



## CIL Spending Report 2025

### 1. Reviewing the affordability of projects planned to be supported through CIL

- 1.1. The amount of District CIL received annually has increased, and in 2024/25 a record total CIL income of £7.8m was received, equating to £6.8m District CIL being added to the available funds. We are however now expecting this current year to be a lower income year, as per the prevailing trend of low house sales and delays with commencement. This has a knock-on effect on the payment of CIL and the timing of instalment payments. Slightly lower CIL income is expected to extend into the 2026/27 financial year by which time we should begin to see an increase in commencements with relation to sites coming forwards to meet new housing targets.
- 1.2. Systems are in place via the CIL Regulations to ensure that CIL Rates are annually indexed from 1 January in order to reflect market changes. The new CIL indexation rate is published annually towards the end of November by the Royal Institution of Chartered Surveyors. As expected, the East Suffolk CIL Rates were increased. The new rates, and past rates are published on the CIL Rates webpage. [Approved CIL rates for the East Suffolk area » East Suffolk Council](#)
- 1.3. Each year the number of projects requesting funding from the District or Local CIL Funds has steadily increased, as have the cost of projects. This year saw a record amount of 29 bids received, compared with 22 in the previous year. This year also saw the record single bid value of £4.2m for a Health infrastructure project.
- 1.4. Planning for the delivery of new or improved infrastructure is led through the annual review of the Infrastructure List which form part of the statutory Infrastructure Funding Statement. In practice this review is an ongoing activity with regular meetings with statutory infrastructure providers throughout the year, such as Education, Health and Highways.
- 1.5. The Infrastructure List, which forms part of this Infrastructure Funding Statement, identifies the projects which are a priority to be delivered in the short, medium and long term, through partial or full District CIL funding. East Suffolk Council works with all the statutory partners, meeting at least on a quarterly basis, to ensure that the infrastructure providers are aware of the developments coming forwards and are preparing the infrastructure projects that need to be delivered through funding from CIL. This regular review also helps to ensure the Infrastructure List is current and reflects latest estimated costs. The CIL Spending Strategy ensures that priority is given to the critical and essential

infrastructure projects so that there are no delays to delivery of this infrastructure and there is sufficient District CIL available to allocate, reducing the risks of borrowing.

- 1.6. A more recent focus has been in relation to the creation of rolling 5-year Infrastructure Delivery Plans, which is an approach recommended by the Planning Advisory Service. This can create some difficulties in providing specific information where infrastructure is owned or delivered through private organisations, such as GP practices or Charities and it may therefore not be possible to publish full details of all expansion plans.

## 2. Ringfencing CIL

- 2.1. The sum of £13m was ringfenced in the 2024-25 financial year in order to ensure the delivery of essential Health and Education projects that we know are likely to come forwards for funding in the short term (5-year period). Cabinet at this time also approved for the CIL Spending Working Group to make the decision on topping up the ringfenced sum and reporting back to Cabinet on this annually.
- 2.2. The first two planned Health and Education Ringfenced Fund projects have submitted CIL bid applications this year and are both recommended by the CIL Spending Working Group (CSWG) for approval. Their total value is approximately £4.5m.
- 2.3. Instead of allowing the ringfenced pot to stay at a reduced amount of £8.5m, following approval of these first two projects, and to ensure enough funds are available for the projects that are planned to come forwards in the period 2026 to 2029 the CIL Spending Working Group have approved a top up of the fund of £5.7m. The Health and Education Ringfenced Fund will therefore sit at £14.2m, with £19.8m of planned health and education projects currently expected to require CIL funding by the end of 2029.
- 2.4. CIL income is predicted to be lower than average whilst there is a slowing down of applications that are commencing due to the current economic climate and the effect on property sales and before new developments relating to increased housing targets are approved and have commenced.
- 2.5. New housing development sites do not pay CIL until the development that has been approved has materially commenced and, in most cases, the developer will then pay the CIL instalments over either an eighteen month or two-year period.
- 2.6. The Ringfenced CIL Fund will continue to require annual review and close monitoring as the amount of available CIL to deliver essential and other infrastructure considerably diminishes against the current rate of spending on planned infrastructure projects. Effectively, in 2026, the Council will be in the position where it is spending either the CIL funds it has just received from the previous full financial year or from the ringfenced funds for Health and Education and the two local CIL funds.
- 2.7. Failure to secure CIL for the future essential projects will increase the risk of a need for borrowing against future CIL receipts.

### 3. CIL Bids received in 2025

3.1. The 1 April to 31 May 2025 bid window saw a record total of 29 bids submitted for consideration by the CSWG. Sixteen of the bids submitted were Local CIL Fund and Local CIL play Fund bids which were reviewed and determined by the CSWG under their delegated powers. The remaining 13 District CIL (DCIL) bids were reviewed and the recommendations that are made to Cabinet are within Section 7 of this report.

### 4. Approved Local CIL and Local CIL Play Funds bids

4.1. The Local CIL and the Local CIL Play Funds, which are based on a calculation of 3% of the District CIL received in the 24/25 financial year, are ringfenced for smaller, local projects. Included in these available funds, is any unallocated LCIL fund carried forwards from the previous year and on rare occasions, any returned CIL funding from projects that become undeliverable.

4.2. The Local CIL and Local CIL Play Funds applications are for a maximum of £50,000 per bid which must be match-funded with Neighbourhood CIL or other funding sources. The project should be in areas where new housing developments are underway/due to commence shortly.

