

Appendix B – Mid Suffolk – CIL Bids under the Strategic Infrastructure Fund and the Ringfenced Infrastructure Fund

Technical Assessment of Bid – Project M21-03 - Elmswell Community Primary School - (from the Ringfenced Fund and Local Infrastructure Fund).

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	Yes – The project aims to increase capacity of the school from 315 to 420 primary age pupils. The project will provide additional accommodation at the school to allow the Published Admission Number (PAN) increase from 1.5FE to 2FE (315 to 420 places) to ensure there are sufficient school places for local children, the need for expansion is driven by housing growth within the school catchment. The project will provide 3 additional classrooms and associated car parking.
Delivery /timescales	Project aims to start during January 2022 and be delivered during August 2022.
Necessary other approvals	Yes - Full Planning application Reference: SCC/0054/21MS Proposal: Extension and Alteration of existing school buildings to provide 3 additional classrooms and associated car parking and external works. Planning permission granted 23/09/2021 A non-statutory pre-application planning consultation was carried out during the Spring of 2021.
Public or private land	Public
State aid details if any	N/A
Details of future funding maintenance	Yes - The school is a Local Authority maintained school (i.e. not an Academy) therefore the school receive revenue funding for minor maintenance works. In addition, SCC provide LA condition and maintenance funding to Vertas, who prioritise and implement maintenance works across SCC CYP sites.

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

BIDS SCREENED	ASSESSMENT
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Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes – Provision of primary school places at existing school.
Can the infrastructure be provided using s106 funds	Section 106 available: £664,878.29
Is Bid complete	Yes
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	<p>The project is linked to housing growth from the following granted planning applications:</p> <p><u>S106</u></p> <ul style="list-style-type: none"> • 0846/13/OUT and 3918/15/RES - Elmswell – planning permission for 190 dwellings, currently under construction. S106 secured £664,878.29 <p><u>CIL</u></p> <ul style="list-style-type: none"> • 3469/16/OUT and DC/18/04267/RES – Elmswell – planning permission for 60 dwellings, currently under construction, with commencement date of 01/03/2021. • 4911/16/OUT and (DC/18/01679/RES - Elmswell – planning permission for 240 dwellings, currently under construction. • 0210/17/OUT and DC/19/02495/RM - Elmswell – planning permission for 106 dwellings, currently under construction. • 4909/16/OUT granted 21/06/2018 for 38 dwellings - Elmswell – Currently a new outline planning application is awaiting decision (DC/21/02956/OUT) to increase capacity on site from 38 dwellings to 44 dwellings. <p>Bid is for 112 places @ current March 2020 cost multipliers of £17,268 per place = £1,934,016.</p>

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 - Essential to providing sufficient school places and facilities to support new housing growth.
Positively scores against provisions /objectives of Joint Corporate Plan and/or Joint Local Plan and/ or	Supported by emerging policies in the Joint Local Plan - Managing Infrastructure Provision. <i>“All new development should 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</i>

Infrastructure Strategies or other Babergh and Mid Suffolk strategies or external strategies Babergh and Mid Suffolk support and/or input into	<i>will be, sufficient infrastructure capacity to support and meet all the necessary requirements arising from the proposed development</i> . This is also supported by the Mid Suffolk Core Strategy policy CS6 – “ <i>new development will be expected to provide or support the delivery of appropriate and accessible infrastructure to meet the justifiable needs of new development</i> ”. The housing permissions have been granted on the basis that the expansion of the school can be delivered through CIL contributions.
It represents key infrastructure (essential)	Yes - The expansion of the primary school in Elmswell is identified as an essential project in the IDP and the IFS (project reference IDP032).
Value for money	Yes – costs calculated in accordance with Department for Education guidance/score cards. Pupil yields arising from new housing are closely monitored and included in school forecasts. School build costs are nationally benchmarked to ensure Value For Money. All of the projects delivered by Suffolk County Council are also seeking Social Value commitments from contractors as part of the tender processes.
Clear community benefits	Yes – Infrastructure required in relation to the committed growth. Providing enough school places for new pupils living in new housing developments within the school catchment area.
Community support (including results of Consultation exercise.)	A non-statutory pre-application planning consultation was carried out during the Spring of 2021.
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	Project aims to start during January 2022 and be delivered during August 2022.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, Babergh and Mid Suffolk infrastructure provision, or LEP/Government funding)	Total cost of the project (based on construction cost estimate): £2,224,884.50 Other funds available: – Section 106: £664,878.29 Amount being applied for from CIL: £1,560,006.21
Community Bid – Funding percentage of project	N/A – Education Bid
Supports housing and employment growth	Yes - The implementation of this expansion ensures that the school has sufficient pupil places to provide for the residential growth within the catchment area. Expanding the school will also create further employment opportunities at the school.
Have a package of measures been proposed and submitted which allow for	Yes - The school is a Local Authority maintained school (i.e. not an Academy) therefore the school receive revenue funding for minor maintenance works. In addition, SCC provide LA

