

**Public**  
**Key Decision - Yes**

## **HUNTINGDONSHIRE DISTRICT COUNCIL**

**Title/Subject Matter:** Community Infrastructure Levy Spend Allocation

**Meeting/Date:** Overview & Scrutiny (Performance and Growth)  
– 4th March 2026  
**Cabinet – 17th March 2026**

**Executive Portfolio:** Executive Councillor for Planning (TS)

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

**Ward(s) affected:** All Ward(s)

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### **Executive Summary:**

CIL is restricted in how it can be used through Legislation, and under Regulations 59 (1) and (3) of the Community Infrastructure Levy Regulations 2010 (as amended) 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.

This report contains information on the CIL funding round that closed 19<sup>th</sup> December 2025.

The latest funding round was launched on 27<sup>th</sup> October 2025 with a closing date of 19<sup>th</sup> December 2025, a window of 8 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 5<sup>th</sup> February 2026 (see Appendix 2).
- c) Note the project to be approved in accordance with Stage 2 CIL governance review with the level of funding to be agreed in line with delegated authority as stated at para 2.5 of this report.
- d) Agree officer recommendations at Paragraph 4.3 to **APPROVE** funding for 3 Padel Courts in Huntingdon.
- e) Agree officer recommendations at Paragraph 4.4 to **APPROVE** funding for a construction skills workshop in Huntingdon.
- f) Agree officer recommendations at Paragraph 4.5 to **APPROVE** funding for enhancements and improvements to Paxton Pits.
- g) Agree officer recommendations at Paragraph 4.6 to **APPROVE** funding for relocation of the 6<sup>th</sup> form college at Abbey College in Ramsey.
- h) Agree officer recommendation at Paragraph 4.7 to **APPROVE** funding for reconfiguration and refurbishment of the fire station in St Ives.
- i) Agree officer recommendation at Paragraph 4.8 to **APPROVE** funding for the SAPHIRE new constructional skills centre in St Neots
- j) Agree officer recommendation at Paragraph 4.9 to **REFUSE** funding for the reconfiguration of a retail unit to become a youth centre in ST Neots.
- k) Agree officer recommendations at Paragraph 4.10 to **APPROVE** funding for the increase of two classrooms for Warboys Primary Academy.
- l) Agree officer recommendation at Paragraph 4.11 to **APPROVE** an extension of time for Wheatsheaf Road

## **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 of £100,001 or more in whole or in part from an amount of the Community Infrastructure Levy (CIL) monies.

## **WHY IS THIS REPORT NECESSARY/BACKGROUND**

- 2.1 The strategic proportion of CIL 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.
- 2.2 Prior to this funding round, circa £31m of CIL has been allocated to funding 64 projects throughout the district supporting the delivery of over £104m 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.
- 2.3 An update on the live projects allocated CIL funding previously can be found at Appendix 1 – projects previously reported as completed to Cabinet are not referenced again in the update.
- 2.4 Under the stage 1 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.
- 2.5 The stage 2 governance review was set out to Cabinet and approved by them in February 2026. This has set out the Strategic Allocation of CIL to form the Strategic Priority Programme for delivery along with the use of CIL funding, or 'forward funding', towards infrastructure projects that form part of the Councils wider Capital Programme. Within this the Corporate Director (Place) and the Corporate Director (Finance and Resources and Section 151 Officer) in consultation with the Leader, Executive Councillor for Finance, and the Executive Councillor for Planning have delegated authority to determine the level of allocation of CIL funding to be awarded towards projects which form part of the Councils agreed Capital Programme. This report relates to the second funding round for the 2025/26 financial year.
- 2.6 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 in this report, reasons for this should be clearly articulated and evidenced where possible.
- 2.7 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 be accompanied by an Infrastructure Delivery Plan highlighting the infrastructure needs to support the successful delivery of housing and economic growth for Huntingdonshire in the future to meet the growth aspirations for the area. With the Statement of Intent, see para 3.4, this will

provide updated evidence of need for consideration as part of the CIL funding assessment process.

- 2.8 In May 2025, a CIL funding enquiry form was launched online and promoted via a number of channels with partners and community groups. Applicants were encouraged to submit this form before completing a CIL strategic funding application in order for the Implementation team to be able to support any applications and prevent anyone completing an application for an ineligible project. Since its launch, 24 enquiry forms have been submitted, and the feedback received is that the responses have been helpful.

### **3 OPTIONS CONSIDERED/ANALYSIS**

- 3.1 In October 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, Emergency 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 There is further information on CIL available on the HDC website [Community Infrastructure Levy \(CIL\) - Huntingdonshire.gov.uk](#). This includes detail on the Statement of Intent key principles:
- 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.
- 3.4 There is circa £38m of CIL receipts now currently available for allocation on further infrastructure projects.

### **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 paras 2.4 & 2.5 above, are stated below with the officer recommendations.

Four project bids for £100,000.00 or less were considered at a meeting on 5<sup>th</sup> February 2026, in accordance with delegated authority. Information on these can be found in Appendix 2 to this report, including the officer's recommendation, and it is for Members to note.

#### 4.2 **Huntingdon Sports and Health Hub.**

<b>Proposal:</b>	Improvements and extension to One Leisure Huntingdon to create a new Sport and Health Hub.
<b>Applicant:</b>	Huntingdonshire District Council
<b>Parish:</b>	Huntingdon
<b>Total Project Cost:</b>	£30,500,000.00
<b>CIL Ask:</b>	<b>In accordance with Stage 2 CIL governance review, this projects level of funding to be agreed in line with delegation stated at para 2.5.</b>
<b>Scoring:</b>	21+12 = Overall 33

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#### **RECOMMENDATION - DEEMED APPROVE**

##### 4.2 (a) **DESCRIPTION OF SUBMISSION**

The submission included a business plan and 33 supporting documents including letters of support from NHS and Huntingdon Town Council.

##### 4.2 (b) **PROPOSAL**

The proposal is to improve the sport provision at One Leisure Huntingdon and to create a new health hub on the site. The full application details are available on [Public Access](#) under reference 25/02361/HDC, this application was approved at Huntingdon Development Management Committee 16<sup>th</sup> February 2026. Works include:

- New full-sized 3G Artificial Turf Pitch (ATP)  
Improvements to the sports provision on the site are aimed at resolving the sports pitch shortage in the district as identified in the HDC Playing Pitch Strategy. A new full sized 3G Artificial Turf Pitch will be installed on the St Peter's Academy land allowing students access during school hours, and all residents access outside school hours.
- New dedicated learner pool  
Installation of a learner pool onsite. This pool will be more suitable for learner swimmers and will also free up the bigger pool for more session spaces. Learning to swim benefits children and adults by improving their health and reducing numbers of deaths by drowning. There is an evidenced shortage of swimming lanes within the district, and this smaller pool will allow more learners access to swimming, a vital life skill.
- Refurbishment and extension to current 4 lane swimming pool  
The Built Facility Strategy (2023) and Swim England Aquatics Review (2025) both identified a shortage of swimming pool provision within the district. Alongside the learner pool freeing up pool access, this project

aims to double the number of lanes on the site to 8. The refurbished and extended pool is also fully accessible with pool pods allowing users with disabilities to access the pool themselves.

- Increase in the number of gym stations by 33%  
Currently there are 90 gym stations on this site, and this project aims to increase this number to 120. By increasing the number of stations, it will allow a wider range of programming and thus a better opportunity to increase provision and membership across full members, casual members, children and young people, low income and non-employed residents.
- New co-located health and well-being hub  
This project proposes to deliver a dedicated 800 sqm. Health and well-being space onsite which has support from the Cambridgeshire & Peterborough Integrated Care Board (ICB).

The ICB is continuing to develop its operational plans and at this stage the space will either be used for a dedicated GP surgery or through the work they are doing with their neighbourhood teams the service provision may be multi-faceted to ensure the right provision is offered across Huntingdon.

This project is reducing current shortfalls in sports provision within the district whilst also including a health and well-being hub to support the anticipated growth in Huntingdon. The need for improvements on this site was identified within the Local plan to 2036 within the [infrastructure Delivery Plan – Infrastructure Schedule](#). HT55 and HT57 address the need for improvements on the site, with HT20 and HT21 recognising the need for more health provision in Huntingdon. Works are due to complete April 2028.

Existing site elevation



Proposed West elevation



Existing ground floor plan



Proposed ground floor plan



**4.2 (c) SUBMISSION HISTORY**

This is the first submission for this project. The applicants, including the ICB, have engaged with the Implementation Team regularly over the last year prior to the submission of the application.