4.3. The CSWG have delegated powers to approve LCIL and LCIL Play Fund projects, where they meet the required criteria detailed on the CIL Spending Strategy and are classed as valid bids.

4.4. There were eight bids of each type of local CIL Fund received. Generally, these local projects are deliverable in a shorter timescale and are of a much smaller scale, than the main District CIL funded projects.

4.5. Table 1 shows the Local CIL Fund bids which have been approved by the CSWG on 4<sup>th</sup> and 12<sup>th</sup> June 2025:

**Table 1** - Local CIL Fund bids

Bid Ref	Infrastructure Project	Amount Approved
2025-1	Beccles Quay Improvements	£22,375.00
2025-2	Eyke Village Hall Improvements	£11,687.27
2025-3	Felixstowe - Level two Beach Street Youth Project	£48,000.00
2025-4	Lowestoft - Triangle Market Enhancements	£10,000.00
2025-5	Kirton & Falkenham Village Hall Main Roof Insulation	£12,000.00
2025-6	Trimley St Martin - Memorial Hall	£50,000.00

Bid Ref	Infrastructure Project	Amount Approved
2025-7	Trimley St Mary Highways Improvements	£4,989.87
2025-8	Southwold Scout Hall Renovation	£50,000.00
<b>Total</b>		<b>£209,052.14</b>

- 4.6. These smaller projects usually have a variety of other funding sources, including donations, other grants, parish council funds and Neighbourhood CIL funds.
- 4.7. The CSWG have delegated powers to approve LCIL and LCIL Play Fund projects, where they meet the required criteria detailed on the CIL Spending Strategy and are classed as valid bids.
- 4.8. £27,182.44 of Local CIL Funds remains unspent and will be carried forward into the 2026 bid round.
- 4.9. Table 2 shows the Local CIL Play Fund bids which have been approved by the CSWG on 4<sup>th</sup> and 12<sup>th</sup> June 2025:

**Table 2** - Local CIL Play Fund bids

Bid Ref	Infrastructure Project	Amount
2025-1	Bucklesham Playpark Improvements	£45,000.00
2025-2	Bungay - Kings Road Play Improvements	£35,741
2025-3	Carlton Colville- Hall Road Play Improvements	£15,952.98
2025-4	Lowestoft – Thirlmere Walk Play Park Improvements	£27,705.00
2025-5	Rushmere St Andrew - Sensory Garden Play Equipment	£6,000.00
2025-6	Trimley St Mary -Stennets Play Improvements	£30,000.00
2025-7	Waldringfield Fort Area Rejuvenation and Improvement Project	£9,279.00
2025-8	Worlingham Play Park Improvements	£50,000
<b>Total</b>		<b>£219,677.98</b>

- 4.10. £13,354.44 of Local CIL Play Funds remains unspent and will be carried forward into the 2026 bid round.
- 4.11. Collectively the Local CIL and Local CIL Play funded projects are estimated to cost a total of £1,355,042.51 and therefore these CIL contributions represent approximately 32% of project costs. This is ensuring local projects can be supported but with a clear value for money, collaborative funding approach through CIL. The wide geographical range of projects and diverse nature of them is a really successful outcome this year and these will prove to be highly beneficial to our communities.
- 4.12. With a lower CIL income expected in 2025/26, the amount available for these local projects will be less, and CSWG are satisfied that these funds can continue to receive 3% of the District CIL fund again in 2025/26.

## 5. Forward Funding of Neighbourhood CIL (NCIL)

- 5.1. The ability to approve forward funding request for Neighbourhood CIL, up to a maximum value of £1m was granted to CSWG by Cabinet in September 2024. This year saw the first two of these requests to enable some local infrastructure projects to be delivered whilst the new housing developments are underway.
- 5.2. Table 3, NCIL Forward Funding Allocations, details the amounts of Forward funding approved.

**Table 3**

NCIL Forward Funding Allocations	
Eyke Parish Council	£58,299.70
Trimley St Martin	£51,615.60
<b>Total</b>	<b>£109,915.20</b>

- 5.3. The early use of Neighbourhood CIL for both these parish councils has allowed the delivery of Village Hall refurbishments for Eyke and an extension and improvements to Trimley St Martin's Memorial Hall.
- 5.4. As the relevant developments in these areas pay their CIL instalments, these amounts will be returned to the District CIL Fund. New Neighbourhood CIL receipts over the forward funded sum that the relevant parishes can receive will be paid at the statutory 6-month payment points, in April and October.
- 5.5. Forward Funding requests will continue to be reviewed against the affordability from District CIL and the connection or priority of the project within Neighbourhood Plans and the Local Plans.

## 6. Consideration of the District CIL(DCIL) bids by the CSWG to be approved by Cabinet

- 6.1. The District CIL Fund bids are reviewed, in detail, by the CSWG. The Group considers each application and supporting evidence in turn and makes a collective recommendation to Cabinet to either approve or refuse the funding.
- 6.2. During the review process, the projects links to the priorities of the Local Plan or Neighbourhood Plan, its priority against other requests and the affordability of the CIL award are all considered
- 6.3. Planned projects that are considered to be ‘critical’ or ‘essential’ infrastructure in the IFS or Neighbourhood Plans receive the highest priority for CIL funding to ensure that new housing growth is sustainable.
- 6.4. Table 4, Summary of Recommended DCIL Allocations, identifies the total value of District CIL recommendations by the CSWG for Cabinet to confirm.