ongoing maintenance of the infrastructure such that its longevity can be assured	condition and maintenance funding to Vertas, who prioritise and implement maintenance works across SCC CYP sites.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	The expansion of the primary school in Elmswell is identified as an essential project in the IDP and the IFS (project reference IDP032).
How does the proposal affect green infrastructure principles?	This project will comply with and contribute towards the Climate Emergency PDP objectives, specifically: Ensure all newly constructed council-controlled buildings, extensions and retrofits (including housing/commercial development on the Council estate) are designed to achieve net zero emissions by 2030.
How does the project address green/sustainability principles/infrastructure?	The developments are all within the school catchment, within 1 mile of the school. Therefore, there are opportunities for pupils to walk and cycle to school.
How does the project affect state aid implications?	State aid implications do not apply.
How does the project affect security and safety in the community?	The project will provide an additional safe access point to the site. The new teaching block will provide additional passive supervision of the school site.

CONCLUSIONS

- The project is to increase capacity of Elmswell Community Primary School from 315 to 420 primary age pupils.
- The project will provide additional accommodation at the school to allow the Published Admission Number (PAN) increase from 1.5FE to 2FE (315 to 420 places) to ensure there are sufficient school places for local children, the need for expansion is driven by housing growth within the school catchment.
- The project will provide 3 additional classrooms and associated car parking.

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for **£1,560,006.21** as per bid application.

AMENDMENTS TO A PREVIOUS BID AGREED BY MID SUFFOLK CABINET ON 7th JUNE 2021

Approval is required for an amendment to a project which has been previously agreed by the above Cabinet, the amendments below are proposed (please see text in red /strikethrough, also highlighted in yellow).

The proposed amendments are in relation to the 3G floodlit Artificial Grass Pitch (AGP) which is referred under Phase 3 of the Need/Justification for the project within the Technical Assessment. As explained under the Need /Justification section, phase 3 of the overall project for Thurston Community College is currently under review from a funding and location point of view, and the timeline for delivery of this phase is undetermined. However, the CIL funding agreed in June 2021 for Phase 1 of the project, requires that a Community Use Agreement is signed before the CIL funds can be released.

Planning permission for the Phase 1 and Phase 3 of the overall expansion project of the College, Reference: SCC/0011/20MS, was granted on 30/09/2020. The planning application proposal description is: *Phased development for Thurston Community College. Phase 1: Construction of a 60-space car park, 10-place drop-off area, cycle parking and footpath link to Community College. Phase 2: Construction of a floodlit Multi-Use Games Pitch (to include out-of-hours community use of pitch and car park).*

The Planning Permission states:

'Scheme of Community Use

23) Prior to construction of the games pitch, a Scheme of Community Use (SCU) for the games pitch and car park shall be submitted to and agreed in writing by the County Planning Authority. Use of the games pitch and car park shall be in accordance with the SCU.

Reason: In order to ensure community access to facilities and in accordance with NPPF (2019) para 92 and Thurston Neighbourhood Plan Policy 5 B & C(b).'

The issue is that there are no facilities to be shared under the Phase 1 (or Phase 2) of the CIL bids for the College. The sports field (where the AGP is to be located) will not be shared with the community as this is simply additional school field grounds, as per the existing school field to the south. There are also no advantages in sharing the new car park/cycle parking as these are located a distance away from existing community facilities such as the Thurston Community Library (located near to the main reception of the College, on the corner of Norton Road and Ixworth Road). The Thurston Community Library is served by the existing car park which is located much closer to the main College building. If the new car park to the north of the school site was to be used by the community this would create security concerns for the College, as the school would need to manage the public entering the main school site from the north.

