



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, 20 JANUARY 2026** at **7:00 PM** and you are requested to attend for the transaction of the following business:-

AGENDA

APOLOGIES

1. MINUTES (Pages 3 - 8)

To approve as a correct record the Minutes of the meeting held on 16 December 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. NEW 3G ARTIFICIAL TURF PITCH (ATP) AT ONE LEISURE ST IVES OUTDOOR (Pages 9 - 40)

To receive a report from the Head of Leisure, Health & Environment informing of the progress officers have made on the project for a new proposed 3G Artificial Turf Pitch (ATP) at One Leisure St Ives Outdoor, including final designs, progress of the project and overall capital costs.

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

4. REPORT OF URGENT DECISION (Pages 41 - 46)

To receive a report from the Elections & Democratic Services Manager.

**Contact Officer: L Jablonska
(01480) 388004**

12 day of January 2026

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](#)

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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.

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 December 2025

PRESENT: Councillor S J Conboy – Chair.

Councillors L Davenport-Ray, S W Ferguson, S A Howell, J E Kerr, B A Mickelburgh and T D Sanderson.

APOLOGY(IES): Apologies for absence from the meeting were submitted on behalf of Councillors J E Harvey and S Wakeford.

56 Minutes

The Minutes of the meeting held on 18th November 2025 were approved as a correct record and signed by the Chair. The Minutes of the 24th November 2025 were amended to reflect the following corrections:

The second paragraph of Minute 25/55 was amended to read:

*'it mattered that they weighed all the options and considered the views of others as the discussion **developed**'.*

The ninth paragraph of Minute 25/55 was amended to read:

*'She referenced the result of the public consultation **and** the focus groups which had been compelling'.*

The ninth paragraph of Minute 25/55 was amended to read:

*'especially in the **case of** our region where **there** were very different contrasts in urban areas and rural populations'.*

After which the Minutes of the meeting held on 24th November were approved as a correct record and would be signed by the Chair at the 20th January Cabinet meeting.

57 Members' Interests

No declarations were received.

58 Parking Charges – Implementation of Increase

A report by the Head of Economy, Regeneration & Housing was submitted (a copy of which is appended in the Minute Book) providing an update on a number of matters pertaining to parking, including summary of the impacts on car park usage following the implementation of Civil Parking Enforcement. The report also sought to confirm the approach to be taken in respect of the implementation of agreed parking increases within the 25/26 Medium Term Financial Strategy

(MTFS) – namely a 20p increase except for the all-day tariff. The report set out a number of options, which were confirmation of the increase and delegation to implement the agreed increase, or seek confirmation via Council of the agreement to a Budget Policy variation to remove the planned increase or proceed with an alternative scheme.

The Executive Councillor for Finance & Resources – Councillor Mickelburgh introduced the report. He clarified that the decision to increase parking charges had been made; the decision in front of Cabinet was whether to reverse that, stay with that decision or do something else. He emphasised the importance of considering factors such as the Civil Parking Enforcement which went live in August, as well as car park usage and dwell time. Some of this data was included in the report but it had not been possible to interpret the data fully, which was why a revised parking strategy was underway. If the decision was taken to not make the increase, the MTFS would remain balanced by the use of reserves. Furthermore, he commented that there was little point in trying to do anything else when the publication of the new MTFS for the next budget year was only four weeks away.

The Cabinet were grateful to the Executive Councillor for Finance & Resources – Councillor Mickelburgh for clarifying how the parking strategy related to the parking charges. A decision could now be made based on the data that was not available when Council agreed the budget in February 2025. Reference was made to the Quarter 2 Finance Report that was considered by Cabinet at its 18th November 2025 meeting, which showed a forecast underspend of £926,000. This meant there was revenue available if the decision was taken to not implement the increase. Going forward, a policy was needed on agreed principles of car parking charges so there did not need to be a deep dive each year and Cabinet endorsed the timeline of that policy being developed. It was intended that the parking strategy would achieve equity in the way the Council supported residents who had cars and residents who used public transport to visit Market Towns across the District. There needed to be a way of encouraging and supporting Towns and Businesses, whilst balancing the fact that the Council had to deliver a service which had a cost to the public. Having a strategy based on data and which was forward looking would enable decisions to be made as appropriate. It also meant that as costs increased, there might be an opportunity to balance the income and expenditure accordingly.

The Cabinet noted Recommendation A in the report.

The Executive Councillor for Finance & Resources – Councillor Mickelburgh commented that it was unfair and imprudent to bind another administration to the decision taken by Cabinet and some of the options in the report would reach and go beyond May 2026. As such, he proposed the following amended recommendation:

- i. “that the 20p increase as set out in the MTFS should not be implemented in 2026/27. The detail of the charges will be considered and agreed in 2026/27 and will be considered against an updated Car Parking Strategy, and;
- ii. delegate authority to the Corporate Director (Finance and Resources) and Section 151 Officer in consultation with the Executive Councillor for Finance & Resources to make necessary changes to the Councils finances, including

movements from Reserves, to ensure that a balanced MTFS position for 25/26 is maintained”.

At 7:37pm, the meeting was adjourned to allow for printed copies of the amended recommendation to be circulated to Officers and Cabinet. The meeting resumed as 7:46pm.

The Interim Corporate Director (Finance & Resources) and S151 Officer – Lydia Morrison advised that the proposed amendment impacted on the in-year revenue budget and therefore the wording needed to be slightly changed to have that transparency, to the following:

- i. “that the 20p increase as set out in the revenue budget should not be implemented in 2025/26. The detail of the charges will be considered and agreed in 2026/27 and will be considered against an updated Car Parking Strategy; and
- ii. delegate authority to the Corporate Director (Finance & Resources) and Section 151 officer in consultation with the Executive Councillor for Finance & Resources to make necessary changes to the Council’s Finances, including movements from Reserves, to ensure that a balanced revenue budget position for 2025/26 is maintained”.

The Head of Democratic Services and Monitoring Officer advised that the revised amendment would be a recommendation to Council.

The Executive Councillor for Finance & Resources – Councillor Mickelburgh confirmed that he accorded with the suggested amended wording. He proposed the revised amendment, which was duly seconded by Councillor Kerr.

In response to a question from Cabinet, the Executive Councillor for Finance & Resources – Councillor Mickelburgh advised that the impact of the decision on the budget gap would be addressed by the use of underspends as previously referenced in the Quarter 2 Finance report.

On being put to the vote, the revised amendment was carried and would therefore form part of the substantive motion.

The substantive motion was then put to the vote. Whereupon, it was

RESOLVED

that the Cabinet has recommended to Council:

- i. to note that Cabinet agreed that the 20p increase as set out in the revenue budget should not be implemented in 2025/26. The detail of the charges will be considered and agreed in 2026/27 and will be considered against an updated Car Parking Strategy; and
- ii. to delegate authority to the Corporate Director (Finance and Resources) and Section 151 Officer in consultation with the Executive Councillor for Finance and Resources to make necessary changes to the Council’s

finances, including movements from Reserves, to ensure that a balanced revenue budget position for 2025/26 is maintained.

The Democratic Services Manager and Monitoring Officer advised that because Cabinet had given a preference for an option that was contrary or not wholly in accordance with the budget as agreed in February, it needed to go to Full Council for a decision. She would circulate a report to all Members of the Council in line with the requirements of the Constitution, drafted by herself and the Corporate Director (Finance & Resources) and S151 Officer the following day, and would be considered at the 17th December Council meeting.

The Chief Executive also advised for clarity that regarding that report, Officers were unable to issue it until such time as Cabinet had taken a decision. An item had been placed on the Council agenda with a note to say in the event Cabinet determined to implement the charge increase, then the report would be withdrawn as there would not be requirement for Council to consider the matter.

59 Market Towns - Ramsey Update

A report by the Regeneration & Housing Delivery Manager was submitted (a copy of which is appended in the Minute Book) providing an update on progress towards delivering the Ramsey Great Whyte town centre improvement scheme. The report included activity to date and the next stages of project development and delivery.

In the absence of the Executive Councillor for Economy, Regeneration & Housing – Councillor Wakeford, the Corporate Director (Place) – Mike Gildersleeves set out the report. In doing so he took the opportunity to thank the Market Towns Team for their work in progressing the scheme.

The Cabinet discussed the benefits of the support the Council provided to towns and villages across the District and were invested in the success of such important projects. Reference was made to the Environmental Sustainability Design document discussed at the 18th November Cabinet meeting, and the fact that this report provided an example of thinking about circular economy and reuse of materials. Furthermore, the Cabinet commended the fact that communities had been listened to as part of the iterative process and looked forward to the community being able to use that new space when fully developed. Whereupon it was

RESOLVED

that the contents of the report and the proposed approach to delivering improvements to Ramsey Town Centre, be noted.

60 Hinchingsbrooke Country Park Joint Group

The Cabinet received and noted the Minutes of the Hinchingsbrooke Country Park Joint Group meeting held on 21 November 2025.

Chair

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Public
Key Decision – Yes

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter: New 3G Artificial Turf Pitch (ATP) at One Leisure St Ives Outdoor

Meeting/Date: Cabinet – 20th January 2026

Executive Portfolio: Executive Councillor for Communities, Health & Leisure - Councillor Sally Howell

Report by: Gregg Holland, Head of Leisure, Health & Environment

Ward(s) affected: All

Executive Summary:

One Leisure St Ives Outdoor (OLSIO) Centre is a flagship facility within Huntingdonshire District Council's (HDC) leisure portfolio. It offers an extensive range of outdoor and indoor sports amenities, including grass pitches (for cricket, football, and rugby), a full-size 3G artificial turf pitch (ATP), a sand-dressed ATP, an athletics track, tennis and netball courts, a functional training suite, and high-quality ancillary facilities.

The site serves several thousand users each year, drawing participants not only from St Ives and its surrounding areas but also from across the wider region. In addition to regular local use, OLSIO has a strong track record of hosting county and regional competitions, educational programmes, and recreational events, underlining its significance as a venue of both local and regional importance.

