

Appendix B – Mid Suffolk – CIL Bids under the Ringfenced Infrastructure Funds and Local Infrastructure Funds.

Technical Assessment of Bid – Project M23-29 – Thurston Community College, Phase 1 Expansion- Additional Land and School/Community Facilities (Resubmission) - from the Ringfenced Infrastructure Fund (Walsham-le-Willows, Badwell Ash, Thurston, Elmswell and Woolpit) and Strategic Infrastructure Fund.

ASSESSMENT

Validation

VALIDATION	ASSESSMENT
Need /Justification	<p>The catchment area of Thurston Community College is one of the largest in the country and due to a number of key housing developments, which are either proposed, in progress or recently completed across the catchment area, the demand for pupil places is likely to increase.</p> <p>To address the potential increased demand for pupil places at Thurston Community College, Suffolk County Council (in consultation with key partners), developed a three-phase project to expand the site and create additional pupil places.</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 within the catchment area and the construction of additional school car parking and pupil drop-off area (including fencing of the land).</p> <p>Phase 2 (led by Suffolk County Council): Expansion of the school buildings to meet the need for additional pupil places arising from housing developments in the school’s catchment area. This CIL bid was approved on 15 November 2022 (M21-09 Thurston CC Phase 2) and the project was completed in December 2023.</p> <p>Phase 3 (partnership funding between SCC and BMSDC, led by SCC): 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.</p> <p>This bid is a resubmission for CIL funding for Phase 1 only.</p>

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.

Phases 1 and 2 are interlinked with each other and are addressing an education need, whilst providing an opportunity to enhance community use of the site outside of school hours. Both phases can be delivered independently of Phase 3.

Phase 3 is a desirable project (project reference IDP182), which will be subject to future school expansion/re-organisation and the availability of funding/support from the Football Association and other funding sources.

Application History

An initial bid for £1,069,841 for Phase 1, was approved on 5 November 2021 (M19-06 Thurston CC Phase 1). Unfortunately, due to a delay in purchasing the land, the project did not progress via the timescales that were originally set out. The land purchase of 4.05 acres (a slightly smaller area of land than originally intended) did not complete until June 2023 and as a result, Suffolk County Council was unable to claim the full amount of District CIL agreed for this project ahead of the funding offer's expiry date in November 2023.

A CIL claim was submitted to Babergh and Mid-Suffolk District Council in September 2023 for the full land purchase cost. However, the District Council was unable to support the RPI Indexing aspect of the purchase cost.

Following a discussion with Babergh and Mid-Suffolk Councils and Suffolk County Council colleagues in October 2023 it was agreed that a District CIL claim could be submitted to claim the purchase cost without RPI indexing. A claim was subsequently submitted to request payment for the following:

£100,000 x 4.05 = £405,000

Stamp duty = £16,298

Total revised CIL claim for land purchase = £421,298

The reduction in the District CIL claim resulted in a funding gap for Suffolk County Council in the amount of £130,974.44, based on the difference between the actual purchase price and the amount that could be supported via the District CIL claim.

At a meeting held in October 2023, officers of Babergh and Mid-Suffolk District Council's advised Suffolk County Council to submit a revised District CIL bid to request the balance of the land purchase costs and also to revise their application to include secure fencing of the land and the construction of the car park and pupil drop-off area (including professional and survey fees based on revised costs).

In December 2022, the Department for Education (DfE) announced that Thurston Community College had been selected within the Set 4 list of schools, for the Schools Rebuilding Project (SRP). Whilst plans for the school site are still to be confirmed, Suffolk County Council has decided to pause the development of the car park.

Once SCC know more detail on the DfE plans for the school and the site they will review this, but at the current time SCC believes that it is not prudent to develop a car park that might need to be significantly changed once DfE have further developed their own plans.

Despite this, there remains a need to fence the site appropriately, provide an access way and maintain the area so that SCC can bring this land into the school asset plan and allow the school to use the space in the interim until such time as the DfE has rebuilt the school. Therefore, SCC have extrapolated the costs of the fencing, access way and grounds work from the wider project costs and are now seeking funding for these reduced elements rather than the entire costs of developing the car park.

Current Application

Suffolk County Council's pupil forecasting processes have identified that in order to provide places for pupils from future housing in the Thurston Community College catchment area the school needed to expand. The school currently provides its 11-16 age teaching from the main campus in Thurston with post-16 teaching provided at the school's Sixth Form Campus in Beyton, although sixth form students also make use of the facilities at the Thurston campus.