**Table 4**

Summary of Recommended DCIL Allocations	
Estimated total cost of delivering all the projects submitted as bids this year	£30,079,541
Total DCIL requested	£ 9,352,161
<b>Total DCIL recommended to Cabinet to award as DCIL Fund allocations</b>	<b>£ 8,102,150</b>

- 6.5. 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, are provided within pages 7-24 of this CIL Spending Report 2025.
- 6.6. There are two projects within these pages that have a recommendation for refusal. Both projects have been acknowledged in the Infrastructure List (one is a new addition) and could return for a further funding request where changes are made, and more comprehensive information can support a positive decision.
- 6.7. The projects that have a recommendation for refusal have headings that have been given a red coloured background for ease of identification.

## 7. Summary of District CIL bids received 2025 and all recommendations made

<b>Beccles Medical Centre Extension</b>					
<b>Ref</b>	<b>Lead Parties</b>	<b>Project Cost</b>	<b>DCIL Requested</b>	<b>Other Funding</b>	<b>Recommendation</b>
DCIL 2025-1	Integrated Care Board Waveney and Norfolk (ICB)	£4,226,255	£4,226,255  (100 % of project costs)	none	<b>Approve subject to standard conditions, including achieving Planning Permission.</b>
<b>Benefits of the project:</b>					
<ul style="list-style-type: none"> <li>• This is a project to create an additional 9 consultation rooms, and support spaces, (including additional WCs, sluices and storage) and a multi-purpose meeting room and training room to support the training of medical staff including doctors at Beccles Medical Centre.</li> <li>• The project will be delivered through a combination of reconfiguration and the building of a 2-storey extension to the existing building.</li> <li>• The proposed extension will offer the Practice the opportunity to house more secondary services available to patients such as midwives, mental health practitioners and social workers. This will provide a multidisciplinary working environment to our patients enabling patients to be managed in the most efficient way in addition to building stronger relationships with our colleagues in secondary care.</li> <li>• The extension will also enable the Practice to offer more vasectomy, minor surgery and LARC (coil/implant) appointments with the added surgical room set up.</li> <li>• With the changes to the new GP contract point seven, all Practices will be required to keep their online consultation tool open for the duration of core hours for non-urgent requests, medication queries and admin request. The proposed extension will support the Practice in meeting the increased demand this will bring to general practice.</li> <li>• All of these initiatives contribute significantly to team development and improved patient care.</li> <li>• The ICB has confirmed that it expects General Medical Services to be delivered from this building for the foreseeable future.</li> </ul>					
<b>Notes/Key points:</b>					
<ul style="list-style-type: none"> <li>• The project is in the IFS (Infrastructure List) as a planned project with an estimated cost of £1.5m. In essence there would have had to have been a second extension within approximately 4-5</li> </ul>					

## Beccles Medical Centre Extension

years of the originally proposed extension because of the growing deficit of service at this practice.

- Extension/Improvements to the Beccles Medical Centre is an identified infrastructure priority in the Local Plan.
- The Beccles Neighbourhood Plan includes the following in the 'Vision for Beccles' – *“Beccles Medical Centre and other health services will have expanded to meet increased demand for both physical and mental care.”*
- It also includes the following as a Neighbourhood Plan Objective *“Health 15. To improve and expand the existing Beccles Medical Centre including car parking so that it fully meets the needs of existing and new residents, and to explore other opportunities for providing medical facilities.”*
- Neighbourhood Plan Policy BECC8: Medical Provision in Beccles, states: *“Proposals to expand and improve medical provision at Beccles Health Campus, including car parking to meet the needs of existing residents and proposed new communities, will be supported, as will the provision of enhanced social care services.”*

### Notes/Key points (continued):

- 15% of the population attending the practice are from the South Norfolk District Council area.
- The ICB are requesting £4,226,255 (100% of net project costs)
- The project is more ambitious than the smaller extension originally planned and aims to meet the current growing deficit of service and move this to a future proofed position until 2033, allowing for the planned growth from the Beccles and Worlingham Garden Neighbourhood site (for approximately 1,250 new homes).
- The scheme would increase the Net Internal Area by 170.5m<sup>2</sup> on the ground floor and 174m<sup>2</sup> on the first floor. This 344.5m<sup>2</sup> increase overall will take total NIA to 1,079.4m<sup>2</sup> (344.5m<sup>2</sup> new + 734.9m<sup>2</sup> existing).
- The project is well supported including by the MP Jess Asato, and other key stakeholders.
- The project directly relates to the Strategic Plan **Tackling Inequalities objective** of ***Reduce health inequality and improve wellbeing*** and the **Sustainable Housing objective** to ***enhance wellbeing with high quality infrastructure, etc***

## Benacre Flood Defence Project

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-2	East Suffolk	£63m	£1,000,000 (1.6% of project cost)	Environment Agency, Sizewell C Ltd, Suffolk County Council	<b>Approve subject to standard conditions</b>

### Benefits of the project:

- The project will deliver the construction of new sea walls and pumping stations that will provide critical, long-term flood risk protection (fluvial and coastal) for the A12, as well as over 80 domestic and commercial properties, plus 6000Ha of farmland.
- The innovative project design will mean the A12 is protected against 1:200-year tidal flooding for the next 50 years; there will be no disruption to the normal use of the road during construction; ongoing asset management will undertake by the Environment Agency and Internal Drainage Board; and it will also result in substantial biodiversity enhancements with the creation of over 80Ha of new intertidal habitat.