**4.2 (d) CONSULTATIONS MADE BY OFFICER ON THIS PROJECT**

HDC Local Plan team were consulted about this project meeting the needs of the draft Local Plan to 2046 and they confirmed:

*‘Therefore, I can confirm that the need for the proposed level of swimming provision is clearly identified in the evidence documents that we have.’*

**4.2 (e) 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 will part resolve the swimming pool shortage in place in the district but would also forward fund infrastructure for the planned growth in Huntingdon. Also, it increases the current offering and includes a health provision

CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Yes – Corporate Plan - <a href="#">Priority 1</a> Improving quality of life for local people and Priority 2 creating a better Huntingdonshire for future generations of the Corporate Plan. It also links to journey 1 pride in place and Journey 3 health embedded of the Place Strategy.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes – This project has a large amount of CIL requested at £10,000,000 but this at 33% of the project cost provides a good return on investment. HDC is also investing Capital Funding, if agreed, and potential S106 funding from NHS for the health hub part.
The use of CIL should be considered alongside other developer contributions to maximise site-specific benefits (e.g. Affordable housing).	Yes -This will enable infrastructure to be forward funded for new communities in the area, rather than waiting for the Section 106 financial obligations to be received.
A new approach to allocating CIL should follow a programme-led, evidence-based approach.	Yes – Supporting information provides evidence for need and support locally for the project, partnership working and the need for the additional facilities it will provide.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes – This is part of a wider project which included collaboration between HDC, Huntingdon Town Council, Huntingdon Tennis Club and the Integrated Care Board (ICB).
There should be greater alignment between local and district-wide priorities.	Yes – The need for leisure improvements is referenced in the Local Plan to 2036, which shows the recognised District priority for improved sports provision and swimming pool provision at this site. It also included a health hub, which is both a priority for the Council and residents.

Using the interim scoring system this project scored 33.

**4.2 (f) RECOMMENDATION - DEEMED APPROVE**  
**subject to:**

- Final costings approved by delegated authority by Corporate Director (Place) and Corporate Director (Finance and Resources and Section 151 Officer) in consultation with Head of Planning, Infrastructure and Public Protection
- Any contingency underspend, or project underspend to reduce CIL funding requirement by the amount of underspend.
- £1,000,000.00 S106 NHS funding from 18/01918/OUT to repay CIL forward funding spend.
- Should within the next 10 years the One Leisure site be sold, CIL funding will be returned from the receipts of the sale to the Strategic CIL fund, or its replacement.
- Should the project be delayed beyond the milestones agreed in the application form, full details will need to be provided to the CIL

Charging Authority on why and proposed new milestones to then initiate a funding review approved by delegated authority by Corporate Director (Place) and Corporate Director (Finance and Resources and Section 151 Officer) in consultation with Head of Planning, Infrastructure and Public Protection.

By forward funding this project, it will bring additional swimming lanes, a learner pool and an accessible pool to the district which is a key priority as evidenced in the Infrastructure Delivery Plan of the Local Plan to 2036. It will enable new communities to have access to key health and leisure infrastructure earlier enabling infrastructure to be in place when development in the area comes forward eradicating the need to wait due to timing of obligation payments. There is an evidenced shortage of swimming lanes within the district, so this is a key benefit.

The project also includes an additional 3G pitch, which means the current deficit will be fully addressed. This links the project to the Healthy Open Spaces Strategy, Indoor and Built Sports Facility Strategy and the Playing Pitch and Outdoor Sports Strategy.

The increase in the number of sports stations by 30, means the growing population will be able to use the facilities. Alongside this is an evidenced campaign to make fitness facilities at the site more accessible for women/ladies and minority groups, all key strategies for the Council.

The need for more sports provision at this site was evidenced in the Local Plan to 2036, and with additional potential allocated Sites in the draft Local Plan to 2046 the need will only increase.

There is also a proposed Health facility on this site, with the details of this to be agreed. NHS availability is key for residents where there is growth, so this inclusion is a significant benefit to the growing community and Town. With the growth in the draft Local Plan to 2046 showing a predicted housing allocation of 5,130 homes in Huntingdon, which is in addition to Alconbury Weald and Ermine Street existing commitments of 8,148 homes, (1,152 already built).

This project is linked to two other projects, one of which has CIL funding for £125,000 for King George V Pavilion, and the other of which has also applied for CIL funding of £300,000 for Padel Courts. This is evidence of the partnership working between HDC, the Town Council and local sports groups. The evidence supplied with all three projects shows the support for an improved sports provision locally. With local schools and colleges also benefiting from working with HDC in order to make sports accessible for local residents.

Through this being a Council run centre the local residents on low income will benefit by being able to access the facilities at a reduced concessionary amount.

Although the current growth in Huntingdon is limited, this site is also accessed by Alconbury Weald and Brampton residents, who have both experienced significant growth, with more due in Alconbury Weald. Huntingdon is also due to experience higher levels of growth with its new growth cluster in the preferred options draft Local Plan to 2046. The proposed allocated sites include industrial areas and around 8900 homes over two sites.

It is recognised that this is a significant project cost and CIL ask. However, this project has strong links to growth locally and is a good example of partnership working, including with the NHS to address shortfalls within the district and through forward funding enables a significant project to be implemented much earlier for the benefit of our local communities.

#### 4.3 **Huntingdon Padel courts.**

**Proposal:** To install three covered and floodlit padel courts at King George V playing fields.

**Applicant:** Huntingdon Tennis Club

**Parish:** Huntingdon

**Total Project Cost:** £600,000.00

**CIL Ask:** £300,000.00

**CIL Ask %:** 50%

**Scoring:** 27+12 =39 Overall

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#### **RECOMMENDATION - APPROVE**

##### 4.3 (a) **DESCRIPTION OF SUBMISSION**

The submission included a business plan, copy of the lease for the site, estimated cost breakdown. It also included letters of support from:

- Abbots Ripton Church of England Primary School
- Cambridge Regional College
- Huntingdon Primary School
- Spring Common School
- District Councillors for Hemingford Grey & Houghton
- County Councillor for Brampton & Buckden
- Houghton and Wyton Parish Council
- Huntingdon Town Council

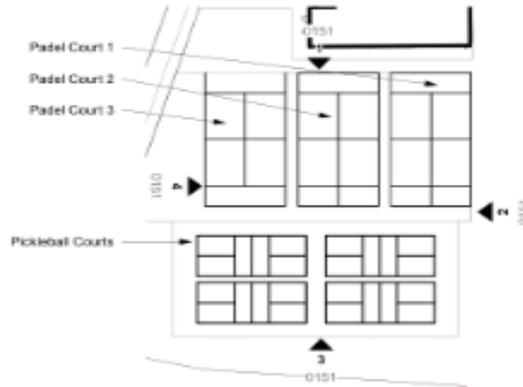
##### 4.3 (b) **PROPOSAL**

Currently Huntingdonshire has two Padel courts, located in St Ives. The Huntingdonshire Playing Pitch & Outdoor Sports Strategy (PPOSS) reviewed the current sports revision within Huntingdonshire and identified Padel as a key area for growth, but that within the district there is a shortfall of 14 padel courts to meet the anticipated need.

There are a further 7 padel courts that have Planning Permission within the district, which cover locations from Huntingdon and St Neots. This project aims to reduce this shortfall by installing a further three covered courts. The letters of support received with this application confirm local need for further padel courts and the partnership working with local schools and colleges to support students using the courts.

This project has links to the already CIL improvements approved to the King George V Pavilion and proposed Huntingdon Sports and Health hub.

Proposed layout



#### 4.3 (c) SUBMISSION HISTORY

This is the first submission for this project.

#### 4.3 (d) CONSULTATIONS MADE BY OFFICER ON THIS PROJECT

No consultations were made on 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.	Yes – Supporting information shows a shortage in the amount of Padel courts, which this would help address. A growing population only highlights the need for this to achieve necessary capacity for the community use.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Yes – <a href="#">Corporate Plan</a> - Priority 1 improving quality of life for local people and <a href="#">Place Strategy</a> - Journey 3 health embedded.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes – This has confirmed funding from the Tennis Club and potentially Capital funding from 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 – Supporting evidence of shortage of courts and community support for the project.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes – Information supplied shows collaboration with local schools/clubs to provide potential access to Padel.

There should be greater alignment between local and district-wide priorities.	Yes – This incorporates the Strategic goals of increasing sports provision within the district for the health and wellbeing of residents.
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Using the interim scoring system this project scored 39.

4.3 (f)            **RECOMMENDATION - APPROVE subject to:**

- Full funding being achieved.

This project will help address a shortage of Padel courts within the district, which will only be worsened with the continued planned growth.

The supporting information shows interest in the use of the courts by local colleges, schools and Parish Councils. This links to creating a better Huntingdonshire, which is a clear strategic aim of the Corporate Plan and Place Strategy.

The project has anticipated match funding of £300,000 (50% project cost) in total, making it good value for money.

This project also has links to the previous King George V Pavilion, which has CIL funding allocated, and the Huntingdon Sports & Health Hub which has been submitted for Strategic CIL funding this round. Overall, the combined projects would support the growth in the Huntingdonshire Local Plan to 2036 and through forward funding enable this project, as part of the wider programme of sports and health strategic programme to be implemented much earlier for the benefit of our local communities.

4.4    **Construction workshop at Huntingdon campus of Cambridge Regional College.**

**Proposal:** Purchase and installation of a workshop for construction students at the Huntingdon Campus of Cambridge Regional College.

**Applicant:** Cambridge Regional College

**Parish:** Huntingdon

**Total Project Cost:** £350,540.00

**CIL Ask:** £150,000.00

**CIL Ask %:** 43%

**Scoring:** 34 + 12 = 46 Overall

**RECOMMENDATION - APPROVE**

4.4 (a)            **DESCRIPTION OF SUBMISSION**

The submission included a business plan, full cost breakdown, quote for the works and a legal agreement for the site.

