

THURSTON PARISH COUNCIL

Parish Council Office

New Green Centre

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Neighbourhood CIL is governed by the CIL Regulations and the rate at which it is paid is set out in national legislation. For those Parish Councils with a made Neighbourhood Plan it is 25% (with no CAP) and for Parishes where is no made Neighbourhood Plan it is 15% subject to a cap which is set out nationally (in legislation).

Thurston's NDP was adopted on 24th October 2019. Any planning permission granted before that date will attract the 15% capped figure, anything granted after that date will attract the 25% uncapped figure.

1. CIL Resources summary

CIL funding currently stands at: *figures are rounded*

Financial Year	Income	Expenditure	CIL Running Total	Timescales to be spent
2016-2017	£0	£0	£0	
2017-2018	£0	£0	£0	
2018-2019	£1,630	£0	£1,630	16.04.23
2019-2020 A	£62,517	£850	£63,297	14.10.24
2020-2021 B	£105,183			15.04.25
	£62,517	£48,050	£182,947	14.10.25
2021-2022 C	£147,740			12.04.26
	£160,177	£136,675	£354,189	11.10.26
2022-2023 D	£43,509			22.04.27
	£28,319	£222,589	£203,428	11.10.27
2023-2024 E	£64,880			17.04.28
	£28,871	£125,209	£171,970	16.10.28
2024-2025 F	£37,281			14.04.29
	£57,742	£128,924	£138,069	14.10.29

2025-2026	£197,551	£69,661		14.04.30
	£493,779			20.10.30
Totals	£1,491,696	£731,958	£759,738	Balance at period-end
<i>Committed</i>		£41,509	£718,229	Balance with committed funds
Potential April 2026	£198,207			

Confirmed by MSDC in an email dated 20th April 2022, that any income over the CAP amount for applications for 10+ dwellings will be retained by the Council and ringfenced for spend on Infrastructure projects within Thurston parish.

A - for details of the projects funded in 2019-20 see narrative Annual Report for year ending 31st March 2022.

B - for details of the projects funded in 2020-21 see narrative Annual Report for year ending 31st March 2022.

C - for details of the projects funded in 2021-22 see narrative Annual Report for year ending 31st March 2022.

D - for details of the projects funded in 2022-23 see narrative Annual Report for year ending 31st March 2023.

E - for details of the projects funded in 2023-24 see narrative Annual Report for year ending 31st March 2024.

F - for details of the projects funded in 2024-25 see narrative Annual Report for year ending 31st March 2025.

2. Projects identified in the (PIIP) or submitted as bids against the Neighbourhood CIL Pot

The following projects having been previously approved as valid bids against the Neighbourhood CIL Pot are now completed with monies being fully paid out.

Project	Budget	Predicted Cost	Sources of Funding	Neighbourhood CIL (Parish) Funding	Start Date	Current Position
New Green Open Space – improvement, operation and maintenance of infrastructure	None allocated – grant of £1500 given annually	Grounds £8,000 (22-23 only, 23-24 revenue) Wildlife Area £2,000, Tree works £4,500	None	£2,305	User agreement in place between PC and New Green Trust	Fully expended.
Thurston Community Players - Drama Club	None allocated	£9,064 Bid approved – Balance o/s £3567.17	Neighbourhood CIL	£214	Project to support build confidence and social cohesion	Fully expended.
				£3,345 paid 24-25		
Library Sensory Garden	£None	£unknown at this stage	Neighbourhood CIL – maximum £6,000	£651	Provision of a sensory garden at the library.	Fully expended.
				£5,270 paid 24-25		
Flooring – Cavendish Hall	£None	£4,819	Neighbourhood CIL / MSDC WI	£4,000	Works completed and paid out.	Fully expended.
Provision of dog bins and litter bins: 2 dog bin 2 litter bins	£None	£1,400 maximum inc. supply, delivery and installation.	NCIL	£1,229	Installed Summer 2025 – install costs covered under village maintenance budget.	Costs for servicing will be absorbed into the revenue village maintenance budget.
Land acquisition costs – land adjacent to 54 Barleyfields. Sustrans no longer required land	None allocated	£500 purchase £2000 legal costs	Neighbourhood CIL	£2,027	– purchase agreed for £1 nominal and £500 towards legal fees	Completed but awaiting confirmation from Land Registry.