### Notes/Key points:

- The town of Kessingland and the A12 is currently protected by a pumping station on an eroding coast that is expected to breach within the next 12-24 months. Unchecked breaches will lead to inundation of the A12 during higher tides which will necessitate regular and prolonged road closures – this could be as high as twice a day up to half of the days of the year. 200 existing business and residential properties will also see a dramatic increase in their risk of flooding, and large swathes of productive farmland would be lost to an intertidal regime. It is also considered essential to allow for the planned construction of SZC, people and materials will rely on the A12 between Lowestoft and SZC sites and any regular prolonged closure would significantly impact the construction plan.
- The project was not detailed within the Suffolk Local Plan or Infrastructure Funding Statement (Infrastructure list) however it would meet the criteria of 'essential' because of the strategic importance to new housing and economic growth of delivering this project.

The project directly relates to the Strategic Plan ***Work in partnership to manage coastal adaptation and resilience*** objective, the ***Restoring ecosystems and biodiversity*** objective and the objectives of building sustainable housing.

## Benhall - Saxmundham LCWIP

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-3	SCC Highways	£451,259 (net)	£402,836  (89.3% of project cost)	£3k NCIL Saxmundham TC £2k Sternfield PC £48,418 SCC	<b>Approve subject to standard conditions</b>

### Benefits of the project:

- This proposed scheme is to upgrade the existing footpath (FP19) to a high-quality bridleway, allowing a shared 3-metre-wide path for pedestrians, cyclists and equestrian use. The path runs adjacent to the busy B1121 and will be an essential link between the two communities of Benhall and Saxmundham.
- In addition to the upgraded footpath is a proposed crossing point (see detailed illustration below) on the B1121 of The Main Road and opposite Kiln Lane, would safely connect the proposed bridleway to School Lane encouraging sustainable and healthier choices to Benhall C of E Primary School, Benhall Green and Benhall Community Social Club, as well as residents of Benhall and Sternfield.
- The proposed safe access would encourage sustainable active travel between Benhall village and the historic town of Saxmundham which boasts attractive places of interest, such as the Saxmundham Museum, shops and services, Healthcare (including GPs) as well as essential train travel connecting to Woodbridge, Lowestoft and Ipswich.
- Saxmundham and Benhall will benefit from the updated design providing a pleasant and safe access for locals and visitors wishing to walk, cycle, wheel and ride if a more sustainable alternative is established potentially increasing footfall for independent business and community groups.

### Notes/Key points:

This priority project is identified in the East Suffolk Cycling and Walking Strategy as recommendation LR8.1:

1. To upgrade an existing footpath (19) that runs parallel to the B1121 and segregated from the road by an existing hedgerow. To create a bridleway by widening and resurfacing accordingly. This will allow the path to be used by cyclists and other wheeling methods, pedestrians and equestrian users.
2. To install a crossing point which safely connects the proposed bridleway to School Lane integrating a safe and continuous journey for active travellers.

The delivery of the project has been overseen by the East Suffolk Cycling, Walking and Wheeling Working Group with close engagement with Benhall Parish Council and Suffolk County Council. The project directly relates to the Strategic Plan **Sustainable Housing** objective to **Promote housing developments which enhance wellbeing and protect the environment** and the **Environmental Impact** objective of **Supporting sustainable transport**.

The project is a priority within Saxmundham Neighbourhood Plan and is recognised in the East Suffolk Infrastructure List.

## Halesworth Campus – Phase 1 (Sports Pitches) Top up bid

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-4	Halesworth Campus CIC	£3,937,783 (net)	£501,069  (with other CIL Bid – 52% of net project costs)	£3,093,623 already secured including £1,641,997 of previously approved District CIL	<b>Approve subject to CSWG recommended Conditions</b> (see below)

### Benefits of the project:

- Sport is a key component in living healthy balanced lives and can be key to teaching young people skills they might otherwise struggle to learn.
- The aim of the project is to provide new sports and recreation facilities for people in Halesworth and the surrounding parishes.
- Families regularly travel long distances to access these types of facility for sport.
- This project is required mitigation for the sale of the former middle school land to Castle Meadow Community Care. Development of that site has not yet begun but the land has been sold, thereby triggering this need.
- Funds from the sale of the land are held by Suffolk County Council but are required to be spent on sports infrastructure.
- Local Teams are developing fast and offering sporting opportunities to a wider user base, including to girls, women and older persons.
- A Community use agreement has been signed up to by both the Football Club and the Rugby Club who will be the dominant users of the pitches.

### Notes/Key points:

- Only the funding to provide the two pitches and associated infrastructure is being considered (since they are required mitigation) – the rest of the project is not a priority for IFS/sustainable growth.
- It should also be noted that the first element of sports Infrastructure which Campus must deliver as planning mitigation is the 3G pitch. The dedicated grass rugby pitch is required once suitable playing field pitch space for rugby is no longer available.

## Halesworth Campus – Phase 1 (Sports Pitches) Top up bid

- Campus could fund and deliver the 3G pitch now from the already committed CIL funding and remaining land sale sum, but the shortfall against overall project costs would impact the delivery of the grass rugby pitch, which could come later (though the strong desire is to deliver both together).
- The project has been assessed against the Councils recently adopted Artificial Pitches Strategy and meets the requirements of the Strategy, particularly due to the recommendation that much of the project is already committed to and largely funded. As the 3G pitch would come first, existing funding would be used first.
- Since the original bid, the planning design requirements progressed, increasing the cost of the project. The project has planning permission granted – so can go ahead regardless.
- Development preparation work on the project has started – e.g. power delivered, and designs approved by Football and Rugby Sports bodies.
- The Planning permission must be properly commenced before September 2026.