#### 4.4 (b) **PROPOSAL**

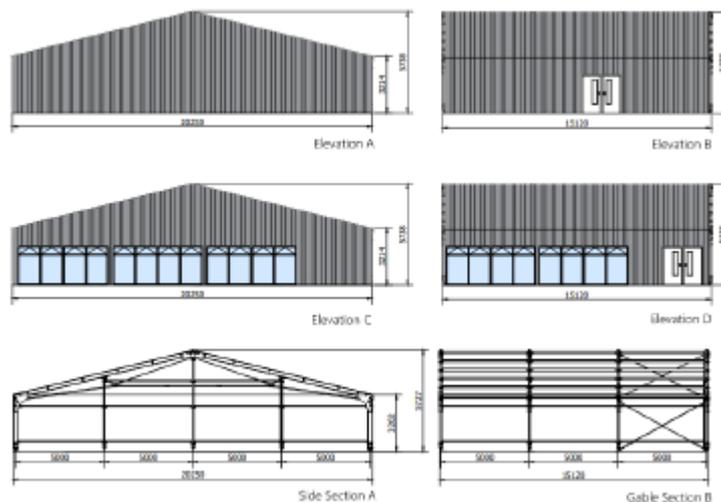
Following the successful CIL funding bid in the last funding round for a renewable skills workshop, this project aims to maintain the construction skills workshop on the site.

The current construction skills workshop onsite is being refurbished to create the renewable skills workshop, which then leaves a deficit in constructions skills workspace. This project will allow constructions skills training to continue in Huntingdon and increase the number of spaces for this type of training.

There has been a 40% increase in demand for these courses at the Huntingdon campus over the past four years, showing the need linked to both population growth through new housing and the increased need for these skills to continue new housing.

Huntingdon and its surrounding Parishes, including Brampton and Alconbury Weald, have seen significant growth in the last five years. Huntingdon, St Ives and Alconbury Weald are due to experience significant growth in the next 10 years. This project will support this growth by increasing the number of people with skills in the local construction industry. It is supported by the HDC Economic Development Team, as noted in their response to a consultation included below at para 4.4(d).

#### Proposed plans



#### 4.4 (c) **SUBMISSION HISTORY**

This is the first submission for this project. The applicants completed a CIL funding enquiry form.

#### 4.4 (d) **CONSULTATIONS MADE BY OFFICER ON THIS PROJECT**

The Huntingdonshire District Council Economic Development team were consulted on this project and their response is below:

*'This project proposes delivery of a new, purpose-built workshop facility, including installation, enabling works and specialist fit out.*

*The project addresses a clear skills and employment infrastructure deficit arising from recent and planned housing and commercial development within the district. Growth has increased demand for skilled construction, engineering, and technical trades and we are seeing existing workshop and*

training facilities at capacity and no longer fit for modern industry standards. This constrains workforce supply, productivity, and the ability of local employers to meet labour demand.

The Economic Development team supports the Construction Workshop at the Huntingdon Campus of Cambridge Regional College, recognising the significant economic benefits in addressing construction skills shortages, creating local employment and apprenticeship opportunities, reducing skills leakage to neighbouring areas, developing a workforce aligned with industry demand and supporting local employers and supply chains. By strengthening the local skills pipeline, the project will contribute to inclusive economic growth and support the delivery of development across the district.

The Construction Workshop meets key objectives in the Huntingdonshire Economic Growth Strategy, which emphasises fostering economic prosperity and creating employment opportunities. For reference, the strategy can be accessed here [Economic Growth Strategy](#). From an economic inclusion perspective, this delivers significant social value by providing accessible training pathways for young people. This feeds directly into the ‘inclusive economy’ journey set out in [The Future Place Strategy](#). It also aligns with the [Corporate Plan](#) for Huntingdonshire in creating a better Huntingdonshire for future generations.

#### 4.4 (e) 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 will allow additional spaces for students needed due to growth and to support and enable the growth.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council’s Corporate Plan and Place Strategy	Yes – for the <a href="#">Corporate Plan</a> Priority 2 ‘Creating a better Huntingdonshire for future generations’ and for the <a href="#">Place Strategy</a> - Journeys 2 inclusive economy & 4 environmental innovation.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes – funding from the 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 clear and factual.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes – This project involves the College working with the construction industry.
There should be greater alignment between local and district-wide priorities.	Yes – this would support the district and education is a District priority.

Using the interim scoring system this project scored 46.

#### 4.4 (f) **RECOMMENDATION - APPROVE**

This project will lead to a 20% increase in availability for Construction skills places for students in the District at CRC (Huntingdon campus).

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 College, making it good value for money.

The supporting evidence is factual and shows the benefits of the project for the district clearly. Works on this project, if approved, are due to complete in April 2026.

#### 4.5 **Paxton Pits Visitor Experience Project.**

**Proposal:** Enhancements and improvements to Paxton Pits.

**Applicant:** The Friends of Paxton Pits

**Parish:** Little Paxton

**Total Project Cost:** £375,000.00

**CIL Ask:** £200,000.00

**CIL Ask %:** 53%

**Scoring:** 21 + 11 = 32 Overall

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#### **RECOMMENDATION - APPROVE**

#### 4.5 (a) **DESCRIPTION OF SUBMISSION**

The submission included a business plan, copy of the lease, feasibility study, feasibility estimate and the HDC Cabinet report from September 2025.

#### 4.5 (b) **PROPOSAL**

This project forms part of the works involved in extending the Paxton Pits Nature Reserve.

Paxton Pits is a key tourist attraction in the Little Paxton/St Neots area which has seen an increase in visitor numbers from 14,562 in 2021/2022 to 20,241 in 2024/25. There has been significant growth in St Neots and Little Paxton which can be linked to the increase in visitor numbers. This well-used attraction also holds an education centre run by the Bedfordshire, Cambridgeshire and Northants Wildlife Trust, showing partnership working.

This project will enhance the site by creating new pathways, new play features and additional shelters and seating. This will both support visitors to the site whilst maintaining the biodiversity on the site.

Proposed layout:



Key:

1. Main signage point in car park with existing road crossings;
2. Trumper storage;
3. New interpretative signage or community artwork along the existing north building wall;
4. Access across the front of the building from the footpath and crossing, to include signage;
5. Main signage and information;
6. New large covered shelter that can be used for events;
7. Pump access maintained;
8. Second shelter for dog walkers;
9. Picnic seating;
10. Upgraded pond safety;
11. Existing pond overlook retained;
12. Uncovered seating benches;
13. Explorer area;
14. Bird watching hide;
15. Nature garden;
16. Access from the public footpath;

#### 4.5 (c) SUBMISSION HISTORY

This is the first submission for this project. A CIL funding enquiry form was not completed prior to submission.

#### 4.5 (d) CONSULTATIONS MADE BY OFFICER ON THIS PROJECT

No consultations were made on this project.

#### 4.5 (e) 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 – Evidence supplied shows an increase in visitors linked to local growth, including St Neots.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Yes – <a href="#">Corporate Plan</a> - Priority 1 'improving quality of life for local people' and <a href="#">Place Strategy</a> - Journey 1 'Pride in Place'.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes – This includes funding from the Friends of Paxton Pits (£75,000) and potentially a Capital Bid from HDC, which is due a decision in February 2026.
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.	Partial – Evidence shows increase in visitor numbers and the benefits of the works. It did not include public support, or any indication the Parish/Town Councils had been approached,
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes – On site there is partnership between the Friends of Paxton Pits, HDC and the Bedfordshire, Cambridgeshire and Northants

	Wildlife Trust. The Wildlife Trust maintain an education centre at Paxton Pits
There should be greater alignment between local and district-wide priorities.	Yes – This aligns with Corporate Policy for health, environment and creating a better Huntingdonshire. It also links to tourism.

Using the interim scoring system this project scored 32.

#### 4.5 (f) **RECOMMENDATION - APPROVE**

This project is to improve the strategic infrastructure at Paxton Pits. Paxton Pits also has strong links to tourism in the Little Paxton/St Neots area and the data provided shows an increase in visitor numbers.

This project fits many of the Strategic Priorities for Huntingdonshire District Council with links to Biodiversity, health and open spaces. It is an area of particular importance within the Great Ouse area, which is one of the nature corridors identified in the Huntingdonshire Nature Recovery Network report. As such using CIL to improve the infrastructure for the growing population in Little Paxton/St Neots fits well with Huntingdonshire District Councils strategic priorities.

#### 4.6 **Relocation of Abbey College, Ramsey, Sixth Form.**

**Proposal:** To move the 6<sup>th</sup> Form College onto the Cambridgeshire County Council-owned part of the site through repurposing/refurbishing an existing building.

