

Summary of District CIL Bids Received 2021

Ref	Location/ Project	Lead Party	Benefits of the Project	Project Cost	DCIL requested	Other funding	Notes/Key Points	Recommendation
2021-1	Foxhall HWRC improvements	Suffolk County Council Waste	<p>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.</p> <p>Key improvements:</p> <ul style="list-style-type: none"> • Widening Foxhall Road to create a right turn layby from the Ipswich direction. • Widening of the existing access to site along with additional highway signage to improve the safety of the junction. • Relocation of the Reuse shop to a new compound area which will comprise the Reuse Shop, designated car park and office/welfare facility allowing the shop to run independently to the remaining site. • Creation of a larger split-level skip area, to enable safe disposal of household waste items in the high-level area without having to access steps. The site staff can control access by a gate system allowing skips to be emptied safely on the lower area by the site operatives. This maintains the operation of the waste site throughout the day 	£ 6,498,193 (estimate)	£794,414	£5,700,000	<p>VALID BID</p> <ul style="list-style-type: none"> ○ £794,414 (11.3%) DCIL requested – at detailed cost phase 2 – based on project cost of £6,500,000/ 36,461 households (no. of all households projected to be served by Foxhall HWRC) = £178 / dwelling. <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 55 of the 2019-20 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) of the project to support the planned housing growth. The project is an ‘Essential’ short term project. East-Suffolk-Infrastructure-Funding-Statement-2019-20.pdf (eastssuffolk.gov.uk)</p> <p>The Suffolk Coastal Local Plan references the need for expansion of the Foxhall Road HWRC at 12.226, 12.243, 12.352, 12.368, 12.463, 12.475, 12.475, 12.551, 12.566, 12.633, 12.676, 12.694, 12.706, 12.719, 12.764, 12.774, 12.808, 12.818, and on page 476. East-Suffolk-Council-Suffolk-Coastal-Local-Plan.pdf (eastssuffolk.gov.uk)</p> <p>The original estimated contribution from CIL was £1m, but due diligence work on the catchment housing sites that have already commenced and the proposed growth for the catchment area over the next ten-year period equates to funding of £794,414 (the current bid value), directly relating to catchment growth (ie numbers of new homes in East Suffolk) as a calculation against the project cost.</p>	Approve

			<p>and ensures that large vehicle activities operate separately to public activity areas.</p> <ul style="list-style-type: none"> • Adding an extended one-way system around the site to improve traffic management on and off the site, allowing adequate queuing zones to be formed. • Creation of additional areas of access to a range of recycling containers and chargeable waste containers. • Both areas will have drive-in parking zones to maintain a clear flow of traffic along the one-way system. • Improvements to drainage, site stability, security, staff welfare facilities and signage 				<p>Key Points</p> <ul style="list-style-type: none"> • The project directly relates to the Strategic Plan Environment objective of <i>minimising waste, reusing materials and increasing recycling</i>; reduced refuse volumes and increased recycling rates and also the Economy objective to <i>support and deliver infrastructure</i>. • 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 11.3% of project costs. • It is “oven ready” as the project has planning permission and is an approved SCC Capital project. • Commencement is due on site in October 2021. • SCC confirm in their application that the project will deliver household waste recycling service to the catchment until 2043. 	
2021-2	Bungay High School Expansion	Suffolk County Council Education	<p>The project expands the school to provide a further 150 places (from 900 to 1050 for ages 11-16) in order to meet the demand for school places from local children, from new housing in the catchment area.</p> <p>Key improvements:</p> <ul style="list-style-type: none"> • The expansion works will include a new standalone block on the school site and the remodelling of existing school spaces. The accommodation to be provided is IT class bases and a dining space with new kitchen. 	£3,700,779 (estimate)	£624,070	£2,271,000	<p>VALID BID - subject to planning approval</p> <p>£624,070 (16.86%) DCIL requested</p> <p>This is a Phase 2 Project (of 3) with Phase 1 already delivered and funded by SCC</p> <p>The project is detailed as a planned ‘Essential’ short term project to support housing growth in the East Suffolk Waveney Local Plan and Infrastructure Funding Statement (IFS) 2019-20. It is detailed on page 53 of the 2019-20 IFS and the amount of developer contributions expected as funding towards the project is £142,650.</p>	<p>Approve in principle, subject to planning permission being obtained; or</p> <p>Approve (if planning permission is granted prior to 7 September)</p>