### Notes/Key points (continued):

- This follows previous years of failed bids for additional funding due to deficient bids. Halesworth Campus have taken on previous feedback and provided additional insights into costs within this bid.
- No applications have yet been made to Sporting Bodies or any other fundraising undertaken based on advice Campus paid for in 2017.
- The project originally had funding approved of £1,641,997 back in 2021
- The current top up DCIL request is £501,609. This submission seeks an additional amount of funding due to increased project costs.
- If approved, the collective CIL funding would represent 52% of net project cost compared with 55.8% when the original bid was approved in 2021.
- The application was supported by an accountants' statement verifying the figures presented and the approximate value of deficit.
- Internal review and research identified significant inflationary impacts in the period between the original approval of funding and the current position where the project could be commenced as soon as an amendment application is submitted and approved.
- Halesworth Town Football Club and Southwold Rugby Club, as the primary intended users of the facility are hampered from growing their clubs further and providing year-round all weather facilities without this important local facility and will be forced to travel longer distances to accommodate their growing memberships. Both teams have a geographical membership focus on Halesworth. These Teams have submitted letters of support for the project emphasising the urgent need for further facilities. The adjacent sports facility ownership and management body (Halesworth Community Sports and Leisure) have written to the Council with concerns about the nature of the project, its effectiveness for sports in the area, its value for money and long-term sustainability. In May 2026 a meeting of all relevant sports stakeholders for the town and elected

## Halesworth Campus – Phase 1 (Sports Pitches) Top up bid

members was held to discuss ambitions and the project. Continued collaboration was a widely agreed outcome from that meeting.

- Delivery of this project supports the Strategic Plan **Sustainable Housing** objective to *Promote housing developments which enhance wellbeing and protect the environment* and also the **Tackling Inequalities** objective to *Reduce health inequality and improve wellbeing*.

**Recommended Conditions:** A range of conditions going further than previous CIL funding awarded to this project have been agreed by CIL Spending Working Group.

1. An annual statement of account should be provided each April to show the expenditure incurred against each of the project cost headings.
2. An expectation to demonstrate that other sports funding sources are continued to be pursued. Immediate notification if other funding is secured towards the project.
3. Any other funding should be used to offset the use of the District CIL, thereby District CIL should be last source of the income to be allocated to the Campus Phase 1 project cost headings.
4. Commitment to increase collaboration in project delivery and longer-term vision with sport clubs and HCSL, facilitated by ESC.
5. The District CIL will be allocated to the project in line with the delivery stages and evidence presented of progress.
6. 20% of the second award shall be retained until final accounts for the project are presented, these accounts should be supported by a letter from the accountant confirming their accuracy.

## Henley Gate Primary School

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-5	SCC Education	14,553,000	£272,868.75 (1.9% of cost)	S106, Basic Need and SCC funds	<b>Approve subject to standard conditions</b>

### Benefits of the project:

Children who attend high quality education provision are better able to achieve their full potential. Working parents will be access to employment while their children are in high quality childcare.

### Notes/Key points:

Following the progress of the development known as Ipswich Garden Suburb (IGS), which is located within the Ipswich Borough Council boundary, SCC has identified an increased need in primary places and seeks to establish a new 420 place, mainstream, 4 to 11 mixed primary school with a 60 place early years setting on site.

Construction is proposed to start in January 2026, with completion planned for the school to be open to children in September 2027.

The design work for the school has been completed and the planning application for the school is with Ipswich Borough Council (IBC) for determination.

The Department for Education have approved the Academy Trust to open the new school.

The school may take children from developments in the wider catchment area, including from new developments at Westerfield and Grundisburgh which are in East Suffolk.

The Project is planned for in Local Plans and is also a project that's identified as part of the planned 5-year Health and Education projects ringfenced sum of CIL.

The project is in the Infrastructure Funding Statement (Infrastructure List) as a planned "Essential" project with a cost estimate of £195,912. This is a good demonstration of CIL spending outside of the District to deliver essential infrastructure outside of the District. Infrastructure effects are not confined by District boundaries, and this is best-practice in spending of CIL, working closely with SCC.

Infrastructure costs for schools, Health facilities, etc including extensions to existing building have drastically escalated since Covid and since the implementation of updated Building Regulations requiring greater insulation, air circulation and efficient operating systems for buildings.

Delivery of this project support the Strategic Plan **Sustainable Housing** objective to ***Promote housing developments which enhance wellbeing and protect the environment.***

## Kesgrave - Foxhall Rd/Bell Lane Junction Improvements

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-6	SCC Highways	£2,500,000	£1,000,000 (40% of cost)	£1,500,000 – SCC local Transport Fund	<b>Recommend this award is refused</b>

### Benefits of the project:

Improved highways safety resulting in a reduction of accidents at this location.