This report focuses on the opportunity that exists at OLSIO to add a second 3G ATP at the site and provides an update for Councillors on the progress that has been made so far working in partnership with the Football Foundation (FF), Huntingdonshire FA (HFA) and Surfacing Standards Limited (SSL). The work that has been undertaken so far allows HDC to determine an optimum solution that delivers against the project objectives:

- To address the identified shortfall in 3G ATP provision within the district, particularly in the St Ives area, identified through HDC's Playing Pitch and Outdoor Sports Strategy (PPOSS)
- 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 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.
- Future proofing local council assets for future generations
- Supporting the financial sustainability of One Leisure and the Council
- Supporting the Council's Corporate Plan and wider Strategic Priorities
- Improve the overall customer experience and attract new users and partners to OLSIO.

With the cooperation of all relevant stakeholders there is the opportunity to develop a modern, fit for purpose and fit for the future, 3G ATP at OLSIO. Furthermore, there is an opportunity to make improvements to the existing 3G ATP on site which further enhances the site ensuring it remains an important sporting hub for St Ives.

This report seeks to formally endorse the new proposed 3G ATP at OLSIO allowing further scheme development and a significant improvement to the facilities at the site. This will then allow for further scheme development and financial planning. This report also seeks formal approvals and delegations for Officer's to proceed as outlined within the recommendations below.

This proposal presents an opportunity to create an improved leisure, health and well-being offer for St Ives, and align with a variety of Council strategies, policies and ambitions; as well as those of other partner organisations.

Recommendation(s):

The Cabinet is

RECOMMENDED

Project Development & Planning

- a) To approve the project of a new 3G ATP to be constructed at OLSIO.
- b) To note that, subject to the project securing all necessary consents (including full planning application approval); funding secured through the budget process; and project costs being within budget; the intention is for works to commence on-site in late 2026 with an anticipated opening in early 2027.
- c) To delegate to the Head of Leisure, Health & Environment in consultation with the Corporate Director (Place) & Corporate Director (Finance and Resources) to proceed with and secure any necessary consents to allow the development to move forward.

- d) To note that HDC has signed up to the FF Framework Alliance Contract (FFFAC) which covers services such as management consultancy, independent testing and the supply/installation of 3G ATP's with HDC becoming an "Additional Client".
- e) To delegate to the Head of Leisure, Health & Environment in consultation with the Corporate Director (Place) & Corporate Director (Finance and Resources) to proceed with the FFFAC in partnership with the FF to ensure successful completion of the project.

Funding

- f) To agree the proposed budget envelope of £1.4 million for the project and notes the composition of this total, which is made up of contributions from multiple funding sources such as £300k from Community Infrastructure Levy (CIL) and £300k from HDC.
- g) To note and approve that the Head of Leisure, Health & Environment will lead on and complete negotiations with the FF with the intention to secure up to £800k of capital funding towards a new 3G ATP

Legal agreements

- h) To delegate to the Head of Leisure, Health & Environment to facilitate, and in consultation with the Corporate Director (Place) & Corporate Director (Finance and Resources) complete all relevant land and legal requirements to facilitate this project and enable its delivery.

1. PURPOSE OF THE REPORT

- 1.1 The purpose of this report is to inform Councillors of the progress Officers have made on the project for a new proposed 3G ATP at OLSIO including final designs, progress of the project and overall capital costs.
- 1.2 To provide confidence to the Cabinet and wider Council that due diligence has been conducted on the final designs and costs with support of expert consultants.
- 1.3 To utilise the final capital costs outlined within this report to help inform budget setting and approval of the wider project delivery of the new proposed 3G ATP at OLSIO.
- 1.4 To provide an update on stakeholder engagement and progress to date across the project and to illustrate the broad support Officers have gained from partners for the proposed 3G ATP at OLSIO.
- 1.5 To gain full approval from Cabinet to allow this project to proceed.

2. BACKGROUND

- 2.1 HDC's Playing Pitch and Outdoor Sports Strategy (PPOSS) & Indoor Built Facilities Strategies (IBFS) for Huntingdonshire were commissioned in late 2022 and were then presented to [Overview & Scrutiny Committee \(Environment, Communities & Partnerships\) on 8th June 2023](#) and full approval from [Cabinet was gained on 20th June 2023](#).
- 2.2 The PPOSS identified that there was a shortfall of 3G ATP provision across the Huntingdonshire district of 4 3G ATPs in 2022. Specifically, the PPOSS identified a future shortfall of 1 within the St Ives Analysis area.

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

***At the time of the PPOSS being developed the Godmanchester Rovers 3G pitch was not developed. When the 3G ATP at Godmanchester is built this will be one in Huntingdon taking overall future shortfall to 3.*

- 2.3 This was supported by the FF and HFA who undertook an update to the Huntingdonshire Local Football Facility Plan (LFFP) following the update of the PPOSS and IBFS. The LFFP confirmed that there was a shortfall of 3G ATP provision within St Ives and subsequently identified it as a priority project within its investment portfolio.

LOCATION

Location details:

FACILITIES

New 11v11 Floodlit 3G FTP (1)

OWNER

Not known

DELIVERABILITY SCORE

Very High (4/4)

NFFS OUTCOME SCORE

3.3/4

OVERALL SCORE

88% (10.6/12)

NOTES

A further 3G FTP project is required to meet required shortfalls across Huntingdonshire particularly in the St Ives and St Neots analysis areas where the PPS has identified existing demand not being met. Further exploration of suitable sites is required, however One Leisure St Ives provides a potential location for an additional 3G FTP due to the facility's layout and existing operations on site.

PROJECT FOCUS

Adult female; Adult male; BAME; Disability; IMD / lower social economic groups; Mini-soccer; Small-sided informal; Small-sided recreational; Small-sided teams and leagues; Youth female; Youth male

- 2.4 An Independent Review of the Long-Term Operating Model for One Leisure was undertaken in Autumn 2023 and subsequently adopted by the Council in March 2024.
- 2.5 The Independent Review included a proposed prioritisation of capital investment across the One Leisure estate in line with the Council's ambitions for One Leisure to grow participation and become financially sustainable.
- 2.6 As part of this independent review one of its key recommendations based upon the future shortfall of future 3G ATP provision across the district identified by the PPOSS and LLFP was that HDC and One Leisure should liaise with FF and other stakeholders to commission a feasibility study to develop a new 3G ATP at St Ives Outdoor as the preferred option.
- 2.7 Based upon the shortfall of 3G ATP provision across the district outlined within the PPOSS and LFFP the Independent Review of the Long-Term Operating Model for One Leisure confirmed that Investment Priority should be looked at for a new 3G ATP at OLSIO at a cost of £1.4m (indicative).
- 2.8 Following initial feasibility work undertaken by First Point Management, the Council approached the FF and HFA to begin discussions on a new 3G project at OLSIO.

3. RISKS & MITIGATION

- 3.1 An internal risk and mitigation plan was developed by officers during initial discussions with the FF. This is a live document that evolves alongside the project and is regularly updated to reflect emerging risks and mitigation strategies. The current version is available in appendix 1.
- 3.2 In parallel, the FF's project management framework provides robust support for risk management throughout the development. As the principal funder, the FF applies rigorous assurance processes at each stage of its Large-Scale Project pathway from feasibility to delivery and post-completion review. These include comprehensive due diligence, risk identification, milestone monitoring, and gateway approvals, all designed

to ensure projects are viable, deliverable, and sustainable. Their significant financial contribution brings an added layer of oversight and accountability. With the FF's support, a structured risk register will be maintained throughout the project lifecycle, with regular reviews at key milestones and escalation procedures in place where necessary

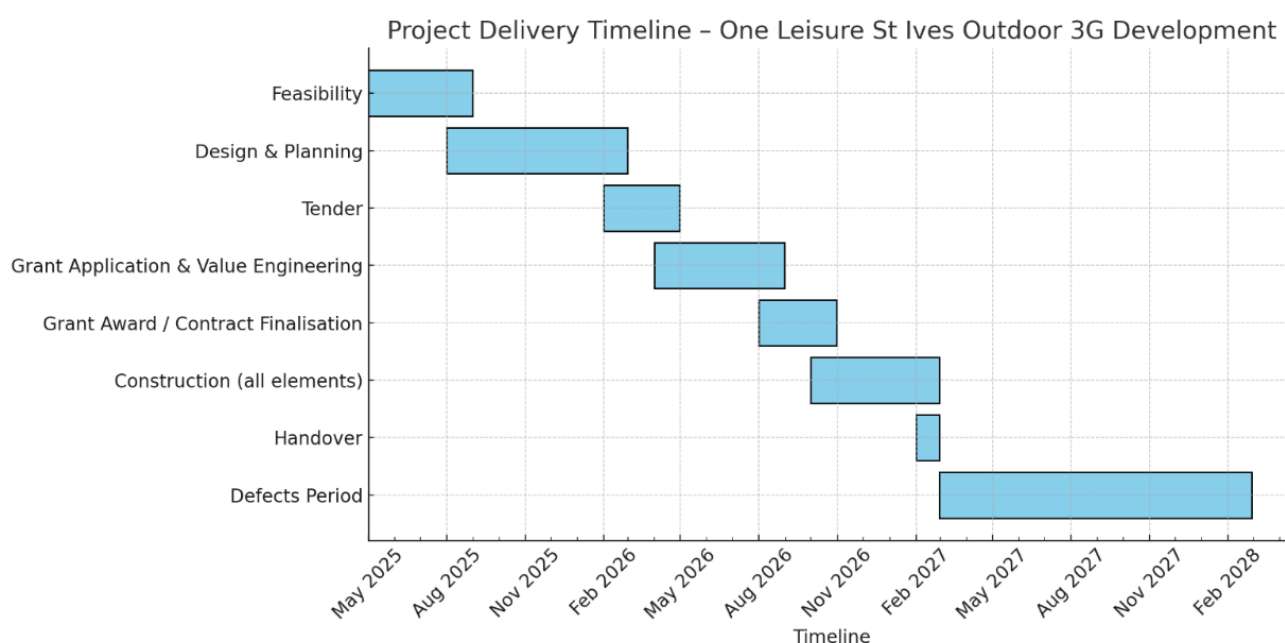
- 3.3 All risks will be reviewed monthly during the development phase, and bi-monthly once construction begins. A live risk register will be maintained and shared with the project team, ensuring oversight and prompt mitigation action when needed.

