



PARISH OF STRADBROKE

Parish Infrastructure Investment Plan (PIIP)

Prepared by: Stradbroke Parish Council

Date adopted: 8th April 2019

Review date: 21st September 2025

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1. Introduction

- 1.1. The Stradbroke Neighbourhood Plan was made by Mid Suffolk District Council on 18th March 2019. The work carried out by Stradbroke Parish Council through the Neighbourhood Plan Steering Group has been used alongside further audits to support this Plan.
- 1.2. As part of the work to formulate the adopted Neighbourhood Plan, community questionnaires and engagement exercises were undertaken. All documents relating to the preparation of the plan have been reviewed during the course of the preparation of this PIIP. These documents are available to view on the Parish Council website on the Meetings & Documents tab in the neighbourhood plan section of by following the link below: [Neighbourhood Plan Documents](#)

2. Information 2019 - 2025

- 2.1. During 2019 a questionnaire for village clubs/groups/organisations to complete. The questionnaire included the question: *"Is there any specific infrastructure that you are lacking that is holding back your progress? Such as a lack of, or poor facilities, parking or other amenity?"* The responses were collated and where infrastructure improvements were identified, these have been included in this plan. Full infrastructure responses can be found on the PC website: [Parish Plans - supporting info.](#)
- 2.2. A consultation on the PIIP formed part of a public open event held in February 2020; the comments submitted as part of this consultation are included on the PC website: [Parish Plans - supporting info.](#)
- 2.3. In September 2021, Councillors agreed to include works to the pavilion at the bowling green at the Wilby Road site.
- 2.4. May 2022, as development started on one of the sites in the made Neighbourhood Plan, a review of the PIIP was undertaken. Two further areas were added: 1. Fitness Track and 2. Permissive path. The outcomes of the EPC for the Health Centre were also added.
- 2.5. Discussions took place with Stradbroke Sports & Community Centre with a view to linking the extension of the centre to a new pavilion to maximise the space available. Subsequent discussions with potential funders highlighted that a new pavilion is unlikely to receive funding and/or support at the present time.
- 2.6. July 2022, Councillors agreed a priority order of Parish Council led CIL projects and those for which lead group/organisation may make a bid to the Parish Council for NP CIL alongside MSDC CIL123. This is reviewed annually.
- 2.7. During the course 2023 and early 2024 additional requests for help with infrastructure projects were received.

- 2.8. 2024 - Ethos Consulting carried out a highway safety assessment and the outcomes from this assessment were included. Councillors agreed phasing for the works.
- 2.9. 2025 – the following projects were added in year following requests from groups or following health & safety checks, or capacity review:
- Lighting in car park lighting at Wilby Road.
 - Work on village clock – winding mechanism and restoration of dial.
 - Replacement shed and extension to compound adjacent to Community Shed.
 - Extension to Cemetery.
 - Refurb and upgrade of play parks at Westhall and Wilby Road.

3. Infrastructure Investment Priorities (p.47 of the made Neighbourhood Plan)

Note: Neighbourhood Plan is currently under review and this section will be updated once the revised plan is adopted.

As a clear expression of the community's wishes, Stradbroke Parish Council intends that the 25% of Community Infrastructure Levy contributions raised within the Stradbroke Neighbourhood Area (the 'meaningful proportion') and, where relevant, monies from other planning obligations, be used to contribute towards delivering any of the projects listed below alongside contributions from the 75% of CIL retained by Mid Suffolk District Council.

Projects:

New nursery facility for Early Years and Childcare

Improvements to bus services

Expansion of Stradbroke Community Playing Field

Improvements to Stradbroke Court House & Library

Improvements to Stradbroke Church – this would create greater potential for the church to be used for community activities.