Streetlights – Barton Road – 2 No – PC Lead	None allocated	£4,700 (ex - allowance for traffic management)	NCIL – 100% £4850 requote – traffic management costs unknown.	£4,850	Erected in verge and not footway – by Spring 2025. Lights are owned by TPC and have been added to inventory.	Fully expended.
Provision of 1 dog and 2 litter bins on Thurston Park. Permission has been given by Denbury Homes for the siting of the bins on the understanding that the parish council is responsible for their upkeep and emptying.	£None	£1,000 maximum to include supply, delivery and materials for installation.	NCIL (as per the agreement for CIL expenditure provisioning)	£905	Summer 2025	Confirmation that they will be serviced by MSDC has been given. Costs for servicing will be absorbed into the revenue village maintenance budget.
Picnic benches – New Green. Provision of two additional picnic benches. The new benches would be of a similar design to the existing ones, made of recycled plastic to ensure future maintenance or replacement is reduced.	£None	£1,300	NCIL	£906 <i>Materials £300</i>	Summer 2025	Order to be placed August 2025. Ranger to fit.
Library – contribution to costs to offset increased provision due to expansion of the village	£None	£2,700	NCIL	£2,700	Annual donation	Cost also allows the parish council free access to the library for meetings.

3. Projects identified in the (PIIP) or submitted as bids against the Neighbourhood CIL Pot

The following projects, having been identified within the PIIP or having been determined as valid bids against the Neighbourhood CIL Pot, have approval and are either awaiting completion or underway with monies being fully allocated and therefore committed:

Project	Budget	Predicted Cost	Sources of External Funding	Neighbourhood CIL (Parish) Funding	Start Date	Current Position
Discover Suffolk – leaflet promoting 3 linking walks	None allocated	£820	Suffolk County Council	£410	Produced Autumn 2024	Invoice awaited

Provision of Allotments – 9 on Thurston Park – land now transferred to the PC under s106 agreement – awaiting confirmation from Land Registry.	None allocated	<p>£5,000 for 2025-2026</p> <p>Maintenance costs will need to be budgeted for in 26-27 budgets.</p>	Neighbourhood CIL	£4,019	Works required: Internal fencing, soil management / site clearance.	External fencing maintenance and signage for parking area & security – PC funds.
				£980 balance		
				£1,547 Legal costs fully paid 24-25		
Land acquisition costs	None allocated	<p>£7,000 – 10,000</p> <p>Revised £15,000</p>	Neighbourhood CIL	£5,000	Provision is dependent upon release of land connected to an application for residential use	Ongoing
				£1,450 paid 24-25 £8,479 paid 23-24		
Village Ranger	None set	<p>£7,723 revised to £10,000 per year</p>	Neighbourhood CIL	£7,003	2-year project for employment of ranger to undertake village projects	April 2025 for 2 years. If project successful to be brought into revenue budget
				£2,997 (for year)		
PCSO Contract - 2-year contract 01.04.25 – 31.03.26	None allocated	<p>£50,520 contract</p> <p>£5,000 half marked vehicle per annum.</p>	Neighbourhood CIL - £30,520 Revenue £30,520	£25,520	01.04.25 - 31.03.26	Post fulfilled by PCSO Brown
Small Grants Pot	None allocated	<p>£10,000 as and when to maximum budget</p>	Neighbourhood CIL	£2,200	As and when during 25-26	Projects must support the social, environmental and /or economic profile of Thurston
				£7,800		
Sports Pavilion Refurbishment – Church Road. Reconfiguration of the toilet facilities will provide a much-needed improvement with the provision of unisex toilets to ensure the disabled toilet no	£None	<p>£50,000 estimated</p> <p>Fees – £360.00</p> <p>Building Regs.</p> <p>RIBA Stage 5 Fees - £1,100</p>	<p>MSDC – Community Grant £20,000</p> <p>MSDC – s106 £16,612</p> <p>NCIL</p>	£7,815	Summer 2025	Completion 12 th November 2025. Snagging still to be completed (January 2026)

longer has to also serve as a ladies toilet will enable us to expand the use of the pavilion to further promote physical activity and ensure the facility going forward is an inclusive, improved space for community use.			£25,000 <i>Request for CIL bid to be in the region of £15,000 due to overspends</i>	£7,140 (to include overspends on project and retention).		
Thurston Newsletter	None allocated	Increased circulation	Neighbourhood CIL	Unknown	At year-end account to be finalised and sums transferred from CIL to allow for the account to be balanced.	
Land acquisition costs	None allocated	£7,000 – 10,000	Neighbourhood CIL	£3,000 £7,000	Provision is dependent upon charitable objectives being amended to the satisfaction of the Charity Commission	Ongoing
Review of the adopted Thurston Neighbourhood Development Plan	None allocated	£10,200 maximum	Neighbourhood CIL	£318 £9,882	Review of the plan to ensure that the policies are strong enough to deliver the original plan objectives.	Commence September 2025

