



Meeting	Full Council
Date	Wednesday 15 May 2024
Report Title	Neighbourhood CIL – Cam Sports Club
Author:	Projects Officer, Johanna Edwards

### **Officer's Recommendations:**

1. To discuss and agree to commit £100,000.00 of Neighbourhood Community Infrastructure Levy funds to Cam Sports Club for the purchase of the lands at Everlands sports ground as proposed by the CIL Working Party.
2. To discuss and agree to commit Project Officer time to work with the sports club to ensure the land is (shown Figure 5 below) is registered and protected with Fields in Trust as a condition of funding as proposed by the CIL Working Party.

### **Background**

The purchase of this land is supported by Stroud District Council, with confirmation that the purchase will need to be allocated from the Cam Neighbourhood CIL fund.

In relation to the government legislation (<https://www.gov.uk/guidance/community-infrastructure-levy#spending-the-levy>) the CIL funding can be used to purchase the land at Cam Sports Club:

#### **What can the Community Infrastructure Levy be spent on?**

The levy can be used to fund a wide range of infrastructure, including transport, flood defences, schools, hospitals, and other health and social care facilities (for further details, see [section 216\(2\) of the Planning Act 2008](#), and [regulation 59](#), as amended by the [2012](#) and [2013 Regulations](#)). This definition allows the levy to be used to fund a very broad range of facilities such as play areas, open spaces, parks and green spaces, cultural and sports facilities, healthcare facilities, academies and free schools, district heating schemes and police stations and other community safety

Figure 1: Spending the Levy, <https://www.gov.uk/guidance/community-infrastructure-levy#spending-the-levy>

Further to the above confirmation that Neighbourhood CIL funding can be used to purchase this land, in respect of General Power of Competence changes to the



Council, the purchase sits within Parish & Town Council Power/Duties and Statutory Provision, under Public Health Act 1875 s.164 & Open Spaces Act 1906, s.9-10.

Supporting this bid would address the significant under provision of recreational facilities by population as identified by Stroud District Council (results below in Figure 2).

	Requirements	Provision	Shortfall/Surplus
<b>FIT Overall</b>	34.39 (Ha)	22.12 (Ha)	<b>-12.27 (Ha)</b>
<b>Youth/adult</b>	29.98 (Ha)	18.97 (Ha)	<b>-11.01 (Ha)</b>
<b>Playing pitch</b>	21.34 (Ha)	11.27 (Ha)	<b>-10.07 (Ha)</b>
<b>Equipped CPA</b>	04.40 (Ha)	03.15 (Ha)	<b>-01.25 (Ha)</b>

Figure 2: Stroud District Council Outdoor Playing Space: A Survey of Local Provision and Needs. Results show deficit in recreational space in Cam area.

The CIL Working Party met on Tuesday 16 April, and key discussion points included:

Cam Everland's Sports Club:

2. Discussed registration of Everland's Sports Club field as Fields in Trust and discussed implications of this.
3. Discussed community events/access/ partnership working for the community.
4. The group discussed setting key dates/milestones for the project.
  - Project Officer is working on this – too early to set.
5. Working Party requested that Trustees of the Cam Everland's Sports Club were invited to a working party meeting to discuss future plans of the club and any implications this may have on the funding application.
6. Projects Officer outlined position with CIL spend and positioning. This was followed with an email confirming the position:
  - Sits within spending levy
  - Meets Power/Duties and Statutory Provision, under Public Health Act 1875 s.164 & Open Spaces Act 1906, s.9-10 for spending
  - Power/Duties and Statutory Provision, under Public Health Act 1875 s.164 & Open Spaces Act 1906, s.9-10.
  - Confirmed with DAS Legal Expenses Insurance

Figure 3: notes taken in CIL WP meeting 16.04.2024.



The CIL Working Party met on Monday 22 April along with representative of the Cam Sports Club. Main discussion points included:

### **Monday 22 April**

Attending: Cllrs Fowler, Clifton, Andrewartha, Clerk & Projects Officer, June Pritchard, Rus, James Darby (Zoom, from SA)

Update from Trustees and Cam Parish Council:

1. 5-month extension granted on existing lease. 14-15<sup>th</sup> September time scale. Confident that Knights (solicitors of Trustees) and Hatley's will have all documents in place.
2. Committee have found 75% of the local share holders for Cam Recreation Ground Ltd to vote the sale through.
3. CIL update/explanation given by Projects Officer.
4. Confirmed that the area would be kept as a recreational community space.
5. Discussed how to protect the green space indefinitely – Fields in Trust discussed. An application would be made after ownership confirmed (to enable application). This would 'ring fence' and protect the green space. Discussed boundary lines, and implications of pavilion rebuild and parking etc. The new pavilion would be built on existing Cam Sports Club land, which is set further back, creating more green space to be kept under Fields in Trust. Boundary lines discussed/show. Please see images below.
6. Group discussed appointing a Councillor of Cam Parish Council to the Cam Sports Club Board of Trustees to ensure continued partnership working.
7. Projects Officer confirmed that working with the Clerk, establishing if current Wilcox policy included legal representative within this expertise, or if additional cover will be required. Awaiting confirmation from DAS.