Installation of a Skate Park

Community Actions

	Action	Commentary
1.	Improved nursery/ pre-school provision	Explore options with County Council
2.	Public transport improvements	Work with SCC to explore options for improving public transport
3.	Public transport improvements	Investigate potential for a community bus service
4.	Parking and highway enforcement	Investigate match funding for a Community PCSO to help deal with issues around parking within the village No longer relevant
5.	Clubs and societies	Look at ways of better promoting village clubs and societies
6.	Drainage	Prepare and retain a drainage/pond log showing who owns which drain, which development drains into it and who is responsible for managing the drain

	Action	Commentary
7.	Health	Investigate the provision of additional health services such as dentist/chiropract
8.	Health	Explore options to expand or re-provide an enlarged Stradbroke medical centre surgery with the Clinical Commissioning Group and NHS England
9.	Identify Assets of Community Value (ACV)	Explore potential for listing ACVs: Church, Allotments, Library and Old Court House, Ivy Public House, White Hart Public House, Sports and Community Centre, War Memorial, Medical Centre
10.	Mobile & Broadband	Work with suppliers to improve the service available, investigate the use of a mobile phone mast.

4. 2025 Update on Community Actions:

- 4.1. Discussions are underway with Mid Suffolk District Council, Suffolk County Council, All Saints Schools Trust and the Parish Council about funding for the new nursery building. The outline application, which included the land for the building, was approved in principle by Mid Suffolk District Councillors in December 2023; the s.106 legal agreement has been signed and outline permission granted August 2024.
- 4.2. Cllr Toni Wisbey wrote in support of a bid by SCC for funds from central government to improve rural transport. SCC was unsuccessful in the bid.
- 4.3. There is only one staged bus service in Stradbroke – which runs during term time to Framlingham only. Cllr Wisbey has been active in arranging alternative community transport, through Border Hopper and BSEVC. High Suffolk Community Bus started a service to Diss on a Friday in January 2023; concessionary bus passes can be used. Transport is provided for transport to access post 16 education in Eye, Framlingham (connection to Ipswich) and Wymondham. A monthly Saturday service to Norwich was introduced in January 2024 and one to Martlesham in March 2025.
- 4.4. Cllr Wisbey is in discussions with SCC over the possibility that the 482 Diss/Framlingham bus service being reinstated in some form, still keeping the term time only 118 to Framlingham. July 2025: 482 has been reinstated, timetable and route awaited.
- 4.5. Mid Suffolk District Council has taken over responsibility for parking enforcement – therefore a PCSO would no longer be able to deal with this matter, this action will not be taken forward.
- 4.6. The Parish Council invited all clubs/societies/groups/organisations in Stradbroke to complete a questionnaire; outcomes were included in the PIIP.
- 4.7. Drains have been cleared on the Wilby Road site to alleviate flooding issues at the Health Centre. Further investigations are required to determine why the area constantly blocks. A full survey of the drainage network has yet to take place. During

2023 there were a number of severe storms which has highlighted areas where works are required; these have been reported to Suffolk County Council who will deal with all areas on a priority basis.

- 4.8. Health Centre: additional provision, no further action to date.
- 4.9. Health Centre: has undergone extensive repair, maintenance and improvement. Discussions have started with IESCCG regarding their submissions to planning applications requesting CIL be made available to extend the current provision. Upper floor of the building was completed and works to improve energy efficiency were undertaken. Air Con/Heating upgrade completed.
- 4.10. ACVs: The Ivy House and White Hart have been designated as Assets of Community Value. Other assets are yet to be put forward by the Parish Council.
- 4.11. Mobile & Broadband: County Broadband has liaised with a Parish Council Working Party on a project to bring FTTP to the village. Enough interest was registered for the project to move to the design phase and the build phase started in late 2022. A wayleave was signed for works at Westhall – however, the project was never finalised. A new provider, acting on behalf of the government, started work during 2024 and it is likely these works will provide the infrastructure needed for FTTP to be brought to the village.

5. Existing Infrastructure

- 5.1. 2018: An audit of need in areas identified in the neighbourhood plan was undertaken. All audit information is available on the Parish Council website: [Parish Plans - supporting info](#).
- 5.2. 2019: Village groups/clubs were asked to review their 2018 audit submissions and add any additional infrastructure requirements they had identified. A full copy of the updates is available on the Parish Council website: [Parish Plans - supporting info](#).
- 5.3. 2020: A public consultation and information event was held in February 2020 regarding possible improvements that could be made to Highways. A copy of the information presented is available on the Parish Council website: [Parish Plans - supporting info](#).
- 5.4. 2020: During the February 2020 public consultation the public were asked to comment on the proposed PIIP. A copy of the comments received is available on the Parish Council website: [Parish Plans - supporting info](#).
- 5.5. 2023 & 2024: three additional projects were submitted to the Parish Council and are included in the updated plan. The 3 projects are a golf practice area on the playing field, an additional public access defibrillator and cabinet, and resurfacing of the tennis courts. Outcomes from Ethos Consulting highways safety assessment added.