4. INDICATIVE TIMETABLE FOR IMPLEMENTATION

- 4.1 The full project, comprising the construction of a new full-size floodlit 3G ATP, environmental and specification upgrades to the existing 3G ATP, and the installation of two non-turf cricket pitches (NTPs) is currently at the Design & Planning Stage (as of January 2026.).

- 4.2 Project delivery is structured around key milestones aligned with the FF Framework, local planning requirements, and HDC internal governance. All elements of the project will be delivered concurrently to maximise cost efficiency, minimise disruption, and ensure timely completion.

- 4.3 Below is the following timeline outlines the anticipated stages of delivery



5. LINK TO THE CORPORATE PLAN & STRATEGIC PRIORITIES

- 5.1 The work undertaken on the proposed 3G ATP at OLSIO strongly supports the council's corporate plan and its key priorities which are:

1. Improving the quality of life for local people
2. Creating a better Huntingdonshire for future generations

3. Delivering good quality, high value for money services with good control and compliance with statutory obligations

5.2 The proposed development of the 3G ATP can contribute and support the delivery of the Councils strategic priorities and Corporate Plan in the following ways:

- a. Meeting the recommendations set out in HDC's PPOSS for the district by supporting the shortfall of 3G ATP provision in the St Ives area on future population projections.
- b. Supporting the evidence provided by LLFP by the FF as part of their football facility review.
- c. Creating these new spaces will benefit and improve the quality of life of residents and it will provide a greater access to state-of-the-art facilities, a larger space to exercise in, and in doing so will deliver health and wellbeing facilities that will be fit for future generations and a better Huntingdonshire for residents.
- d. It will support and enhance priority three within the Corporate Plan as it will deliver good quality, high value for money services which will continue to run in line with our membership architecture, which is based upon choice, affordability, value for money and importantly access to our facilities so that local residents do not have a barrier to participation.
- e. The new 3G ATP will improve happiness and wellbeing by increasing access to regular sport and physical activity, supporting better health and stronger social connection.
- f. The project will help maximise physical activity across the district by adding year-round pitch capacity and enabling more sessions for clubs, schools and community groups.
- g. The project will support a prevention-led approach by providing more local opportunities to be active, which helps reduce longer-term health inequalities and demand on other services.
- h. The additional pitch will strengthen One Leisure's ability to grow participation and impact, aligning with the Corporate Plan's focus on One Leisure usage and Active Lifestyles outcomes.
- i. The additional 3G ATP will support sustainable growth and inclusive place-making by ensuring communities have access to high-quality sports infrastructure as St Ives and surrounding areas develop.
- j. The project will improve value for money by increasing capacity at a key multi-sport hub, enabling more efficient programming and reducing displacement to more distant sites.
- k. The project will demonstrate the Council's enabling role by bringing together external investment and local partners to deliver shared outcomes for residents.

5.3 Likely use of the new 3G ATP will stem from across St Ives Spatial Planning Area (SPA) which covers St Ives, Hemingford Grey, Houghton & Wyton, Fenstanton and Holywell-cum-Needlingworth. Within this wider area, the main housing growth is concentrated on a small number of large strategic sites and urban extensions which together account for almost all the proposed growth and they are:

- Wyton Airfield is proposed as a major new community, with around 4,491 new homes planned.
 - Giffords Park, to the east of the B1040 near Needingworth on the edge of St Ives, is proposed to accommodate approximately 1,750 new homes, together with a care home and a local centre.
 - The site known as St Ives 1, located on land north of Houghton Road, is expected to deliver about 350 new homes.
 - Needingworth 2, on land to the east of Bluntisham Road (northern part), is proposed for around 1,128 new homes.
 - Needingworth 1, on land north of Bluntisham Road, is proposed for about 150 new homes, comprising approximately 90 market homes and 60 affordable homes.
- 5.4 Adding these strategic and edge-of-town sites together gives just under 8,000 dwellings associated with the St Ives SPA. This sits within the wider district-wide requirement of 29,251 homes (2021–2046), of which 15,447 are to be delivered through new allocations in the Preferred Options draft.
- 5.5 Because the Local Plan Update is still at Preferred Options consultation stage (5 November–17 December 2025), all these figures remain draft and may change before submission, but they are the best current indication of proposed housing growth for the St Ives Spatial Planning Area.
- 5.6 Following the approval of the final proposals they will consider the future growth of St Ives and its wider area so the new facility will support existing and new residents become and remain physically active, provide high quality facilities for future generations and will deliver multiple benefits and outcomes for the community of Huntingdon and wider District.

6. STAKEHOLDER ENGAGEMENT & COMMUNICATION

Stakeholder Engagement:

- 6.1 The proposal for a second full-size floodlit 3G ATP at OLSIO is underpinned by strong community engagement, strategic support, and grassroots demand. The process has involved consultation with local clubs, community leaders, and strategic partners, and will continue through a phased and inclusive programme of engagement as the project develops.
- 6.2 Initial engagement took place with key strategic partners such as HFA and Sport England (SE). HFA has highlighted that capacity constraints at OLSIO prevent them from meeting current and future demand and have provided letters of endorsement along with the FF (see appendix 2). Pre-application advice from SE confirmed (see appendix 3) the proposal would not be opposed provided replacement cricket facilities (two Non-Turf

Pitches) are delivered, a condition which is already incorporated into the project plan.

- 6.3 At the grassroots level, HFA facilitated direct engagement with local clubs through structured surveys and questionnaires in late 2024 and again in June 2025. Responses were received from eight clubs including St Ives Rangers, Needingworth Colts, Bluntisham Blasters, Warboys Colts, St Ives Town FC, and Fenstanton Youth. These clubs represent a broad cross-section of the community, with teams spanning under-7s through to adults, and with strong provision for girls, disability football, and recreational players.
- 6.4 Further broader engagement has taken place via a public consultation portal which HDC has hosted via commonplace ([Community Forum - New Proposed 3G Artificial Turf Pitch At One Leisure St Ives Outdoor Centre - Commonplace](#)) and a Microsoft form via One Leisure members. Over 209 responses were received, and the aim of the engagement was to understand current demand, who is (and is not) able to access facilities, what types of activities, times, and pricing work best, and any concerns or ideas residents had so that future investment meets local needs.
- 6.5 The consultation results were clear: demand for additional 3G capacity in St Ives is strong. Of 209 respondents, 73% rated extra provision as Very or Quite Important, and 62% said they would use a new pitch at One Leisure St Ives Outdoor. Clubs echoed this sentiment with seven of eight confirmed they would use a second pitch, with the remaining club undecided but acknowledging current booking challenges. All clubs described the process of securing 3G space locally as “difficult” or “very difficult,” citing frequent match cancellations on grass, fragmented training across multiple venues, and turning away new players.
- 6.6 Respondents highlighted significant benefits from a new pitch: more opportunities for young people (79%), improved health and wellbeing (64%), safer surfaces (56%), and greater inclusion for women and girls (54%). Recommended actions include guaranteeing community access slots, transparent booking policies, school holiday utilisation plans, and flexible pricing. Programming should balance club football with casual play and targeted sessions for women, girls, and older adults—aligning with the Playing Pitch and Outdoor Sports Strategy, which found 59 of 93 teams in the St Ives area lack adequate facilities.
- 6.7 An overview of the consultation conducted for this project can be found in appendix 4.
- 6.8 The engagement process has strengthened the project design and activation plan in three keyways. First, it ensures capacity and flexibility by accommodating full-size matches alongside small-sided formats such as 9v9, 7v7, and the FA’s upcoming 3v3, meeting varied demand. Second, it embeds inclusivity by shaping delivery plans that expand opportunities for women and girls, disability football, and recreational play, aligning with FA programmes like Wildcats and Squad Girls. Third, it adopts a community-

first approach, prioritising local teams in programming and maintaining affordable pricing to maximise grassroots access

- 6.9 To showcase the engagement work undertaken with stakeholders the table below summarises the current HDC position:

Stakeholder	Dates of Meetings
Football Foundation	<ul style="list-style-type: none"> Wednesday 15 January 2025 Wednesday 31 March 2025 Monday 12 June 2025
Huntingdonshire FA	<ul style="list-style-type: none"> Wednesday 15 January 2025 Friday 1 August 2025 Wednesday 17 September 2025 Tuesday 28 October 2025 Thursday 6 November 2025
St Ives Rangers	<ul style="list-style-type: none"> Tuesday 30 September 2025
Buckden FC/All inclusive FC	<ul style="list-style-type: none"> Thursday 2 October 2025
Huntingdonshire School Sports Partnership	<ul style="list-style-type: none"> Wednesday 8 October 2025
St Ives Town FC	<ul style="list-style-type: none"> Thursday 9 October 2025
Warboys Colts	<ul style="list-style-type: none"> Wednesday 15 October 2025
Hemingford FC	<ul style="list-style-type: none"> Thursday 23 October 2025
St Ives Rugby Club	<ul style="list-style-type: none"> Tuesday 18 November 2025
Thera Trust (ICAN Group St Ives)	<ul style="list-style-type: none"> Wednesday 3 December 2025

- 6.10 The key principles discussed with each stakeholder can be summarised as follows:

Organisation	Key Principles
Huntingdonshire FA	<ul style="list-style-type: none"> a. Participation growth and pathway impact b. Inclusive football leadership c. Workforce development d. Facility utilisation and coordination e. Quality, welfare and safeguarding culture <p>HFA add development leadership and credibility, connect partners (clubs, leagues, schools and disability provision), and help shape activation, coaching/workforce development and coordinated programming to maximise participation impact.</p>
St Ives Rangers, Buckden FC, Allinclusiv FC, Huntingdonshire School Sports Partnership, St Ives Town FC, Warboys Colts, Hemingford FC, St Ives Rugby Club, Thera Trust (ICAN Group St Ives)	<ul style="list-style-type: none"> a. Evidence-led demand and commitment b. Programme growth and pathway development c. Inclusion and affordability d. Operational practicality

	<p>e. Partnership approach</p> <p>Clubs provide clear evidence of demand and growth, commit to regular block bookings as anchor users, and help co-design and deliver inclusive programmes (women & girls, disability and wider community use).</p>
Football Foundation	<p>a. Clear community outcomes b. Inclusivity by design and programmes c. Sustainable operations and value for money d. Quality and standards e. Partnership and good governance</p> <p>FF enable delivery through the principal capital funding route and strengthen the project through their requirements for clear outcomes, quality standards, and a sustainable long-term operating model.</p>

7. LEGAL IMPLICATIONS

- 7.1 The proposed 3G ATP development is subject to several legal considerations relating to land ownership, lease arrangements, and statutory approvals. These are outlined below.
- 7.2 The land on which the proposed 3G ATP will be constructed is currently owned by Cambridgeshire County Council (CCC). CCC has formally granted permission to HDC to build the 3G ATP on this site.
- 7.3 There is a Headlease between St Ivo Academy and CCC. A Sublease exists between St Ivo Academy and HDC. Both leases were issued on 10 August 2016, granting HDC rights over the site for the intended development.
- 7.4 The current challenge is neither the Headlease nor the Sublease is currently registered with the Land Registry. This lack of registration creates legal uncertainty regarding enforceability and third-party interests.
- 7.5 The FF, as a key funding body, cannot place a legal restriction on HDC's sublease to safeguard its financial investment until registration is complete.
- 7.6 HDC is actively working with St Ivo Academy, CCC, and the FF to initiate and complete the lease registration process. Legal teams are engaged to ensure compliance with Land Registry requirements and to expedite the process.

- 7.7 St Ivo Academy must obtain Department for Education (DfE) approval for the change of use from natural grass pitches to a synthetic 3G ATP. This application is currently in progress and is a prerequisite for project commencement.

8. PLANNING

- 8.1 In February 2025, HDC sought pre-application planning advice from SE to support the development of the proposed second full-size floodlit 3G ATP at OLSIO. As part of this process, SE undertook consultation with key sports bodies, including the FF, HFA and the England and Wales Cricket Board (ECB), to ensure the emerging proposal appropriately considered the needs of all sports on the wider site.
- 8.2 During the pre-application stage, the ECB raised concern regarding the potential loss of an unused cricket wicket within the footprint of the proposed pitch, noting their interest in protecting future cricket provision at the site. In response, and to address this concern through appropriate mitigation, the ECB recommended the installation of two non-turf cricket pitches on the current cricket wicket to the north of the proposed 3G ATP location. The mitigation works are estimated at £20,000.
- 8.3 The FF has confirmed that it is content for this mitigation to be incorporated within the overall project scope and cost plan, ensuring the proposal responds positively to the consultation feedback and supports the continued multi-sport offer at OLSIO.
- 8.4 Since receiving pre-application feedback, the project team and consultants have worked up the design and supporting information through 2025, with ongoing engagement with HDC planning colleagues to ensure a smooth and well-informed route to submission. A planning application was subsequently submitted in December 2025 (planning reference – 25/02378/HDC), reflecting the outcomes of the pre-application process and the agreed approach to mitigation and stakeholder requirements. An expected outcome of the planning application is due in March 2026.

9. RESOURCE IMPLICATIONS

- 9.1 The estimated total cost for delivering a new full-size, floodlit 3G ATP at OLSIO Centre is circa £1.333 million. With a 5% contingency allowance, the total projected cost is circa £1.4 million. This estimate is based on recent comparable local projects and national cost benchmarks, and includes all necessary elements for a high-quality, sustainable facility.
- 9.2 Costs have been aligned with the FF Framework, to which HDC is signed up as a client. This provides the Council with technical and procurement support, enabling the appointment of a contractor through the FF's approved tender process.
- 9.3 The largest single contribution is expected to come from the FF, with a grant application for £800,000 submitted in December 2025 with an answer due in March 2026. This funding is subject to compliance with the

FF conditions, including the registration of leases and DfE approval for the change of use. The grant will be allocated following successful completion of the procurement process through the FF's AGP Framework.

- 9.4 One Leisure has notionally committed a contribution of £300,000, which is scheduled for a decision in February 2026 as part of the normal budget setting process. This investment reflects the strategic importance of the facility in supporting leisure and community sports provision across the district.
- 9.5 A CIL funding request for £300,000 was approved in October 2025, demonstrating alignment with local infrastructure priorities and reinforcing the commitment to delivering enhanced sports facilities for community benefit.
- 9.6 The financial model for the new facility is robust and future focused. The pitch is forecast to generate annual income of circa £60,000, in line with the current 3G ATP on site. A ringfenced £27,000 per annum will be allocated to a sinking fund, in line with FF requirements, to support pitch replacement after 10–12 years. Day-to-day maintenance is projected to cost circa £5,000 per annum, with the remaining £28,000 contributing to HDC One Leisure's operational budget to support the wider management and delivery of services at the site.

10. HEALTH IMPLICATIONS

- 10.1 The building of the 3G ATP at OLSIO would provide a valuable and accessible community asset that can enhance both social and health benefits to the community now and in the future for Huntingdonshire residents. Accessibility is a key factor, with specifically locality and affordability important considerations of public leisure provision as public leisure provision can help reduce health inequalities experienced by low-income individuals and families.
- 10.2 The Council is a partner authority of the Cambridgeshire & Peterborough Integrated Care Service (ICS) and has worked in partnership with them to offer residents evidence-based interventions for those with mild to moderate frailty and those at risk of cardiovascular disease. The building of the 3G ATP at OLSIO can play a key role in delivering these types of health interventions and other social prescribing initiatives and is accessible for people with mobility difficulties or disabilities.
- 10.3 SE, the Association for Public Service Excellence (APSE), Community Leisure UK (CLUK), the Local Government Association (LGA) and the Chief Leisure Officers Association (CLOA) all champion the need for public leisure facilities as a critical component of the community infrastructure supporting health and wellbeing, community cohesion, tackling inequalities, and creating a positive and active environment for local people.
- 10.4 By providing a reliable, high-quality surface in all seasons, the project would enable more consistent participation in sport and exercise, supporting a prevention-focused approach to improving population health

and wellbeing. Key health and wellbeing implications are summarised below:

- Increased physical activity and improved fitness
- Improved mental wellbeing
- Healthier outcomes for children and young people
- Tackling inactivity and inequalities through inclusive access.
- Year-round reliability supports consistency of activity
- Wider community wellbeing and social value.
- Strategic alignment with Council priorities

10.5 This opportunity will also allow the One Leisure Active Lifestyles Team an opportunity to utilise the new 3G ATP to develop and enhance their programming and increase their membership base to allow residents a wider service offering and access to a 'Best in Class leisure provision.

10.6 Overall, the utilisation of this new facility will benefit the residents and provide facilities that will allow access to help improve their quality of life, create a better Huntingdonshire for future generations and offer good quality value for money services.

11. ENVIROMENT AND CLIMATE CHANGE IMPLICATIONS

11.1 The scheme has been developed in line with the Council's commitment to apply a "green lens" to decision-making, reducing carbon emissions where practicable and securing measurable environmental improvements alongside investment in community sport.

11.2 The project includes upgrading the existing 3G ATP floodlights to a modern, energy-efficient LED system, reducing electricity demand compared with the current installation. The lighting design will also reduce light spill, which is a key mitigation measure to limit disturbance to bats and other nocturnal wildlife. The ecological reporting also confirms that a modern mitigated floodlight scheme is proposed as part of the overall mitigation package.

11.3 To reduce environmental risks associated with infill migration, the scheme will incorporate infill containment boards around the pitch perimeter. This will help prevent rubber crumb leaving the playing surface, reduce the need for frequent infill top-ups, and lower the risk of material entering surrounding land or drainage routes.

11.4 Lighting controls for the floodlights (including aiming, timers and switching regimes) will be implemented to avoid unnecessary use and minimise impacts on wildlife and neighbouring areas.

12. REASONS FOR THE RECOMMENDED DECISIONS

- 12.1 The proposal addresses a documented shortfall of full-size 3G artificial turf pitch provision in the district, particularly in and around St Ives, and responds to evidenced peak-time capacity constraints.
- 12.2 The proposal directly delivers the priorities of the Council's PPOSS by increasing all-weather football capacity, addressing identified shortfalls in provision, and supporting additional secured community use.
- 12.3 The proposal aligns with and helps implement the Local Football Facility Plan by providing the recommended investment in additional 3G capacity, enabling more training and match activity, supporting club development pathways, and meeting current and future demand for football facilities.
- 12.4 The proposal is supported by local clubs and stakeholders, who have identified unmet demand, constraints on existing provision, and a desire to secure regular block bookings and partnership
- 12.5 The project supports the wider commercial sustainability of One Leisure by increasing all-weather capacity, improving utilisation, and enabling broader access to high-quality facilities for residents.
- 12.6 The proposal future-proofs an important Council asset and helps ensure the Outdoor Centre remains fit for purpose as a multi-sport hub serving current and future generations.
- 12.7 The additional 3G capacity will enable more consistent delivery of community sport and physical activity, reducing cancellations and displacement onto less suitable surfaces, and helping to protect existing grass pitch quality.
- 12.8 The proposal strengthens inclusive access by creating additional capacity for women and girls' football, disability and pan-disability provision, and recreational formats (e.g., walking and wellbeing football), including at off-peak times.
- 12.9 The project supports wider health and wellbeing outcomes by enabling more people to be physically active more often, aligning with the Corporate Plan priority to improve quality of life and maximise physical activity across partners.