Figure 4: notes taken in CIL WP meeting 22.04.2024.

Fields in Trust:

The application to Fields in Trust will apply to the land shown in Figure 5 below. The Fields in Trust application will ensure that the land can never be sold for development and will be retained as a public park, playing field or recreational ground for the benefit of Cam residents in perpetuity.

The Committee of Cam Sports Club have agreed to sign A Deed of Dedication to ensure that the green space will be protected for the benefit of the local community and nature forever.

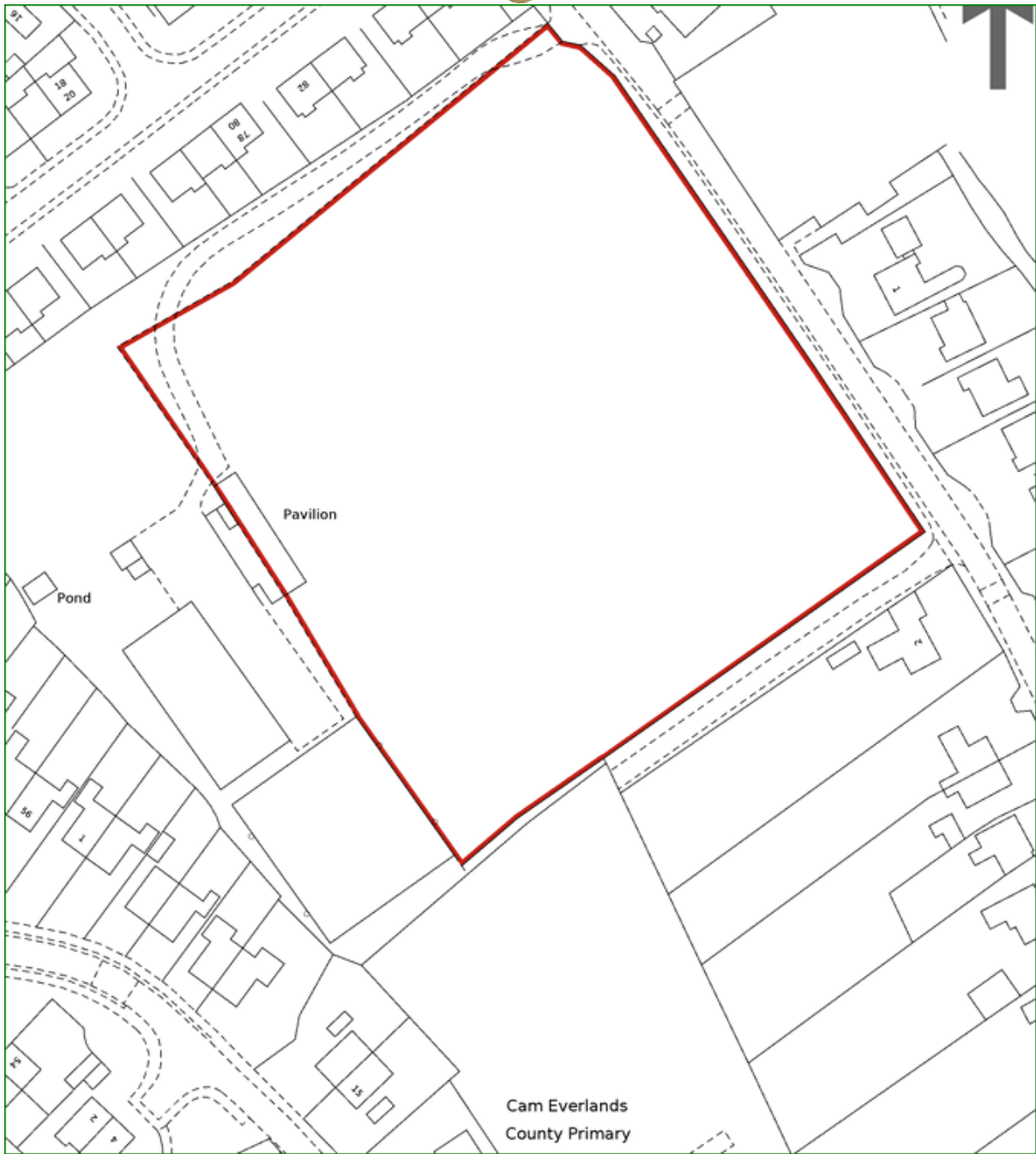


Figure 5: land to be protected by Fields in Trust.