



A meeting of the **CABINET** will be held in **CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN** on **TUESDAY, 14 OCTOBER 2025** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

APOLOGIES

1. MINUTES (Pages 5 - 10)

To approve as a correct record the Minutes of the meeting held on 16 September 2025.

Contact Officer: Democratic Services - (01480) 388169

2. MEMBERS INTERESTS

To receive from Members declarations as to disclosable pecuniary, other registerable and non-registerable interests in relation to any Agenda item. See Notes below.

Contact Officer: Democratic Services - (01480) 388169

3. COMMUNITY INFRASTRUCTURE LEVY FUNDING (Pages 11 - 50)

To receive a report from the Head of Planning, Infrastructure & Public Protection inviting the Cabinet to consider recommendations relating to infrastructure projects seeking funding in whole or in part from an amount of the Community Infrastructure Levy (CIL) monies received to date.

Executive Councillor: T Sanderson

Contact Officer: R Lyons (01480) 388724

4. EXCLUSION OF PRESS AND PUBLIC

To resolve –

that the press and public be excluded from the meeting because the business to be transacted contains exempt information relating to the financial or business affairs of any particular person (including the authority holding that information).

Contact Officer:

5. HUNTINGDON SPORT AND HEALTH HUB - RIBA STAGE 2 (Pages 51 - 84)

To receive a report from the Head of Leisure, Health & Environment presenting the progress made on the RIBA Stage 2 process for Huntingdon Sport & Health Hub.

Executive Councillor: S Howell

**Contact Officer: G Holland
(01480) 388157**

6 day of October 2025

Michelle Sacks

Chief Executive and Head of Paid Service

Disclosable Pecuniary Interests and other Registerable and Non-Registerable Interests.

Further information on [Disclosable Pecuniary Interests and other Registerable and Non-Registerable Interests is available in the Council's Constitution](#)

Filming, Photography and Recording (including Live Streaming) at Council Meetings

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The District Council also permits filming, recording and the taking of photographs at its meetings that are open to the public. Arrangements for these activities should operate in accordance with [guidelines](#) agreed by the Council.

Please contact Democratic Services, Tel No: (01480) 388169 / e-mail: Democratic.Services@huntingdonshire.gov.uk if you have a general query on any Agenda Item, wish to tender your apologies for absence from the meeting, or would like information on any decision taken by the Committee/Panel.

Specific enquiries with regard to items on the Agenda should be directed towards the Contact Officer.

Members of the public are welcome to attend this meeting as observers except during consideration of confidential or exempt items of business.

Agenda and enclosures can be viewed on the [District Council's website](#).

Emergency Procedure

In the event of the fire alarm being sounded and on the instruction of the Meeting Administrator, all attendees are requested to vacate the building via the closest emergency exit.

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HUNTINGDONSHIRE DISTRICT COUNCIL

MINUTES of the meeting of the CABINET held in the CIVIC SUITE (LANCASTER/STIRLING ROOMS), PATHFINDER HOUSE, ST MARY'S STREET, HUNTINGDON, PE29 3TN on Tuesday, 16 September 2025

PRESENT: Councillor S J Conboy – Chair.

Councillors L Davenport-Ray, S W Ferguson, J E Harvey, J E Kerr, B A Mickelburgh and S Wakeford.

APOLOGY: Apologies for absence from the meeting were submitted on behalf of Councillor S A Howell.

30 Minutes

The Minutes of the meeting held on 15 July 2025 were approved as a correct record and signed by the Chair.

31 Members' Interests

No declarations were received.

32 Paxton Pits Nature Reserve Extension of Leases

A report by the Head of Leisure, Health & Environment was submitted (a copy of which is appended in the Minute Book) which sought approval to allow delegated authority to Senior Officer's to fully execute the leases for the land adjacent to the current nature reserve allowing for an extension of Paxton Pits Nature Reserve following the completion of gravel extraction operations and agreed restoration works.

The report also set out the current legal position as supplied by 3C Legal Shared Services and provided the full confidence in which full approval for this scheme and delegated authority could be given to Senior Officers to proceed with this matter.

Furthermore, the report sought to gain approval for the Head of Leisure, Health & Environment and associated teams in principle to explore wider opportunities to develop existing and new sites across the Council's parks and open spaces to support wildlife and conservation, health and wellbeing, physical activity and commercial sustainability opportunities.

The Executive Councillor for Parks and Countryside, Waste and Street Scene set out the report, with the aid of the Head of Leisure, Health & Environment - Gregg Holland, and the Parks & Countryside Development Coordinator - Kiersten Drew, who delivered a presentation.

The Head of Leisure, Health & Environment - Gregg Holland, in response to questions from the Cabinet, explained that the lease incorporated the conditions between all three parties. As the site was Special Scientific Interest it needed to

be managed in accordance to a specific site management plan. At the conclusion of the lease, whoever had ownership would have to manage the site in the same way.

The Cabinet noted that the reserve was a fantastic facility and a great asset to Little Paxton. It also had excellent link-up benefits to other Towns and had been a long time coming. The comments from the Overview & Scrutiny (Environment, Communities and Partnerships) Panel were noted, particularly around the ongoing cost to the Council, which were comprehensively answered to the satisfaction of the Scrutiny Panel.

The Head of Health, Leisure & Environment – Gregg Holland, advised that financially officers were comfortable with what was set out in the report. In terms of highway management, the Council would work with the appropriate other authorities to develop the site and ensure the highways were accessible for all and safe for visitors attending the site.

Whereupon, it was

RESOLVED

that the Cabinet

- (1) approved and gave delegated authority to fully execute the leases for the land adjacent to the current nature reserve allowing for an extension of Paxton Pits Nature Reserve following the completion of gravel extraction operations and agreed restoration works;
- (2) agreed and approved the feedback from 3C Legal Shared Services outlined in Section 10 which provided confidence and clarity to the Council in moving forward with the extension of leases; and
- (3) supported the principle of officers engaging in efforts to acquire land and buildings in connection with the principle of exploring wider opportunities to not only develop existing sites across the Council's parks and open spaces but also new sites and spaces to support wildlife and conservation, health and wellbeing, physical activity and commercial sustainability opportunities.

33 Commercial Investment Strategy

A report by the Corporate Director – Finance and Resources was submitted (a copy of which is appended in the Minute Book) which presented a revised Commercial Investment Strategy for approval and subsequent adoption for implementation.

The Executive Councillor for Finance and Resources – Councillor Mickelburgh, set out the report, noting the comments from the Overview & Scrutiny (Performance & Growth) Panel which was generally supportive. Questions had been raised regarding risk and that the Strategy ought to follow the same guidelines across the rest of the organisation, and the significant reliance on the S151 officer which he felt was not any more onerous in this iteration than was present previously. Such concerns would be mitigated by putting together a good

quality team together who could take the majority of actions and leave the S151 officer to hold their key part within the process. Furthermore, this iteration had given a broader scope that put the Council in a strong position.

The Cabinet noted that the strategy was a sensible, prudent approach and was a helpful reference point which enshrined commercial income as a critical part. It also achieved secondary benefits beyond pure revenue generation, maximising the value the District got from the Council's investment.

Whereupon, it was

RESOLVED

that the Cabinet approved the Revised Commercial Investment Strategy.

34 Building Energy Strategy

A report by the Facilities Manager was submitted (a copy of which is appended in the Minute Book) which sought formal approval to proceed with the implementation of the Building Energy Strategy and identify opportunities for renewable energy installations delivering both environmental and financial benefits primarily at the sites below:

- Pathfinder House.
- Eastfield House.
- One Leisure Huntingdon Dry.
- One Leisure Huntingdon Wet.
- One Leisure Ramsey.
- One Leisure St Ives Indoor.
- One Leisure St Ives Outdoor.
- One Leisure St Neots.

The Leader – Councillor Conboy, set out the report, making reference to the engaged debate at the Overview & Scrutiny (Environment, Communities & Partnerships), noting the discussion around taking advantage of Green Tariffs and the energy efficiency of Pathfinder House.

The Cabinet thanked the Facilities Manager and officers for their work, and reflected on comments from the Overview & Scrutiny (Environment, Communities & Partnerships) Panel, particularly around the different definitions/interpretations of “Green” when it came to energy tariffs. The Cabinet recognised such concerns, and it was right and proper to bear them in mind as part of the decision around selecting energy tariffs, but there was a concern around the specific language of the additional recommendation from the Overview & Scrutiny (Environment, Communities & Partnerships) Panel.

The Executive Councillor for Climate, Transformation and Workforce, Councillor Davenport-Ray also noted the concerns around green energy tariffs that were discussed by the Overview & Scrutiny (Environment, Communities & Partnerships) Panel and felt that some of the wording suggested in its additional recommendation should be considered. Accordingly, she proposed the following additional recommendation, which was seconded by the Executive Councillor for Resident Services and Corporate Performance Councillor Ferguson:

“To approve that consideration be given to the relative merits of a variety of different green energy tariffs, given that the expression “100% green energy” is interpreted differently by different people, when the Council’s energy tariff is next procured”.

The Executive Councillor for Climate, Transformation and Workforce – Councillor Davenport-Ray, further commented that recommendation 2 in the report was something the Council did as a matter of course, so it did not need to be explicitly stated and was therefore not necessary.