			<ul style="list-style-type: none"> In addition to the new accommodation, the external areas will be developed to support the expansion e.g. car parking etc. <p>Whilst there are areas of the school that have community use this new block does not present further opportunities for wider community use.</p>				<p>East-Suffolk-Infrastructure-Funding-Statement-2019-20.pdf (eastsoffolk.gov.uk) The East Suffolk Waveney Local Plan references the need for expansion of Bungay High School at 5.3 on page 123 and 5.13 on page 128 and 5.22 on pages 129-130 and finally in a generic fashion under Secondary Education on page 295.</p> <p>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 education and to improve outcomes and contribute to society. By expanding local catchment schools this also reduces the need to transport children to alternative schools that are likely to be out of catchment area. It is routine to deliver extensions to schools via CIL contributions and this is a planned essential infrastructure project. The cost estimates are based on the number of places (150) x DfE basic need funding rate for secondary pupils (£19,301 per pupil) We are awaiting final costings but the amount of CIL requested is not affected as this relates to the calculation of the number of pupils generated from growth at the DfE cost rate used by SCC Education to request CIL in planning consultation responses. The project is expected to be “oven ready” with the outstanding planning permission due to be decided by approximately 5/08/21. Commencement expected October 2021, with payment in 2 stages March 2022 and October 2022 NOTE: Traffic concerns raised in consultation responses are to be addressed in expansion of the drop off area. 	
2021-3	Halesworth - Edgar Sewter Primary School Expansion	Suffolk County Council Education	The school is expected to be at capacity by 2021/22, with more pupils in the school’s catchment area than there are places at the school. This increase in demand is because of the forecast pupil numbers generated from new housing in the school’s catchment area. The project	£1,431,036 RIBA Stage 2 cost estimate	£1,364,272	£66,764 Basic Need Funding	<p>VALID BID £1,364,272 (95.3%) DCIL requested</p> <p>The project 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.</p>	Approve

			<p>expands the primary school to provide a further 105 places (from 315 to 420) to meet the demand for school places from local children from new housing in the catchment area. The project feasibility has demonstrated that it is not possible to expand the Early Years places on the site, and this therefore links to the 2021-5 Bid from Holton St Mary Primary School.</p> <p>Key improvements:</p> <p>Alterations within existing building to provide:</p> <ul style="list-style-type: none"> • Larger staffroom • 2 x Intervention Rooms • Expansion of an existing DT room to become a Class base • Staff Work Room <p>New Build (standalone block) to include:</p> <ul style="list-style-type: none"> • 2 x class bases • Library • Unisex WC • SEN Resource Room • MI Room • Accessible WC • Store (cleaners) • Plant Room <p>External improvements:</p> <ul style="list-style-type: none"> • Additional hard play area • Additional cycle/scooter parking 				<p>It is detailed on page 97 of the 2019-20 IFS with expected developer contributions funding of £1,830,408.</p> <p>East-Suffolk-Infrastructure-Funding-Statement-2019-20.pdf (eastsuffolk.gov.uk)</p> <p>The East Suffolk Waveney Local Plan references the need for expansion of Edgar Sewter Primary School at 4.7 on page 108 and under Primary Education on page 294 “Capacity for 106 additional pupils for schools in Halesworth and Holton” with expected developer contributions towards the project funding of £1,476,474.</p> <p>Adopted-Waveney-Local-Plan-including-Erratum.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 education and to improve outcomes and contribute to society. By expanding local catchment schools this also reduces the need to transport children to alternative schools that are likely to be out of catchment area. • It is routine to deliver extensions to schools via CIL contributions and this is a planned essential infrastructure project. • The contribution from CIL is £1,364,272 which is 95.3% of the estimated project cost and in the East Suffolk Waveney Local Plan the project was originally estimated to cost £1,476,474. The project is “oven ready” as planning permission is not required (actioned under permitted development rights). • Commencement is planned for October 2021. • Payment would be made in 2 stages March 2022 and October 2022 • NOTE- cross reference to Bid 2021-5 below for planned early years in this growth area. • NOTE – consultation response comments addressed within Application Form 	
2021-4	Halesworth - 3G Pitch and Grass Pitch	Halesworth Campus (Charity)	The Campus sports and recreation facilities sit in a broader area known as 'Halesworth and Holton Healthy Neighbourhood', which is an allocated development site	£3,530,397	£1,641,997	£1,888,399	VALID BID – subject to planning permission and evidence of ongoing verification of costs (RIBA Stages) and acceptable community use agreement.	Approve in principle - subject to planning