**Applicant:** Cambridgeshire County Council

**Parish:** Ramsey

**Total Project Cost:** £2,620,065.65

**CIL Ask:** £1,310,032.80

**CIL Ask %:** 50%

**Scoring:** 28 + 12 = 40 Overall

#### **RECOMMENDATION - APPROVE**

#### 4.6 (a) **DESCRIPTION OF SUBMISSION**

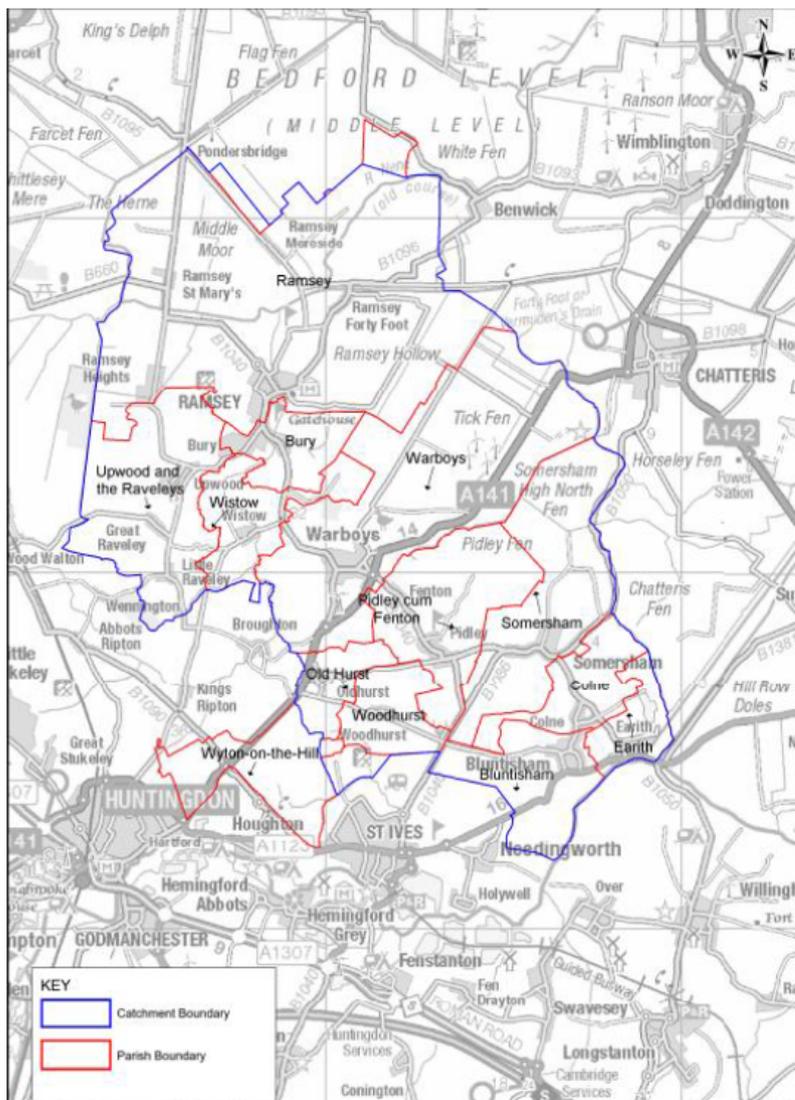
The submission included a business plan, full cost breakdown, funding agreement with the Academy and letters of support from the Town Council and Councillor Lowe, Ward Councillor for Warboys.

#### 4.6 (b) **PROPOSAL**

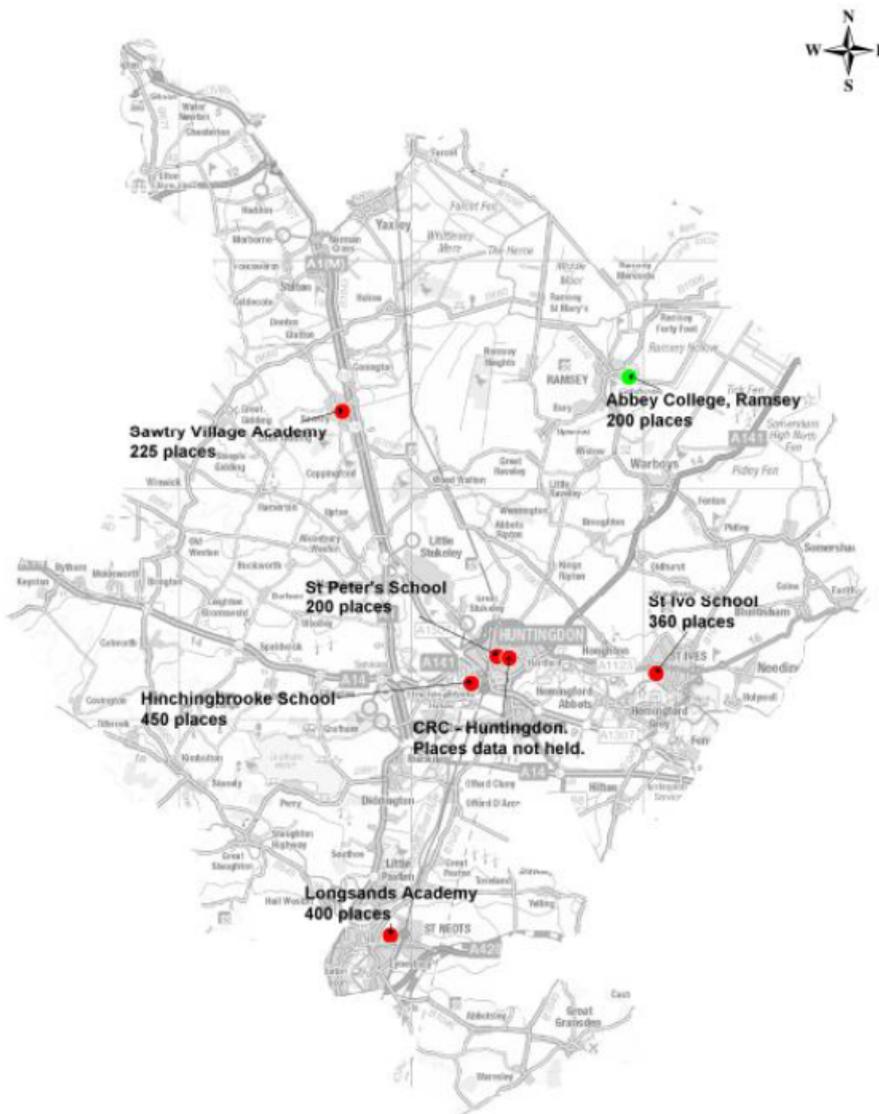
This project would retain the 6<sup>th</sup> Form at Abbey College in Ramsey. Currently Abbey College is split into two parts, the North site which is leased from a third party and the South Site which is owned by CCC and leased to the Meridian trust.

The North site fees are due to increase in 2027 and it has increasing maintenance needs, with the buildings being condition expired and the repair being unaffordable. CCC are investing £8,588,675.43 into moving all of the Secondary College onto the South site. There is no provision though for moving the 6<sup>th</sup> form College onto this part of the site, and County does not hold the responsibility for providing 6<sup>th</sup> form education but for securing sufficient places by working with the market for delivery of them. This project would involve refurbishing an existing, recently unoccupied, building on the South Site for the new 6<sup>th</sup> form provision in the locality.

There is currently a provision for 300 6<sup>th</sup> form spaces on the North site for the Abbey College catchment area which includes Bury, Colne, Earith, Old Hurst, Pidley, Ramsey, Somersham, Bluntisham, Upwood, Warboys, Wistow and Woodhurst, as shown below.



There are currently 7 6<sup>th</sup> form colleges within Huntingdonshire, with Abbey College covering the Northwest area of the district (see map below)



The current curriculum for the College includes Art, Biology, Chemistry, English Literature, Further Math's, Law, ICT and Business and was rated as 'Outstanding' in its most recent Ofsted report.

**4.6 (c) 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.

**4.6 (d) CONSULTATIONS MADE BY OFFICER ON THIS PROJECT**

No consultations were made on this project.

**4.6 (e) 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 – The catchment for the College has seen growth and this is reflected in an increase in demand for further education places.

CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Yes – <a href="#">Corporate Plan</a> - Priority 2 'creating a better Huntingdonshire for future generations' and <a href="#">Place Strategy</a> - Journey 2 'Inclusive Economy' by supporting young people with their education and skills.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes – this is a 50% CIL ask, with the remaining funds potentially being funded by CCC, the decision is due February 2026.
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 – a good business plan was submitted which evidences local growth and the need for this project.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes - This would be partnership working between the College as part of the Meridian Trust and CCC.
There should be greater alignment between local and district-wide priorities.	Yes – This benefits the wider district with the catchment area including Ramsey, Warboys and Somersham. Bury, which also sits in the catchment is due large amounts of growth.

Using the interim scoring system this project scored 40.

#### 4.6 (f) **RECOMMENDATION - APPROVE**

This project would ensure the retention of the 6th form college in Ramsey. Currently the college is located on the part of the campus not owned by CCC and the rent is due to be increased in 2027, alongside the site lease expiring. Also, the current facilities have been neglected by the landlord and needing money investing in. All together it has made this the right time to explore other opportunities on the site.

This project would mean that local students can still receive a 6th form education, with the majority going onto university. There is due to be an increase in houses in the catchment area of the college, which will likely bring further demand for 6th form places. In the 2023 Ofsted inspection the 6th form was rated as 'Outstanding'.

This project links to the wider suite of works at the College being funded by CCC but crucially means the sixth-form college can stay open. The catchment area for this college includes Warboys and other local areas which have seen large growth. If approved for funding, works are due to complete August 2027.