Furthermore, she noted that recommendation 1 in the report needed to have a conjunction within its wording, as follows:

“To approve the building energy strategy with a view to complete feasibility studies on the buildings identified, and allow HDC to make informed decisions on future energy and carbon savings”.

The meeting was adjourned at 7:40pm to allow time for copies of the proposed amendments to be printed and circulated to the Cabinet and officers present. The meeting resumed at 7:55pm.

The Cabinet was of the opinion that the proposed amended wording to recommendation 1 was a helpful clarificatory amendment. Accordingly, the Executive Councillor for Climate, Transformation and Workforce – Councillor Davenport-Ray proposed the amended recommendation, which was seconded by the Executive Councillor for Resident Services and Corporate Performance - Councillor Ferguson. When put to a vote, the amendment was carried.

In relation to the comments regarding the necessity of recommendation 2, the Monitoring Officer and Head of Democratic Services suggested that the most efficient approach would be that the recommendation as set out in the report, be put to a vote so that Cabinet had the opportunity to vote for, against, or to abstain.

The Executive Councillor for Climate, Transformation and Workforce – Councillor Davenport-Ray proposed the following wording to the additional recommendation, which was seconded by the Executive Councillor for Resident Services and Corporate Performance - Councillor Ferguson:

““To approve that consideration be given to the relative merits of a variety of different green energy tariffs, given that the expression “100% green energy” is interpreted differently by different people, when the Council’s energy tariff is next procured”.

The Executive Councillor for Finance & Resources – Councillor Mickelburgh, noted that the proposed additional recommendation did not help boundary what “100% green energy” interpretation was, and would not provide any help with that regard when it came to procurement. Further comments from Cabinet similarly shared the view that the proposed wording was not necessarily needed in order to be procuring as green energy as possible.

When put to a vote, the Cabinet were not in favour of adding the additional recommendation to the report.

Whereupon, it was

RESOLVED

that the Cabinet

- (1) approved the Building Energy Strategy with a view to complete feasibility studies on the buildings identified, and allow HDC to make informed decisions on future energy and carbon savings; and
- (2) delegated to the Corporate Director - Finance & Resources (S151) in consultation with the Executive Councillor for Finances & Resources to make any consequential amendments to budgets and release of necessary funds to deliver the projects.

35 Corporate Performance Report 2025/26 (Quarter 1)

A report by the Business Performance and Insights Team Leader, the Insights Coordinator, the Head of Policy, Performance & Emergency Planning and the Performance Coordinator was submitted (a copy of which is appended in the Minute Book) which presented an update on the delivery of the Corporate Plan during Quarter 1 of 2025/26.

The Executive Councillor for Resident Services and Corporate Performance - Councillor Ferguson set out the report, noting the long discussion at the Overview & Scrutiny (Performance & Growth) Panel, where there were some questions around the methodology of street cleansing performance, which officers would come back and respond to. There were also concerns around a backlog in giving Council Tax Banding's to new properties, which could lead to a decline in revenue, and he commented that the Revenue & Benefits team were able to give estimated Council Tax Bandings. Further, there was also a concern from the Scrutiny Panel that if bandings changed it could cause undue financial stress, but he was able to reassure the Scrutiny Panel on that matter.

The Cabinet noted and welcomed the openness and frank way these reports were shared, and thanked the Executive Councillor for Resident Services and Corporate Performance - Councillor Ferguson and the officers involved.

Whereupon, it was

RESOLVED

that the Cabinet

considered and commented on progress and performance during Quarter 1, as summarised in the Corporate Performance Report attached and detailed in Appendices A, B, C and D.

36 Finance Performance Report 2025/26 (Quarter 1)

A report by the Corporate Director – Finance & Resources was submitted (a copy of which is appended in the Minute Book) which presented an update on the delivery of the Finance Performance Report during Quarter 1 of 2025/26.

The Executive Councillor for Finance & Resources set out the report, and stated that the report did not go through the Overview & Scrutiny Panel (Performance & Growth) anymore, but he and the Chief Executive – Michelle Sacks, and the Corporate Director – Finance & Resources – Suzanne Jones, briefed a key opposition member to make sure they were up to speed, ask any questions and they could talk to the Scrutiny Panel Chair if there was something deemed important enough to present to the Scrutiny Panel.

In response to a question regarding the underspend of CIL grants, the Corporate Director – Finance & Resources – Suzanne Jones, advised that this was not wilful; there were some hurdles beyond delivery control which could not be overcome at this point, however this was under regular review and scrutiny by officers. The intention was to try and spend the money as planned and programmed, and further work would be done on how to maximise the use of CIL.

Whereupon, it was

RESOLVED

that the Cabinet

- (1) considered and commented on the revenue financial performance for the financial year 2025/26 quarter 1, as detailed in Appendix 1 and summarised in paragraph 3.2;
- (2) considered and commented on the capital financial performance for 2025/26 quarter 1, as detailed in Appendix 2 and summarised in paragraph 3.3; and
- (3) considered and commented on the treasury management activity for 2025/26 quarter 1, as detailed in Appendix 3.

37 Hinchingsbrooke Country Park Joint Group

The Cabinet has received and noted the Minutes of the Hinchingsbrooke Country Park Joint Group meeting held on 18 July 2025.

Chair

Public
Key Decision - Yes

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter: Community Infrastructure Levy Spend Allocation

Meeting/Date: Overview & Scrutiny (Performance and Growth)
– 8th October 2025
Cabinet – 14th October 2025

Executive Portfolio: Executive Councillor for Planning (TS)

Report by: Head of Planning, Infrastructure & Public Protection (CK)

Ward(s) affected: All Ward(s)

Executive Summary:

The Community Infrastructure Levy (CIL) is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help them deliver the infrastructure needed to support development in their area. Huntingdonshire District Council (HDC) became a CIL charging authority in May 2012.

Local authorities must spend the levy on delivering infrastructure needed to support the development of their area through:

- increasing the capacity of existing infrastructure or
- repairing failing existing infrastructure, if that is necessary to support new development.

CIL helps to deliver across the priorities in the Council's Corporate Plan 2023 - 2028 specifically Creating a better Huntingdonshire for future generations by:

- Improving housing - 24. Maintain the level of new housing delivery, which meets the needs of Huntingdonshire residents, including the type of home and tenure (open market and social housing).
- Forward-thinking economic growth - 39. Influence delivery of infrastructure including East West Rail, A428, A141 Strategic Outline Business Case and future Transport Strategies.

A review of CIL governance is continuing and the first stage was presented to Cabinet in June 2024. Following this an interim round of funding was opened at the request of Councillors, using the agreed Statement of Intent as a guide. At Cabinet in April 2025 decisions were made by Councillors using the interim guidance.

The latest funding round was launched on 2nd June 2025 with a closing date of 15th August 2025, a window of 11 weeks for submission. Bids received within that round for CIL funding towards infrastructure projects have been assessed by officers to reach the recommendations within this report. The outcomes of this round do not preclude applicants from submitting applications to future rounds, and they will be considered against the adopted criteria at the time of determination.

Recommendation(s):

The Cabinet is

RECOMMENDED

- a) Note the updates on delivery in relation to the projects previously allocated or in receipt of CIL funding commitments (see Appendix 1).
- b) Note any new allocated CIL projects for £100,000.00 or less approved by delegation on 3rd October 2025 (see Appendix 2).
- c) Agree officer recommendations at Paragraph 4.2 to **APPROVE** funding for Huntingdon Campus Skills training facility.
- d) Agree officer recommendations at Paragraph 4.3 to **DECLINE** funding for Warner's Park Pavilion, St Ives extension and refurbishment.
- e) Agree officer recommendations at Paragraph 4.4 to **APPROVE A LESSER AMOUNT of** funding for Kimbolton and Stonely Playgrounds.
- f) Agree officer recommendations at Paragraph 4.5 to **APPROVE** funding for HDC One Leisure St Ives for a new 3G Pitch.
- g) Agree officer recommendation at Paragraph 4.6 to **APPROVE** funding for Cromwell Museum, Huntingdon expansion project.
- h) Agree officer recommendation at Paragraph 4.7 to **APPROVE** funding for King George V Pavilion, Huntingdon redevelopment.

PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to invite the Cabinet to consider recommendations relating to infrastructure projects seeking funding in whole or in part from an amount of the Community Infrastructure Levy (CIL) monies received to date.