13. LIST OF APPENDICES INCLUDED

Appendix 1 – Project Risk Assessment.

Appendix 2 – Letters of support from Huntingdonshire FA and Football Foundation.

Appendix 3 – Sport England Pre Application Planning Advice.

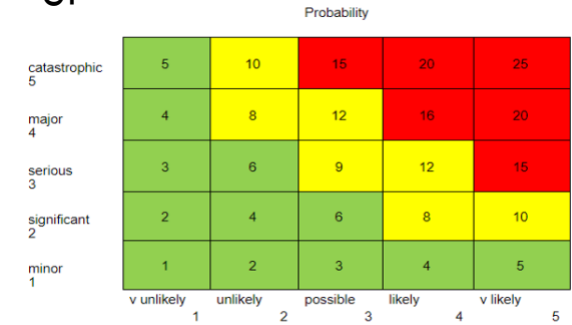
Appendix 4 – 3G ATP Consultation Dashboard Overview.

CONTACT OFFICER

Name/Job Title: Robbie Bratchell – Strategic Sports Development Officer
Tel No: 01480 388654
Email: Robbie.Bratchell@huntingdonshire.gov.uk

Risk ref (1, 2, 3 etc.)	Risk (Brief description of risk)	Consequence (if risk happens, the result may be this:)	Date raised (Date first brought to Growth Service Managers' attention)	Category (What area of the project could be affected?)	Source (Where did the risk originate? Who raised it?)	Impact Score VH/H/M/L/VL See matrix below	Probability Score VH/H/M/L/VL See matrix below	Gross risk	Mitigation	Control	Impact Score if mitigation and controls in place Score VH/H/M/L/VL See matrix below	Probability Score if mitigation and controls in place Score VH/H/M/L/VL See matrix below	Current Risk	Owner: Who will manage and control risk?	Status	Comments
1	Community Infrastructure Levy (CIL) funding application declined	Project does not take place.	27/05/25	Strategic/Commerical	Active Lifestyles	VH	M	15	Thorough application process working with partners to ensure application meeds requirements	Use of senior HDC project staff to complete application	H	M	12	Active Lifestyles	Open	
2	Football Foundation (FF) funding application declined	Project does not take place.	27/05/25	Strategic/Commerical	Active Lifestyles	VH	M	15	Continuing work with the Football Foundaton (FF). Using FF framework to meet requirements	Use of senior HDC project staff to complete application	H	M	12	Active Lifestyles	Open	
3	Delays in planning permissions or approvals	Project may be delayed and costs increased	27/05/25	Legal & Regulatory	Active Lifestyles/Planning/ FF	M	L	9	Early engagement with HDC planning department and alignment with local plan and PPOSS. Realistic time allowances in delivery programme. Pre application advice with statutory consultee's (Sport England) to rectify any concerns.	Direct communication with HDC project lead and HDC planner overseeing application. Use of FF consultants to draft and submit planning application in line with FF and HDC frameworks.	M	VL	4	Active Lifestyles/Planning/ FF	Open	
4	Construction disruption to existing site users	Loss of revenue on site during works	27/05/25	Technical/Operational	Active Lifestyles/One Leisure/ FF	H	M	12	Site plans showing Phased construction and careful scheduling to minimise operational impact.	Proactive communication plan for centre users. Ingress and Egress plan for works. Identified in tender and project initiation documents	M	L	6	Active Lifestyles/One Leisure/ FF	Open	
5	Underuse of 3G post-completion	Failure to meet community use agreement with FF in relation to funding. Lack of income for site and lack of sinking fund for pitch replacement (10-12 years)	27/05/25	Strategic/Commerical/Economic	Active Lifestyles/One Leisure	H	L	5	Working with strategic partners, clubs and end users.	Project based on evidence of unmet demand and forecast growth. Community engagement and inclusive programming will ensure wide use. Working with strategic partners such as Hunts FA.	H	VL	4	Active Lifestyles/One Leisure	Open	
6	Long-term maintenance or funding shortfalls	Increased costs for maintenance and relaying of pitch in 10 -12 years time.	27/05/25	Strategic/Commerical/Economic	One Leisure	VH	M	15	Ensure payments and bookings for 3G pitch cover requirements from FF.	Annual £25,000 sinking fund is mandated by the Football Foundation. Income from bookings will support lifecycle and maintenance costs. One Leisure operates the other 3G's across the leisure sites and they have been well maintained.	VH	L	10	One Leisure	Open	
7	Leadership or partner changes	Objectives of project not being met. Delays to project causing extra costs for all partners	27/05/25	Strategic	Active Lifestyles, One Leisure, FF	M	L	6	Clear governance model and shared agreements with partners. Regular reviews and documentation to ensure continuity.	Steering group to be developed to ensure project objectives and KPI are reviewed and met	M	VL	3	Active Lifestyles, One Leisure, FF	Open	
8	Lead times estimated	Project may be delayed	27/05/25	Strategic/Operational	FF, Active Lifestyles, One Leisure, Contractor	M	L	6	Early engagement and good tender process via FF APG framework	Use of timeline in tender assessment via FF APG Framework	L	VL	2	Active Lifestyles, One Leisure, FF	Open	
9	Contractor unable to complete works in 'off season'	Project may be delayed	27/05/25	Strategic Operational	FF, Active Lifestyles, One Leisure, Contractor	L	L	4	Early engagement and good tender process. Scheduling in summer months so weather disruption is minimal.	Use of timeline in tender assessment linked to FF AGP Framework	VL	VL	1	FF, Active Lifestyles, One Leisure, Contractor	Open	
10	Increased costs from inflationary rises in construction industry	Overspend on project costs	27/05/25	Finance	Active Lifestyles, One Leisure, FF	H	M	12	Added contingency and current 10% inflation to previous qotes	Contingency built into budget planning. Use of FF AGP framework and early engagement with FF Consultants	M	M	9	Active Lifestyles, One Leisure, FF	Open	

Matrix of Impact Score and Probability Score



Guidance Notes

Risk Reference: Numerical reference

Risk: Brief description of risk

Consequence: If risk happens then the result may be this...

Date raised: The date the risk was first brought to the Project Leads attention

Category: What area of the project could be affected - choose from:

- Strategic/Commercial
- Economic/Financial/Market
- Legal & regulatory
- Organisational/management/human factors
- Political
- Environmental
- Technical/operational/infrastructure
- Other

Source: Where did the risk originate - who raised it

Impact Score: Score VH/H/M/L/VL – see matrix below

Probability Score: Score VH/H/M/L/VL – see matrix below

Gross Risk: Total of Impact Score x Probability score – see matrix below

Mitigation: What is planned to manage the risk?

Control: What controls are in place e.g. weekly site visits

Impact Score: If mitigation and controls in place rescore VH/H/M/L/VL – see matrix below

Probability Score: If mitigation and controls in place rescore VH/H/M/L/VL – see matrix below

Current Risk Score: If mitigation and controls in place Impact Score x Probability score – see matrix below

Responsible owner: Who will manage / control the risk?

Status: Open/Closed

Comments: Current situation/anything to note

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Mr R Bratchell,
Huntingdonshire District Council,
St Mary's Street,
Huntingdon,
Cambridgeshire,
PE29 3TN.

20th May 2025

Dear Robbie

One Leisure St Ives Outdoor - proposed New 3G Full sized Football Turf Pitch.

Huntingdonshire District Council are currently looking to secure CIL funding in relation to creating a second Full sized 3G Football Turf Pitch at One Leisure St Ives Outdoor. The new, proposed 3G is outlined as a priority in Huntingdonshire's Local Football Facilities Plan (LFFP) produced in partnership with the Football Foundation. The LFFP is intended to act as a guide to future priority investments in facilities in the area up to 2029. Steering group meetings are also underway with Huntingdonshire District Council, Sport England, and Huntingdonshire Football Association alongside consultation with a number of football clubs in the surrounding area. This aligns with the 2023 Play Pitch Strategy (PPS) for Huntingdonshire outlining a shortfall of 3G provisions in the County. The PPS specifically mentions the opportunity for a second 3G on site. The PPS was created via independent consultants Knight Kavanagh & Page working with local National Governing Bodies, Key Stakeholders, and interviewing local sports clubs. This outlined current conditions of Grass Pitches, Pavilions and 3G pitches in the County.

Both The Football Foundation and Huntingdonshire FA are very keen for this project to take place to fill a critical gap in 3G provision in the area. Huntingdonshire District Council have engaged positively with Huntingdonshire FA and the Football Foundation on previous capital investments projects at Academy Leisure Sawtry, One Leisure Ramsey and One Leisure St Ives Outdoor for 3G Full sized Football Turf Pitches (FTPS) and a changing room upgrade in 2010.

If you require any additional information, please don't hesitate to get in touch.

Kind regards,

Brett Fairholm

Chief Operating Officer

Huntingdonshire Football Association Ltd

President: M Armstrong **Chairman:** M F Frost **Vice Chairman:** R Stephen **Director of Administration:** M Ives

Registered Office: Armstrong House, Sovereign Court, Lancaster Way, Ermine Business Park, Huntingdon,
Huntingdonshire, PE29 6XU

Incorporated in Cardiff · Registration No: 4451011 · Registered Charity No: 1166644

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16th May 2025



To whom it may concern,

The Premier League, The FA and Government's charity, the Football Foundation, is on a mission to champion fair access to local community football facilities.

To achieve this we've developed Local Football Facility Plans for every community in England, which identify the facilities that most need our funding.

Huntingdonshire's Local Football Facility Plan was completed in July 2024.

We have also recently supported the completion of Huntingdonshire's Playing Pitch Strategy, which was completed in 2023, to identify priorities within the borough.