#### 4.7 **Reconfiguration and refurbishment of St Ives fire station.**

<b>Proposal:</b>	The reconfiguration and refurbishment of the fire station.
<b>Applicant:</b>	Cambridgeshire and Peterborough Fire Authority
<b>Parish:</b>	St Ives
<b>Total Project Cost:</b>	£962,700.00
<b>CIL Ask:</b>	£400,000.00
<b>CIL Ask %:</b>	42%
<b>Scoring:</b>	21 + 12 = 33 Overall

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## **RECOMMENDATION - APPROVE**

### **4.7 (a) DESCRIPTION OF SUBMISSION**

The submission included a business plan, full cost breakdown, Reports from the Fire Service, a preliminary programme, sketches and letter of support from Councillor Burke and the Town Council.

### **4.7 (b) PROPOSAL**

This project aims to modernise the fire station in St Ives. The works will include:

- Improvements to the layout of the station to improve decontamination controls.
- A new gym.
- Improvements to disabled access to key areas.
- Upgraded welfare provisions including showers and kitchen area.

The aim is to make this fire station able to maintain the appropriate crewing levels to support the growth in St Ives. Currently the Huntingdon fire service attends approximately 70% of the St Ives incidents, so by improving the offering in St Ives it is also supporting the growth in Huntingdon.



### **4.7 (c) SUBMISSION HISTORY**

This is the first submission for this project and a CIL funding enquiry form was completed prior to submission of this application and a meeting was held between the Fire Service and the Implementation team.

### **4.7(d) CONSULTATIONS MADE BY OFFICER ON THIS PROJECT**

No consultations were held for this project.

#### 4.7 (e) **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 – evidence of the need for this project due to growth has been supplied. Evidence shows increased population increases demand on the fire service and the improvements will support this.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Yes – <a href="#">Corporate Plan</a> – Priority 1 'improving quality of life for local people' and <a href="#">Place Strategy</a> – Journey 1 'pride in place'.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes – this is a 42% CIL ask. The additional funding is from the Fire Service.
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 – the supporting evidence shows how housing growth increases pressure on the fire service.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes – evidence of working with community groups.
There should be greater alignment between local and district-wide priorities.	Yes – this is a district priority for the health and wellbeing of our residents.

Using the interim scoring system this project scored 33.

#### 4.7 (f) **RECOMMENDATION - APPROVE**

The evidence supplied shows the links between local growth and the need for this project. The modernisation will improve the building and increase capacity for retained crews and those supporting from other units.

The improvements will also increase the capacity for local training and community work. This means that fire prevention priorities will also be supported.

In terms of HDC Net Zero aims the evidence supplied is that St Ives is currently one of the worst performing stations for this and the works will drastically improve this.

The designation of St Ives has changed from rural to urban, this project will address issues within the community around fire, road safety and health and wellbeing.

Overall, due to the changing practices of the fire service the evidence shows that there is a link to growth and an increased capacity need for stations. Currently 2/3rds of call outs in St Ives are covered by Huntingdon fire station, so by improving St Ives this will also support the forecast growth in Huntingdon. If approved works would complete December 2026.

#### **4.8 SAPHIRE project, St Neots.**

**Proposal:** Installation of a new occupational skills training facility within a new Skills Build Centre.

**Parish:** St Neots

**Total Project**

**Cost:** £1,748,000.00

**CIL Ask:** £450,000.00

**CIL Ask %:** 26%

**Scoring:** 28 + 12 = 40

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### **RECOMMENDATION - APPROVE**

#### **4.8 (a) DESCRIPTION OF SUBMISSION**

The submission included a business plan, copy of part of the CPCA Cold Spot funding application and letters of support from Ward Councillor Pitt, County Councillor Seef, County Councillor Caine and Ian Sollom MP.

#### **4.8 (b) PROPOSAL**

This project is to create a new occupational skills area within a new Skills Build Centre in Wintringham. The applicant already has partnerships in place for this project with Urban and Civic (the developers at Wintringham), large-scale construction partners through the Cambridgeshire Construction Consortium, DWP and Constructed Pathways CIC.

This project already has £1,298,000.00 funding from the CPCA (Cambridgeshire & Peterborough Combined Authority) 'Cold Spot' capital investment to help build the Skills Centre hub. Alongside this funding the land for the Skills Centre is being donated by Urban and Civic.

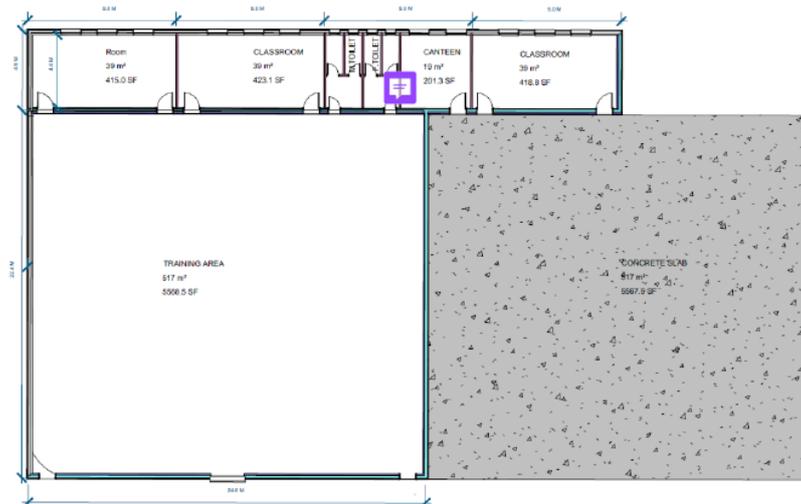
The expectation for numbers to enroll in these courses is 1400 adult learners over the first three years. The average age range for learners is 19-49, although they are anticipating a number of over 50s to enroll too.

The anticipated outcome from the courses is for the students to be placed into the local construction industry, and the College has established links within the industry, and the DWP, to support this.

Courses being offered will include:

- Plumbing & Heating
- Green Technology
- Apprenticeships
- Construction & Housing

## Proposed site plan



### 4.8 (c) SUBMISSION HISTORY

This is the first submission for this project, an enquiry form was completed prior to submission.

### 4.8 (d) CONSULTATIONS MADE BY OFFICER ON THIS PROJECT

The Huntingdonshire District Council Economic Development team was consulted about this project and their response was:

*From an Economic Development perspective, we are pleased to offer our support for this funding application. The Sapphire Project represents a strong economic investment that directly supports the delivery of sustainable growth across Wintringham and the wider St Neots area. The proposed training facility will meet key objectives of the **Huntingdonshire Economic Growth Strategy**, which emphasises fostering economic prosperity and creating employment opportunities. For reference, the strategy can be accessed here [Economic Growth Strategy](#). From an economic inclusion perspective, The Sapphire Project delivers significant social value. By providing accessible training pathways for young people and career changers the project helps ensure that the benefits of development are shared more widely across the community. This inclusive approach supports reduced dependency on public services, strengthens local economic participation and aligns with the 'inclusive economy' journey set out in [The Future Place strategy](#). It also aligns with the [Corporate plan](#) for Huntingdonshire in creating a better Huntingdonshire for future generations.*

*The Economic Development team supports The Sapphire Project and St Neots Construction Training Hub, recognising their significant economic benefits in addressing construction skills shortages, creating local employment and apprenticeship opportunities and developing a workforce aligned with industry demand. By providing modern training in construction and green technologies, these initiatives support high-quality housing delivery, sustainable building practices, and local industry growth. They also strengthen career pathways, boost community wellbeing, support market town regeneration, and establish long-term skills assets that enhance economic resilience and prosperity for Huntingdonshire.*

#### 4.8 (e) **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 opens up opportunities for education in a high growth area and the skills learnt will enable and benefit future growth.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council’s Corporate Plan and Place Strategy	Yes - this meets objectives in both. For the <a href="#">Corporate Plan</a> – Priority 2 ‘Creating a better Huntingdonshire for future generations’ and for the <a href="#">Place Strategy</a> Journey 2 ‘inclusive economy’.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes - this has match funding from CPCA, land donated for occupation by a developer, and the running costs of £450,000 from the 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 business plan is factual and shows the benefits of the project.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes – there are wide partnerships within the construction industry.
There should be greater alignment between local and district-wide priorities.	Yes – this supports Strategic District priorities with education and supporting the construction industry.

Using the interim scoring system this project scored 40.

#### 4.8 (f) **RECOMMENDATION - APPROVE**

Subject to:

1. Confirmation of lease including terms and timescale.
2. Full planning permission being obtained.

This project fits the criteria for Strategic CIL due to its links to education, allowing additional people to gain skills. As an additional benefit the skills will be used in the construction industry supporting both District and National ambitions for growth in housing.

There are very good levels of match funding, making this project good value for money. Also, the partnership working within the construction industry will support local apprenticeships and help local growth. It will also complement the scheme being offered at Huntingdon Regional College for 6<sup>th</sup> form students.

