is at early development stage but would provide a class room/activity space for up to 30 children at one time, pupil WCs and staff office space. The design is based on the new EYs facility currently being delivered at Holton St Peters Primary School.

The provision of EYs places will benefit the community as children who attend high quality early years provision are better able to achieve their full potential. The care provided also enables local families to remain and enter the workplace, and national Government intends to increase funded childcare for families, so there must be consideration of provision to accommodate this.

**Notes/Key Points:**

**Valid Bid - subject to conditions (planning approval, evidence of ongoing verification of costs (RIBA Stages), schools commissioner approval to expand, payment release in two stages)**

- Additional early education capacity within Woodbridge Ward is detailed as an 'Essential' short-medium term project within the IFS (page 64). Suffolk County Council have confirmed that this proposal in Melton would meet this need.
- The East Suffolk Coastal Local Plan references the need for Primary provision in the Woodbridge, Melton and Bredfield area (page 486). By providing a new bespoke space for the existing Early Years provision, this would return existing space for primary children in Melton/Woodbridge.
- 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.
- Demand for EY places from development is considered to be 28 required places. This project will deliver an additional 30 full time equivalent early years places for children from the age of 3 at Melton Primary School.
- Given the early stages of costing for the project, it is recommended to pay £1,000,000 upon compliance with conditions of an award and make a further payment to the value of £350,000 on submission of final costs evidence.

### Halesworth Campus Phase 1 Project

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 8-2023	Halesworth Campus Trust	£4,413,066	£914,558	Costs and Funding require further clarity	<p><b>Refuse bid as invalid and premature</b></p> <p><b>*£1,641,997 DCIL awarded in 2021. Both combined would represent 57.93% DCIL contribution to Phase 1 project</b></p>

**Benefits of the Project:**

The Campus sports and recreation facilities sit in a broader area known as 'Halesworth and Holton Healthy Neighbourhood', which is an allocated development site in the Waveney District Council Local Plan (2019). Policy WLP4.1 the proposal to redevelop the former Halesworth Middle School site.



The Phase 1 Halesworth Campus proposal seeks to deliver 3G and grass pitches along with associated infrastructure. The project benefitted from a DCIL award in 2021 and appears to have commenced, although not all conditions for draw down of the existing award have been met to date.

This is a second bid submitted due to increased costs and non-allocation of full proceeds of the land sale to this project.

#### **Notes/Key Points:**

**It has not been possible to justify the amount requested or the timing of the bid.**

**Current bid seeks 20.72% DCIL contribution to costs**

**Cumulative contribution of DCIL would be 57.93% of project costs**

- The project is detailed as a planned short term 'Essential' project to support housing growth in the Waveney Local Plan and IFS (page 151). The amount of developer contributions expected as funding towards the project is £1,500,000. A previous DCIL award in excess of this was granted in 2021.
- The project directly relates to the two Strategic Plan **Economy objective** to *Support and deliver infrastructure* and the **Communities objective** of *Maximising health, well-being and safety in our District*.
- The project has already benefited from a 2021 DCIL award of £1,641,997, awarded in September 2021.
- This bid application relates to the first phase of a development for new sports and recreation facilities to Halesworth and surrounding parishes. The first phase of construction is now identified to cost £4,413,066 (increased from the 2021 projection of £3,530,397). The project is currently part funded from the sale of land to Castle Meadow Care to the value of £1,121,000 (from the first instalment).
- Of the conditions of this 2021 DCIL award, planning permission has now been approved for the Phase 1 development, but evidence of ongoing cost already incurred, and a Community Use Agreement have not yet been fully met.
- It is unclear why the second instalment from the enabling land sale is not being allocated to this phase of the project as was identified to be the funding approach within the IFS. This would provide a further £700,000. These proceeds are due to be received in July 2024, 12 months after the first instalment, which has already been received in June 2023.
- A successful second bid award would take the proportion of CIL funding for the Phase 1 Campus project to 57.93%, with no other funding application to sporting bodies made, however it is unclear what other grant funding has already been achieved as although reference has been made to this type of funding in correspondence, no details have yet been provided.
- A number of facts and figures in relation to the latest CIL bid application are needing to be clarified at this point in time and the amount requested is unable to be justified from examination of available data.

### Bungay Library Extension

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 9-2023	Suffolk County Council Library Services	£154,800	£32,400 (20.93% of project cost)	£122,400 (£106,400 secured including VAT reclaim)	<b>Approve subject to conditions</b>

#### Benefits of the Project:

The Proposal seeks to alter and extend the lobby area of Bungay Library, providing a buggy park externally and new storage area to release existing library space. The alterations would increase accessibility for users, make the facility DDA compliant, and facilitate the use of the library as a community hub.