A proposal to build a second 11v11 3G Football Turf Pitch at St Ives Outdoor Centre was a priority project identified in both the Playing Pitch Strategy and the Local Football Facility Plan, and we're committed to working with Huntingdonshire District Council to make it a reality.

It is noted that the current 3G Football Turf Pitch at the Centre has been recently re-surfaced and has performed well against expectations following a previous grant from the Football Foundation.

This letter signals our intention to consider a funding application to help fund this project.

Our team is working directly with Huntingdonshire District Council to provide the help, support, and guidance they need to meet our requirements and ensure this is a viable project for funding.

We trust this letter will demonstrate our commitment to supporting Huntingdonshire District Council to deliver their project.

Thanks in advance for your support.

Yours sincerely,

The Football Foundation

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Huntingdonshire District Council

FAO: Robbie Bratchell

By email only

13th February 2025

**Town & Country Planning (Development Management Procedure) (England)
Order 2015**

Pre-application

Site: One Leisure St Ives

Pre-Application Proposal: Proposed 3G pitch

Sport England Reference: PA/25/E/HU/69778

Thank you for seeking pre-application advice from Sport England on the above proposal.

Sport England – Statutory consultee role and policy

It is considered that the draft proposal would affect playing field and that any formal planning application for development in the form set out would require statutory consultation with Sport England under the terms of the above Order. We have therefore assessed it in light of the National Planning Policy Framework (NPPF), in particular paragraph 104, and Sport England's Playing Fields Policy, which is presented within our 'Playing Fields Policy and Guidance Document':

www.sportengland.org/playingfieldspolicy

Sport England's policy is to oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of all or any part of a playing field, or land which has been used as a playing field land remains undeveloped, or land allocated for use as a playing field unless, in the judgement of Sport England the development as a whole meets with one or more of five specific exceptions. A summary of the exceptions is provided in the annex to this response.

The proposal and its Impact on playing field

Pre-application advice is sought for the installation of a 3G Artificial Grass Pitch (AGP) on part of the playing field comprising a cricket square and would consequently result in the loss of part of a playing field. The proposal would therefore need to meet one or more of Sport England's Playing Fields Policy and paragraph 104 of the NPPF.

National Governing Bodies of Sports Comments

In developing proposals for a 3G AGP for football, Sport England engaged with the Football Foundation, which corresponds with Huntingdonshire FA. Given that the proposed site is situated on a playing field that features a cricket square, as seen on Google Earth, Sport England also sought input from the England Cricket Board. The feedback received from the national governing bodies was as follows:

Football Foundation (FF)

'The Huntingdonshire PPS identified a need for an additional 3G FTP in the St Ives / St Neots area given the high levels of unmet demand. Furthermore, the one Leisure St Ives facility is identified in the LFFP as a site which could be developed to meet this need.

The facility successfully operates an existing pitch which is highly utilised and is unable to meet the demand within the area, and therefore an additional provides an opportunity to address needs identified within both the PPS and LFFP.

The applicant has engaged with Hunts FA and the Football Foundation with a view to a future funding application, and therefore it is expected that detailed designs and specifications would be submitted at a later date to support a full application.

A full site development plan and programme of use will be developed alongside the technical plans, to ensure a full programme of activity to support social/recreational and affiliated/competitive activity.'

England and Wales Cricket Board (ECB)

'Local cricket context provided courtesy of from Cricket East (Cricket Board that covers Beds & Hunts).

Pre-covid, there was regular use of the back pitch (which is the pitch to be lost as a result of the AGP), this included (among others) County Age Group boys and girls inc. T20 festival/matches (quite often 2 different county age group games against the same county were held at the same time).

Due to the two-pitch setup, youth club finals and a Midweek Business League were also played on the back pitch. Active Partnership: Living Sport held school/SEN events there, too.

It's unknown the precise context for One Leisure subsequently not maintaining the back pitch but, it doesn't look to have had that availability for use since c. 2019.

In terms of local clubs, St Ives CC merged with Warboys CC and St Ives still use the front pitch on Saturdays whilst Warboys do likewise a few miles away at their old ground, too. However, with Development, T20 and friendly adult XIs plus (mixed) teams at all age groups there is limited capacity for the club to grow on this amended pitch footprint.

A thought: the front pitch is large enough to accommodate two games of junior cricket at the same time – provided non-turf pitches were located optimally (one next to the square, the other on the opposite side of the outfield). The provision of two NTPs on-site would provide significant additional capacity for future growth of junior cricket (girls cricket especially, but also women's cricket, too). Likely cost would be c. £20k ex VAT.

I can foresee a scenario where ECB could be supportive of such on-site mitigation being provided in exchange for the permanent loss of a cricket square. However, this could only be confirmed following extensive consultation and engagement by ECB with Cricket East and the club.'

Assessment against Sport England's Playing Fields Policy and NPPF

As the proposal includes outdoor facilities for sport due consideration shall be given as to whether the provision of the facilities would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the area of playing field. Subject to the benefits to sport clearly outweighing the loss of playing field the proposal may meet exception 5 of Sport England's Playing Fields Policy and criteria c of paragraph 104 of the NPPF.

Paragraph 74 of Sport England's Playing Fields Policy advises that Sport England will assess the potential benefit of any new or extended sports facility by taking into account a number of considerations. Paragraph 74 then outlines as a guide what the benefits may be.

Local and/or strategic need

The Playing Pitch & Outdoor Sports Strategy was adopted in December 2022, so is considered an up to date evidence base.

The ECB advised the cricket square to the north of the proposed AGP has limited capacity for the club to grow. The pre-application site, forms part of One Leisure St Ives Outdoor centre, so falls within the ID 174 in the PPOSS and describes the cricket facilities on site as, 'One square of good quality which consist of 14 wickets. Ancillary provision of standard quality. Square has spare capacity of 39 MES per season. With actual spare capacity to accommodate further teams on Sundays and Midweek. Three lane fixed net facility of standard quality.'

The recommended actions for the cricket provision on site outlined within the PPOSS is to, *'Sustain square quality with appropriate levels of maintenance. Explore the opportunity to improve ancillary provision onsite. Look to improve or resurface fixed net facility when required.'*

The PPOSS recommends protecting the existing quantity of cricket squares. The cricket square in the southern part of the site was not identified in the Site ID. The PPOSS also considered the existing cricket square to the north of the proposed AGP, to have actual space capacity to accommodate additional match play demand on Sundays and during the week for midweek cricket. With that said, the playing field, which was previously used for cricket, would contribute towards the future demand of cricket and the ECB have advised that there is limited capacity on the existing cricket square to accommodate future growth. We therefore advise you seek to address the ECB's comments to mitigate the loss of the cricket square, in particular, the provision of non turf cricket pitches alongside the cricket square currently being used.

In terms of football, the PPOSS considers the capacity of grass football pitches in Huntingdonshire to sufficiently meet current demand for adult, youth 9v9 and mini 7v7 football activity, with insufficient capacity to cater for youth 11v11 and mini 5v5 football activity. Future demand is expected to put further pressure on the supply of pitches and consequently new shortfalls are expected to emerge on youth 9v9 pitches, whilst Mini 7v7 pitches would be played to capacity. The AGP should be designed to ensure it includes line markings for youth 11v11, youth 9v9, mini 7v7 and mini 5v5 in particular, to ensure it alleviates identified shortfalls, as recommended in the PPOSS.

The PPOSS also recommends to ensure that any new 3G pitches are constructed to meet FA/RFU recommended dimensions and quality performance standards to meet performance testing criteria; and to ensure all 3G providers have a sinking fund in place for long-term sustainability.

The PPOSS considers the LFFP for Huntingdonshire which advises that, *'As the LFFP does not identify pitches within either area there is a need to explore additional options for the development of 3G pitches in the St Neots and St Ives analysis areas.'* One of the sites identified was One Leisure St Ives Outdoor.

The FF and Norfolk FA fully support the delivery of this proposed project, which would help to meet the need of a significant strategic need within the locality, especially given the number of affiliated teams currently with no access to an AGP.

Fully secures sport-related benefits for the local community

The proposal would provide a new 3G AGP on site, resulting in the loss of playing field. Within a planning application you should set out what the sport-related

benefits for the local community are. This can be addressed either in a Planning Statement or Covering Letter.

Complies with relevant Sport England and national governing bodies of sport design guidance

Artificial Grass Pitch

Detailed designs have not been submitted as part of the pre-application, and therefore comments cannot be provided at this stage. These would need to be fit for purpose and accord with any up to date relevant design guidance from the Football Foundation and Sport England. Notwithstanding the absence of plans, the FF have advised you are discussing the proposals with them and Hunts FA with a view to a future funding application, and therefore it is expected that detailed designs and specifications would be submitted at a later date to support a full application

We advise you seek further pre-application advice with Sport England on the detailed design of the AGP once these plans are finalised. You should set out within the Design and Access Statement whether the AGP is to be used for rugby, and if it is, you should ensure it is designed to the necessary specifications.

Grass Playing Pitches

A playing field layout plan should be provided to show what proposed playing pitches are going to be provided alongside the AGP. You should also provide a playing field layout plan of the existing playing pitches on the site.

Conclusion on Benefits of the Proposal

The delivery of a 3G AGP on this site would assist meeting the demand for football and would alleviate pressure on existing youth and mini football. The proposal will however lead to the loss of part of a playing field where there is a cricket square. The PPOSS considered the cricket square to the north of the AGP to of had capacity available during mid-week and Sundays. The ECB have advised that the cricket square now has limited capacity and cannot support the club's future growth. The loss of the cricket square as a result of this proposal will impact the future demand for cricket; thus it is recommended that measures be taken to mitigate this loss. We advise that you address the ECB's feedback. Should you need the ECB's contact information for discussions on appropriate mitigation, please let me know, and I will provide their details to facilitate these discussions. We also request that Sport England be included in any conversations regarding mitigation to ensure our support for the proposed measures.