#### 4.9 Youth Centre, St Neots.

**Proposal:** Funding to renovate a retail unit on the Market Square and create a Youth Centre.

**Applicant:** St Neots Town Council

**Parish:** St Neots

**Total Project Cost:** £998,819.00

**CIL Ask:** £500,000.00

**CIL Ask %:** 50%

**Scoring:** 25 + 5 = 31 Overall

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#### **RECOMMENDATION - DECLINE**

##### 4.9 (a) **DESCRIPTION OF SUBMISSION**

The submission included a business plan, indicative cost plan, [ONS data of population](#), the [Town Council Standing Orders](#), [Town Council Minutes for December](#) and details of a public survey. The following Councillors wrote in support of the project – Councillor Ian Taylor (Ward Councillor for Eynesbury and St Neots), Councillor Lara Davenport-Ray (Ward Councillor St Neots East), Councillor Robin Wyatt (County Councillor for St Neots Priory Park & Little Paxton), Councillor Sarah Caine (County Councillor for St Neots East and Gransden) and Councillor Geoffrey Seef (County Councillor for St Neots Eatons). Letters of support were also received from Ian Sollom MP, James Lewis (Places for People) and Kerrie Tonks (Community Coordinator (Youth) Cambridgeshire County Council)

##### 4.9 (b) **PROPOSAL**

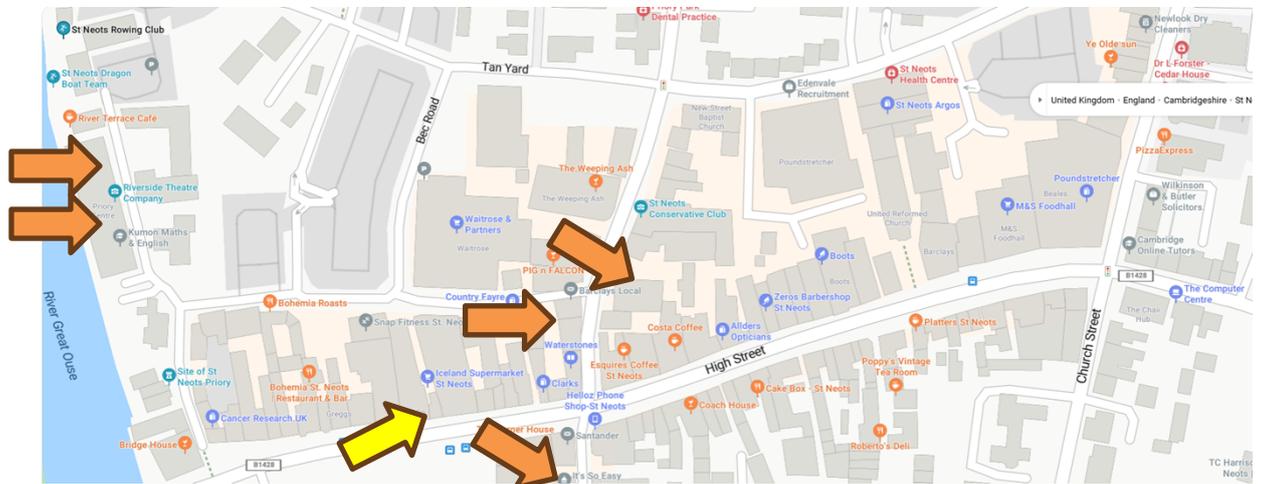
This project would be for the re-fit of a 3000sq.ft. retail unit within the St. Neots Conservation Area, at the western end of High Street, opposite St Neots Market Square to be a youth centre. The Town Council is proposing to purchase the building and pay for the running costs. The CIL bid is for fit out costs only. The building sits between a coffee shop and a retail shop.

The youth centre layout is yet to be agreed, and planning permission has not been sought, nor has there been any pre-application engagement with the LPA. This unit is in a prime retail position near the recently improved Market Square. The last use of the building was a clothes shop, and being a larger retail unit, it has the potential to be split into smaller units like Beales and Brittain's were at the other end of the High Street. The building sits within the defined Primary Shopping frontage, as identified in the Huntingdonshire Local Plan to 2036, and specific policies apply when a change of use is considered.

A public survey was launched regarding potential uses of the youth centre and the responses suggested various inclusions like a tuck shop, café, a Ping pong table and wellbeing support. DJ facilities and games consoles were other options.

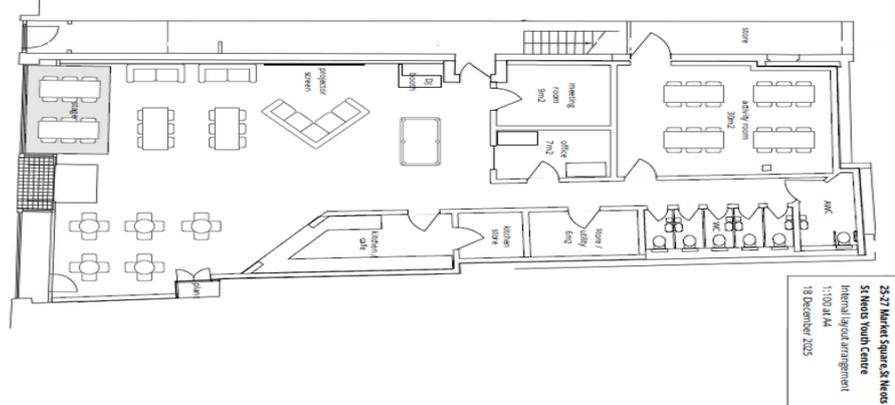
As this is early days for the project there is no confirmation of opening hours, possible noise issues or conflict with existing shops/coffee shops. Within the

supporting information the Town Council have confirmed they feel that it is key that the youth centre be in the centre of the town but have not provided any evidence to support why existing community spaces, such as the Priory Centre cannot meet this need. They have not included the geography of the users, and it is noted that the largest growth in St Neots has been around Loves Farm and Wintringham, which have had land for community uses which could include youth centre provision secured within the associated S106 agreements



Yellow arrows show the location of the proposed youth centre, and in orange and current community spaces.

Proposed layout:



#### 4.9 (c) SUBMISSION HISTORY

This is the first submission for this project, a CIL funding enquiry form was not completed.

#### 4.9 (d) CONSULTATIONS MADE BY OFFICER ON THIS PROJECT

A consultation was made to the Huntingdonshire District Council Economic Development team. The team confirmed their support for a youth centre but highlighted concerns about the loss of a large retail unit in a prime position on the Market Square.

#### 4.9 (e) 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.	Not met – Growth in St Neots has already been mitigated through other developer contributions for community space.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council’s Corporate Plan and Place Strategy	Yes – <a href="#">Corporate Plan Priority 1</a> ‘improving quality of life for local people’ and <a href="#">Place Strategy Journey 1</a> ‘pride in place’. However, this would conflict with Priority 2 ‘inclusive economy’ by removing retail units.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes – this is a 50% CIL ask.
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.	Not met – there is a lot of evidenced community support but due to this being early stages not a lot of evidence of how the space could be used for wellbeing (NHS) and the loss of a prime retail space.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes – there are several partnerships including the Town Council, Youth Council and other organisations.
There should be greater alignment between local and district-wide priorities.	Not met – although community spaces are supportive of District priorities, for the new housing in St Neots these have been provided within Loves Farm (1&2) and Wintringham Park

Using the interim scoring system this project scored 31.

#### 4.9 (f) **RECOMMENDATION - DECLINE**

This project scored only 6 out of 12 on the Statement of Intent scoring.

This project seeks to utilise a large retail unit in a prime location on the High Street in St Neots as a Youth Centre. So far it has not been determined how exactly the space would be used, but local suggestions include a tuck shop, café, table tennis, advice centre and DJ space.

The supporting evidence links the need for this space with the increased youth population due to Loves Farm and Wintringham. It is true the population of St Neots has increased, and will continue to do so, due to new housing, but this has been mitigated on these sites through community provision at both Loves Farm and Wintringham.

Looking at wider growth and community space HDC has invested £4.83m of CIL funding on works to St Neots as part of the Future High Streets Fund programme including the Priory Centre. A further £1,170,500 CIL funding has been allocated to other infrastructure projects within the town. St Neots Town Council have also used their Local CIL ('meaningful proportion) funding to purchase the Oast House for community use.

On reviewing available community spaces within St Neots there is also the [Citizen Hub](#), [St Neots Museum courtroom](#), Eatons Community Centre and Loves Farm House amongst others. The supporting information did not address why these spaces could not be used. There was also no information provided as to why the town centre unit stated was considered the best location across the whole of St Neots for such a provision, noting detail of other facilities and location of growth. Other commercial buildings are also available to rent or buy in a less prime location.

The aims of supporting the community does link to the Corporate Plan (Priority 1) and Place Strategy (Journey 1) and so we support the principle of a space for the youth to use for social engagement and potentially other uses.

However, balanced against this is understanding the long-term viability of a large quantum of community space having regard to the existing and future community spaces at Loves Farm 1 & 2 and Wintringham Park, in addition to the town centre availability within the Priory Centre and Oast House. Also, there would need a better understanding of how this facility would work alongside existing youth and community ventures like the Citizen Hub.

The loss of the prime retail space, 3000 sq. ft. and the Town & District and CPCA aims for regeneration of the high street to meet a growing population also have to be considered. This application fails to demonstrate how the loss of a large retail space, one that has opportunity as a large or two smaller units, how this will affect the regeneration aims for the High Street is not fully explored. St Neots has had great success in recent years in attracting new businesses to the town centre which has attracted a discount shop, gym, barbers, nail bar, dog grooming salon and local supermarket into what was two large retail spaces. The concerns about losing this prime retail unit are confirmed by the HDC Economic Development team.

