



Cllr Bill Banks  
Melton Parish Council

**Your ref:**  
**Our ref:** SAB/BW/jj  
**Date:** 1 April 2022

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Dear Cllr Banks

### **Community Infrastructure Levy**

Thank you for your letter of 2 March 2022. Please accept my apologies for the delay in responding.

It is fantastic to see a community planning its Neighbourhood CIL spending carefully and effectively and with public involvement. I am also pleased that you are recognising the benefits of the Neighbourhood CIL.

A large amount of the CIL came from the development at Woods Lane which was a site that the then Suffolk Coastal District Council refused in 2014 and defended at appeal. Fortunately, ahead of the Planning Inspectorate allowing that appeal, we introduced CIL in 2015. Prior to this it would have generated Section 106 funds to directly fund infrastructure and the only local funding would have been for play and sports space and facilities. The introduction of CIL allowed financial gains from such developments to be distributed to local communities and you have received the majority of the £624,843.92 received to date.

The use of 'District CIL' which we retain is entirely dependent on infrastructure providers coming forward with CIL funding bids. These include the County Council (Education, Highways, Waste), the Clinical Commissioning Group for primary healthcare expansion and Town and Parish Councils or other local bodies. We have worked closely with infrastructure providers at the Local Plan stage to identify the significant infrastructure requirements to support growth and these are all found in the Infrastructure Delivery Framework (IDF) at Appendix B of the Local Plan. When planning applications come forward the site-specific infrastructure demands are reviewed and set out, particularly by the County Council. Then annually we produce the Infrastructure Funding Statement (IFS) which effectively replicates the IDF but in an up-to-date form. This again is informed by any

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changes in infrastructure demands, needs, committed spending and delivery and the amount of growth since consented or constructed. That is the evidence base for how we spend CIL in accordance with our CIL Spending Strategy. Infrastructure projects such as school expansions are entirely led by evidence of population forecasting related to planned growth produced by the County Council. East Suffolk Council Officers meet with the relevant County Council Officers on a monthly basis to discuss infrastructure demands and forthcoming bids and we take a very active role in motivating the need for bids and encouraging their submission for essential infrastructure.

Of the four local projects funded by District CIL, two of those pre-date the above Strategy which was implemented in 2019 (Jetty Lane and Ufford recreation ground). They had a different method of assessment and were based on a different approach to need, particularly because those bids were at a time when Town and Parish Councils held very little Neighbourhood CIL. They are both projects which we would now primarily direct to Neighbourhood CIL funds first. The other two projects, Foxhall Recycling Centre and St John’s Street Surgery, are genuine plan-led infrastructure projects related to the needs of housing growth and are justified benefits to the Melton community, along with many others. It should also be noted that CIL is not the only method of infrastructure delivery and many projects are still delivered through Section 106 Agreements and planning conditions, such as highway improvements, including those delivered by Woods Lane. Please also be aware that Melton is not alone as a community who has not received District CIL spending directly within its parish. Many other locations, including Felixstowe, Leiston and Saxmundham, have had a lot of housing growth but as yet CIL bids from infrastructure providers in those towns have not come forward.

Turning to the ultimate point of your letter:

*“Melton Parish Council believes there is a strong case for a funded infrastructure project to address the strategic deficiencies of the A1152. I therefore ask for your advice on how the infrastructure needs of the A1152 could be incorporated into the forward programme for funding from District CIL and other sources of finance.”*

The IDF includes the row below based on traffic growth levels as a result of the Local Plan. At Local Plan stage the County Council suggested that this should be through Section 106 contributions or improvements directly delivered by developers. However, at present no developments requiring such investment have been identified in Highway Authority consultation responses, including for developments in Rendlesham and Melton. This does not prohibit the County Council making a case for CIL funding instead and if it was demonstrated that costed improvements were proportionately related to recent or planned growth, then genuine consideration would be given to this by East Suffolk Council:

Project	Priority	Lead Provider	Approximate Cost	Funding Sources	Potential Funding Amount	Potential Developer Contribution	Type of Developer Contribution	Potential Remaining Funding Gap	Potential Funding Sources to Fill Gap	Timescale/Progress
Measures to improve capacity at Melton crossroads	Essential	Suffolk County Council	£250,000 - £300,000	Developers	£250,000 - £300,000	£250,000 - £300,000	S106/S278	Unknown	Unknown	Over entire plan period

As the CIL spending authority we are not responsible for developing infrastructure proposals ourselves but must, instead, consider bids for those from the providers. I strongly encourage you to pursue your request for highway investment with the County Council and for their attention to Melton crossroads to be based upon existing traffic effects and Local Plan led development traffic effects. CIL is not intended to fund existing deficiencies in the highway network, if they exist, but to mitigate future or recent impacts. It is therefore important for us to carefully take that into account when spending CIL.

At present our CIL income is in the region of £6 million a year and last year we spent a similar amount on infrastructure projects. I hope that we will continue to spend such large amounts annually across the whole district and with reference to the IDF/IFS, many substantial CIL funded projects are essential to deliver in the Plan period, particularly where closely tied to areas of allocated housing in the Local Plan. Once Melton Parish Council has approached the County Council on prospects for local highway improvements, we would be more than happy to have a joint meeting to understand any options the County Council may feel are feasible for the village and A1152. This may lead to future requested amendments or additions to the annual IFS and/or CIL bids for us to assess. Importantly this will then form the evidence base to inform CIL spending decision making.

I hope you will find this feedback of assistance and of some reassurance and we look forward to working with the Parish Council on future infrastructure plans.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Stephen Baker', with a long horizontal flourish extending to the right.

**Stephen Baker | Chief Executive**  
East Suffolk Council