#### Notes/Key Points:

**VALID BID – subject to conditions (confirmation of funding details, no further CIL bids for project)**

- The project directly relates to the two Strategic Plan **Economy objective** to *Support and deliver infrastructure*, and the **Communities objective** of *Maximising health and well-being*.
- The project is detailed within the Waveney Local Plan (page 298), as well as within the IFS as a desirable short to medium term project (page 100). The recently 'made' Bungay Neighbourhood Plan also highlights improvements to the library as a priority and the use as a community hub (pages 30 and 35).
- Planning permission for the project has been granted and collaborative funding secured.
- The IFS identifies an anticipated contribution of £104,760 for the project, and SCC Libraries have confirmed that there would be no further projects at the library requiring CIL funding, within the current Local Plan period.

## Oulton Broad - Benjamin Britten Academy 3G Pitch

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 10-2023	Benjamin Britten Academy	£918,289.77	£100,000 (10.89% of project costs)	£805,000 (£205,000 secured)	<b>CSWG rejected as an invalid bid.</b>

### Benefits of the Project:

The proposal is to provide a full size 3G pitch with floodlighting, an all-weather sports pitch which would be suitable to be used for training, activity programmes and match play. The anticipated majority users would be the school pupils and Waveney Football Club, with the remainder of the available time being open for other community groups.

### Notes/Key Points:

**INVALID BID – The application was not submitted via Suffolk County Council Education and is not a planned project to support Local Plan growth, as required within the CIL Spending Strategy and has been rejected as invalid by the CSWG.**

- The bid had not been submitted following correct process as set out within the CIL Spending Strategy. As the project delivers just short of 60% of total usage for the school for education use the bid must be supported by and should be submitted via Suffolk County Council as the landowner and lead statutory Body for Education in Suffolk, despite the schools Academy status.
- The project is not a planned Education or Sports and Leisure project within the East Suffolk Infrastructure Funding Statement (Infrastructure list), and the project has not demonstrated that it offers increased community benefit and links to planned growth.
- For education projects, Community Infrastructure Levy (CIL) is used to deliver school expansions to mitigate increases in pupil numbers, as a result of (commenced) new developments in the catchment area.
- For Leisure and Sports facilities the project has not specifically been identified as being required to support planned growth.

- The project features in the Football Foundations East Suffolk football facility plan as one of 3 options being considered to service Waveney FC, which is the largest club in the County with 56 teams.

[East Suffolk Local Football Facility Plan \(footballfoundation.org.uk\)](http://footballfoundation.org.uk)

### Framlingham Scout and Guide HQ and Community Hall

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 12-2023	Framlingham Scout and Guide Group	£1,500,000	£280,000 (18.67% of project cost)	£1,220,000 (£0 secured)	<b>Refuse bid on grounds of prematurity</b>

#### Benefits of the Project:

The proposal seeks to provide a new site and relocate to a new facility for the Framlingham Scout and Guide HQ. As part of the funding package to deliver the project the intention is to sell the current headquarters in Badingham Rd, Framlingham for residential development which will provide a small development of additional new homes adjoining the recent Mills Trust New Alms Houses located behind the existing headquarters.

The relocation and provision would include the purchase of new land, one large hall with capacity for over 200 people theatre style, and a secondary hall, allowing two units to meet at the same time, and a smaller quiet room. Facilities would also include a modern and spacious kitchen, improved toilets and showers, ample storage and improved outdoor parking and amenity space.

#### Notes/Key Points:

##### **Bid rejected by CSWG on grounds of prematurity.**

- The project directly relates to the two Strategic Plan **Economy objective** to **Support and deliver infrastructure**, and the **Communities objective** of **Maximising health and well-being**
- The project is not detailed within the Suffolk Local Plan or Infrastructure Funding Statement (Infrastructure list) but would meet the criteria of 'beneficial' as detailed within the Spending Strategy.
- It is supported by the Town Council as delivering on Neighbourhood Plan objective of a new community useable space for up to 200 people although no Neighbourhood CIL (NCIL) funding commitment has yet been made. The recently delivered Castle Community Rooms project in

Framlingham, which was jointly CIL funded with Framlingham Town Council, has provided a useable community space for up to 120 people.

- The grant of planning permission in relation to both sites is vital to deliver the scheme, along with substantial additional funding sources.
- The CSWG have recommended to reject bid on basis of prematurity and noted that they would reconsider a newly submitted bid when planning permission has been granted for both sites, confirmation has been received that this completes the Neighbourhood Plan priority for Community Facilities for the Framlingham Neighbourhood Plan area and a suitable contribution of NCIL is secured towards the project.