WHY IS THIS REPORT NECESSARY/BACKGROUND

- 2.1 The requirement for infrastructure to support new development is a high priority and CIL continues to be implemented across the country with government enabling and directing local authorities to obtain contributions by charging Community Infrastructure Levy on new development, in addition to negotiating Section 106 planning obligations with a developer where applicable.
- 2.2 Up to 5% of CIL receipts each financial year may be retained for administration costs. 15% - 25% of CIL receipts, the meaningful proportion, are passed to parish/town councils in line with the CIL Regulations 2010 (as amended) and the Localism Act 2011. The remaining 70-80%, the strategic proportion, is available for Huntingdonshire District Council as the charging authority to spend on the provision, improvement, replacement, operation, or maintenance of infrastructure to support the growth/development of its area.
- 2.3 Prior to this funding round, circa £29.8m of CIL has been allocated to funding 60 projects throughout the district supporting the delivery of over £106m worth of infrastructure. This has contributed to delivering infrastructure across the priorities in the Council's Corporate Plan 2023 – 2028 to meet Local Plan growth.
- 2.4 An update on the projects allocated CIL funding previously can be found at Appendix 1.
- 2.5 Under the governance arrangements approved by Cabinet in June 2024, Cabinet is to consider applications for CIL funding over £100,000.00. Any requests of £100,000.00 or less have been considered and approved in line with delegated authority and are detailed for information at Appendix 2. The total amount of funding to be considered for allocation in a financial year will not exceed £500,000 for allocations of £100,000.00 or less, including those for non-parished areas. This report relates to the first funding round for the 2025/26 financial year.
- 2.6 The determination of CIL requests as set out in this paper have been considered in accordance with HDCs interim governance procedures for CIL, as well as ensuring compliance with the fundamentals as set out in the established legislation. This is important to ensure a fair, transparent and lawful process, which is robust to challenge and/or complaint. Officers have undertaken the assessments on this basis.
- 2.7 It is important to be able to demonstrate how a decision has been reached, with clear reasons, in order to uphold the integrity of the process, and ensure

that the decision can be understood even if it is not agreed with. If Members are minded to reach alternative conclusions to those as recommended by this report, reasons for this should be clearly articulated and evidenced where possible.

- 2.8 As the review of the CIL funding process and its associated governance is now moving to the next phase, to link into the Infrastructure Delivery Strategy and Plan being prepared to support the update to the Local Plan; once this work is completed, future rounds of CIL awards are likely to be judged against any updated processes.
- 2.9 The Planning and Infrastructure Bill was published on 11th March 2025 and is currently in the House of Lords at Committee stage following the second reading. The aim of the Bill is to accelerate the construction of homes and key infrastructure. It covers areas including:
- Faster Planning Decisions
 - Boosting housebuilding, to support the construction of the national target of 1.5 million homes
 - Infrastructure Development, to facilitate development of vital infrastructure such as roads, railways, wind farms, enhancing connectivity and energy security as part of requirements for Nationally Significant Infrastructure Projects (NSIPs)
 - Economic Growth through the removal of unnecessary blockers to growth
 - Energy Security through provision for cheaper homegrown power
 - Community Benefits such as residents receiving financial benefits where living near certain infrastructure, such as new electricity transmission infrastructure.
- 2.10 As the Bill progresses through parliament, it will be important to keep abreast of matters and how it may, particularly in relation to strategic infrastructure, impact on future CIL governance considerations.
- 2.11 An update to the Huntingdonshire Local Plan is underway and anticipated to be submitted to the Planning Inspectorate by December 2026. The Local Plan will need to be accompanied by an Infrastructure Development Plan highlighting the infrastructure needs to deliver the housing and economic growth for Huntingdonshire in the future to meet the growth aspirations for the area.
- 2.12 In May 2025 a CIL funding enquiry form was launched online and promoted to town/parish councils and Members. Applicants were encouraged to submit this form before completing an application, this was to support any applications and prevent anyone completing an application for ineligible project. Since its launch, 12 enquiry forms have been submitted and applicants feedback has been that the responses they received have been helpful. This funding round, following the introduction of the enquiry form, has seen a significant decrease in applications for funding of £100,000 or less. The one application in this category that was submitted this round, and has been declined, did not use the opportunity to make an enquiry first.

3 OPTIONS CONSIDERED/ANALYSIS

- 3.1 In June 2025, stakeholders were invited to submit on-line proforma applications for funding from the Strategic Proportion of CIL, in line with [Council Guidance on Allocation and Spending webpage](#) . Communications were issued to infrastructure providers including the County Council, NHS, Police & Fire Services, Town & Parish Councils and HDC Members. The Council website was also updated to announce a new round, plus social media posts were issued. The projects submitted during this funding round have been reviewed to ensure they meet the criteria for Strategic CIL funding.
- 3.2 CIL is intended to be used on the provision of new infrastructure and should not be used to remedy pre-existing deficiencies in infrastructure provision unless those deficiencies will be made more severe by new development. It can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure if that is considered necessary to support new development.
- 3.3 In considering spend allocation, the potential support a number of strategic infrastructure projects may need in the near future should be noted i.e., if all the money received to date is allocated to other projects, it may not be possible to provide these strategic projects with the funding they may need over the next few years to be delivered. As required under legislation, the Council has stated in the [Infrastructure Funding Statement \(IFS\) 2023-2024](#) that CIL funds could, if approved in line with the governance process, be allocated towards:
- Strategic Transport including items such as A428, A141, A14, A1, and East West Rail; and
 - Supporting the delivery of growth in the District, as identified in the [Infrastructure Delivery Plan \(IDP\)](#) and HDC's [Corporate Plan](#)
- 3.4 CIL governance arrangements highlight it is for the applicant to develop their application and supporting documents. The role of HDC is to consider the applications as submitted. This ensures that all applicants are treated fairly and transparently. A [template business plan](#) is provided on the website if needed and officers are available to answer any questions applicants may have.
- 3.5 Applications are initially assessed on:
- the need for the project based on local growth
 - the public benefit of the project including public support for it
 - the deliverability of the project including other funding, contingency amounts, risks and milestone timings
 - the links to the project and the [Corporate Plan](#), [Huntingdonshire Futures Place Strategy](#) and [HDCs Local Plan to 2036](#).
- 3.6 Applications are then assessed further based on the Cabinet agreed [Statement of Intent](#):

The key principles that form the statement of intent for the council's new agreed CIL governance, as referenced at para 3.1, are:

- the primary use of CIL is to fund infrastructure that is directly linked to supporting or mitigating the impact of growth and new development.
- CIL funded projects can also contribute towards achieving the outcomes identified in the council's Corporate Plan and Place Strategy
- CIL should be used in a way which leverages other sources of funding for greater impact.
- the use of CIL should be considered alongside other developer contributions to maximise site-specific benefits (for example: Affordable housing).
- a new approach to allocating CIL should follow a programme-led, evidence-based approach.
- a new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.
- there should be greater alignment between local and district-wide priorities.

3.7 For this round an interim scoring was used based on how the project met evidential criteria such as housing growth, ownership of the land, contingency, inclusion in the Infrastructure Delivery Plan, CIL ask and match funding. The project was also scored on how it met the Statement of Intent.

3.8 An update on CIL allocations previously approved is provided at Appendix 1 – projects previously reported as completed to Cabinet are not referenced again in the update.

3.9 There is circa £35m of CIL receipts now currently available for allocation on further infrastructure projects including those listed in paragraph 3.3.

3.10 The next CIL funding dates have been confirmed to town/parish councils and infrastructure partners. The start date for the next funding round is October 27th and the closing date is 19th December. Decisions will be issued in March 2026.

4. PROPOSALS FOR FUNDING FROM STRATEGIC CIL FOR MORE THAN £100,000.00

- 4.1 Detail on the bids submitted in response to the current round for over £100,000.00 CIL funding, which require Cabinet approval, as outlined in para 2.5 above, are stated below with the officer recommendations. A project bid for £100,000.00 or less was considered at a meeting on 3rd October 2025, in accordance with delegated authority. Information on this bid can be found at Appendix 2 to this report, including the officer recommendation, and is for Members to note.

4.2 **Huntingdon Campus 'Retrofit' skills training facility.**

Proposal: To create a training centre at Huntingdon Campus to provide for retro fit skills, including solar panel installation, various insulation techniques, heat pump installation and associated electrical skills.

Applicant: Cambridge Regional College

Parish: Huntingdon

Total Project Cost: £725,912.00

CIL Ask: £200,000.00

CIL Ask %: 28%

Scoring: 33 + 12 = 45/59 Overall

RECOMMENDATION - APPROVE

DESCRIPTION OF SUBMISSION

The application was of a very good quality. The submission included a business plan, costing schedule, evidence of match funding and a quote for the works.

PROPOSAL

This proposal is to create a new centre based at the Huntingdon Campus to provide training in retro fit skills. The new centre would repurpose an existing building, including installing bays which mirror working environments to enable students to learn and develop their skills.

This project delivers 15 multi-use retro fit bays which will help students learn how to work with:

- Solar panel installation

- Heat pump installation
- Rainwater harvesting

These skills link to the new Central Government target for Net Zero housing. Data provided shows that retrofitting the 13.9 million homes in Cambridgeshire would require a workforce of circa 523,000 jobs by 2050 and there is a shortfall in people with the appropriate skills.

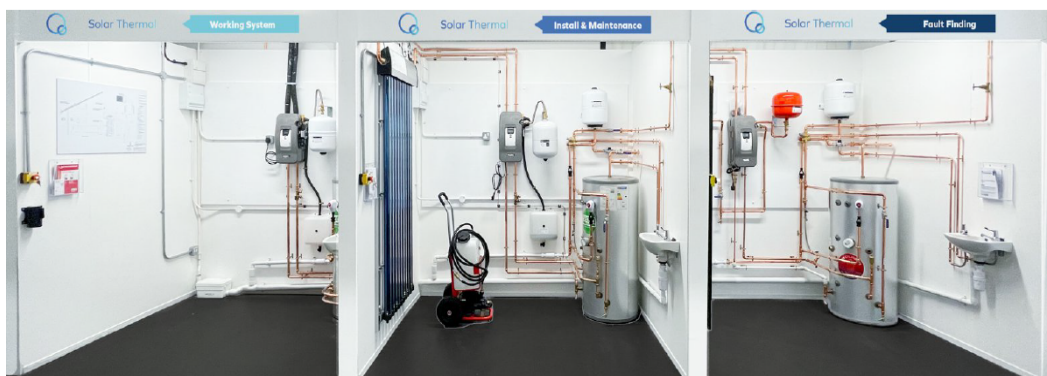
This project would allow around 937 learners to gain skills in green technology by 2028.