		Ltd	<p>in the Waveney District Council Local Plan (2019). The Healthy Neighbourhood includes provision for around 215 new homes, which will be immediately adjacent to the sports facilities. The Local Plan also includes allocations in Halesworth for a further 750 new homes. The Campus project expects a significant proportion of these new households to make use of our sports facilities. The existing facilities are already being used by local football and rugby clubs and the new facilities are expected to provide provision also to local schools, other local sports clubs and Childrens Holiday Clubs.</p> <p>This bid application relates to the first phase of a development bringing much needed new sports and recreation facilities to Halesworth and surrounding parishes. The first phase of construction will cost £3,530,397, and will include:</p> <ol style="list-style-type: none"> 1. Diversion of electrical power cables 2. A full sized, floodlit, all-weather pitch 3. Drainage and external infrastructure 4. Entrance visibility splay and section 278 works 5. Preliminaries and general conditions 6. Design fees 7. Interim grass pitch <p>The project is part funded from the sale of land to Castlemeadow Care £1,300,000</p>				<p>£1,641,997 (46.5%) DCIL requested</p> <p>The project is detailed as a planned short term 'Essential' project to support housing growth in the East Suffolk Waveney Local Plan and Infrastructure Funding Statement (IFS) 2019-20.</p> <p>It is detailed on page 151 of the 2019-20 IFS and the amount of developer contributions expected as funding towards the project is £1,500,000.</p> <p>East-Suffolk-Infrastructure-Funding-Statement-2019-20.pdf (eastsuffolk.gov.uk) The East Suffolk Waveney Local Plan references the Halesworth Campus Sports facilities on pages 22, 107-110, 282 and 300.</p> <p>Adopted-Waveney-Local-Plan-including-Erratum.pdf (eastsuffolk.gov.uk)</p> <p>Key Points:</p> <ul style="list-style-type: none"> • 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. • Planning permission DC/21/0007/FUL is pending but is unlikely to be approved before August 2021. 	<p>approval and an acceptable Community Use Agreement.</p>
2021-5	Holton - Holton St Peter Primary School new Early	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; 	£615,240	£615,240 (maximum)	£0	<p>VALID BID - subject to planning approval & and evidence of ongoing verification of costs (RIBA Stages)</p>	<p>Approve in principle - subject to planning permission being</p>

	Years provision		<ul style="list-style-type: none"> ○ Classroom/activity space for up to 30 EYFS pupils at any one time, ○ Pupil WCs, ○ Office Space, ○ New entrance and lobby for the school. <ul style="list-style-type: none"> ● 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. ● 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 Appendix B. 				<p>£615,240 – 100% funded from CIL</p> <p>Due to the delays in terms of establishing RIBA stage 4 costs and the timing of the planning permission, an ‘approval in principle’ recommendation could be made with an allocation ceiling of £615,240 and with a restriction on release of CIL Fund payments to after the grant of planning permission.</p> <p>A new Early Years setting at Dairy Farm is detailed as an ‘Essential’ short/medium term project, linked with other sites in Halesworth. There are concerns over the timing of the Dairy Farm site and feasibility of other sites in Halesworth have been investigated and ruled out, hence the need to advance the Holton St Peter project.</p> <p>It is detailed on page 43 of the 2019-20 IFS, with expected developer contributions funding of £1,230,480 (identified for Dairy Farm).</p> <p>East-Suffolk-Infrastructure-Funding-Statement-2019-20.pdf (eastsuffolk.gov.uk)</p> <p>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 increased significantly in the IFS for 2019-20.</p> <p>Adopted-Waveney-Local-Plan-including-Erratum.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. ● 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 the age 2 at Holton St Peter Primary School. ● 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 	granted
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2021-6	Dennington – New bespoke	Badingham Playschool	Badingham Playschool has been granted planning permission to build new purpose-built premises on the	£1,587,496 (Surveyors)	£1,178,252 (maximum)	£16,494 £392,751 (NCIL)	VALID BID - subject to VAT, other Funding and finalised costs and evidence of ongoing verification of costs (RIBA Stages)	Approve in principle at