- 5.6. 2025: Councillors requested that lighting at the Wilby Road site is added following a request from Stradbroke Sports & Community Centre.
- 5.7. May 2025: a request was received from the Church that due to health & safety concerns, manual winding of the clock is proving difficult and there have been a number of days the village clock has stopped. An electrical winding mechanism is required to allow the clock to continue to chime. The dial on the clock face is also in need of restoration. The Church will assist in raising funds from residents for the project.
- 5.8. September 2025: the wooden shed adjacent to the Community Shed is rotten and needs to be replaced – a new shed would enable hazardous equipment to be removed from the Community Shed. The compound needs to be extended to allow secure storage of the pedestrian safety barriers. As part of the Neighbourhood Plan review the capacity of the Cemetery was investigated – it was agreed that the Parish Council should include investigations into either extending the current site or identifying a future location for when the current cemetery reaches capacity.
- 5.9. September 2025: during a RoSPA inspection a number of issues were noted with the existing play equipment in both play areas

6. Outstanding Identified Needs

6.1. Education:

- (a) Nursery: A well designed and suitable nursery building is required
- (b) Primary School:
 - improved parking,
 - more classroom space,
 - greater playground space.
- (c) Stradbroke High School:
 - Additional classroom provision; and
 - infrastructure provision such as;
 - toilets,
 - IT suite,
 - car parking and
 - minibus.

6.1. Church:

- Work to the roof and flints which are falling from walls is urgently required, some remedial work has been undertaken.
- To create a community space other areas in need of attention are:
 - rotting floor,
 - lighting & sound system,
 - access arrangements; plus
 - toilets/heating system.

6.2. Health Centre:

- An expansion of the current building is anticipated with the increase in population of Stradbroke and the other villages which are served by the medical practice.

6.3. Cemetery:

- Electrical connection to Chapel, possible PV panels, and
- accessible path is required to replace the current uneven stone path.
- Expansion/increased capacity (added 2025)

6.4. Sports/playing field:

- develop and manage new land to the rear of the current playing field
- a purpose built “sports hall”- pavilion at Wilby Road site
- improvements to security and safety at the playing field and fitness track
- a skate park may be investigated subject to the recommendations laid down in the Neighbourhood Plan and previous reports prepared for the Parish Council on this matter.
- sports clubs:
 - revamp dugouts at playing field: permission given, work not yet undertaken
 - scoreboard – security to avoid vandalism
 - bigger changing rooms, as existing space does not accommodate Cricket teams and their equipment. (see 6.8 below)
- Golf practice nets – requested by resident in 2023
- Tennis Courts – resurface of all courts required (notified by Tennis Club in 2024)
- Replacement wooden shed and expanded compound (added 2025).
- Upgrade and refurbishment of some of the equipment in both play areas. (added 2025).

6.5. Court House & Library:

- freehold of building to be acquired to secure Post Office for the future
- sound-proofing in Court House section of building
- Local government reorganisation could have an impact on the future of the building, library and post office.
- In 2025, Suffolk County Council took running of the post office back in-house.

6.6. Allotments:

- additional water tanks
- connection to an electricity supply (which would enable CCTV)
- improvements to existing rainwater collection system

6.7. Community Centre:

- instant hot water facility / larger freezer / blinds in the kitchen / new commercial fridge: assumed new CIO are taking these forward
- bigger changing rooms as existing space does not accommodate Cricket teams and their equipment (see 6.5 above) (*no current plans for expansion*)
- additional space within Centre would also enable the needs of more customers to be satisfied (*no current plans for expansion*)

- extra car parking would be an advantage
- Additional lighting in car park area (added 2025).

6.8. Highways:

Pedestrian improvements:

- Crossings on Wilby Road, Church Street, New Street and at Westhall
- Footway improvements: New Street, Westhall, Queens Street and Church Street.

