

TITLE: COMMUNITY INFRASTRUCTURE FUNDING REQUESTS

Committee: Finance & Assets Committee

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Author: Director Community

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Contact Officer:

Sally Bonnett, Director Community

Sally.bonnett@eastcambs.gov.uk, 01353 616451, Room No. 105, The Grange, Ely

1.0 ISSUE

1.1. To consider the allocation of up to £510,000 to the Stretham and Wilburton Community Land Trust The Link project and up to £125,000 to the Soham Village College (Staploe Education Trust) Soham Village College 3G Pitch project.

2.0 RECOMMENDATION(S)

2.1. Members are requested to approve:

- a) The allocation of up to £510,000 to the Stretham and Wilburton Community Land Trust The Link project.
- b) The allocation of up to £125,000 to the Soham Village College (Staploe Education Trust) Soham Village College 3G Pitch project, subject to the Football Foundation awarding the project the remaining funding required by July 2024.

3.0 BACKGROUND

3.1. East Cambridgeshire District Council introduced CIL on 1st February 2013. The contributions raised through this levy are used to fund, in whole or in part, the necessary infrastructure to support growth and development in the district.

3.2. In order for infrastructure to benefit from CIL funding it must be included on the Councils Community Infrastructure Levy Infrastructure List. 'District Wide Community Facilities' was added to the List at the Full Council Meeting held on 21 October 2021.

3.3. Stretham and Wilburton Community Land Trust (CLT) is requesting a CIL funding contribution of £510,000 towards the creation of 'The Link', a new wellbeing community hub comprising GP premises, café and central services, 4 work units for meetings rooms and to support complementary medicine.

3.4. The CLT has secured £340,000 of the total project cost of £1,550,000 and has submitted a Growth and Infrastructure Fund application for £700,000 which is being considered at this meeting. The application included a letter of support from Stretham Parish Council. Subject to planning permission being granted, work is expected to start May 2024 and be completed by August 2025.

- 3.5. Soham Village College (Staploe Education Trust) is requesting to build a new full size 3G artificial turf pitch for use by the College during weekdays and the ability for the local community to hire the pitch in the evenings and weekends.
- 3.6. Soham Village College (Staploe Education Trust) has to date secured £165,000 of the total project cost of £820,000. Soham Village College (Staploe Education Trust) intend applying to the Football Foundation for the remaining funding required, but for them to do this, the Football Foundation require all partnership funding to be in place.
- 3.7. As the Council has the same requirement for CIL applications, to enable the project to progress, it is recommended that the allocation of CIL funding is conditional upon Soham Village College (Staploe Education Trust) securing the remaining match funding required from the Football Foundation in July 2024, when the funding decisions are announced.

4.0 ARGUMENTS/CONCLUSIONS

- 4.1. The projects will each deliver a new community facility and therefore included on the Councils CIL Infrastructure List and as such is capable of benefiting from CIL funding.
- 4.2. Both projects contribute to the delivery of the District Council's Corporate Plan under the 'Sustainable Communities' heading.
- 4.3. There are sufficient funds in the CIL account to meet these requests and as such, for the reasons set out above, Members are recommended to approve both funding allocations.

5.0 FINANCIAL IMPLICATIONS / EQUALITY IMPACT STATEMENT / CARBON IMPACT ASSESSMENT

- 5.1. The amount of CIL funding requested is available from CIL receipts.
- 5.2. Equality Impact Assessment (EIA) not required.
- 5.3. Carbon Impact Assessment (CIA). Directly, the provision of funding (or not) would have no direct carbon implications on ECDC operations. A CIA has been completed for each project. In summary, the CIA's concluded as follows:
- 5.4. The Link is designed from the start to have a long life, be as sustainable as possible and have a low carbon impact - both during construction and in operation - while providing an excellent facility to users. The provision of EV chargers for the local community will assist with the move to EVs over the coming years
- 5.5. The proposal will largely be carbon neutral when in **operation**, with some increase in electricity through lighting, possibly offset through less energy use in buildings (as bookings transfer more to outdoors than indoors). There may be some local reduction in travel, with local residents accessing the pitch in Soham, rather than travelling to other towns, but this is not quantified or known. However, the proposal will have a significant embodied carbon negative impact at the **construction** stage, through the construction of an artificial pitch (materials, lighting columns, foundations, transportation of materials etc). There will also be a high negative biodiversity impact unless biodiversity improvements can be agreed for the loss of

the grassed area. Overall, therefore, the proposal will have a negative impact in terms of carbon emissions and (unless offset) biodiversity loss. These impacts will need weighing against the wider benefits of the proposal.

6.0 APPENDICES

None

Background Documents:

ECDC CIL Infrastructure List – October 2021.