Location of the campus



Air source heat pump bays



Solar thermal working bays



Solar PV working bays

SUBMISSION HISTORY

This is the first submission for this project. The applicants completed a CIL funding enquiry form and spoke to the Implementation team prior to submission of an application.

CONSULTATIONS MADE BY OFFICER ON THIS PROJECT

The HDC Economic Development team were consulted on this proposal who have said:

From an Economic Development perspective, we are pleased to offer our support for this funding application. The proposed training facility will meet key objectives of the Huntingdonshire [Economic Growth Strategy](#), which emphasises fostering economic prosperity, supporting local businesses, and creating employment opportunities.

Economic Benefits

Supporting an initiative to boost retrofit construction skills in Huntingdonshire would generate multiple economic benefits, including creating high level local jobs, retaining more of the construction spend within the district, and upskilling the workforce to meet growing demand for energy efficient housing upgrades.

This would strengthen the local supply chain, reduce reliance on external contractors, and position Huntingdonshire as a hub for green construction expertise attracting inward investment and future retrofit projects. In the longer term, improved building efficiency would lower energy costs for residents and businesses, freeing up disposable income to circulate in the local economy while contributing to net-zero targets that can unlock further funding opportunities.

ASSESSMENT

The main issues to consider in the assessment of this application are found in the Statement of Intent:

Principles of Statement of intent	Met?
The primary use of CIL is to fund infrastructure that is directly linked to supporting or mitigating the impact of growth and new development.	Yes – resolves a gap in skills required to support the delivery of the growth across Huntingdonshire

CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Yes – links to creating a better Huntingdonshire for future generations, improving housing and an inclusive economy.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes – CPCA and college
The use of CIL should be considered alongside other developer contributions to maximise site-specific benefits (e.g. Affordable housing).	n/a
A new approach to allocating CIL should follow a programme-led, evidence-based approach.	Yes – supporting evidence is thorough and there are links to the IDP.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes – there are several industrial partners working closely with the college.
There should be greater alignment between local and district-wide priorities.	Yes - this would support the communities across the district.

Using the interim scoring system this project scored 46/59.

RECOMMENDATION - APPROVE

This project will lead to an improvement in training availability on new technology that is required now and in the coming years. There is a stated deficit in this training locally and with central and local government priorities on building housing and new green technology.

This project fits well with the statement of intent and strategic needs for the District. There are clear links to the Corporate Plan priorities.

The project has match funding in place from the CPCA of £330k and funding from the College, making it good value for money.

The supporting evidence is factual and shows the benefits of the project for the District clearly. The project will enable circa 937 learners to gain skills in green technology by 2028 supporting the delivery of new housing.

4.3 St Ives Warner's Park Pavilion.

Proposal:	This project aims to extend and refurbish Warner's Park pavilion in St Ives.
Applicant:	St Ives Town Council
Parish:	St Ives
Total Project Cost:	£177,399.00 (Not including £30,000 already spent by Town Council)
CIL Ask:	£160,000.00
CIL Ask %:	90%
Scoring:	16 + 3 = 19/59 Overall

RECOMMENDATION - DECLINE

DESCRIPTION OF SUBMISSION

The application had a business plan and a copy of St Ives Town Council minutes as supporting information.

PROPOSAL

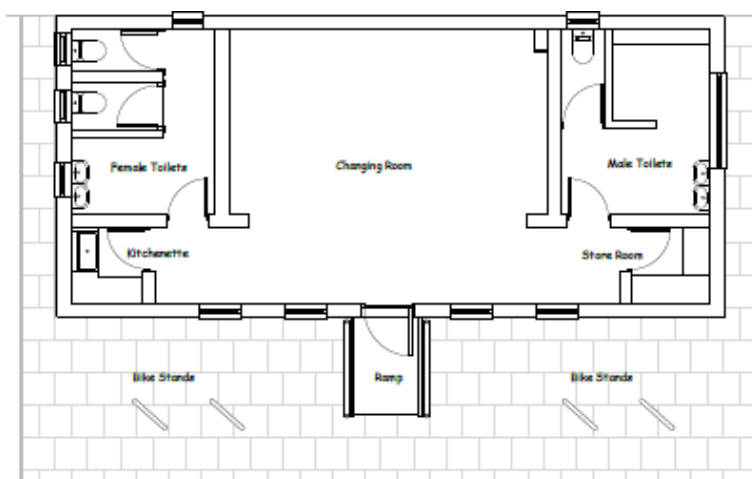
The project is to extend and refurbish the Pavilion at Warner's Park.

This Project would include:

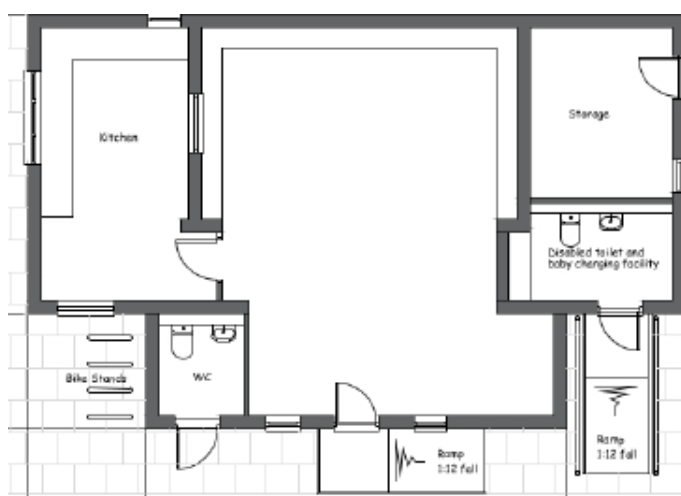
- new front extension to increase usable space.
- relocation of the kitchen to face the children's play area, allowing parents and carers to remain nearby while enjoying refreshments.
- installation of externally accessible public toilets, including an accessible facility.
- refurbishment of the interior.



The location of Warners Park



The Pavilion floor plan as existing.



The Pavilion floor plan as proposed.

SUBMISSION HISTORY

This is the first submission for this project and a CIL funding enquiry form was not completed prior to submission of this application.

CONSULTATIONS MADE BY OFFICER ON THIS PROJECT

No consultations were held for this project:

ASSESSMENT

The main issues to consider in the assessment of this application are found in the Statement of Intent:

Principles of Statement of intent	Met?
The primary use of CIL is to fund infrastructure that is directly linked to supporting or mitigating the impact of growth and new development.	No – this has not been evidenced.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Partial - this has loose links to both in that it will improve an existing community facility which will improve the quality of

Principles of Statement of intent	Met?
	life for local people and link to pride in place.
CIL should be used in a way which leverages other sources of funding for greater impact.	Partial - funds have been received from HDC previously and used for professional fees including architects, surveyors and planners. For this stage one other source of funding has been applied for from elsewhere and if successful would cover the funding shortfall.
The use of CIL should be considered alongside other developer contributions to maximise site-specific benefits (e.g. Affordable housing).	N/A
A new approach to allocating CIL should follow a programme-led, evidence-based approach.	No - the supporting evidence is a little weak - such as it may increase bookings, it may be used etc. There is no evidence of who may book it, any confirmation they would use or how often or any evidence of who uses it now.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	No - there has been engagement with the community from 2019 but no evidence of it.
There should be greater alignment between local and district-wide priorities.	No - this is more a local priority with no mention of the wider district.

Using the interim scoring system this project scored 19/59.

RECOMMENDATION - DECLINE

The supporting information for this project does not clearly evidence the links to the need and growth. Nothing confirms who would use the improved space, any bookings being turned away at existing facilities or support for it. The consultation with the community seems to date from 2019 and was not included either.

There are no strong evidenced links that would make this eligible for the CIL pot, as the links to growth are not shown. Also, it is not clear why this is a priority for the Town, the Town Council has prioritised their own CIL meaningful funding on maintenance for play areas, and repairs to Listed Buildings. It is unclear if maintenance is being budgeted for by the Town Council through their precept or if they are using their own CIL meaningful funds for it, and future maintenance of the pavilion would need to be considered.

There is no clear need for this beyond requests for an outside toilet from 2019.

Overall, it does not meet the statement of intent, or the supporting evidence does not clearly evidence it.

4.4 Kimbolton and Stonely playgrounds.

Proposal:	Improvements to play facilities in Kimbolton through the full renovation of the existing playground and the creation of a brand-new additional play area in Stonely.
Applicant:	Kimbolton and Stonely Parish Council
Parish:	Kimbolton and Stonely
Total Project Cost:	£163,360.66
CIL Ask:	£118,517.66
CIL Ask %:	73%
Scoring:	31/59 Overall for approve a lesser amount.