Following the expansion project completed in September 2023, the current capacity of the main campus is 1650 (the expansion works previously funded by District CIL are highly unlikely to be effected by the DfE's rebuilding plans).

	<p>It is expected that Thurston Community College will need to increase to around 1800 if all the housing currently proposed in the local plan for the school's catchment area were to come forward. The precise timing of any expansion is dependent on the rate at which housing developments take place. Funding for the expansion from 1650 to 1800 will be subject of a future CIL bid, the timing of which will be dependent on the rate of growth.</p> <p>SCC held an option agreement on land for educational purposes as part of the 'Land West of Ixworth Road, Thurston' housing development (MSDC planning approval 4963/16) which is adjacent to the school site. This option agreement includes reference to RPI indexing of the basic price under the option agreement. The county council has acquired the land required for the school to expand to ensure certainty that the school has sufficient land for expansion.</p> <p>The purchase of the land required for the future expansion of the school has not only ensured the land has been secured ready for when it is required, but also allows the opportunity to provide additional parking for the school in an area of the site that will not impact on the expansion of the school's teaching accommodation.</p> <p>SCC plans for car parking on the site have been discussed with the DfE who have expressed their desire to create their own car parking solution on that land based on the needs of the school once rebuilt, rather than as it is now.</p> <p>This application for District CIL funding is therefore for the remaining RPI indexed costs associated with the land purchase and the costs to secure the site appropriately for the school by fencing the area and bringing it into education use by the school.</p>
<p>Delivery /timescales</p>	<p>Start: The land has already been purchased. A contractor has been appointed to carry out the delivery of the new, secure, fencing of the land and to provide an accessway into the site. Grounds colleagues are also ready to prepare the area for school use. Upon approval of the CIL bid the instruction to the contractor to mobilise will be issued.</p> <p>End: Completion ASAP. Precise dates will be determined by date of CIL bid approval, but contractors are in place to begin the works at the earliest opportunity.</p> <p>Key Milestones/Payment Stages:</p>

	Claim 1 – remaining costs relating to land purchase – on approval of CIL bid. Claim 2 – costs relating to fencing – on completion of the works.
Necessary other approvals	Planning permission from SCC, Reference: SCC/0094/23MS, to be validated. It is expected that the planning application will be put forward for consideration by SCC Committee in December 2024.
Public or private land	Following completion of the purchase in June 2023 Suffolk County Council holds the Freehold of the land.
UK Subsidy Control details if any	There are no UK Subsidy Control concerns relating to this bid for CIL funding.
Details of future funding maintenance	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.

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
Can the infrastructure be provided using s106 funds	No
Is Bid complete	Yes – Validation has taken place and all criteria has been met.
Has information been verified	Yes – Validation complete

<p>Is this infrastructure linked to a major housing project which has priority?</p>	<p>Yes – The project is linked to the population growth with the catchment area of the Community College.</p> <p>The project is linked to housing growth in the following areas:</p> <table border="1" data-bbox="768 363 2022 783"> <thead> <tr> <th>Parish</th> <th>Pupil Places Derived from the Development</th> <th>% Split Rounded</th> <th>Amount to be Taken from Ringfenced Pot for Parish</th> </tr> </thead> <tbody> <tr> <td>Walsham-Le-Willows</td> <td>15</td> <td>10</td> <td>£9,427.44</td> </tr> <tr> <td>Badwell Ash</td> <td>19</td> <td>12</td> <td>£11,312.93</td> </tr> <tr> <td>Thurston</td> <td>40</td> <td>25</td> <td>£23,568.60</td> </tr> <tr> <td>Elmswell</td> <td>12</td> <td>8</td> <td>£7,541.95</td> </tr> <tr> <td>Woolpit</td> <td>69</td> <td>45</td> <td>£42,423.48</td> </tr> <tr> <td>Totals</td> <td>155</td> <td>100</td> <td>£94,274.40</td> </tr> <tr> <td>Money to be taken from the Strategic Pot</td> <td></td> <td></td> <td>£94,274.41</td> </tr> <tr> <td>Total of CIL Bid</td> <td></td> <td></td> <td>£188,548.81</td> </tr> </tbody> </table>	Parish	Pupil Places Derived from the Development	% Split Rounded	Amount to be Taken from Ringfenced Pot for Parish	Walsham-Le-Willows	15	10	£9,427.44	Badwell Ash	19	12	£11,312.93	Thurston	40	25	£23,568.60	Elmswell	12	8	£7,541.95	Woolpit	69	45	£42,423.48	Totals	155	100	£94,274.40	Money to be taken from the Strategic Pot			£94,274.41	Total of CIL Bid			£188,548.81
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PRIORITISATION (Using criteria from the CIL Expenditure)