In order to support this application, there would need to be a fuller understanding of the project, including:

- a planning application to demonstrate that a change of use from retail to a community use is acceptable in principle in this prime location.
- the geography of the expected users to understand why the selected location is the best fit. The geography of growth, including schools in St Neots is linked to the Eastern expansions and CIL legislation requires funding to mitigate growth or enable it.
- an understanding of the effects the removal of the large retail unit in a central High Street location will have.
- a complete assessment of existing and future community spaces (including those secured via S106) in and around the town to demonstrate long term viability of the proposal.

If planning permission is granted, the applicant is welcome to apply to future CIL funding rounds supported by the additional information referenced above. Any future application will be considered on its own merits.

#### 4.10 Expansion of Primary Academy, Warboys.

**Proposal:** Increase of two classrooms for Warboys Primary Academy.

**Applicant:** Cambridgeshire County Council

**Parish:** Warboys

**Total Project Cost:** £2,758,266.00

**CIL Ask:** £828,000.00

**CIL Ask %:** 30%

**Scoring:** 24 + 12 = 36 Overall

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### **RECOMMENDATION - APPROVE**

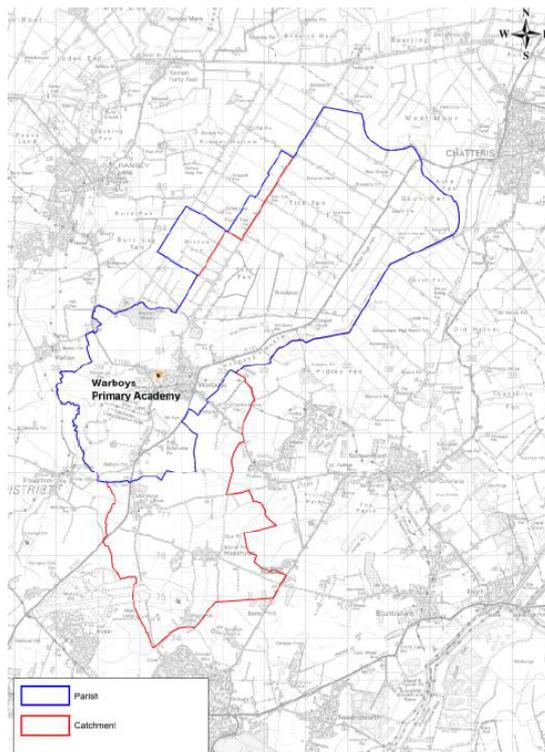
#### 4.10 (a) **DESCRIPTION OF SUBMISSION**

The supporting documents for this application included a business plan, breakdown of costs and a letter of support from Warboys Parish Council.

#### 4.10 (b) **PROPOSAL**

This project is to expand Warboys Primary Academy. Currently there are twelve mainstream use classrooms in use and one is used for children with special educational needs and/or disabilities (SEND). Due to growth the school has increased their PAN (Published Admissions Number) to 60, which will require two new classrooms.

The catchment area for this school is shown below:



There is already £653,000 S106 funding in place for this project which evidences the recognised need for investment in Primary Education in this location. Cambridgeshire County Council are making a decision at Full Council in February to part fund this too, with a £1,277,000.00 investment.

Through creating the two new classrooms at Warboys it means their growing population will be able to stay within their location for education, reducing trips to other schools in the District. It also means the school will be able to continue its SEND provision, which will support both the Parish and wider District.

#### 4.10 (c) **SUBMISSION HISTORY**

This is the first submission for this project and a funding enquiry form was completed before submission.

#### 4.10 (d) **CONSULTATIONS MADE BY OFFICER ON THIS PROJECT**

No consultations were made by the Officer for this submission.

#### 4.10 (e) **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 – the need for more places at the primary school had been linked to local housing growth.
CIL funded projects can also contribute towards achieving the outcomes identified in the Council's Corporate Plan and Place Strategy	Yes – for the <a href="#">Corporate Plan</a> – Priority 1 'improving quality of life for local people'. For the <a href="#">Place Strategy</a> – Journey 2 'inclusive economy'.
CIL should be used in a way which leverages other sources of funding for greater impact.	Yes – There is S106 funding and CCC, if it is approved.
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 factual and well evidenced business plan.
A new approach to CIL should recognise the Importance of working with partners to deliver infrastructure.	Yes – this is partnership working with Cambridgeshire County Council and the local residents wishing to attend the school.
There should be greater alignment between local and district-wide priorities.	Yes – this is a District priority for education.

Using the interim scoring system this project scored 36.

#### 4.10 (f) **RECOMMENDATION - APPROVE subject to:**

- Full funding being achieved.
- Planning permission being obtained.

As this project would increase the number of spaces at a Primary School, where there has been growth, this is a Strategic priority. Also, this means there can be a continued local SEND provision.

There is a good level of match funding, including S106. The supporting information shows the need for this in the local catchments area and how it is linked to growth. If funding is approved works will complete in June 2028.

#### **4.11 Extension of time for allocated CIL funding for Wheatsheaf Road improvements.**

##### **RECOMMENDATION - APPROVE**

An up to £500,000 allocation was approved in principle towards the B1040 Wheatsheaf Road / Somersham Road, St Ives Accident Reduction Scheme at the 18th March 2021 Cabinet meeting. The scheme addresses road safety at one of the most significant accident cluster sites in Cambridgeshire. The Strategic CIL allocation was subject to:

- Final costings, as detailed design work is still underway.
- Full business plan.
- Confirmation that all the land required for the project is available; and
- Confirmation of the match funding by CCC and other sources.

The offer was time limited (12 months) to enable the above matters to be addressed. This period ended 17th March 2022.

At HDC Cabinet 17<sup>th</sup> March 2022 an extension of time was agreed due to delays in the works, which expired on 24<sup>th</sup> March 2024. Following legal issues there were further delays to this project and at Cabinet 12<sup>th</sup> December 2023 a further extension of time was agreed until 30<sup>th</sup> September 2025.

This project has been delayed due to ongoing legal issues with land purchasing. Officers have reached out to the Complex Infrastructure team at Cambridgeshire County Council and have had the following update:

*'The proposed new junction arrangement requires additional land, which the Council is seeking to purchase. Officers are working alongside our legal advisors to progress this land acquisition but it has, unfortunately, been delayed for reasons beyond our control. CCC officers and our legal team continue to engage regularly with the parties involved. Earlier this year we introduced the 50 mph speed limit at the junction as an early measure whilst we await the conclusion of the land purchase.'*

*Current milestones as follows:*

*By April 2026 – Conclude Land Purchase*

*May-June 2026 – Utility diversions (advanced works)*

*May-July 2026 – Procurement of Principal Contractor*

*July 2026 – March 2027 - Construction*

*The programme very much depends on the conclusion of the land purchase, if we are able to finalise this sooner then we can bring forward activities.'*

Further updates on this project are available on the CCC website . [Our projects and programmes | Cambridgeshire County Council](#)

## **RECOMMENDATION - APPROVE**

Given the delays, beyond the control of CCC, and the ongoing need for the project to address this accident cluster site a further extension of time until **31<sup>st</sup> December 2027** is recommended. As above construction is anticipated to complete in March 2027, but this would give the project a slightly longer time for any further delays.

### **5. COMMENTS OF OVERVIEW & SCRUTINY**

- 5.1 The Panel discussed the Community Infrastructure Levy Allocation Report at its meeting on 4<sup>th</sup> March 2026.
- 5.2 Councillor Pickering raised concern that the proposed Youth building was being treated in the same way as a general community facility. He emphasised that young people require a dedicated space rather than hired rooms within other buildings, noting that no such provision currently exists in St Neots. He referenced the Huntingdonshire Futures Place Strategy—particularly its focus on Youth Provision—and considered the application to be well aligned with its objectives. Councillor Pickering further highlighted that the proposal would bring a unit vacant for three years back into use and that its town-centre location was preferable, as out of town sites could increase the risk of anti social behaviour.
- 5.3 It was explained that the query in the report relates to current community facilities and their use needing a fuller explanation. The principle of youth space is recognised, and the Town Council were invited to work with the Implementation and Planning teams to explore and progress this project for a future round.
- 5.4 Councillor Jennings expressed his support for the points raised by Councillor Pickering, noting that the proposal represented a positive opportunity to bring a currently vacant unit back into productive use. He emphasised that repurposing the unit for a community focused initiative would provide clear benefits to local residents.
- 5.5 It was noted that Section 4.9 (f) highlights the concern that this is a prime retail space. There are conflicts with Local Plan policy for prime retail spaces that would need to be investigated and Planning Permission granted for this project to be considered deliverable. Due to this this needs resolution first. To date there have been no discussions with the Planning Department about this and this is the first step needed to ensure deliverability.
- 5.6 The Panel were reminded that there was an error in the published paper and attention was drawn to the Supplement which had since been provided.
- 5.7 Councillors Jennings and Martin highlighted queries around the scoring mechanism.
- 5.8 The scoring system is an indicative one at present. In Overview & Scrutiny 8th October 2025 Officers highlighted that scoring was being reviewed and Members were invited to volunteer by the Chair. No requests have been received to date. All applications are assessed against Legislation and CIL governance. It was explained that the Team would not be comfortable using

it as the basis for approval or rejection of applications at this stage.