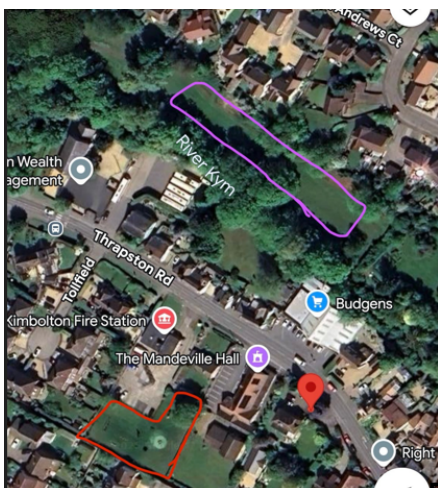
RECOMMENDATION – APPROVE A LESSER AMOUNT

DESCRIPTION OF SUBMISSION

The application included lots of information on community engagement. The submission included a business plan, letters of support, drawings from local children, plans and quotes for the two play areas.

PROPOSAL

This project aims to renovate the existing playground in Kimbolton and create a new one in Stonely.



In red the existing play area and in purple the proposed Stonely one.

Kimbolton – The current offering has been installed for 20 years and is now getting to the point where general maintenance is coming to an end. The current equipment includes:

- 11 elephant springers
- 2 metal benches
- 1 picnic table
- 1 pedestal slide
- 6 'Stopa' Steps
- 1 steel swing set
- 1 steel tower with slide
- 1 balance bean
- 1 balance weaver
- 2 bins

All of this equipment is due to be removed, with a cost of £5,000.00. Below are photos of the current equipment.



The new equipment at Kimbolton here would cost £106,115.56, with an optional £1500 fee for sturdier temporary fencing to make £107,615.56 the Parish have requested and would include:

- 1 'Fort Knox' with stainless steel slide
- 1 locomotive style activity frame
- 1 nest swirl roundabout
- 1 triple bay swing – which is inclusive
- 2 benches
- 1 chunky noughts and crosses set
- 1 shop play set
- 2 picnic tables
- 1 high planter

- 1 4-way spring rocker



The proposed replacement equipment plan is above.

Stonely – There is no current play equipment here, the cost for this site is £55,745.10 and they are looking to install:

- 1 20m steel cableway
- 1 'Orchard' climbing frame/net
- 1 pick-up sticks climbing frame installation
- 1 jungle swing trail
- 1 picnic table



Some of the proposed Stonely equipment is above.

CONSULTATIONS MADE BY OFFICER ON THIS PROJECT

The Open Spaces team were consulted, and they agreed that play areas were of benefit to children and updated equipment would be more inclusive.

ASSESSMENT

The main issues to consider in the assessment of this application are found in the Statement of Intent:

Principles of Statement of intent	Met?
The primary use of CIL is to fund infrastructure that is directly linked to supporting or mitigating the impact of growth and new development.	Yes - this would mitigate the future growth that is currently being considered through Planning.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Partial - the project links through play and active lifestyles making it link to Improving quality of life for local people and pride in place.
CIL should be used in a way which leverages other sources of funding for greater impact.	Partial - they have applied for National Lottery funding, it would be interesting to see who else they have considered.
The use of CIL should be considered alongside other developer contributions to maximise site-specific benefits (e.g. Affordable housing).	N/A
A new approach to allocating CIL should follow a programme-led, evidence-based approach.	Yes - there is a lot of supporting evidence of local community supporting this Mums, Nans, businesses etc
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes - they have worked with the community to design the play areas but not on funding.
There should be greater alignment between local and district-wide priorities.	Yes - through the links to play, healthy lifestyles and the links to current growth this is a district priority.

Using the interim scoring system, this project scored 25/59 and did not provide a good cost benefit return to approve . Due to the current planned growth being considered through planning applications and the submitted funding application and supporting evidence, officers also looked at offering a lesser amount to focus on the Kimbolton play area and using this approach the project would score 30/59.

This lesser amount is calculated by using the quote amount of £106,115.56 (without the upgraded temporary fencing) and excluding the £25,000 from the Parish and £19,482.74 requested from National Lottery.

The evidence supplied with this application shows clear local support and states that the play equipment is very old.

There have been relatively few completions in the last five years, 28 or a 4.24% increase, which has meant the Parish has had little funding from CIL or S106. There is the potential for further new dwellings with applications currently being considered for 285 dwellings, which would be a 41% increase. New dwellings will bring more CIL but there may not be S106 to cover play.

Due to the new growth currently being considered it is appropriate to look to the Strategic CIL pot to help mitigate the growth by supporting this project.

Although the application is for two sites and more funding, HDC does have the option to offer reduced funding. Two play areas so close together for a population of 250 under 15 is ambitious, with Stonely having only 15 children under the age of 15 in 2021, according to data from [City Population](#) (based on ONS). As such the Officer recommends reducing the amount of CIL offered and to focus on renewing the equipment on the main Kimbolton site, which would also be accessible to Stonely residents.

The new play equipment would be accessible, which will benefit the community of Kimbolton. Any concerns about being able to access the site have also been covered in the items the offer is made subject to.

RECOMMENDATION - APPROVE A LESSER AMOUNT OF £61,632.81

SUBJECT TO:

1. Full funding being achieved including match funding being confirmed of amounts shown in the application form.
2. All necessary permissions being agreed including Building Control.
3. Repayment of CIL provided to forward fund any S106 funds agreed for the Kimbolton play area from Planning applications 25/00433/FUL and 25/01543/OUT to replace the play equipment as stated in the application and quote JVQ 1230.
4. Confirmation of continued accessibility for the site from the fire station car park.
5. Funding is for the Kimbolton Mandeville Hall Community Playground agreed play area quote JVQ 1230 only.
6. Evidence of a sinking fund for future replacement play equipment.
7. Evidence of a current lease for the Mandeville Hall land.

4.5 New 3G Pitch, HDC One Leisure St Ives.

Proposal: Installation of a second full size third generation floodlit artificial turf pitch at One Leisure, St Ives.

Parish: St Ives

Total Project Cost: £1,400,031.26

CIL Ask: £300,000.00

CIL Ask %: 21%

Scoring: 30 + 12 = 42/59

RECOMMENDATION - APPROVE

DESCRIPTION OF SUBMISSION

The application was of a high quality. The submission included a business plan, detailed costing breakdown, plans, letters of support from Hunts FA, lease details, information from Sports England, and a risk assessment.

PROPOSAL

This project aims to deliver a new full-size floodlit 3G artificial turf pitch at the HDC One Leisure St Ives site.

This project delivers:

- a new full-size 3G artificial turf pitch.
- floodlighting to increase usage hours of the pitch.
- installation of two non turf cricket pitches for junior cricket provision.

The aims of this project are to:

- expand the availability of high-quality, floodlit outdoor training and match space as part of Huntingdonshire's wider sporting infrastructure supported by relevant strategic documents.
- support the development of grassroots and competitive sport by working closely with National Governing Bodies (notably Huntingdonshire FA (HFA)), local clubs, and schools.
- Increase participation across a wide range of user groups, including women and girls, young people, disabled users, and underrepresented communities.
- generate sustainable income to contribute to the long-term maintenance, replacement, and development of the facility.
- improve the overall customer experience and attract new users and partners to HDC One Leisure, St Ives.

The evidence provided shows that the need for this project was identified in multiple strategic reports including HDC's Playing Pitch and Outdoor Sports Strategy (PPOSS, 2023) and the Football Foundation (FF) Local Football Facility Plan (LFFP, 2024). Since these reports were issued other 3G pitches have been created, including the one at Godmanchester, making St Ives the priority.

Analysis area	Future number of teams	Future requirement	Future number of available full size 3G pitches	Future shortfall
Huntingdon	98	3 (2.58)	1	2
North East	41	1 (1.07)	1	-
North West	53	1 (1.39)	1	-
St. Ives	101	3 (2.66)	2	1
St. Neots	107	3 (2.82)	2	1
West	14	0 (0.37)	0	-
Total	414	11	7	4

The table above shows future demand for 3G pitches for affiliated football team training.

Evidence supplied also shows how local St Ives football teams are currently struggling with availability on the current offering with long waiting lists. In particular girls teams, disabled players and older adults are missing out. It is also intended for the new pitch to be used by other sports such as rugby and lacrosse, with football remaining as its core use. As an additional benefit of this project two new artificial cricket wickets will be created, this is to address concerns raised by the England and Wales Cricket Board (ECB) about the loss of a cricket provision due to the creation of the pitch.

ASSESSMENT

The main issues to consider in the assessment of this application are found in the Statement of Intent:

Principles of Statement of intent	Met?
The primary use of CIL is to fund infrastructure that is directly linked to supporting or mitigating the impact of growth and new development.	Yes - this project aims to mitigate pressure on football pitches caused by growth. Evidence has been supplied on the need locally due to growth and why this is a priority above other sites.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Yes - there are clear links to both. This project would encourage better physical, and so mental, health which links it to improving the quality of life for local people and health embedded.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes - funds are being applied for from Football foundation and HDC.
The use of CIL should be considered alongside other developer contributions to maximise site-specific benefits (e.g. Affordable housing).	N/a
A new approach to allocating CIL should follow a programme-led, evidence-based approach.	Yes - there is a lot of supporting information

Principles of Statement of intent	Met?
	which is evidence based.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes - there is clear partnership working at national and local levels.
There should be greater alignment between local and district-wide priorities.	Yes - there is clear evidence this is a strategic district priority.