PRIORITISATION CRITERIA	ASSESSMENT
<p>Infrastructure necessary for an approved growth project (those with planning permission) in order that development carried out is sustainable.</p>	<p>Yes - Essential in providing sufficient school places and facilities to support new housing growth.</p>
<p>Positively scores against provisions /objectives of Mid Suffolk Plan (setting out a vision approach and strategic priorities) and/or the Councils Joint Local Plan and/ or Infrastructure Strategies or other Babergh and Mid Suffolk strategies or external strategies</p>	<p>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>.</p>

<p>Babergh and Mid Suffolk support and/or input into.</p>	<p>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>.</p> <p>The housing permissions have been granted on the basis that the expansion of the school can be delivered through CIL contributions.</p>
<p>It represents key infrastructure (essential)</p>	<p>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).</p> <p>It is essential to provide sufficient school places to support local communities' requirements arising from new housing developments.</p>
<p>Value for money</p>	<p>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.</p> <p>Opening up the facilities to community use outside of school hours ensures best value for public spend.</p> <p>All of the projects delivered by Suffolk County Council are also seeking Social Value commitments from contractors as part of the tender processes.</p>
<p>Clear community benefits</p>	<p>Providing enough school places and facilities for new pupils living in new housing developments within the school catchment area. Parents want to be able to send their children to their local catchment school but having insufficient school places would result in children having to be transported to other schools, which would generate extra cost, increase travel time for children getting to and from school and is contrary to supporting local communities with essential infrastructure.</p> <p>Providing infrastructure and facilities that can be used by the wider community of Thurston and surrounding areas.</p>
<p>Community support (including results of Consultation exercise.)</p>	<p>During the development of the expansion project at Thurston Community College, regular meetings have been held involving officers of the District Council, Suffolk County Council, Thurston Parish Council and Thurston Community College.</p> <p>Letters of support from the Community College, local bodies and local councillors have been included within the application documents.</p>