- 5.9 Councillor Martin commented on the application for the Huntingdon Sports and Health hub, noting that while he welcomed the prospect of enhanced facilities, he had reservations about the level of expenditure involved.
- 5.10 The amount of funding assigned to the project is to be agreed under delegated authority by the S151 Officer as per governance agreed at HDC Cabinet in February 2026.
- 5.11 Councillor Chapman noted that St Neots has a significant youth population and expressed the view that a dedicated facility would be of benefit to the community. He acknowledged the high cost associated with the proposed location and remarked that other retail sites had been used for development. He added that he would have welcomed consideration of an alternative site. Councillor Chapman also noted that the use of the Oast House has not been agreed yet.
- 5.12 Councillor Corney noted he was pleased to see the high number of approvals this round and asked if the next funding rounds dates had been agreed.
- 5.13 It was confirmed that the next dates would be post Elections.
- 5.14 Following the discussion, the Panel were informed that their comments would be added to the Cabinet report in order for an informed decision to be made on the report recommendations.

## **6. KEY IMPACTS / RISKS**

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

## **7. WHAT ACTIONS WILL BE TAKEN/TIMETABLE FOR IMPLEMENTATION**

- 7.1 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.

## **8. LINK TO THE CORPORATE PLAN, STRATEGIC PRIORITIES AND/OR CORPORATE OBJECTIVES**

*(See Corporate Plan)*

- 8.1 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.

## **9. LEGAL IMPLICATIONS**

- 9.1 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.
- 9.2 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).
- 9.3 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.'
- 9.4 The levy may not be used to fund affordable housing.

## **10. 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.

## **11. REASONS FOR THE RECOMMENDED DECISIONS**

- 11.1 The recommendations for individual funding awards for projects (as stated in section 4) have been considered in accordance with the Council's 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.

## **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 2024/5

<https://www.huntingdonshire.gov.uk/media/nuvp0izy/infrastructure-funding-statement-2024-25.pdf>

## **CONTACT OFFICER**

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

<b>Project Name</b>	<b>Description</b>	<b>Project cost at allocation</b>	<b>CIL funding offered</b>	<b>Update</b>
<b>Fenstanton Village Hall</b>	Funding towards a new village hall in Fenstanton	£880,000.00	£75,000.00	Works have commenced on site and completion is due September 2026.
Approved by Cabinet - 16 <sup>th</sup> July 2020				
<b>B1040 Wheatsheaf Road/Somersham Road Accident Reduction Scheme</b>	Junction safety improvements	£1,200,000.00	£500,000.00	See report 4.11 for update.
Approved by Cabinet - 18 <sup>th</sup> March 2021				
<b>St Neots Future High Street Fund</b>	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  <a href="https://www.huntingdonshire.gov.uk/people-communities/market-towns-programme/investment-in-st-neots/latest-updates/">https://www.huntingdonshire.gov.uk/people-communities/market-towns-programme/investment-in-st-neots/latest-updates/</a>
Approved by Cabinet 28 July 2020				

<p><b>Hinchingbrooke Country Park Improvement Project</b></p>	<p>Part of larger project, the bid seeks funding for:</p> <ul style="list-style-type: none"> <li>• Pathway improvements and associated lighting and signage.</li> <li>• Upgrading the existing car park.</li> <li>• 5 new play zones</li> </ul> <p>Associated management costs</p>	<p>£2,995,184.00</p>	<p>£1,495,184.00</p>	<p>A Pre-Services Contract Agreement (PCSA) has been signed with a preferred contractor (Dec 2025) to allow them to finalise the project design and costs inclusive of the Countryside Centre</p> <p>A Letter of Intent is being finalised to utilise the same contractor to begin on site enablement works including widening the main access road and which will support construction traffic and the overall project and a light strip out of the Countryside Centre. The Letter of Intent is due to be signed shortly. and for these works to start from mid-February 2026</p> <p>The main contract terms are being finalised, and it is hoped the final contract will be in place by late March 2026, and the wider project works will start in early April 2026</p> <p>The current project plan forecasts for the overall project to be completed by December 2026</p>
<p>Approved at Cabinet 17<sup>th</sup> March 2022</p>				

Project Name	Description	Project cost at allocation	CIL funding offered	Update
<b>Glatton Village Hall</b>	Replacement of an asbestos roof for the Glatton Village Hall.	£64,750.00	£49,750.00	Roof project was <b>COMPLETED</b> December 2025.
Agreed by delegation 3rd October 2022				
<b>Alconbury Weald Health Facility</b>	New primary health care facility at Alconbury Weald.	£7,888,400.00	£6,013,388.00	Approval and funding have been confirmed by the ICB Board to proceed with the design and scoping phase for the proposed new health building. This work will enable submission of a planning application and the resubmission of the CIL application for consideration and ratification by HDC. Upon completion the design project will deliver proposals for a modern, flexible health facility, capable of being fitted out in accordance to NHS building regulations, and designed to support the delivery of a safe efficient medical and integrated community health provision both now and in the years to come.
Approved at Cabinet 18th October 2022				

Project Name	Description	Project cost at allocation	CIL funding offered	Update
<b>Godmanchester Astro turf football pitch</b>	Installation of a full-sized football pitch all weather (Astro turf) football pitch	£800,000.00	£150,000.00	Project was <b>COMPLETED</b> December 2025.
Approved at Cabinet 18 <sup>th</sup> October 2022				
<b>Somersham Car Park Extension</b>	Community car park extension	£20,480.90	£15,480.90	Project still requires Planning Permission. The Parish agreed in December to commission the outstanding reports for their planning application.
Approved by delegation 7 <sup>th</sup> February 2023				
<b>Monks Wood Police Training Site</b>	New facility to meet the statutory requirements to train police across Cambridgeshire, Bedfordshire and Hertfordshire.	£12,300,900.00	£641,492.00	Project was <b>WITHDRAWN</b>
Approved at Cabinet 18 <sup>th</sup> April 2023				
<b>Community Centre Extension, Ramsey</b>	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	Completion now due March 2026.
Approved at Cabinet 16 <sup>th</sup> April 2024				
<b>Guardroom community hub, Bury</b>	To transform the former RAF Guardroom building into a multifunctional hub including the Parish Council, hot desk space, and community space for sports and social activities.	£2,359,900.00	£1,500,000.00	Meeting held with Parish and Architects/Project Manager in December to agree contract payment dates. Awaiting further email to confirm details.
Approved at Cabinet 15 <sup>th</sup> April 2025				

Project Name	Description	Project cost at allocation	CIL funding offered	Update
				Completion due Summer 2027.
<b>Leisure improvements, Sawtry</b>	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	Contractors appointed in December 2025. Works on track for Spring opening.
Approved at Cabinet 15th April 2025				
<b>Huntingdon Campus 'Retrofit' skills training facility</b>	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.	£725,912.00	£200,000.00	Slightly delayed but on course to complete by August 2026.
Approved at Cabinet 14 <sup>th</sup> October 2025				
<b>Kimbolton replacement playground.</b>	Replacement play equipment at Mandeville Hall Community playground.	£106,115.56	£61,632.81	Project on track to complete
Approved at Cabinet 14th October 2025				
<b>New 3G Pitch, HDC One Leisure St Ives.</b>	Installation of a second full size third generation floodlit artificial turf pitch at One Leisure, St Ives.	£1,400,031.26	£300,000.00	Planning application and Football Foundation application submitted Dec 2025. Still on track to complete Feb 2027.
Approved at Cabinet 14th October 2025				
<b>Cromwell Museum Expansion Project, Huntingdon.</b>	Funding to restore, convert and fit out a new museum.	£6,308,000.00	£1,000,000.00	CIL funding offer accepted and now RIBA Stage 2 is due to complete September 2026.
Approved at Cabinet 14th October 2025.				

Project Name	Description	Project cost at allocation	CIL funding offered	Update
<b>King George V Pavilion redevelopment, Huntingdon.</b>	Demolish the existing structure and build a new pavilion with compliant changing rooms, modern support facilities, social space and equipment storage.	£1,000,000.00	£125,000.00	Project has been delayed by wider works to Huntingdon Hub and new quotes are higher than previously received.
Approved at Cabinet 14th October 2025				

**APPENDIX 2 - Huntingdonshire Infrastructure Project Bids submitted for consideration in second 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	Score	Recommendation	Decision
Repair and improvements to car park	Abbotsley	£15,000.00	£30,000.00	50%	21	Decline – fundamentally this is a maintenance project not related to growth and so ineligible for Strategic CIL.	Decline
Design, supply and construction of a 13 x 3M steel framed building.	Godmanchester	£47,236.03	£120,000.00	39%	25	Decline – supporting information does not support links to growth so ineligible for Strategic CIL.	Decline
A permanent replacement for the temporary building used by Grafham Community Shop	Grafham	£46,415.00	£77,357.00	60%	28	Accept Subject to – <ul style="list-style-type: none"> <li>• Full funding being confirmed</li> <li>• 12 months to achieve full funding from approval</li> <li>• Clarification of why lease is so short term and satisfactory evidence of likely extension of this.</li> <li>• Evidence of a fund for maintenance, funding contribution to car park and future fund for replacement at end of building life.</li> </ul>	Approve
Upgrade of 1 existing streetlight column.	Hemingford Grey	£3836.54	£3836.54	100%	2	Decline - As confirmed in the application form this project has no links to growth and so fails to meet the gateway criteria to make it eligible for Strategic CIL funding.	Decline