

**Appendix B – Mid Suffolk – CIL Bid under the Ringfenced Fund (Stowupland High School catchment area only), the Strategic Infrastructure Fund and the Local Infrastructure Fund**

**Technical Assessment of Bid – Project M14-18 Stowupland High School - Expansion**

**ASSESSMENT.**

**Validation**

<b>VALIDATION</b>	<b>ASSESSMENT</b>
Need /Justification	<p>This project for the existing Stowupland High School consists of building a new Sixth form block, for sixth form students. This new Sixth Form accommodation will be purpose built and independent from the main high school building. The project therefore creates new 6<sup>th</sup> form space, which in turn increases space and capacity in the existing main building for secondary pupils ages 11 – 16, as such: -</p> <ul style="list-style-type: none"> <li>• Places for secondary pupils ages 11 – 16 to be increased from 925 places to 1,050 places (i.e. 125 additional places).</li> <li>• Places for sixth form pupils to be increased from 185 places to 200 places (i.e. 15 additional places).</li> </ul> <p>The project is directly related to housing development that has already taken place, as well as committed and planned residential growth of the area.</p> <p>The project has been master-planned so that future additional school places can be provided at the school when required to support further housing growth in the school catchment area. The new Sixth Form accommodation includes the provision for out of hours community use of the Performing Arts Studio.</p> <p>The proposal provides for a resolution to existing car parking and traffic issues around the school entrance and nearby roads. External works would include a new parking area for school coaches, a 57-space car park, additional cycle parking and a new cycle/footpath. A proposed pupil drop-off area is proposed adjacent to the turning circle and new car park. This combined with the school coaches parking area would reduce peak-time congestion on the access road within the site and improve access for pupils travelling by car.</p>
Delivery /timescales	Timescale for works to start in January 2020 and to be completed in September 2020.

Necessary other approvals	SCC Development and Regulation Committee resolved to grant planning permission on the 29 <sup>th</sup> October 2019 (Reference SCC/0051/19MS).
Public or private land	John Milton Academy Trust owns the freehold of the land. This was transferred by SCC to the Trust when the school converted to an Academy.
State aid details if any	Department for Education Basic Need funding will be applied for (£300,000). Please see listed below under collaborative spend. SCC are also providing funding for the project (£170,000 - Council Borrowing) to fund elements of the project which are required to address existing issues on the school site – insufficient staff/pupil parking, and 5/7ths of the cost of the school bus park (remaining 2/7ths required for increased pupil numbers). Please see listed below under collaborative spend.
Details of future funding maintenance	Ongoing maintenance will be funded by Government financial support to the Academy.

**SCREENED (for possible s106 expenditure with the opportunity being taken to secure other funding if available)**

<b>BIDS SCREENED</b>	<b>ASSESSMENT</b>
Must follow the Mid Suffolk CIL Position Statement	Yes – Provision of secondary, sixth form and further education places at existing schools.
Can the infrastructure be provided using s106 funds	A portion of the funding will be from existing s106 funds (£63,143).
Is Bid complete	Yes – SCC Development and Regulation Committee resolved to grant planning permission on 29 <sup>th</sup> October 2019 (Reference SCC/0051/19MS).
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	Housing growth has already occurred in Stowupland catchment area. Infrastructure needs also identified in relation to committed growth of existing planning permissions and future planned growth of the Stowupland area.

## PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.	Yes. Housing growth has already occurred in Stowupland catchment area. The project meets the growth needs of Mid Suffolk for the provision of education and deals with needs demonstrated in the SCC pupil forecasts.
Positively scores against provisions /objectives of Joint Strategic Plan and/or Joint Local Plan and/ or Infrastructure Strategies / Infrastructure Delivery Plan or other BMSDC Strategies or external strategies BMSDC support and/or input into	<p>Yes – the project is supported by emerging policies in the Joint Local Plan (Regulation 18 July 2019), such as: -</p> <ul style="list-style-type: none"> <li>- Policy SP08 – Infrastructure Provision, the secondary school’s expansion programme is listed as being of strategic importance.</li> <li>- Policy LP31 - Managing Infrastructure Provision - “All new development must be supported by, and have good access to, all necessary infrastructure. Planning Permission will only be granted if it can be demonstrated that there is, or will be, sufficient infrastructure capacity to support and meet the necessary infrastructure requirements arising from the proposed development”.</li> <li>-Policy LP32 - Health and Education Provision - “The Councils will respond positively to and support appropriate and well-designed applications regarding the creation of new health and/or education facilities, and extensions to existing facilities (C2/D1 Class Uses). As expressed in the NPPF, the Council will apply the presumption in favour of the development. The Council will engage in pre-application discussions with promoters to develop a collaborative approach to suitable applications. Where necessary, the Council will utilise planning obligations to help to mitigate any adverse impacts of an educational development and assist in delivering development that has a positive impact on the community.”</li> </ul> <p>The project is prioritised as essential in the Babergh and Mid Suffolk Infrastructure Delivery Plan to enable the growth proposed in the Joint Local Plan (Regulation 18 July 2019).</p> <p>The project is also supported by adopted policy CS6 of the Core Strategy – “new development will be expected to provide or support the delivery of appropriate and accessible infrastructure to meet the justifiable needs of new development”.</p>
It represents key infrastructure (essential)	Yes, education is key infrastructure and the project is prioritised as essential in the Infrastructure Delivery Plan to enable the growth proposed in the Joint Local Plan (Regulation 18 July 2019).
Value for money	Yes. School build costs are nationally benchmarked to ensure value for money. The build cost per pupil place is based on the Department for Education school place scorecard, which for Suffolk is currently £22,738 per place, for both Secondary School and Sixth Form pupils. The scheme has

	<p>been designed under a traditional single stage tender. It represents phase 1 of a 2-phase programme of expansion at the school, enabling the provision of the initial identified needs and facilitating future expansion as required.</p> <p>Pupil yields arising from new housing are closely monitored by the County Council and included in school forecasts.</p>
Clear community benefits	<p>Yes, increase in the pupil admission number and enhanced community use of the buildings out of school operational hours. The new Sixth Form building has been designed to support this.</p> <p>This will provide modern facilities that meet the needs of the school and also increase facilities that are available for community use (subject to a Community User Agreement).</p>
Community support (including results of the Consultation exercise)	<p>Consultation has taken place between SCC and the Parish Council and District Councillor via pre-application planning consultation, and informally throughout the design process. The Parish Council have raised concerns primarily regarding sufficient parking, traffic congestion and sustainable travel to school. The County Council in partnership with the John Milton Academy Trust (JMAT) who are responsible for running Stowupland High School have endeavoured to mitigate these concerns by providing a school bus park within the school grounds. This will alleviate the existing 'on site' congestion caused by the buses parking in the road, which prevents cars from exiting the school site at the beginning and end of the school day.</p> <p>The pre-planning consultation feedback from local residents generally represented the same concerns as the Parish Council regarding parking, which have been addressed. Parking aside, comments were also received supporting the need for and design of the additional accommodation.</p> <p>SCC and JMAT have been working with the Parish Council to find a suitable route for an improved safe pedestrian path across the village green and through the school site. It is hoped that in time this footpath will be upgraded to a cycleway, once the necessary consultations have taken place.</p> <p>Cycle parking spaces and motorcycle parking spaces have also been queried by the Parish Council, which the County Council is addressing through the Design and Access Statement, with additional spaces being proposed above the required Suffolk Parking Standards.</p> <p>There is also strong support for this project from the school community (including parents and governors), local businesses and the John Milton Academy Trust itself.</p> <p>The results of the Consultation process together with a response to the comments that have been made as part of the CIKL bid are reported in the Cabinet report relating to Bid M14-18</p>