Using the interim scoring system this project scored 42/59.

RECOMMENDATION - APPROVE

Subject to:

1. Full planning permission being granted.
2. Building control and any other relevant permissions being granted prior to payment out of CIL funding.
3. Full funding, including any match funding states in application form being achieved.

This is a well written submission with a lot of evidential information submitted. There is very good evidence of partnership working with National partners like Sports England, and local communities.

This project addresses a shortage in 3G pitches that has been exacerbated through growth within the district. There are reports highlighting the need for this pitch due to current and future growth. There is also feedback from local groups about the difficulty booking local facilities and how this will only worsen with further growth.

This project has links to several key strategies including HDC Corporate Plan, Huntingdonshire Futures Place Strategy, Be Well in Cambridgeshire and the Playing pitch Strategy which highlights the strategic importance of it.

4.6 Cromwell Museum Expansion Project, Huntingdon.

Proposal: Funding to restore, convert and fit out a new museum.

Applicant: The Cromwell Museum

Parish: Huntingdon

Total Project Cost: £6,308,000.00

CIL Ask: £1,000,000.00

CIL Ask %: 15%

Scoring: 36 + 10 = 46/59 Overall

RECOMMENDATION - APPROVE

DESCRIPTION OF SUBMISSION

This submission was of high quality and included a business case, detailed costings, risk report, confirmation of CPCA funds, Town council minutes and proposal plans and sketches.

PROPOSAL

Huntingdon Town Council have purchased a building to house the museum in. The proposed CIL funding is to help with the significant repair and renovation of the building.

The new building would create additional facilities including:

- A café
- Toilets (with changing rooms)
- A gift shop.

The new building would have approx. 350m² of space, which is almost 5 times that of the existing museum.



Proposed floor plans

SUBMISSION HISTORY

This is the first submission for this project, they did not fill out an enquiry form but they did have a meeting with the Implementation team prior to submission.

CONSULTATIONS MADE BY OFFICER ON THIS PROJECT

The HDC Economic Development team were consulted on this project due to its links to town centre regeneration. Their response was:

From an Economic Development perspective, we are pleased to offer our support for this funding application. The proposed training facility will meet key objectives of the Huntingdonshire Economic Growth Strategy, which emphasises supporting local

businesses and bringing vibrancy into in our market towns. Furthermore, this would create additional educational opportunities which also aligns with Huntingdonshire District Councils Corporate plan in creating a better Huntingdonshire for future generations. For reference, the strategies can be accessed here:

- [Economic Growth Strategy](#)
- [Corporate Plan](#)

Economic Benefits

The expansion of the Cromwell Museum into a state-of-the-art facility will generate multiple economic benefits and deliver substantial recreational and educational outcomes for Huntingdonshire. As a major cultural destination, it will significantly enhance the town's leisure and visitor offer, encouraging greater footfall into the town centre and contributing to community wellbeing through accessible, high-quality recreational opportunities. At the same time, the museum will provide a vital educational resource, supporting schools, colleges and lifelong learners with curriculum-linked programmes, interactive exhibitions and opportunities to engage with Huntingdonshire's unique history and heritage. By fostering intergenerational learning and creating an engaging environment for both residents and visitors, the project will not only strengthen local identity and pride but also attract wider audiences, generating long-term social, cultural and economic benefits for the area.

ASSESSMENT

The main issues to consider in the assessment of this application are found in the Statement of Intent:

Principles of Statement of intent	Met?
The primary use of CIL is to fund infrastructure that is directly linked to supporting or mitigating the impact of growth and new development.	Yes- there are strong links to growth and the need to invest in towns.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Yes - strong links to town centre regeneration so linking it to improving the quality of life for local people and pride in place.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes – phase 1 was fully funded and this would be the first funding of the second phase.
The use of CIL should be considered alongside other developer contributions to maximise site-specific benefits (e.g. Affordable housing).	N/A
A new approach to allocating CIL should follow a programme-led, evidence-based approach.	Yes -evidence supplied supported the need for the project and it being key to town centre regeneration

Principles of Statement of intent	Met?
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes - several partners have been engaged with the process of moving the museum.
There should be greater alignment between local and district-wide priorities.	Yes- This is a district wide priority to regenerate town centres and attract new visitors to Huntingdonshire.

Using the interim scoring system this project scored 46/59.

RECOMMENDATION - APPROVE

SUBJECT TO:

- 1) Full funding being confirmed
- 2) Confirmed cost breakdown following Listed Building Consent.
- 3) Full consents and permissions being gained for the works.
- 4) Funding to be released in staged payments, with the final payment upon completion.
- 5) Confirmation of the engagement plan to be launched for the Museum. This must be supplied prior to completion of works.
- 6) Delegated authority for the Corporate Director of Place and the Head of Planning to approve the final offer up to £1,000,000.00 once full details and match funding are confirmed.
- 7) All subjectives to be satisfied within 3 years of HDC Cabinet decision on funding, unless extended by agreement in writing following the provision of additional information relating to security of funding timing of delivery.

This project has strong links to the strategic corporate policy of town centre regeneration. The evidence supplied shows how the museum would become the cultural focus for the town and should bring in more footfall. Figures provided in the supporting information estimate the new museum location could boost the local economy by £1,000,000.00.

The museum is referenced in '[A vision for Huntingdon strategy](#)', and the HDC [Corporate Plan](#) has a clear objective of town centre investments, which this project would fit into. The Museum is also mentioned in the Huntingdon Town Council Neighbourhood Plan, and the Town Council has agreed to carry out the ongoing maintenance for the new building.

Phase 1 of this project has already been fully funded and the CIL ask for the second phase is of a low percentage, 15%. The Museum has listed several funders it is already in discussion with, and CIL funded would not be released until the project is funded in full. Planning applications are not timetabled to be submitted until 2027, so it is anticipated that the full costs will not be known until permissions/consents have been granted.

With a larger home for the museum there is more opportunity for schools and community groups to visit, which alongside to the proximity to the bus station makes it an easier day out to manage.

Overall, there are strong links to the project and growth with the goal of bringing the increased population back into Huntingdon Town Centre.

4.7 King George V Pavilion redevelopment, Huntingdon.

Proposal: Project to demolish the existing structure and build a new pavilion with compliant changing rooms, modern support facilities, social space and equipment storage.

Applicant: Huntingdon Town Council

Parish: Huntingdon

Total Project Cost: £1,000,000.00

CIL Ask: £125,000.00

CIL Ask %: 13%

Scoring: 42 + 12 = 54/59 Overall

RECOMMENDATION - APPROVE

DESCRIPTION OF SUBMISSION

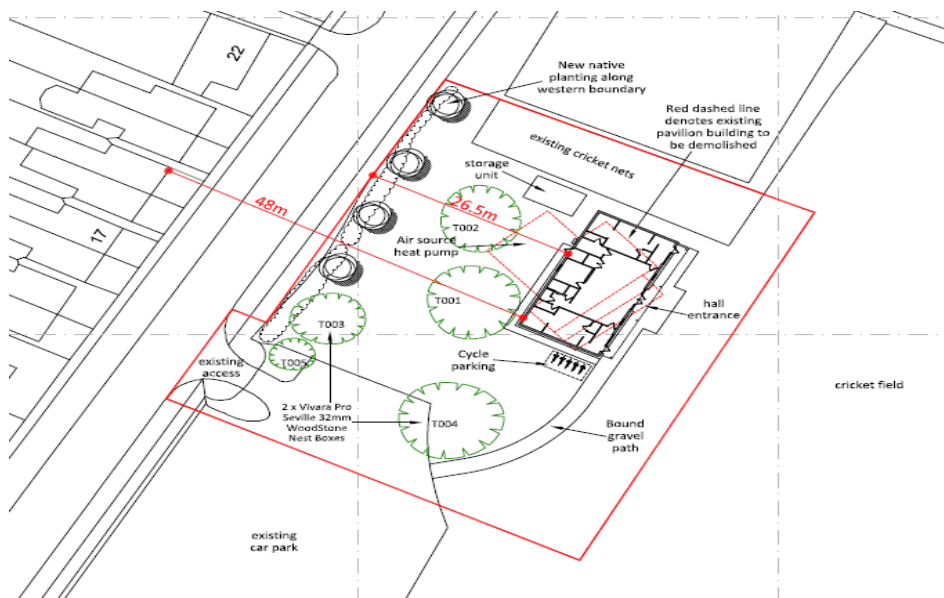
This submission included a business case, financial breakdown, details of the lease, a risk assessment, photos of the existing pavilion and proposed plans.

PROPOSAL

This project will involve demolishing the existing structure and building a new pavilion with compliant changing rooms, modern support facilities, social space and equipment storage.



01 – Existing South Elevation



Floor plan as proposed

The need for this project is evidenced through the Huntingdonshire District Council Playing Pitch and Outdoor Sports Strategy, which rates the pavilion's ancillary and training facilities as 'poor'.

The building is over 60 years old, in significant disrepair, and no longer meets modern accessibility, safeguarding, or functionality standards. Consultation with Huntingdon & District Cricket Club confirms the facility limits participation, particularly for women, girls, juniors, and people with disabilities. Without investment, the club risks decline in membership and reduced community use.

SUBMISSION HISTORY

Although applications for changes to the King George Pavilion were submitted in 20/21, 22/23 and 23/24 funding rounds, this application is different to the previous applications.