<p>Deliverability (“oven ready” schemes)</p>	<p>Yes Planning permission from SCC, Reference: SCC/0094/23MS, to be validated. It is expected that the planning application will be put forward for consideration by SCC Committee in December 2024.</p> <p>Purchase of the additional land was completed in June 2023. A contractor has been appointed to complete the fencing of the land and construction of the carpark and drop-off and is ready to mobilise on approval of the CIL bid.</p>																				
<p>Affordability (from CIL Funds)</p>	<p>Yes</p>																				
<p>Timeliness</p>	<p>The land purchase has been completed. The fencing of the land and construction of the car park and drop-off is deliverable within approximately 20 weeks of the CIL bid being approved.</p>																				
<p>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>	<p>Total eligible project costs £188,548.81 (excluding VAT)</p> <p>The CIL Bid Fund application is for £188,548.81</p>																				
<p>Community Bid – Funding percentage of project</p>	<p>100% - Education Bid</p> <p>The allocation of monies for this application will be taken from the Ringfenced and Strategic Infrastructure Funds.</p> <p>The calculations we have used to work this out are based on the catchment area for Thurston Community College. The list of parishes within the catchment are listed below:</p> <table border="1" data-bbox="770 1034 2027 1385"> <thead> <tr> <th data-bbox="770 1034 1397 1070">Parish</th> <th data-bbox="1404 1034 2027 1070">District</th> </tr> </thead> <tbody> <tr> <td data-bbox="770 1075 1397 1107">Barnham</td> <td data-bbox="1404 1075 2027 1107">West Suffolk Council</td> </tr> <tr> <td data-bbox="770 1112 1397 1144">Euston</td> <td data-bbox="1404 1112 2027 1144">West Suffolk Council</td> </tr> <tr> <td data-bbox="770 1149 1397 1181">Knettishall</td> <td data-bbox="1404 1149 2027 1181">West Suffolk Council</td> </tr> <tr> <td data-bbox="770 1185 1397 1217">Hopton</td> <td data-bbox="1404 1185 2027 1217">West Suffolk Council</td> </tr> <tr> <td data-bbox="770 1222 1397 1254">Coney Weston</td> <td data-bbox="1404 1222 2027 1254">West Suffolk Council</td> </tr> <tr> <td data-bbox="770 1259 1397 1291">Market West</td> <td data-bbox="1404 1259 2027 1291">West Suffolk Council</td> </tr> <tr> <td data-bbox="770 1295 1397 1327">Thelnetham</td> <td data-bbox="1404 1295 2027 1327">West Suffolk Council</td> </tr> <tr> <td data-bbox="770 1332 1397 1364">Hepworth</td> <td data-bbox="1404 1332 2027 1364">West Suffolk Council</td> </tr> <tr> <td data-bbox="770 1369 1397 1401">Barningham</td> <td data-bbox="1404 1369 2027 1401">West Suffolk Council</td> </tr> </tbody> </table>	Parish	District	Barnham	West Suffolk Council	Euston	West Suffolk Council	Knettishall	West Suffolk Council	Hopton	West Suffolk Council	Coney Weston	West Suffolk Council	Market West	West Suffolk Council	Thelnetham	West Suffolk Council	Hepworth	West Suffolk Council	Barningham	West Suffolk Council
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	Bardwell	West Suffolk Council
	Sapiston	West Suffolk Council
	Fakenham Magna	West Suffolk Council
	Honington	West Suffolk Council
	Troston	West Suffolk Council
	Great Livermere	West Suffolk Council
	Little Livermere	West Suffolk Council
	Ampton	West Suffolk Council
	Ingham	West Suffolk Council
	Culford	West Suffolk Council
	Ixworth Thorpe	West Suffolk Council
	Stanton	West Suffolk Council
	Ixworth	West Suffolk Council
	Pakenham	West Suffolk Council
	Great Barton	West Suffolk Council
	Rushbrooke with Rougham	West Suffolk Council
	Little Whelnetham	West Suffolk Council
	Bradfield St George	West Suffolk Council
	Bradfield St Clare	West Suffolk Council
	Bradfield Combust with Stanningfield	West Suffolk Council
	Wattisfield	Mid Suffolk District Council
	Walsham-Le-Willows	Mid Suffolk District Council
	Badwell Ash	Mid Suffolk District Council
	Stowlangtoft	Mid Suffolk District Council
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	Norton	Mid Suffolk District Council
	Elmswell	Mid Suffolk District Council
	Tostock	Mid Suffolk District Council
	Beyton	Mid Suffolk District Council
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Supports housing and employment growth	<p>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.</p> <p>Expanding the school and community facilities will also create further employment opportunities at the school.</p>														

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; 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.
Must be based on the developing Infrastructure Delivery Plan unless circumstances dictate otherwise	This project meets the CIL Expenditure Framework criteria and has been developed under the Community Infrastructure section under the Infrastructure Funding Statement (infrastructure List) for Mid Suffolk.
How does the proposal affect green infrastructure principles?	The purchase of land is required to ensure that the school is able to provide additional facilities that are needed by the current staff and pupil population and enable the future expansion of school buildings and facilities as required when further housing developments within the catchment area come on stream in the future.
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 having to travel further by car or bus to out of catchment schools.
How does the project affect UK Subsidy Control implications?	No UK Subsidy Control concerns for this project
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. By securing additional land and bringing it into school use now, it will enable the school to expand in the future and meet the demand for additional pupil places.
- This project is therefore for the remaining RPI indexed costs associated with the land purchase, to fence off the site appropriately, provide access and bring the site into school use. This bid is a resubmission for CIL funding for Phase 1 only.

- Phase 1 resubmission of the expansion project represents an oven ready scheme. This project M23-29 and the amount of District CIL funding is regarded as acceptable under the terms of the CIL Expenditure Framework as the CIL Bid of **£188,548.81** represents **100%** of the total eligible project 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 IDP 062 refers.

RECOMMENDATION

Recommendation to Cabinet to approve CIL Bid M23-29 for £188,548.81 as per bid application with £94,274.40 from Ringfenced Infrastructure Fund (Walsham-Le-Willows, Badwell Ash, Thurston, Elmswell and Woolpit,), with £94,274.41 from the Strategic Infrastructure Fund