Highways safety improvements including:

- Waiting restrictions at junction of Queens Street and Church Street
- Gateway treatments @ 30mph terminal approaches to village on Laxfield Road and Queens Street.
- Installation of SID devices in 3 or 4 locations.
- Priority give way along New Street and Laxfield Road
- Speed limits –
 - 20mph zone on Queens Street (*July 2025: request for rejection by Suffolk County Council to be reviewed*)
 - 40mph buffer on approaches to Village (*advised by Highways Team unlikely to be supported*)

6.9. Permissive path:

6.9.1. Secure future

6.9.2. Update

6.10. Other projects:

- Additional accessible defibrillator and cabinet – subject to suitable location being identified. Could be a planning obligation for Grove Farm development.
- Village clock: Becoming increasingly difficult to keep the clock wound and chiming. Urgent that winding mechanism is installed to allow clock to continue working.
- Play parks: Upgrade and refurbishment of both areas.

7. Funding possibilities

- a) PC & MSDC Community Infrastructure Levy (CIL)
- b) Other MSDC grants eg Pride in Place, Sports Infrastructure Fund etc
- c) S.106 obligations through planning permissions
- d) Self-funding or fundraising by village/groups/clubs/organisations.
- e) External – grants. Eg Heritage Lottery Funding opportunities for the works at the Church are being investigated.

8. Projects underway

Area/building	Project	Notes
Pedestrian / Highways	Safety improvements	Ethos consulting undertook an assessment. 20mph zone request refused by SCC. Cllrs set a £60k budget and agreed interventions to be taken forward in phases. Active Travel Grant £60k made available by Suffolk Highways, to be spent on crossing improvements balance of £5k NP CIL. 3 x SIDs purchased and locations being agreed with Highways. SPC advised that 40mph buffer zone unlikely to be supported – purchase of improved signage was agreed and a payment has been made for 3 x STRADBROKE signs with 30mph roundels on the road surface. Waiting restrictions at junction of Queen Street and Church Street – business case has been accepted by Highways. NP CIL has been used to pay invoice received for works to start. 20mph request for Queen Street under review.
Playing Field	Improve security and safety	Project completed.
Cemetery	Chapel upgrade	External works complete. Internal plastering needs to be completed – quotes are being obtained. <i>Electrical connection on hold.</i>
Village Clock	Winding mechanism and dial restoration	Project underway – will be funded by grants, donations, PC funds and NP CIL.
Tennis Courts	Resurfacing	Expression of interest for grant funding accepted. Full application being prepared by Tennis Club and PC. Lease for Tennis Club to be drawn up. Enquiry submitted whether floodlight replacement can be added to the grant application to allow more availability in the autumn/winter.

9. Projects in consultation with MSDC, SCC or other bodies

Area/building	Project	Notes
Nursery	Land from development off Mill Road	MSDC approved the outline planning in August 2024, reserved matters awaited.

10. Remaining Projects (alphabetical by area/building)

Area/building	Project
Allotments	Electrical connection
Allotments	Improvement to rain water collection
Car Park – Wilby Road	Additional street lighting
Cemetery	Accessible path
Cemetery	Investigate expansion to increase future capacity.
Church	Roof repairs, flints falling from walls, Community internal space including toilets and sound/lighting
Community Centre	Expansion Revamp changing rooms
Community Centre	Hot water facility, freezer and blinds plus commercial fridge
Community Centre	Exterior lighting required
Court House	Obtain freehold to secure building future
Court House	Sound proofing
Cricket Club	Improve security at scorers hut
Health Centre	Expansion
High School	Improved parking plus enhanced facilities
Permissive Path	Secure future
Permissive Path	To be made accessible
Play areas	To upgrade and refurbishment some of the older equipment
Playing Field	Develop and manage new land
Playing Field	New wooden shed and expand compound to increase secure storage capacity.
Playing Field	Golf practice nets
Playing Field	Upgrade fitness track
Primary School	Car parking
Primary School	Classroom and facilities provision
Radio Stradbroke	Studios - new provision
Skate Park	Location unidentified - new provision
Sports Pavilion	Wilby Road site - new provision
Unknown location	Additional accessible defibrillator and locked cabinet