Further information is required on the proposed design of the AGP and the benefits for the local community. The plans of the 3G AGP have yet been submitted, although it is understood these are being drafted with the FF. We advise you seek further pre-application engagement with Sport England prior to submitting the planning application to ensure the design of the proposals considered satisfactory.

Sport England may take the view that the proposal would meet exception 5, if the information outlined within this letter, are addressed and considered to demonstrate that the proposal is of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the area of playing field.

If a proposal were to be considered to meet exception 5, it is likely that our position would be subject to several planning conditions, including, but not exhaustive, a maintenance and management plan, and a mitigation strategy for the rubber crumb infill of the AGP.

The above comments reflect Sport England's current understanding of the proposal based on the information so far provided. Should the proposal or accompanying information be updated, this may lead to a change in Sport England's position.

Sport England reserves the right to object to any subsequent planning application if we do not consider that it accords with our Playing Fields Policy or paragraph 104 of the NPPF.

Please note that this response relates to Sport England's planning function only. It is not associated with our funding role or any Sport England grant application/award that may relate to the site.

If you would like any further information or advice, please contact me.

Yours sincerely,

Clare Howe

Clare Howe MRTPI Msc BA(Hons)

Planning Manager

E: clare.howe@sportengland.org

T. 07769881525

Annex

The Five Exceptions to Sport England's Playing Fields Policy

Exception 1

A robust and up-to-date assessment has demonstrated, to the satisfaction of Sport England, that there is an excess of playing field provision in the catchment, which will remain the case should the development be permitted, and the site has no special significance to the interests of sport.

Exception 2

The proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use.

Exception 3

The proposed development affects only land incapable of forming part of a playing pitch and does not:

- reduce the size of any playing pitch;
- result in the inability to use any playing pitch (including the maintenance of adequate safety margins and run-off areas);
- reduce the sporting capacity of the playing field to accommodate playing pitches or the capability to rotate or reposition playing pitches to maintain their quality;
- result in the loss of other sporting provision or ancillary facilities on the site;
- or
- prejudice the use of any remaining areas of playing field on the site.

Exception 4

The area of playing field to be lost as a result of the proposed development will be replaced, prior to the commencement of development, by a new area of playing field:

- of equivalent or better quality, and
- of equivalent or greater quantity, and
- in a suitable location, and
- subject to equivalent or better accessibility and management arrangements.

Exception 5

The proposed development is for an indoor or outdoor facility for sport, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss, or prejudice to the use, of the area of playing field.

The full 'Playing Fields Policy and Guidance Document' is available to view at:

www.sportengland.org/playingfieldspolicy

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One Leisure New Proposed 3G Artificial Turf Pitch

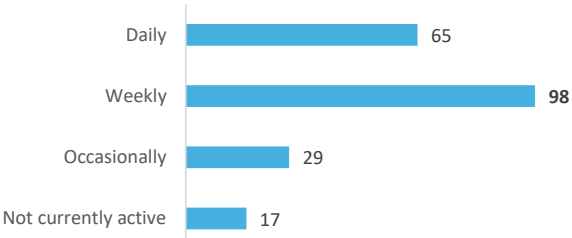
One Leisure St Ives Outdoor Centre



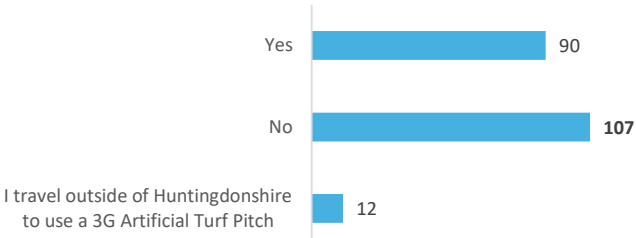
Total Responses: 209

Microsoft Forms: 171 || Commonplace: 38

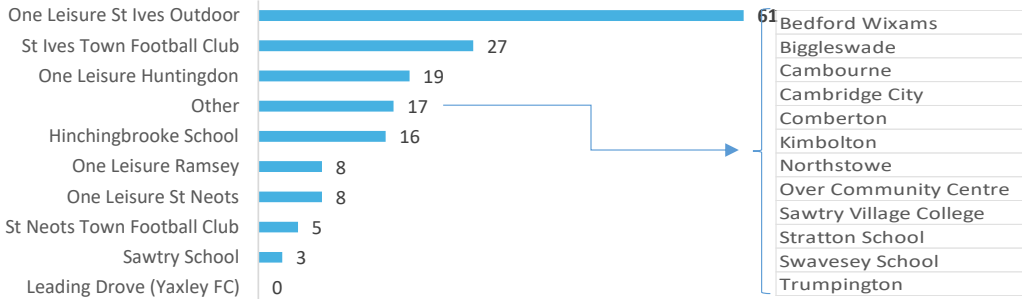
1. How often do you play football/do physical activity?



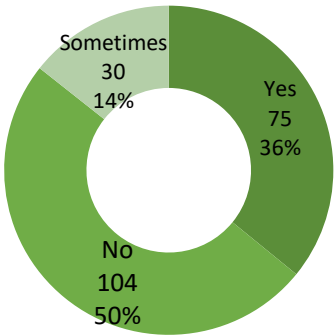
2. Do you currently use a 3G Artificial Turf Pitch in Huntingdonshire?



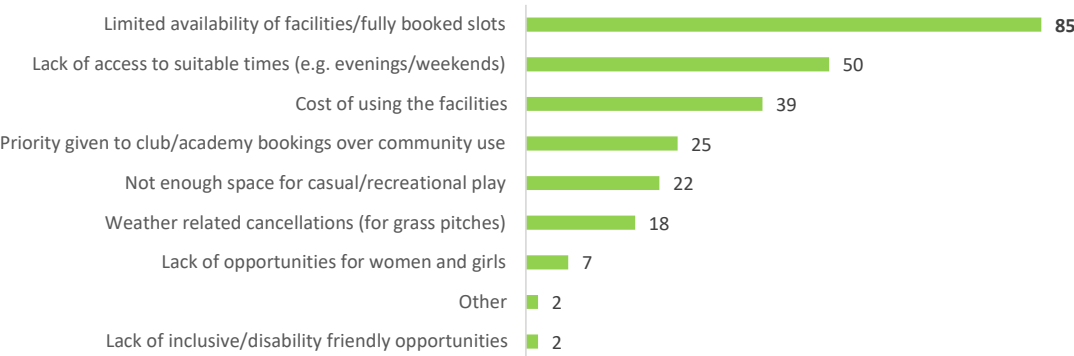
3. Which 3G Pitch(es) do you usually use?



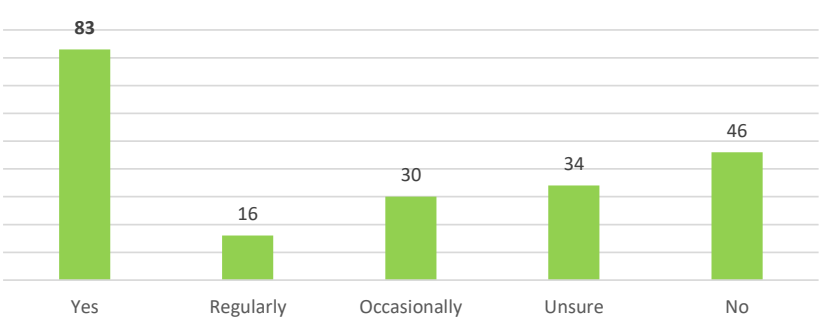
4. Is it difficult to book/access facilities?



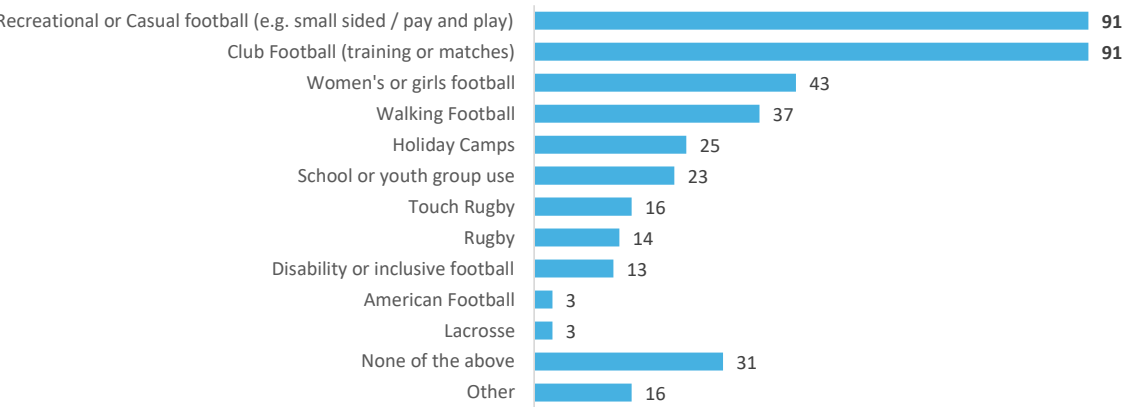
5. Main barriers



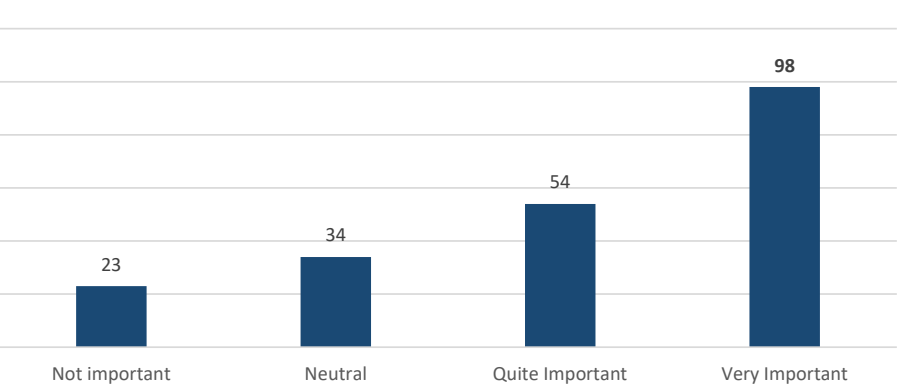
6. Would you use the 3G pitch at One Leisure St Ives Outdoor Centre if available?



