

Appendix B – Babergh – CIL Bids under the Strategic Infrastructure Fund and the Ringfenced Infrastructure Fund (Brantham) and the Local Infrastructure Fund

Technical Assessment of Bid – Project B21-04 - Brooklands Primary School, Brantham - Expansion - (from the Ringfenced and Local Infrastructure Fund)

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>Yes – The project aims to increase capacity of Brooklands Primary School – from 210 to 315 places (1FE to 1.5FE). This increase in additional provision is planned through some internal remodelling as well as an expansion of the existing facilities. The expansion of existing facilities is to be achieved through the erection of a new teaching block located at the rear of the main school building. The new accommodation will provide 3 classrooms, a studio, a small group room, as well as storage and pupil toilets.</p> <p>The need for additional provision is driven by housing growth within the school catchment. The feasibility plans include a masterplan to future proof any further expansion of the school, to 420 places (2FE) if required in the longer-term future. If this was required, it would be the subject of an additional CIL Bid.</p>
Delivery /timescales	The expansion project aims to start in November 2021 and be delivered in August 2022.
Necessary other approvals	<p>Yes - Full Planning application Reference: SCC/0045/21B</p> <p>Proposal: Expansion to include 4 additional teaching spaces, ancillary spaces, demolition of swimming pool, additional car, scooter and cycle parking and artificial grass pitch.</p> <p>The planning application is currently pending a decision, no objections received, it will therefore be a delegated decision. Decision expected by the end of July/ early August 2021.</p> <p>A non-statutory pre-application planning consultation was carried out during the Spring of 2021.</p>
Public or private land	Public - The land is registered to Suffolk County Council. The school converted to academy status on 1 June 2018 joining the Orwell Multi Academy Trust. As part of the conversion, the trust now holds a 125-year lease for the school site. This is a standard lease term for schools converting to academy status.
State aid details if any	N/A

Details of future funding maintenance	Yes - The school is an Academy; therefore, the Academy Trust receives revenue funding from Central Government for maintenance and is able to bid for Capital Funding via Condition Improvement Fund (CIF) bid.
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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 primary school places at existing school.
Can the infrastructure be provided using s106 funds	Section 106 available: £950,118
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"> • B/15/00263/FUL – Brantham – 288 dwellings granted permission (21/06/2019 for DC/19/00881/RES and 18/11/2016 for B/15/00263/FUL). The site is under construction, with commencement date of 20/03/2019. S106 secured £950,118. <p><u>CIL</u></p> <ul style="list-style-type: none"> • DC/18/05177/FUL – Brantham – 21 dwellings granted full permission on 03/09/2020. • DC/19/01973/OUT – Brantham – 65 dwellings granted outline permission (Refused 09/10/2019, Appeal Allowed 25/01/2021). Awaiting Reserved Matters application. <p>Bid is for 20 places @ current March 2020 cost multipliers of £17,268 per place = £345,360</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 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 the Babergh Core Strategy policy CS21 – Infrastructure Provision: <i>"All proposals for new housing and commercial development will be required to be supported by, and make adequate provision for, appropriate infrastructure, services and facilities to ensure that the development is sustainable and of a high quality."</i>
It represents key infrastructure (essential)	Yes - The expansion of the primary school in Brantham is identified as an essential project in the IDP and the IFS (project reference IDP028).
Value for money	Yes – costs calculated in accordance with Department for Education guidance/score cards.
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 during the Spring of 2021.
Deliverability (“oven ready” schemes)	Yes
Affordability (from CIL Funds)	Yes
Timeliness	The expansion project aims to start in January 2022 and be delivered in 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): £1,935,169 Other funds available: – Section 106: £950,118 – Basic Need funding: £639,691 Amount being applied for from CIL: £345,360
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 ongoing maintenance of the	Yes - The school is an Academy; therefore, the Academy Trust receives revenue funding from Central Government for maintenance and is able to bid for Capital Funding via Condition Improvement Fund (CIF) bid.

infrastructure such that its longevity can be assured	
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	The expansion of the primary school in Brantham is identified as an essential project in the IDP and the IFS (project reference IDP028).
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 2030002E
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 safe pedestrian routes at the main access point, through the car park. The new teaching block will provide additional passive supervision of the school site.

CONCLUSIONS

- The project aims to increase capacity of Brooklands Primary School from 210 to 315 places. This increase in additional provision is planned with some internal remodelling as well as an expansion of the existing facilities. The expansion of existing facilities is to be achieved through the erection of a new teaching block located at the rear of the main school building. The new accommodation will provide 3 classrooms, a studio, a small group room, as well as storage and pupil toilets.
- The need for the additional pupil places is derived from committed growth within the Brantham area with a total of 374 dwellings.
- The project will deliver infrastructure needed in terms of primary school places in the area, in line with the granted development proposals listed above.

RECOMMENDATION

- Recommendation to Cabinet to approve CIL Bid for **£345,360** as per bid application.
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