11. Projects completed since 2019 (alphabetical by area)

Area/building	Project	Spend by PC
Bowls Club	Renew pavilion at bowls green at Wilby Road	£3,400
Cemetery	Paint railings and gate	£55
Cemetery	Tidy including cutting back of shrubs and hedges.	£1,020
Cemetery	Removal of surplus soil and creation of storage area	£1,025
Cemetery	Work to trees	£5,370
Chapel	External refurbishment - windows, doors, roof and brickwork	£14,390
Church	Under pew heating installed	nil
Cricket Club	Updated nets and practice facilities	£11,780
Cricket Club	Repair Scorers Hut	nil
Health Centre	Alarm upgrade	£2,210
Health Centre	Fascia works	£3,800
Health Centre	Refurbishment including completion of 1 st floor	£80,591
Health Centre	Installation of Solar PV panels & battery wall	£27,700
Health Centre	Car park resurfacing	£3,980
Health Centre	Air Con / Heating renewal	£16,964
Playing Field	EV charging points	nil
Playing Field	Improve security & safety	£5,579
Playing Field	Tree works at Tennis Courts	£1,320
	Total spend to date	£179,184

Implementation plan follows on pages 13-16

12. Implementation Plan by project (alphabetical)

Project	Funding possibilities	Timescale	Responsibility	Notes at September 2025
Allotments:				
a. Electrical connection	Grants/fundraising	Not specified	SAGA / Trust	PC unaware of any plans to date
b. Improvement to rain water collection	Grants/fundraising	asap	SAGA / Trust	PC unaware of any plans to date
Cemetery:				
a. Refurbish inside of Chapel	Precept (poss NP CIL)	Autumn/Winter 2025	Parish Council	Necessary as plaster has blown, quote being obtained.
b. Electricity to Chapel	NP CIL	On hold	Parish Council	Cost would be approx. £15k.
c. Accessible Path	NP CIL	On hold	Parish Council	Quotes will be required – appx £6k.
d. Investigate expansion	NP CIL	No plans	Parish Council	No formal plans as yet.
Church:				
a. Roof repair and flints falling from walls	Heritage Lottery and other Grants	asap	Church with Parish Council support	Investigation ongoing into funding available. New quinquennial report received 2024
b. Internal reorganisation including toilets	NP & MSDC CIL plus other grants	asap	Church with Parish Council support	Investigations underway New quinquennial report received 2024
c. Lighting & Sound	NP & MSDC CIL plus other grants	asap	Church with Parish Council support	Investigations underway New quinquennial report received 2024
d. Internal repair	NP & MSDC CIL plus other grants	asap	Church with Parish Council support	Investigations underway New quinquennial report received 2024
Community Centre:				
a. Expansion - additional indoor space	Building project – Grants plus CIL	None	SSCC	Trustees have advised there are no plans to take project forward at the current time.
b. Bigger changing rooms - Cricket Club submission as 11 players and kit bags do not fit in existing ones	If separate project to expansion – grants could be available plus CIL	None	SSCC	Trustees have advised there are no plans to take project forward at the current time.
c. Facilities: hot water facility, freezer and blinds	SSCC funds/Grants	Unknown	SSCC	No updates available.

Project	Funding possibilities	Timescale	Responsibility	Notes at September 2025
d. Commercial fridge required (WI submission)	SSCC funds/Grants	Unknown	SSCC	Required to comply with food safety requirements. No update available.
e. Additional lighting at Car Park (added 2025)	To be determined	To be determined	Unclear – would be dependent on location of lighting. SSCC if on their land. MSDC if on the Leisure Centre building.	Trustees requested additional lighting. PC have advised that a suitable location on PC owned land would have to be identified and that the cost of an electrical connection could mean the project cannot move forward until significant funding is identified.
Court House/Post Office: a. secure future by obtaining freehold of building	To be investigated	Unknown	SCALT / SCC	PC unaware of any plans to date. LGR could impact this project.
b. sound proofing	Grants plus any CIL needed to top up	Unknown	SCALT with Parish Council support	PC unaware of any plans to date
Cricket Club: Scorers Hut security		asap	Cricket Club/ Parish Council	No updates at this time.
Defibrillator and locked cabinet: location not yet identified	Potential planning obligation	Unknown – location dependent	Developer of Grove Farm?	Developer has indicated they could install a defibrillator and cabinet as part of the development.
Health Centre: Expansion	CIL to be applied for	When necessary	Parish Council plus NHSE	NHSE is requesting CIL funds from planning applications submitted to MSDC. PC has contacted NHSE to initiate discussions. No requirement yet identified.
High School: parking and improved classroom and facilities provision	SCC will request CIL for school improvement	When required	SCC / Sapientia Education Trust	No plans to date
Highways/Pedestrian safety improvements	NP CIL plus £60k from Active Travel Fund.	Being completed in phases. Majority of works	Parish Council and Suffolk County Council	20mph zone rejected by Suffolk County Council – review of decision requested. £60k from Active Travel Fund for crossing