It is therefore necessary to remove the need for a CUA at this stage of the expansion phases of the College (Phase 1 and 2), as the requirement for the CUA is stalling the issuing of the offer letter for the CIL funding agreed in June, and creating delays for delivery of the Phase 1, as the funds cannot be released to SCC until this requirement is met.

As the requirement was explicitly required to enable the CIL funding of Phase 1, **it is now recommended to Cabinet to approve this CIL bid for £1,069,841 as per the bid application, without the requirement of the CUA at this stage.** When the AGP, which is understood to consist of the Phase 3 of the overall project comes to fruition, then a CUA will be required to ensure that this new facility is shared with the community together with the car park/cycle parking. This change in requirement would also be consistent with the grant of planning permission and condition relating to 'Prior to construction of the games pitch'.

Technical Assessment of Bid – Project M19-06 – Thurston Community College, Additional Land and School/Community Facilities - (from the Ringfenced Infrastructure Fund – Thurston only)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>This project is for the 1st phase, of the expansion programme for Thurston Community College.</p> <p>Phase 1: Purchase of additional land required for the expansion of Thurston Community College, to accommodate additional pupils arising from planned housing growth in the catchment area and construction of additional school car parking and pupil drop-off area (including fencing of the land). The car parking will also be available to the community outside of school hours to allow use at evenings and weekends in support of Phase 3 below.</p> <p>This bid for CIL funding is for Phase 1 only. Delivery by February 2022.</p> <p>Phase 2: Expansion of the school buildings to meet the need for additional pupil places arising from housing developments in the school's catchment area. The current capacity of the main Thurston campus is 1500 places. This expansion project will take place in two stages, initially to increase to 1650 places, and then to 1800 places dependent on the rate of residential growth.</p>

Likely timeline for submission of the CIL bid; bid likely to be submitted in May 2021 with final costings being submitted in autumn 2021 so that delivery of the project can occur within academic year 2022/2023.

Phase 3: The project is for the construction of a football specific full sized 3G floodlit artificial grass pitch (AGP). The pitch will be for school use during school hours and for community use out of school hours via a Community Use Agreement **(which will be a requirement of the CIL bid for this phase of the project)**. This phase 3 of the overall project is currently under review from a funding and location point of view. Support and funding from the Football Association and other sources is also being investigated. The timeline is therefore undetermined for any CIL Bid submission.

TO NOTE:

Phases 1 and 2 represent essential infrastructure identified in the IDP/IFS (project reference IDP062) in relation to needs deriving from committed and planned development. (Phase 1 is necessary to enable Phase 2).

Phase 3 however is a desirable project (project reference IDP182) and will be subject to funding/support from the Football Association and other funding sources.

Phase 1 and 2 are interlinked with each other and are for education need **(building in community use outside of school hours). However, they can be delivered independently of Phase 3.**

Please also note:

Through the development of this project (Phase1), discussions have taken place with Thurston Parish Council, in relation to the possibilities for two parcels of land, to the west and north of the proposed Phase 1 land, which the Parish Council would like to acquire for long term community use. These parcels of land are not required for education purposes by Suffolk County Council for expansion of Thurston Community College, although they were included in the County Council's option agreement with the landowner (under planning permission 4963/16).

Whilst not part of the overall project, the County Council is mindful of the Parish Council's aspirations, and Phase 1 of the project has been designed to facilitate access to the parcel of land to the West, as otherwise it would be landlocked.