Early Years Playschool setting		<p>field opposite Dennington village hall. The planned new infrastructure supports new housing that has been built in Dennington, Badingham, Framlingham and surrounding villages. It also supports employment growth in this rural area by providing essential early years childcare and holiday care for primary aged children for working parents/grandparents and flexible employment opportunities for local people.</p> <p>The new building is designed to mitigate the impact on the environment, by having larger windows on the south side to give good natural light and warmth from the sun. It will be heated by an air source heat pump. There will be suitable levels of insulation the use of hard standing will be minimised to lessen runoff from rain. The building aesthetic is designed to fit in with the local area. The proposed planting is native hedges and trees to improve biodiversity. This facility will provide a comprehensive local service so that families don't have to travel further to get the childcare they need.</p> <p>The Playschool has Charity status and provides high quality, affordable, flexible early years education opportunities for all young children in the area. Playschool is fully inclusive and welcomes families from all parts of our society. Playschool has been open throughout the pandemic and is still welcoming new children at their temporary premises in Framlingham.</p>	estimate)		Pending)	<p>£1,178,252 (74.2%) DCIL requested</p> <p>The need for Early Years provision in the Framlingham area is detailed as an 'Essential' priority to support housing growth in the East Suffolk Waveney Local Plan and Infrastructure Funding Statement (IFS) 2019-20.</p> <p>It is detailed in the East Suffolk - Suffolk Coastal Local Plan (12.272) page 286 and page 480. East-Suffolk-Council-Suffolk-Coastal-Local-Plan.pdf (eastsoffolk.gov.uk)</p> <p>New Early Years provision is also detailed as a priority in the Framlingham Neighbourhood Plan. Framlingham-NP-Made-Version-March-2017-Policy-title-text-AP22-Vyces-Rd-edited-2017-7-18.pdf (eastsoffolk.gov.uk)</p> <p>A project for a new Early Years setting is detailed on page 96 of the Infrastructure Funding Statement for 2019-20, with expected developer contributions funding of £393,192. East-Suffolk-Infrastructure-Funding-Statement-2019-20.pdf (eastsoffolk.gov.uk)</p> <p>Key points:</p> <ul style="list-style-type: none"> • The Badingham Playschool Group is a Community Interest Company, and as such has charitable status. • 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. • Permission for the new facility has already been approved under DC/20/5019/FUL. 	maximum value, subject to further information being provided.
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2021-7	Leiston – The Leiston Surgery	Ipswich & East Suffolk CCG	<p>The project scope is still to be fully determined but it is anticipated the following will be provided:</p> <p>Internal reconfiguration of space and repurposing of areas will create:</p> <ul style="list-style-type: none"> Up to 4 additional clinical spaces A multi use room for social prescribing, counselling and also as a private digital consultation space for patient use. Repurposing of admin accommodation to create confidential space for the increased telephone consultations/conversations. 	£90,000 (estimate including VAT)	£90,000 (maximum)	£0	<p>VALID BID – subject to final confirmation of costs, VAT position, NHS approval £90,000 (100%) District CIL requested</p> <p>The project 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. It is detailed on page 134 and 135 of the 2019-20 IFS, with expected developer contributions funding of £692,300 (covering multiple expansions). East-Suffolk-Infrastructure-Funding-Statement-2019-20.pdf (eastsoffolk.gov.uk)</p> <p>The East Suffolk Waveney Local Plan references the need for enhancements to Leiston surgery as a result of new growth. It is detailed on pages 335, 350, 353, 377, 388, 419 and 422. Page 492 highlights the need for additional floorspace at Leiston Surgery as an ‘Essential’ priority.</p>	Approve in principle at £90,000 ceiling allocation, subject to further information being provided.

			Until the full quotes and plans are received the above is an outline of the project only. Increasing clinical capacity is the priority of the project.				Adopted-Waveney-Local-Plan-including-Erratum.pdf (eastsuffolk.gov.uk) Key points: <ul style="list-style-type: none"> • The original Local Plan stage estimate of CIL for an expansion project at this surgery was £333,500. • The project directly relates to the two Strategic Plan Communities objective, in Maximising health, wellbeing and safety in our district. By improving accessibility and creating a multi-use room the range of clinical capacity and services offered to residents will improve health and wellbeing. • The Surgery are required to provide the CCG with key information prior to the project being an approved capital project through NHS England. This process is delayed due to the vaccination programme and the need to put resources to this as a priority, as well as the difficulty in obtaining 3 quotes for the works. • A meeting was held with CCG on 10/06/21 where they confirmed they are awaiting final documents from the Leiston GP Surgery to complete the process for NHS England approval for the project, confirming they are supportive of the project. 	
TOTALS				£17,453,141	£6,308,245	£9,942,657		