Project	Funding possibilities	Timescale	Responsibility	Notes at September 2025
		by end of 2025.		points – Order has been placed and works should be completed by December 2025. Surveys for 40mph buffer zones have been undertaken – advised by Highways team that request unlikely to be successful. 3 x SIDs have been purchased, awaiting poles to be installed in the 3 agreed locations should be installed by December 2025. Parking restrictions – money paid to SCC to progress the project. New signage on 3 x entrances to the village has been paid for – order has been placed, awaiting delivery.
Nursery: New Provision	MSDC CIL, SCC 106 plus NP CIL. Possible SCC loan.	As soon as full planning approved	Parish Council, MSDC & SCC, ASST	Outline planning permission granted on development site in August 2024. Currently, reserved matters application pending.
Permissive Path:				
a. secure future	Precept	Short term	Parish Council	Subject to negotiation with land owner.
b. Update	NP CIL or Precept	Medium term	Parish Council	To be reviewed when works to adjacent site commence.
Play areas: Westhall & Wilby Road	Grants, NP CIL & CIL123	Short term	Parish Council	To start investigating what is required, the cost and funding possibilities/
Playing field:				
a. develop & manage new land	Depends on use (CIL?)	Long term	Parish Council	Currently Councillors have agreed the use as land for nature recovery with fitness track extended. Other options to be investigated.
b. update fitness track	s.106 or CIL?	Short term	Parish Council	To be undertaken when land agreement reached for development off New St. PC has chased outstanding s.106 from Chantala Close.

Project	Funding possibilities	Timescale	Responsibility	Notes at September 2025
c. golf practice nets	CIL / s.106 or grants	Short term	Parish Council	Investigations could be completed with the requestor of the project.
d. replace shed and expand compound	NP CIL / s.106 or grants	Short term	Parish Council with Shed user group	Investigations on cost and works required underway. H&S check of shed undertaken.
Primary School: a. Parking	Planning obligation. S.106 signed	Part of development	MSDC / Earlswood Homes / Crocus Homes / WeLink	Outline planning permission granted in August 2024. Currently, reserved matters application pending.
b. Additional classroom provision	SCC will request CIL	When required	SCC / ASST	No current updates from SCC on need.
Radio Stradbroke: studios	No plans to date	Long Term	Stradbroke Media	Not yet investigated.
Sports Pavilion: at playing field site	Project not progressing - see notes.	None	Parish Council / Sports Clubs	May 2022 – discussions took place. New facility not feasible at the current time as funding not available.
Skate park	No plans to date	Long term	Parish Council	No plans to date. Look at previous feasibility study. No suitable location identified.
Tennis Courts	MSDC CIL / Grants	Short term	Tennis club	Lease has expired – temporary licence has been issued. PC and Tennis Club to submit a joint application to the Sports infrastructure fund. A lease to be issued to the Tennis Club.
Village Clock Winding mechanism and dial restoration.	PC funds, NP CIL, Locality & other grants. Donations from residents.	asap	Parish Council with Church support	District Council locality funding of £3,000 approved, £1,500 pride in place grant approved. £2,000 from County Council locality funding received. Both parts of the project will be taken forward, with Church funding £1,500 of dial restoration. Balance of both projects (£7,480) will be paid by the Parish Council either through general funds or NP CIL. Works booked.