### Notes/Key points:

- There has been a long-standing safety deficit at this junction and the issue of traffic backing up along Bell Lane has been raised within the Kesgrave Neighbourhood Plan.
- A modest amount of Section 106 funding from the nearby strategic site Brightwell Lakes for local junction improvements is planned for the timing when trigger points have been met, unless improvements have already been undertaken prior to this.
- This project proposes the signalisation of the existing crossroads junction.
- Following the review of the bid, questions around local housing growth, consultation with parish councils, support, land acquisition, application dates and funding arose, but have yet to be fully responded to.
- A lack of 5-year housing land supply indicates there could be further pressure for housing growth in the wider area which would affect this junction and could require development-led improvements to the junction.
- SCC Highways officers have confirmed that if sites came forward there would need to be an alternative scheme delivered at this location than the scheme proposed by the application.
- The CIL spending Working Group were unable to recommend this award of CIL based on the information provided.
- The project has been identified as a future potential project to be funded by CIL and members were keen to understand why alternative safety measures have not been proposed or considered as part of the bid.
- Members also raised concern that even with the proposed changes, no speed reductions have been proposed. Addressing established vehicle speeds here, irrespective of housing growth effects was considered to be the primary problem and speed reduction and enforcement need to be an essential part of the solution.
- If further new development comes forward in the vicinity in the short term, the project would then relate to the Strategic Plan **Sustainable Housing** objective to **Promote housing developments which enhance wellbeing and protect the environment**

## Leiston FC – reallocation of existing CIL award (new pitch location)

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-7	Leiston FC	£1,770,000	£276,018.18 (15.6%)	SZC, Leiston Town FC	<b>Approve subject to conditions (see below)</b>

### Benefits of the project:

- Weatherproof and robust facilities are essential to allow the local football clubs to increase participation numbers and hours of play possible as the existing pitch is not floodlighted or weatherproof.
- The proposed facility will also allow increased usage for other activities to be incorporated- including mini rugby, health and social exercise groups.
- New housing being delivered / planned in the surrounding area will inevitably increase the number of children in the local community. A greater demand for sports facilities will likely follow. The current demand already outweighs supply so robust facilities will help re-balance this situation.
- Leiston FC have recently expanded to have 3 new girls team (u10, u11 and u16) and wish to expand girls football further.
- Leiston FC also wish to expand their football user groups further to include a disability team, veterans team (possibly x 2)
- Ipswich Town FC Community Trust would focus programmes on engagement of low participation sections of the community, including disability, health and social deprivation groups.

### Notes/Key points:

- £2,475,597.11 has been received to the DCIL fund from new housing growth in this parish but up to this bid round there has been little DCIL spending in this area and this bid is a re—allocation of funds already approved for 3G provision at this site.
- The project is planned for in the East Suffolk Infrastructure Funding Statement Infrastructure List.
- The project has been assessed against the Councils recently adopted Artificial Pitches Strategy and it meets the requirements of the Strategy.
- Delivery of this project support the Strategic Plan **Sustainable Housing** objective to **Promote housing developments which enhance wellbeing and protect the environment** and also the **Tackling Inequalities** objective to **Reduce health inequality and improve wellbeing**

### Recommended Conditions:

1. Subject to planning permission being achieved.
2. Subject to the provision of a signed financial report confirming full project costs.
3. Subject to District CIL funds being utilised as last resort and the return of any unspent funds.

## Leiston and Saxmundham - SiSU machines

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-8	East Suffolk Communities Team	£180,000	£42,000 (23%)	East Suffolk (3 Funds)	<b>Approve subject to standard conditions</b>

### Benefits of the project:

- A SiSU Health Station™ is an internet-enabled, medical device that enables individuals to undertake a free, self-service health check in less than five minutes. [The SiSU Health Station](#)
- To date in East Suffolk, SiSU machines have been provided through the Lowestoft Healthy Hearts programme in Lowestoft Library (funded through SCC Public Health) and through the Ipswich and East Suffolk Alliance (part of the Suffolk and Northeast Essex ICB) in Felixstowe (several locations, including the Port of Felixstowe).
- The ambition of the East Suffolk Cabinet is to make health checks available through a SiSU machine to the residents in each town (and the surrounding villages) in East Suffolk, either through a fixed kiosk in a key community location (including libraries, leisure centres and supermarkets) or a mobile 'Mini' kiosk/machine which moves to different locations and can be sited in more places across the year e.g. workplaces, different community buildings and on mobile services.
- Health checks through the SiSU units will also support NHS aims to provide more community-based health services and reduce demand on clinical services, with seamless referral to programmes such as 'Feel Good Suffolk' available through the units.
- The data achieved through the use of the units allows for more targeted local area health campaigns and provides valuable evidence of community health issues.
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### Notes/Key points:

- SiSU Health Stations are digital health check machines (kiosks) designed to provide accessible, self-service health assessments in community settings.
- By offering free, quick, and comprehensive health checks, these kiosks aim to promote early detection of health risks, encourage healthier lifestyles, and reduce the burden on healthcare systems.
- A typical health check takes about 5 minutes and includes Height, Weight, BMI, Blood Pressure (BP), BP medication and recency of check, Heart Rate, Body Fat, Smoking, CVD risk, Alcohol, Physical Activity and Perceived Stress.

## Leiston and Saxmundham - SiSU machines

### Notes/Key points (continued):

- No appointment or supervision is needed - by providing high accessibility, the aim is to increase health engagement and health literacy at scale in the population.
- The health check journey is personalised according to the demographic and health risks of the User and the kiosk signposts pathways according to the health services available locally.
- This particular funding application is targeted to communities where current opportunities to expand the physical health infrastructure are constrained and where there are opportunities to provide access to essential health check opportunities for residents of all ages in community settings – Leiston and Saxmundham.
- The project directly relates to the Strategic Plan **Tackling Inequalities** objective of ***Reduce health inequality and improve wellbeing*** and also the **Sustainable Housing** objective to ***enhance wellbeing with high quality infrastructure, etc***

## Melton - Wilford Bridge LCWIP

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-9	SCC Highways	£573,869	£573,869	Up to £6k NCIL Melton PC	<b>Approve subject to conditions, including design revisions to reduce the effects on trees and landscaping (see below)</b>