	It is important to note that the Parish Councils aspirations for the land to the west and the north are a matter for Suffolk County Council who hold the land option, the owner of the land and the Parish Council. Whilst the District Council has been aware of this aspiration and has attended meetings where this matter has been discussed it cannot become directly involved in these negotiations as these lie outside the Districts remit.
Delivery /timescales	The project aims to start upon approval of the CIL bid for funding. This would enable the land option agreement to be exercised/triggered, and the instruction to the contractor will be issued to commence works. Completion anticipated for February 2022 (precise date will be determined by date of CIL bid approval (due to lead in and construction periods).
Necessary other approvals	Planning permission from SCC, Reference: SCC/0011/20MS, Granted 30/09/2020. Development: <i>Phased development for Thurston Community College. Phase 1: Construction of a 60-space car park, 10-place drop-off area, cycle parking and footpath link to Community College. (Phase 2 of the overall College expansion project)</i> – relating to the expansion of the Community College will be the subject of a separate CIL Bid (likely to be submitted in May 2021) <i>Phase 2 (of the Planning Proposal, which is Phase 3 of the overall College expansion project): Construction of a floodlit Multi-Use Games Pitch (to include out-of-hours community use of pitch and car park). This proposal is the subject of discussion and is separate to consideration of phases 1 and 2 above.</i>
Public or private land	Public (once option triggered by SCC). The land is owned by private individuals. Suffolk County Council holds an option to purchase up to 4.7ha of land for educational use for expansion of Thurston Community College and a potential primary school. Persimmon Homes holds an option on any of this area of land not required by SCC for educational use. If Persimmon do not wish to exercise their option ownership remains with the private individuals.
State aid details if any	N/A
Details of future funding maintenance	Yes - The school is a Local Authority maintained school; therefore, the school receive revenue funding for minor maintenance works. In addition, SCC provide Local Authority condition and maintenance funding to Vertas, who prioritise and implement maintenance works across SCC Children and Young People sites. The Community Use Agreement <i>(which will be a requirement of any Phase 3 CIL bid)</i> relating to the <i>MUGA and</i> car park will also include contributions towards maintenance costs through the facilities being let out to the community.

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

BIDS SCREENED	ASSESSMENT
Must follow the Infrastructure Funding Statement (Infrastructure List)	Yes - Provision of secondary, sixth form and further education places.
Can the infrastructure be provided using s106 funds	Section 106 available: developer contribution of £99,862 available
Is Bid complete	Yes
Has information be verified	Yes
Is this infrastructure linked to a major housing project which has priority?	Yes – The project is linked to the population growth with the catchment area of the Community College.

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 - Essential to providing sufficient school places and facilities to support new housing growth.
Positively scores against provisions /objectives of Joint Corporate Plan and/or Joint Local Plan and/ or Infrastructure Strategies or other Babergh and Mid Suffolk strategies or external strategies Babergh and Mid Suffolk support and/or input into	Supported by emerging policies in the Joint Local Plan - Managing Infrastructure Provision. <i>“All new development should 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 all the necessary requirements arising from the proposed development”</i> . This is also supported by Core Strategy policy CS6 – <i>“new development will be expected to provide or support the delivery of appropriate and accessible infrastructure to meet the justifiable needs of new development”</i> . The housing permissions have been granted on the basis that the expansion of the school can be delivered through CIL contributions.
It represents key infrastructure (essential)	The expansion of the secondary school in Thurston is identified as an essential project in the Infrastructure Delivery Plan (IDP) and the Infrastructure Funding Statement (IFS) - (project reference IDP062).
Value for money	Pupil yields arising from new housing are closely monitored and included in school forecasts. School build costs are nationally benchmarked to ensure Value For Money. Opening up the facilities to community use outside of school hours ensures best value for public spend.

	All of the projects delivered by Suffolk County Council are also seeking Social Value commitments from contractors as part of the tender processes.
Clear community benefits	Providing enough school places and facilities for new pupils living in new housing developments within the school catchment area. This Phase 1 of the project will enable the community to use the new car parking area during out of school hours, through a Community Use Agreement (signed between the Thurston Community College and Mid Suffolk District Council).
Community support (including results of Consultation exercise.)	During the development of the proposals regular meetings have been held involving officers of the District Council, Suffolk County Council, Thurston Parish Council and Thurston Community College. Letters of support from the Community College, local bodies and local councillors have been provided with the bid application.
Deliverability (“oven ready” schemes)	Yes planning permission granted
Affordability (from CIL Funds)	Yes
Timeliness	Project aims to start upon approval of the CIL bid and be delivered by February 2022.
By releasing CIL money can we achieve infrastructure provision through collaborative spend? (i.e. Infrastructure providers, Parish/Town Councils, Babergh and Mid Suffolk infrastructure provision, or LEP/Government funding)	<p>The total cost of the Phase 1 project is: £1,169,703</p> <p>Purchase of land (including fees & legal costs) (Land cost @ £100,000 per acre, area is 4.6 acres): £550,000</p> <p>Secure fencing of Phase 1 land and construction of Car Park/Pupil Drop-off area including professional and survey fees: £619,703</p> <p>Other funds available: Section 106: £99,862</p> <p>Amount being applied for from CIL: £1,069,841</p>
Community Bid – Funding percentage of project	N/A
Supports housing and employment growth	The implementation of Phase 1 ensures Thurston Community College has sufficient land to allow expansion of the existing buildings as required due to residential growth within the catchment area. The following parishes are within the catchment area of Thurston Community College: Badwell Ash, Beyton, Cockfield, Elmswell, Hessett, Hunston, Norton, Rattlesden, Thurston, Tostock, Walsham Le Willows, Wattisfield, Woolpit. The catchment area also includes parishes in West Suffolk, such as Great Barton, Hopton, Ingham, Rougham, Stanton.