4. The following projects have either been identified within the PIIP or submitted as potential discussion bids and will provide the basis for infrastructure spending as developments come online.

Items highlighted in **GRAY** will be identified on an “as and when demand” as the parish continues to grow.

Project	Budget	Predicted Cost	Sources of external funding	Neighbourhood CIL (Parish) Funding	Additional consultation required	Further information
Provision of Allotments – 50- 60 on one site. Provision of fencing; car park; hedging; internal fencing; water; biodiversity & mitigation measures. Current lists including those who have expressed an interest – 59.	None allocated	£100,000 - £150,000	Neighbourhood CIL; MSDC CIL Pot	£ to be ascertained	Duty to provide if demand exists. Provision is dependent upon land coming forth for approval for residential use under DC/23/02430.	Anticipated start date – Spring 2026
Refurbishment of The Bungalow on Barrells Green as storage / community area for allotment holders	None allocated	£50,000	Neighbourhood CIL; External funding	£ to be ascertained	Initially the property will require boarding up to prevent access. The building is in need of significant repair to bring it into non habitable use.	
Demolition of Apple Tree Cottage on Barrells Green to allow for the allotments and associated parking for the public open space.	None allocated	£50,000	Unknown	£ to be ascertained	The costs to make the cottage suitable for domestic dwelling are substantial. The location of the cottage requires its removable to allow the project of provision of allotments to come forward.	
Area for Biodiversity Net Gain	None allocated	£100,000	Neighbourhood CIL Pot MSDC Grants	£ to be ascertained	Provision of land is dependent upon outcome of application DC/23/02430.	Anticipated start date – Spring 2026
Community Centre - enlargement	None allocated	Unknown	Neighbourhood CIL; MSDC CIL Infrastructure Pot and external funding	£Unknown	Consultation with existing committees of New Green Centre, Cavendish Hall, Library and PC needed	PIIP - to provide a range of facilities incl. rooms for health; library, a large meeting room and provision of a Parish Council Office.
Multi Use Games Area / marked pitch for sports – Pickleball, Netball, Tennis	None allocated	£200,000 - 300,000	Neighbourhood CIL; MSDC CIL Infrastructure	£Unknown	Requires land	Aim to provide a court that will allow for a variety of sports.

			Pot and external funding			
Upgrade of existing crossing on Station Hill	None allocated	Unknown	Not included in any s106 developer schemes	£Unknown	Prior to agreement further traffic calming measures to be researched - residents concerned at the lack of awareness on the part of drivers over the use of this crossing.	Speed Enforcement Officers aware – Station Hill one of areas for speed traps - situation to be monitored. High proportion of users are children.
Recreational area for wheeled sports	None allocated	Unknown – further discussions needed – possibly £200,000 - £300,000	MSDC Infrastructure CIL Ben Wragge Skatepark Charity Awards for All	£Unknown	Land previously identified in neighbouring authority now not available.	Project to be run by others or coming forth as part of a site.
Community Football Pitch – accessible to all with permanent goal posts	None allocated	Unknown	Football FA?	£Unknown	Requires land	Currently there are junior goals situated on New Green POS.
Provision of a Dog Park	None allocated	Unknown		£Unknown	Requires land & planning permission	Request would be to have a fenced area for the safe exercise of dogs off the lead.
New Grit Bins	On an as and when basis		Neighbourhood CIL (Parish)	Costs in region of £250 for 400l or £120 for 90l plus delivery		Install extra but part of village maintenance budget
New Waste Bins	On an as and when basis		Neighbourhood CIL (Parish)	Costs in region of £220 for 25l dog bin and post or £315 for 35l dog bin and post Costs in region of £300 for 125l litter bin.		Install extra but part of village maintenance budget