### Benefits of the project:

- The scheme comprises improvements to walking infrastructure such as new crossing points and continuous footways at side roads and improved cycling infrastructure through off-road facilities for the length of the route.
- This project will deliver a much-improved walking and wheeling route and a new cycling route along Wilford Bridge Road as identified in the East Suffolk Walking and Cycling Strategy 2022 as high priority (IM17). It will provide safe, off-road facilities that will provide greater choice of inclusive travel options for all road users. By providing more choice, the expectation is that more shorter trips, undertaken by sustainable travel modes, will reduce demand to travel by private car and help to alleviate congestion issues in the area.
- The scheme supports development within the immediate vicinity of the route, such as at St Andrew Place but also provides a key route as outlined in East Suffolk Council Walking and Cycling Strategy that will link Riduna Park with both Melton Station and back to Melton village and Woodbridge. The long-term aspiration is to submit future bids either to Active Travel England or for CIL that will secure further improvements along Melton Road that will provide a continuous link to Woodbridge Town Centre as well as providing a much-needed sustainable transport link to Sutton Hoo.
- Based on the Government's 'Propensity To Cycle Tool' which has been used to estimate the number of existing and proposed users of this infrastructure, should funding be granted and shown in later sections it also identifies a number of other useful benefits that are worth pointing out in this section:
  - 1) The increase in cycling trips expected will show a reduction of 17.7 sick days lost per year by those people who will be fitter and healthier because of more exercise. This equates to £2,514 per year in improved economic activity by those people.
  - 2) A reduction on emissions equal to 3.9 tonnes of CO2 per year

## Melton - Wilford Bridge LCWIP

### Notes/Key points:

- Provision of cycling, walking and disability access routes features both in the 'made' Melton Neighbourhood Plan and IFS (pages 57 and 63).

### Notes/Key points (continued):

- The Melton bid required a lot of discussion at CIL Spending Working Group, due to the threat of the loss of trees and hedgerows and significant reduction to grass verges. This raised concerns over the loss of softening effect to the area and a loss of character. It was apparent that the designs submitted for the bid had not fully considered these effects on the local environment.
- The CIL Spending Working Group expressed a desire to see and approve finalised plans which would reduce the effects on trees, hedges and landscaping and to support the design work through the East Suffolk Cycling Walking and Wheeling Group (CWWWG), where they would like to see visuals as have been presented before for other routes (this is part of the conditions).
- Councillor Sally Noble and relevant Ward Members should be invited to attend the CWWWG meeting when this project is being discussed in order to also understand the route and to have input into the design process.
- Melton Parish Council also confirmed they would support this application with up to £6k of Neighbourhood CIL funding.
- Following early feedback SCC highways have begun working on a revised scheme to bring to the East Suffolk

### Recommended Conditions:

- Subject to final approval of the plans through the East Suffolk Cycling Walking and Wheeling Group.
- Subject to public engagement on the design before it returns to CSWG for final sign off.
- Final approval of the bid from CSWG once all plans are prepared and final estimated costs are known.
- Evidence of final costs to be provided.

## Ringsfield Hall – Regenerated

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-10	Kinda Education CIC	£363,877.63 (net)	£250,000	£50k Grant £50k Loan	<b>Recommend this award is refused</b>

### Benefits of the project:

- The proposed infrastructure is a community facility with integrated elements of education, health and wellbeing, and open green space.
- As an existing OFSTED-registered Early Years provider, Kinda Education CIC planned to establish a dedicated and specialist EYFS and primary school, with early interventions and wider community support provided for vulnerable families on site.
- The re-opening of Ringsfield Hall will address rising demand for local specialist educational placements, with particular gaps in support for children with autism (ASD), SEMH, SLD, and SLCN.
- The Hall will reduce pressure on statutory services by offering a diversity of inclusive and accessible education, conservation, community, therapeutic and enterprise provision, supported by an experienced network of qualified and specialist practitioners.
- Developing a “social farm” model that combines horticulture, animal care, and conservation with therapeutic, educational, and vocational pathways, offering flexible and meaningful work, volunteering, emotional support and learning opportunities.

### Notes/Key points:

- The bid was led by Kinda Education CIC, however the building was to be owned temporarily by an alternative charity and then passed to a new Charity, Kinda Trust CIO, which was not yet registered on the Charity Commission website. There was limited information on the Charities Commission website to understand the risks surrounding this approach from a public funding perspective.
- The Hall was therefore to be owned initially by a separate charity called the Missing Kind and the regeneration plans were to be undertaken by the new charitable organisation, the Kinda Trust CIO.
- The bid itself was therefore made by Kinda Education but was to secure ownership of the building by another organisation.
- Members were not comfortable with this arrangement, together with the fact that not all other funding had been secured for the purchase and the costs of making the building operation were unknown. The operational business case was also considered to be aspirational.
- No information has been submitted regarding the costs of ensuring the building was fit for purpose and to undertake the structural changes etc to accommodate lifts and other adaptations and given that this is an older building, members were keen to understand these likely costs.
- Whilst the CSWG recommend that the bid be rejected, they agreed that a project to make the necessary changes to the building could potentially be supported through CIL at a future date. Such a project bid would need to be supported by structural engineer/ surveyors costing reports and the building ownership would need to have been secured and ideally belong to the new Charity, Kinda Trust CIO.

- A project for the same sum has therefore been identified for the Infrastructure List.