Previously the 20/21 funding application was for a new sports facility building, with space for the Cancer Care Network and community rooms. Over the following applications these plans reduced with a longer-term goal to make further improvements in the future.

This application firmly focuses on the use of the building to support local cricket teams and how the loss of this building negatively affects the sport. There are clear links to the playing pitch strategy and overall need to increase cricket facilities in the district.

CONSULTATIONS MADE BY OFFICER ON THIS PROJECT

The HDC Active Lifestyles team were consulted on this project:

From a Strategic Sports Development perspective, the Active Lifestyles Team is pleased to offer strong support for this application. The proposed new pavilion directly addresses priorities identified within the Huntingdonshire District Council Playing Pitch and Outdoor Sports Strategy (PPOSS) and is fully aligned with its accompanying action plan. It also reflects wider strategic objectives within the Huntingdon Neighbourhood Plan and Huntingdonshire Futures Strategy, which highlight the importance of inclusive, high-quality community facilities that improve well-being, participation, and pride in place.

Benefits

The redevelopment of the pavilion will remove the single greatest barrier currently limiting growth of cricket at King George V Playing Fields – the absence of fit-for-purpose ancillary provision. A modern facility will enable Huntingdon & District Cricket Club to reinstate its junior programme, creating a pathway from entry-level cricket (All Stars and Dynamos) through to adult participation. This supports the ECB's *Inspiring Generations* strategy to make cricket more inclusive, accessible, and sustainable.

The facility will also provide flexible, accessible space for use by other community groups and local residents, unlocking opportunities for health, wellbeing, education, and social programmes not currently deliverable on the site. In this way, the pavilion has the potential to operate as a broader community asset – improving quality of life, reducing inequalities in access to sport, and promoting a stronger sense of local pride.

ASSESSMENT

The main issues to consider in the assessment of this application are found in the Statement of Intent:

Principles of Statement of intent	Met?
The primary use of CIL is to fund infrastructure that is directly linked to supporting or mitigating the impact of growth and new development.	Yes – there is a need for this from the playing pitch strategy. More resources are needed due to growth and there is a risk of losing this one.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Yes – evidenced links to the Corporate Plan and Place Strategy through improving the quality of life for local people and health embedded.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes – this is a 38% CIL ask with funding from Huntingdon Town council and potentially HDC capital funding.
The use of CIL should be considered alongside other developer contributions to maximise site-specific benefits (e.g. Affordable housing).	N/A
A new approach to allocating CIL should follow a programme-led, evidence-based approach.	Yes - evidence supplied supporting the need for this project.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes -this project includes Town Council, HDC, Cricket Club and other local clubs.
There should be greater alignment between local and district-wide priorities.	Yes -the need for sufficient sports facilities is a district priority.

Using the interim scoring system this project scored 54/59.

RECOMMENDATION - APPROVE

SUBJECT TO:

- 1) Full planning permission being granted.
- 2) Future sinking fund for maintenance evidenced.
- 3) Full funding being confirmed.

The loss of a cricket provision would be detrimental to the district. This project is good value for money as it is a 13% CIL ask and rather than previous submissions this project is focused on cricket rather than wider functions.

The supporting evidence shows clear links to several District and County strategies in order to improve health and well-being within the District. This project would ensure the cricket grounds are used in the future by current groups, but also potentially a wider audience including girls/women.

Unlike the previous submissions this project focuses on keeping the existing infrastructure in place and expanding the current provision.

5. Interim Governance

- 5.1 This funding round was the second round to have been undertaken since the first stage of the latest governance review was approved by Cabinet in June 2024.
- 5.2 For the launch of this funding round a programme of engagement was implemented which included:
 - updated information on the HDC website.
 - a presentation at the town/parish forum and a stall with further information.
 - articles in the town/parish newsletter every month between April and July.
 - an email sent in April to all towns/parishes to alert them to the next round.
 - video on how to complete the form added to the website.
 - one to one meetings with stakeholders – CCC, Fire, police, NHS.
 - An email on launch day to all towns/parishes and key stakeholders. Stakeholders include anyone who has contacted us previously with a query on a potential project.
- 5.3 The response received to date on the engagement has continued to be positive.
- 5.4 The Council website was updated. The dedicated CIL Funding webpage provided details of the funding round. A video was also available to provide assistance on how to complete the online application form along with helpful hints and tips and a business case template if needed. The Guidance document was updated in line with the approved Statement of Intent and the online application form was updated. The new funding round was promoted via email communications and meetings with partners and social media posts were issued.

- 5.5 The Town and Parish Council monthly newsletter was utilised each month providing updates and details of timing.
- 5.6 For this interim round engagement was a key element as indicated above at para 5.2. Key to this included the Town and Parish Forum.
- 5.7 With the Statement of Intent rightly necessitating an update of guidance and application form, time was taken to review the assessment of applications. An indicative scoring system was used as explained to Cabinet in April 2025
- 5.8 This performed well as a guide and, whilst not considered an official element of the assessment, it helps to ensure applications are being considered in a consistent and fair and appropriate way. All applications are considered by an officer in the Implementation team and then the assessment is reviewed by the Team Leader and discussed with the Head of Planning, Infrastructure and Public Protection.
- 5.9 Details of applications this round and last are shown below.

	Round Nov 24 – Jan 25	Round Jun – Aug 25
Number of eligible applications received for Cabinet consideration	4	6
Number of applications approved/recommended for approval by Cabinet	3 (75%)	4 for full funding and 1 for part funding (83%)
Number of eligible applications received for consideration under delegated authority	6	1
Number of applications approved under delegated authority	0 (0%)	0 (0%)

- 5.10 The table above shows that the number of applications this round in the over £100,000 CIL ask category has increased slightly and the level of recommended approvals has also increased suggesting the quality and type of the applications to be considered by Cabinet has improved as a result of the refocused engagement, (including the new enquiry form), and collaboration programme working with the new Statement of Intent.
- 5.11 In this latest round 71% of applications have been approved or recommended for approval for some or all of the funding requested. In addition, two of those applications to be considered in this report at 4.4 and 4.7 are resubmissions and, following support and engagement with the applicants, the information now submitted is now considered of the appropriate detail and quality to recommend approval of CIL funding. In total £1,930,115.66 of CIL funding was requested through all the submitted applications, of which £1,686,632.81 has been recommended for approval.
- 5.12 In the past, many applications for £100,000.00 or less were received which were not in line with governance requirements. These had tended to fall in the following categories:

- Community building improvements
- Play areas/refurbishments
- Notice boards
- Car parking
- Traffic initiatives

- 5.13 These had generally been unacceptable as not linked to growth/future growth; not considered strategic infrastructure need to support the Local Plan and associated Corporate Plan / Place Strategy objectives; looking to address existing deficiencies; required for elements that should be addressed via general maintenance or a replacement sinking fund; already considered as part of legal agreements associated with planned growth and general improvements for consideration by the Town/Parish Council using their CIL 'meaningful proportion' allocation, precept funding or other external funding opportunities.
- 5.14 Following the launch of the CIL funding enquiry form 12 forms were completed and the feedback has been that the applicants have found the responses helpful. The one application for funding of £100,000.00 or less had not followed this process, and it would have benefited them if they had. Following on from this round it could be considered that for these projects the enquiry form completion becomes a mandatory stage to support the applicants further.
- 5.15 An engagement plan will be taken forward again for the next round to capture all of the above and other opportunities, including it is hoped a presence at the Town and Parish Forum in the coming months.

6. COMMENTS OF OVERVIEW & SCRUTINY

- 6.1 The Panel discussed the Community Infrastructure Levy Allocation Report at its meeting on 8th October 2025.

7. KEY IMPACTS / RISKS

- 7.1 The key impact from not considering the CIL spend will be the potential for certain infrastructure projects not being delivered and match funding lost.

8. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION

- 8.1 Project bids submitted will be notified of the outcome of the decision made by Cabinet. Next steps as appropriate are noted below:
- Notify applicants of the outcome of the Cabinet meeting and provide feedback.
 - Prepare and initiate contracts for approved projects once any additional requirements have been met.
 - Issue funds in accordance with agreed milestones set out in the contract.
 - Commence quarterly monitoring of projects approved.
 - Provide an update for members at the next funding round.

9. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES

(See Corporate Plan)

9.1 CIL helps to deliver across the priorities in the Council's Corporate Plan 2023 - 2028 specifically Creating a better Huntingdonshire for future generations by:

- Improving housing - 24. Maintain the level of new housing delivery, which meets the needs of Huntingdonshire residents, including the type of home and tenure (open market and social housing).
- Forward-thinking economic growth - 39. Influence delivery of infrastructure including East West Rail, A428, A141 Strategic Outline Business Case and future Transport Strategies.

10. LEGAL IMPLICATIONS

- 10.1 Regulation 59 (1) of the Community Infrastructure Levy Regulations 2010 (as amended) requires a charging authority to apply CIL to funding the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of its area. It may also, under Regulation 59 (3), support infrastructure outside its area where to do so would support the development of its area.
- 10.2 Passing CIL to another person for that person to apply to funding the provision, improvement, replace, operation and maintenance of infrastructure is also permitted under Regulation 59 (4).
- 10.3 Section 216 (2) of the Planning Act 2008 as amended by Regulation 63 of the Community Infrastructure Regulations 2010 (as amended) stated that infrastructure 'includes [and is therefore not limited to]:
- (a) roads and other transport facilities,
 - (b) flood defenses,
 - (c) schools and other educational facilities,
 - (d) medical facilities,
 - (e) sporting and recreational facilities,
 - (f) open spaces.'
- 10.4 The levy may not be used to fund affordable housing.