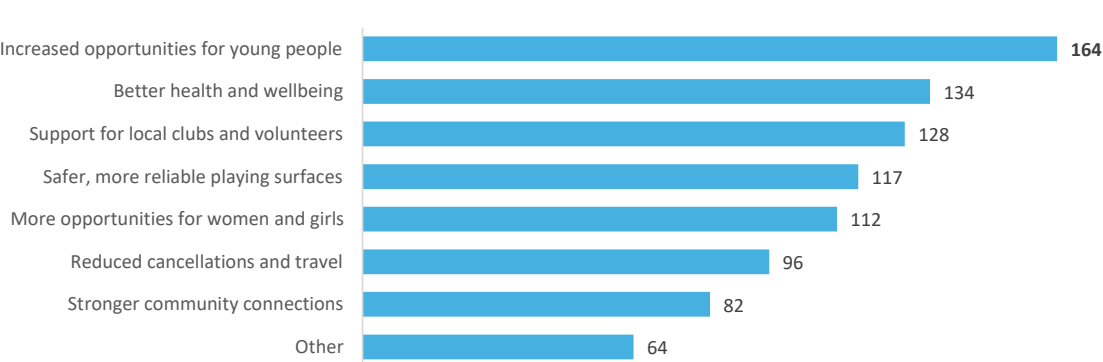
7. What types of activities would you be interested in?



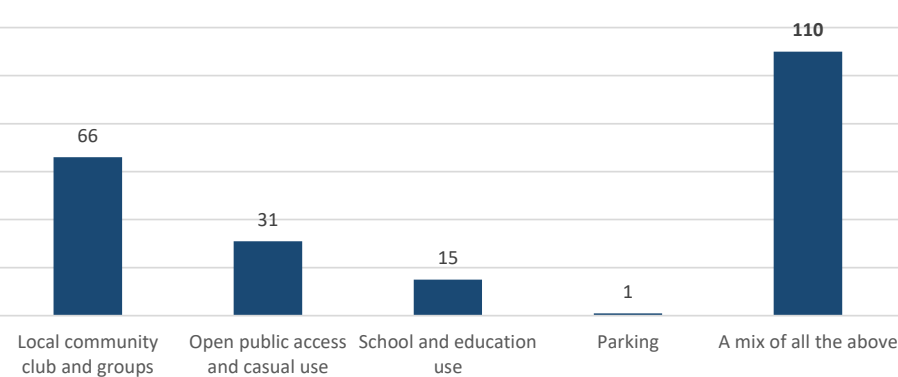
8. How important is it to provide additional 3G pitch capacity in the St Ives area?



9. Benefits of a new 3G pitch to the community?



10. What should a new 3G pitch prioritise?



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Public
Key Decision – No

HUNTINGDONSHIRE DISTRICT COUNCIL

Title/Subject Matter: Report of Urgent Decision
Meeting/Date: Cabinet – 20th January 2026
Executive Portfolio: Executive Leader
Report by: Elections and Democratic Services Manager
Ward(s) affected: All

Executive Summary:

The Councils' Constitution delegates power to the Chief Executive, in consultation with the Executive Leader or in their absence with the Deputy Leader to act in a case of urgency in respect of any matter affecting the Council/Cabinet respectively, subject to a report on the circumstances being made to the next Council/Cabinet meeting.

At the meeting of the Cabinet held on 16th December 2025, decisions were taken in respect of Car Parking Charges Implementation of Increase, and an alternative option was tabled during the debate, with the Cabinet agreeing to recommend to Council alternative recommendations. The decision-making body for one part of the recommendation was inaccurate, and it was necessary for the Chief Executive to use her delegation to correct the formal decision making that lawfully is vested with the Cabinet.

Recommendation:

The Cabinet is

RECOMMENDED

that the urgent decision set out in Appendix 1 to the report now submitted, which was taken by the Chief Executive, in consultation with the Executive Leader, be noted.

1. PURPOSE OF THE REPORT

- 1.1 There has been a requirement for an urgent decision to be taken by the Chief Executive, in consultation with the Executive Leader, to correct the formal decision making that vests with the Cabinet in respect of a decision taken by the Cabinet at their meeting held on 16th December 2025 on Car Parking Charges Implementation of Increase.

2. WHY IS THIS REPORT NECESSARY/BACKGROUND

- 2.1 The Council's Constitution contains a delegation under Annex A - Council Functions, Delegations to Officers to delegate power to the Chief Executive, in consultation with the Executive Leader or in their absence with the Deputy Leader to act in a case of urgency in respect of any matter affecting the Council/Cabinet respectively, subject to a report on the circumstances being made to the next Council/Cabinet meeting.
- 2.2 At the meeting of the Cabinet on 16th December 2025, they agreed to recommend to Council on 17th December 2025 the following –
- i. That the 20p increase as set out in the revenue budget should not be implemented in 2025/26. The detail of the charges will be considered and agreed in 2026/27 and will be considered against an updated Car Parking Strategy; and
 - ii. Delegate authority to the Corporate Director (Finance and Resources) and Section 151 Officer in consultation with the Executive Councillor for Finance and Resources to make necessary changes to the Council's finances, including movements from Reserves, to ensure that a balanced revenue budget position for 2025/26 is maintained.
- 2.3 After the decision, set out above, was taken by the Cabinet and prior to consideration by the Council on 17th December 2025 it was identified that recommendation (i) was incorrectly presented by the Executive Councillor for Council to approve as this was an Executive function and should have been approved by the Cabinet and to be noted by Council. Recommendation (ii) is a matter reserved for Council.
- 2.4 The Chief Executive exercised her delegation to correct the formal decision making that lawfully vests with the Executive and a supplementary paper was published for consideration by Council with the corrections made to the decision making.
- 2.5 In accordance with the Constitution, the Chief Executive consulted with the Executive Leader in the use of this delegation and the appropriate confirmation was received. Such decisions must be reported back to next Cabinet meeting.
- 2.6 A copy of the Record of Chief Officer/Head of Service Decision is attached at Appendix 1.

3. CONSULTATION

- 3.1 Consultation was undertaken with the Executive Leader in accordance with the Constitution, as set out in paragraph 2.5 above.

4. LEGAL IMPLICATIONS

- 4.1 The Council's Constitution require a report on the circumstances being made to the next Cabinet meeting.

5. REASONS FOR THE RECOMMENDED DECISIONS

- 5.1 This report details the steps taken by the Chief Executive in the use of her delegation to act in a case or urgency to correct the formal decision-making process in respect of a decision taken by the Cabinet at their meeting on 16th December 2025 on Car Parking Charges Implementation of Increase.

6. LIST OF APPENDICES INCLUDED

Appendix 1 - Record of Chief Officer/Head of Service Decision - Car Parking Charges

7. BACKGROUND PAPERS

Report of the Cabinet – 16th December 2025

CONTACT OFFICER

Name/Job Title: Lisa Jablonska, Elections & Democratic Services Manager
Tel No: 01480 388004
Email: Lisa.jablonska@huntingdonshire.gov.uk

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HUNTINGDONSHIRE DISTRICT COUNCIL

RECORD OF CHIEF OFFICER/HEAD OF SERVICE DECISION

Decision Taker	Chief Executive
Subject Matter	Car Parking Charges Report Recommendations
Ward(s) Affected	All
Date Taken	16 December 2025
Contact Officer	Michelle Sacks, Chief Executive Michelle.sacks@huntingdonshire.gov.uk
Date Published	12 January 2026
Urgent?	Yes, to ensure the appropriate correction was made to the decision-making body in the recommendation to Council from the Cabinet recommendations representing the intention lawful intention of the Cabinet, which to agree not to implement the 20p increase.

Purpose / Background
<p>To document the exercise of the Chief Executive's use of the delegation under Annex A - Council Functions, Delegations to Officers, point 4, to act in a case of urgency:</p> <p><i>4 In consultation with the Executive Leader or in their absence with the Deputy Leader to act in a case of urgency in respect of any matter affecting the Council/Cabinet respectively, subject to a report on the circumstances being made to the next Council/Cabinet meeting.</i></p> <p>On 17 December 2025, the Chief Executive exercised their delegation to ensure that the supplementary paper on car parking considered by Council on 17 December 2025 accurately reflected the intention of Cabinet, which to agree not to implement the 20p increase as an Executive function not a Council decision. As required by the Constitution, the Chief Executive sought confirmation from the Executive Leader that the intention of Cabinet was to agree not to implement the 20p increase. The Executive Leader confirmed that intention, and as such, the following paper was published for consideration as part of the Full Council meeting on 18 December 2025: (Public Pack)9. Parking Charges - Implementation of Increase Supplementary Recommendation Agenda Supplement for Council, 17/12/2025 19:15</p>

Declaration(s) of Interest
<i>Record below any relevant interest declared by any executive Member consulted or by an officer present in relation to the decision.</i>
None

Dispensation(s)
<i>In respect of any conflict(s) of interest declared above, record below any dispensation(s) granted by the Council's Corporate Governance Committee.</i>

None

Consultation

Record below all parties consulted in relation to the decision.

The Executive Leader of the Council was formally consulted. For transparency, the Cabinet were also made aware of the use of delegation.

Other Options Considered and Reasons for Rejection

None.

Final decision	Reason(s)
To ensure that the report to Council on parking chargers reflects Cabinet's intention to agree not to implement the 20p increase as a Cabinet decision not Council.	For transparency on lawful decision making.

Signed	Name (CAPITALS)	Signature	Date
Chief Executive	Michelle Sacks		
Leader of the Council	Councillor Sarah Conboy		