## Aldringham Cum Thorpe New Community Hall (Ogilvy Pavilion)

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-11	The Ogilvie Pavilion and Sports Ground CIO	1,687,669(net)	£735,000 (43.5%)	NCIL £25,000 Other Funds £617,688.67 SZC £310,000	<b>Approve subject to conditions (see below)</b>

### Benefits of the project:

- The project will provide a new Community Hall with a capacity of 80 seated, accessible toilets, baby changing facilities, disabled access and parking, a catering kitchen, a meeting room, outside toilet and storage facilities. Each area has separate access, so more than one activity can take place at the same time.
- The project includes the installation of solar panels, insulation, a sewage treatment plant and charging points to keep running costs and the environmental impact as low as possible. The project also includes the provision of a children's safe outdoor play space, a BBQ area and outdoor seating.
- The 7-acre site will have improved landscaping and biodiversity assisted and guided by National Landscapes.

### Notes/Key points:

- The existing building has been periodically updated but its limited capacity, lack of disabled provision and poor insulation significantly impact on the potential community usage and make it incapable of supporting the type of activity the community have said they would like to see and to meet the identified community need.
- The existing pavilion is over 80 years old and was built as part of the development of the Thorpeness holiday village. It is the same poor-quality build as the rest of the holiday village. The walls are constructed using concrete blocks, that were made on the beach and a timber framed roof that was originally thatched but is now clay pantiles. It has poor insulation and requires constant maintenance.
- The project has achieved planning permission and has also secured the majority of funding. The outcome of a bid to Sizewell C Funds is still awaited.
- The project directly relates to the Strategic Plan **Sustainable Housing** objective to **Promote housing developments which enhance wellbeing and protect the environment.**

### Recommended Conditions:

## **Aldringham Cum Thorpe New Community Hall (Ogilvy Pavilion)**

- The opportunity to obtain funding towards this project via the East Suffolk Enabling Communities Budget should be explored.
- Approval of the District CIL award is subject to securing all other funding.
- The District CIL element of funding forming the last part of funding to enable any underspend of District CIL to be returned.
- Draw down of District CIL funding to relate to the build stages of the project and be based on evidence provided of the build stage and stage costs.
- A copy of the final accounts for the project should be provided before the remaining 10% of the District CIL funding is released.

## Waldringfield Footpath Project

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-12	SCC Highways/ Waldringfield Parish Council	£42,734.34	£42,734.34 (100%)	n/a	<b>Approve subject to standard conditions</b>

### Benefits of the project:

- The new footway will be of huge benefit to the community, so pedestrians can safely access the school gate from the south and east of Waldringfield.
- When completed, the footway will be accessible to all pedestrians, including parents with pushchairs, the elderly, and those with mobility issues.
- The project will support Waldringfield primary school by providing a safe walking route, the alternative being walking on an unmade section of footpath, or on the road when weather conditions are bad.
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### Notes/Key points:

- The Primary school is currently taking pupils from the new Brightwell Lakes development ahead of the new school being built on this strategic site.
- The project is in the Infrastructure Funding Statement (Infrastructure List) as a planned project of unknown cost.
- This is a joint application between Suffolk Highways and Waldringfield Parish Council.
- No Neighbourhood CIL is available for the project.
- The Project is to link up a very small stretch of footpath between two existing footpaths just outside of Waldringfield Primary School
- Currently, the unmade footpath is not DDA compliant. The existing step up to the school gate is also neither DDA compliant nor suitable for young pedestrians
- The design work has been completed; therefore swift delivery could be expected before financial year end.
- The project directly relates to the Strategic Plan **Sustainable Housing** objective to **Promote housing developments which enhance wellbeing and protect the environment.**

## Wickham Market Library Extension

Ref	Lead Parties	Project Cost	DCIL Requested	Other Funding	Recommendation
DCIL 2025-13	Suffolk County Council Library Services	£42,500	£ 29,500 (69.4%)	£12,500 SCC Carbon Reduction Grant  £500 Friends of Wickham Market Library Group	<b>Approve subject to standard conditions</b>

### Benefits of the project:

- The project seeks to undertake enhancements to the exiting library, by providing a garden conservatory and internal enhancements.
- The project includes carbon reduction enhancements to ensure Wickham Market Library is working towards the reduction of carbon for Net Zero.
- The extra space will increase the number of children and young people's activities and provide an addition safe and quiet space for anyone wishing to read and for book clubs.
- By providing this quiet area for studying, alongside the Library's IT facilities, it contributes to improved employment skills/training.
- The Conservatory will provide access to the library gardens where people can sit, read and enjoy the garden environment to help improve health and mental wellbeing. Currently the garden is not accessed or used by library visitors which is a missed opportunity.
- Increased access to the garden will encourage volunteers to explore opportunities to increase biodiversity and engagement with the natural environment. The conservatory will also provide extra space for new clubs, including physical activities, which will increase library visits, help reduce social isolation and engage residents in a wider range of activities.

### Notes/Key points:

- The project is in the Infrastructure Funding Statement (Infrastructure List) as a planned project (cost of £47,520)
- The carbon reduction elements of the project will include replacing the non-LED lighting in the lobby area, enhanced controls to all lighting and an upgrade to heating controls to ensure remote functionality.
- The conservatory will be 4m x 3m = 12m<sup>2</sup>. The internal volume of this is approximately 25 cubic meters, enabling extra space for activities.
- The project directly relates to the Strategic Plan **Sustainable Housing** objective to **Promote housing developments which enhance wellbeing and protect the environment.**