	Expanding the school and community facilities will also create further employment opportunities at the school.
Have a package of measures been proposed and submitted which allow for ongoing maintenance of the infrastructure such that its longevity can be assured	Yes - The school is a Local Authority maintained school (i.e. not an Academy) therefore the school receives revenue funding for minor maintenance works. In addition, Suffolk County Council provide Local Authority condition and maintenance funding to Vertas, who prioritise and implement maintenance works across Suffolk County Council Children and Young People sites. As Phases 1 and 2 of the project will form part of the site of Thurston Community College these sources of maintenance funding will apply. The Community Use Agreement relating to the car park will also include a contribution towards maintenance costs through the facilities being let out to the community.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	The expansion of the secondary school in Thurston is identified as an essential project in the IDP and the IFS (project reference IDP062).
How does the proposal affect green infrastructure principles?	The purchase of land is required as the necessary forerunner to ensure that sufficient open /play space is provided at the school with necessary parking before phase 2 occurs
How does the project address green/sustainability principles/infrastructure?	Enabling the expansion of Thurston Community College will enable the provision of school places locally for new residents, avoiding the need for the new pupils to travel further by car or bus to out of catchment schools.
How does the project affect state aid implications?	State aid implications do not apply.
How does the project affect security and safety in the community?	The proposal will be safely provided and managed such that no harm results

CONCLUSIONS

- Thurston Community College educates more children than any other school in Suffolk and has the largest catchment area nationally. The Sixth Form is in the top 10% of sixth form providers in England.
- The number of homes within this catchment area is set to increase significantly in the near future (both from existing approved growth and planned growth (through the Joint Local Plan), placing greater pressure on the College facilities and the need to increase pupil places for education provision.

- Within the largest parishes that are part of the catchment area of the Thurston Community College (namely Elmswell, Thurston, Woolpit - with Neighbourhood Plan areas) the Joint Local Plan identifies that a total of 3,040 homes are required within the lifetime of the Plan. Significant growth is already occurring within these parishes.
- The project relates to the 1st phase of the expansion of the Thurston Community College. This first phase involves the purchase of additional land required for the expansion of the College site to accommodate additional pupils (through an expansion) arising from committed and planned housing growth in the catchment area and construction of additional school car parking and pupil drop-off area (including fencing of the land).
- ~~The car parking will also be available to the community outside of school hours to allow use at evenings and weekends. A Community Use Agreement will be signed between the Thurston Community College and Mid Suffolk District Council to secure this community use and the recommendation for CIL funding is dependent upon getting this agreement in place.~~
- Phase 1 of the expansion project represents an oven ready scheme which requires CIL funding to be delivered by February 2022. It is a necessary first step before phase 2 which relates to a physical expansion of the Community College can go ahead. This second phase will be the subject of a separate CIL Bid which is likely to be submitted in May 2021. Section 106 developer contributions of £99,800 are available to assist with funding this first phase and will also be used towards the project costs. The CIL funding represents 91% of the total costs.
- The project is classed as essential in the Infrastructure Delivery Plan (IDP) and is contained within the Infrastructure Funding Statement – Infrastructure List for Mid Suffolk – project IDP062 refers.

RECOMMENDATION

- ~~Subject to the completion of a Community Use Agreement,~~ Cabinet is recommended to approve this CIL Bid for **£1,069,841** as per bid application.
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