11. RESOURCE IMPLICATIONS

- 10.1 CIL money can only be spent on delivering infrastructure, in accordance with the legal restrictions on the spending of CIL receipts.
- 10.2 Staff resource to administer and monitor the allocation of the CIL. This is funded, in part, by the administration costs permitted from the CIL receipts.
- 10.3 Staff resource from elsewhere in the Council will be used in preparing funding bids and implementing successful cases.

12. REASONS FOR THE RECOMMENDED DECISIONS

- 12.1 The recommendations for individual funding awards for projects (as stated in section 4) have been considered in accordance with the Council's interim governance framework for CIL, as well as the wider legislative context as set out in the report. For each project award, or decline, a reason has been provided which would be communicated to the applicant.
- 12.2 An update on 'live projects' is provided at Appendix 1. A summary of each application request for £100,000.00 or less CIL funding is provided separately in Appendix 2 which has been considered in line with delegated authority – these are for information only.

LIST OF APPENDICES INCLUDED

Appendix 1 – Update on 'live' Projects previously approved CIL funding to-date.

Appendix 2 - Huntingdonshire Infrastructure Project Bids submitted for consideration in 2025/26 round 1 for £100,000.00 or less – Decisions.

BACKGROUND PAPERS

Section 216 of Planning Act 2008

Huntingdonshire Infrastructure Delivery Plan

<http://www.huntingdonshire.gov.uk/media/2694/infrastructure-delivery-plan.pdf>

Huntingdonshire Infrastructure Delivery Plan – Infrastructure Schedule

<http://www.huntingdonshire.gov.uk/media/2693/infrastructure-schedule.pdf>

Huntingdonshire Infrastructure Delivery Plan Addendum

<http://www.huntingdonshire.gov.uk/media/2861/infrastructure-delivery-plan-addendum.pdf>

Community Infrastructure Levy Governance Review June 2024

<https://democracy.huntingdonshire.gov.uk/moderngov/documents/s134148/7.%20Community%20Infrastructure%20Levy%20Governance%20Review%20Report.pdf>

Community Infrastructure Levy Governance Review June 2024 Appendix 1

<https://democracy.huntingdonshire.gov.uk/moderngov/documents/s134149/7.%20Community%20Infrastructure%20Levy%20Governance%20Review%20Appendix%201.pdf>

Huntingdonshire Infrastructure Funding Statement 2023/4

<https://www.huntingdonshire.gov.uk/media/q1gejgem/infrastructure-funding-statement-2023-2024.pdf>

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APPENDIX 1 - Update on 'live' Projects previously approved to-date.

Project Name	Description	Project cost at allocation	CIL funding offered	Update
Warboys Village Hall Approved by Cabinet - 18th July 2019	Funding towards a new facility	£1,000,000.00 at allocation 2019 Updated 2024 to now £1,600,000.00	£200,000.00	COMPLETED
Fenstanton Village Hall Approved by Cabinet - 16 th July 2020	Funding towards a new village hall in Fenstanton	£880,000.00	£75,000.00	Work has started on site with completion due 2026.

Project Name	Description	Project cost at allocation	CIL funding offered	Update
B1040 W heatsheaf Road/Somersham Road Accident Reduction Scheme Approved by Cabinet - 18 th March 2021	Junction safety improvements	£1,200,000.00	£500,000.00	There is a continued delay to the land purchase. Until the land has been purchased by CCC, as the Highway Authority, the work to divert utilities for construction of the new junction cannot happen. Officers continue to work with legal teams and land agents to seek to complete the purchase at the earliest opportunity. CCC has implemented a speed reduction scheme ahead of the main works with a new 50mph speed limit introduced.
Ramsey Skate Park Delegated Approval 22 nd October 2021	A plaza style concrete skate park, enabling inclusive and disabled sports access.	£130,000.00	£50,000.00	COMPLETED
St Neots Future High Street Fund	A comprehensive programme of schemes designed to enable the redevelopment of several strategically chosen areas of St Neots town centre and bring change to strengthen the economy of St Neots.	£15,422,033.00 (funding envelope as project details developed)	£4,830,000.00	The updated position in relation to the Future High Street Fund is set out in the Market Towns Programme https://www.huntingdonshire.gov.uk/people-communities/market-towns-programme/investment-in-st-neots/latest-updates/

Project Name	Description	Project cost at allocation	CIL funding offered	Update
Hinchingbrooke Country Park Improvement Project Approved at Cabinet 17 th March 2022	Part of larger project, the bid seeks funding for: • Pathway improvements and associated lighting and signage. • Upgrading the existing car park. • 5 new play zones Associated management costs	£2,995,184.00	£1,495,184.00	Planning Application was submitted and approved with conditions in June 2025. An Invitation to tender is now live and will close on the 19th September. Work is expected to start on site early November.
Glatton Village Hall Agreed by delegation 3rd October 2022	Replacement of an asbestos roof for the Glatton Village Hall.	£64,750.00	£49,750.00	Works are due to complete in November.
Alconbury Weald Health Facility Approved at Cabinet 18 th October 2022	New primary health care facility at Alconbury Weald.	£7,888,400.00	£6,013,388.00	The NHS Cambs & Pboro Integrated Care Board (ICB) is actively collaborating with relevant partners to establish and mobilise the Alconbury Weald Health Facility Steering Group. Once formed, this group will develop a high-level plan and associated actions related to the new build, required service provision, and building governance arrangements, aligned with the timeline previously submitted to HDC.

Project Name	Description	Project cost at allocation	CIL funding offered	Update
Godmanchester Astro turf football pitch Approved at Cabinet 18 th October 2022	Installation of a full-sized football pitch all weather (Astro turf) football pitch	£800,000.00	£150,000.00	On track for completion in September 2025.
Somersham Car Park Extension Approved by delegation 7 th February 2023	Community car park extension	£20,480.90	£15,480.90	The PC had to reapply for planning permission and have produced reports to accompany the application from specialist companies. The Parish hope to start the project as soon as permission is approved. It is hoped the extension to the car park will be completed by the end of the year.
Monks Wood Police Training Site Approved at Cabinet 18 th April 2023	New facility to meet the statutory requirements to train police across Cambridgeshire, Bedfordshire and Hertfordshire.	£12,300,900.00	£641,492.00	Current economic and financial challenges across the three Beds, Cambs and Herts forces have forced a review of the project scope meaning they are likely to undertake this on a longer timeframe and on a phased approach. Currently they are undertaking a re-work to establish what that delivery may look like.

Project Name	Description	Project cost at allocation	CIL funding offered	Update
St Neots (Longsands) Computer Suite Approved at Cabinet 18 th April 2023	Dedicated Computer Science suite through refurbishment of existing building	£650,104.00	£325,052.00	The deadline for the funding has passed and the school was unable to raise the match funding. This project has been WITHDRAWN .
Community Centre Extension, Ramsey Approved at Cabinet 16 th April 2024	Extend and re-configure the layout of the Ramsey Community Centre including a commercial sized kitchen. The re-configuration from one to three rooms will allow more groups access to an oversubscribed building.	£260,000.00	£100,000.00	Delays after issues with heat recovery extraction system have caused delays and funding shortfall of £25,000.00. The Town Council are looking to get this resolved asap.
Guardroom community hub, Bury Approved at Cabinet 15 th April 2025	To transform the former RAF Guardroom building into a multifunctional including the Parish Council, hot desk space, and community space for sports and social activities.	£2,359,900.00	£1,500,000.00	The Guardroom project is progressing well and works are expected to commence on site Spring/Summer 2026.
Leisure improvements, Sawtry Approved at Cabinet 15 th April 2025	Replacement & reinstatement of the pool plant and reconnecting the heating, air handling and water, replacement of the pool cover and disabled hoist.	£600,000.00	£360,000.00	A specification of required works has been drawn up and documentation is being prepared to procure the required services. The works will include a new swimming pool lining, completely new pool plant room, reinstatement of water services, pool cover and disabled pool hoist ready

Project Name	Description	Project cost at allocation	CIL funding offered	Update
				to open Spring 2026.
Fire Station modernisation and extension project, St Neots Approved at Cabinet 15th April 2025	Extend and modernise the Fire Station.	£1,845,559.00	£700,000.00	COMPLETED

APPENDIX 2 - Huntingdonshire Infrastructure Project Bids submitted for consideration in first funding round 2025/26 for £100,000.00 or less – Decisions.

Further detail on the reason for decline has been provided to the applicants.

Project proposed	Location	CIL funding requested	Total project cost without VAT	CIL as a % of total EXCL VAT	Score	Recommendation	Decision
Accessible pathways and crowd safety barrier with ambulance & player access gate	Ramsey	£26,598.00	£26,598.00	100%	14	Decline	To be updated following October 3 rd meeting.

The Active Lifestyles team will be reaching out to Ramsey Football Club to support them through any future CIL funding applications, and full feedback will be given on the outcomes for this round.

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