Deliverability (“oven ready” schemes)	Yes, SCC Development and Regulation Committee resolved to grant planning permission on 29 <sup>th</sup> October 2019 (Reference SCC/0051/19MS).
Affordability (from CIL Funds)	Yes, see CIL Business Plan and Cabinet Report.
Timeliness	Yes, construction due to start January 2020, with the project planned for completion by September 2020.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, BMSDC infrastructure provision, or LEP/Government funding)	Yes, collaborative spend proposed as per below: Secured s106 - £63,143 Department for Education (DfE) Basic Need funding - £300,000 SCC (Council borrowing) - £170,000 CIL Fund - £2,446,575  Total Project Estimated Cost = £2,979,718(excluding VAT which SCC can recover)
Supports housing and employment growth	Yes - meets the needs of new housing development already carried out, as well as committed and planned housing and population growth.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Ongoing maintenance will be provided by Central Government as the school is an Academy.
Must be based on the developing/adopted Infrastructure Delivery Plan unless circumstances dictate otherwise	The project is prioritised as essential in the Infrastructure Delivery Plan to enable the growth proposed in the Joint Local Plan (Regulation 18 July 2019).

## CONCLUSION

- This project represents the delivery of key education infrastructure for Mid Suffolk, which is in direct correlation with housing growth that has already taken place, as well as committed and planned residential growth of the Stowupland area. Furthermore, the project is prioritised as essential in the Babergh and Mid Suffolk Infrastructure Delivery Plan to enable the growth proposed in the Joint Local Plan (Regulation 18 July 2019).
- The project creates a new Sixth Form accommodation, which in turn increases capacity in the existing main building for secondary pupils ages 11 – 16, as such: -

- Places for secondary pupils ages 11 – 16 to be increased from 925 places to 1,050 places (i.e. 125 additional places).
- Places for sixth form pupils to be increased from 185 places to 200 places (i.e. 15 additional places).
- The scheme involves an element of forward funding given committed growth and planned growth through the emerging Joint Local Plan. The Planning Practice Guidance paragraph: 008 Reference ID: 23b-008-20190315 makes clear that *when local authorities forward-fund school places in advance of developer contributions being received, those contributions remain necessary as mitigation for the development*. Central government basic need grant, the Department for Education (DfE) free schools programme and other capital funding do not negate housing developers' responsibility to mitigate the impact of their development on education" (DfE, 2019 - Securing developer contributions for education).
- The project has been master-planned so that future additional school places can be provided at the school (in a separate scheme constituting Phase 2) when required to support further housing growth in the area. The new Sixth Form accommodation will be purpose built and independent from the main building. It includes the provision for out of hours community use of the Performing Arts Studio, and therefore provides increased facilities that will be available for community use (subject to this being secured through a Community User Agreement).
- The project is strongly supported by the school community (including parents and governors), local businesses and the John Milton Academy Trust itself. The Parish Council have raised concerns primarily regarding sufficient parking, traffic congestion and sustainable travel to school. The County Council in partnership with the John Milton Academy Trust (JMAT) who are responsible for running Stowupland High School have endeavoured to mitigate these concerns by providing a school bus park within the school grounds. This will alleviate the existing 'on site' congestion caused by the buses parking in the road, which prevents cars from exiting the school site at the beginning and end of the school day. Concerns regarding cycle parking spaces and motorcycle parking spaces have also been addressed with additional spaces being proposed above the required Suffolk Parking Standards.
- Collaborative spend is proposed, where the largest part of the costs will be met through CIL funds, with contributions from the Department of Education through Basic Need funding, together with SCC Council borrowing and secured s106 moneys. As the secondary school's expansion programme is listed as being of strategic importance under Policy SP08 (Infrastructure Provision) of the emerging Joint Local Plan, this project is considered as essential for the delivery of growth which already has occurred as well as committed and planned growth.
- Planning permission was granted for the scheme, which is the subject of this CIL Bid (by favourable decision at SCC Development and Regulation Committee on 29<sup>th</sup> October 2019). This has made the CIL Bid valid with a tight timetable for delivery (by September 2020). This is the reason why this Bid could not wait for determination as part of the normal CIL Bid Round process.

## **RECOMMENDATION**

- Recommendation to Cabinet to approve CIL Bid M14-18 for £2,446,575, as per bid application (subject to a Community User Agreement being secured).
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