

SEVENOAKS DISTRICT COUNCIL: COMMUNITY INFRASTRUCTURE LEVY (CIL) SPENDING BOARD

BID FOR FUNDING PRO-FORMA (INFRASTRUCTURE ONLY)

Scheme Name
A NEW VILLAGE HALL & FOOTBALL PITCH FOR EYNSFORD

Description of Scheme
A joint project between Eynsford Parish Council and Eynsford Village Hall Trustees to build a new village hall on Harrow Meadow, Eynsford with associated car parking, and to create a new and improved football pitch at this site.

1	Working in Partnership	
	Is this scheme promoted by your organisation in partnership with another organisation(s)?	Yes / No (please delete as appropriate)
	Organisation Name(s):	Eynsford Parish Council & Eynsford Village Hall Trustees
	Responsible individuals(s):	Philip Ward (Chair of EPC) & Malcolm Richardson (Chair of EVH)
	Signature(s) on behalf of other supporting organisations(s):	
	Please provide details of the Agreements you have in place with your partners. Including the % of money guaranteed for the scheme from each organisation.	A Memorandum of Understanding has been created between the two organisations (attached). EPC 22% (+ land), EVH 44% (Figures depend on sale price of existing hall and on whether a loan is agreed).

2	Planning Permission Details	
	Is planning permission required for the scheme?	Yes / No (please delete as appropriate)
	If yes, has it been applied for?	Yes
	If no, please explain why?	
	If planning permission has been granted – please provide details and a reference number.	Yes 19/03345/FUL (Planning permission has also been received for a related application 19/03346/FUL for the demolition of the existing hall and its replacement with 3 residential properties.)
	Details of any other consent required (if appropriate (e.g. conservation, Listed Buildings, other Government bodies)	N/A
	Consent required	
	Date applied for / granted	

Need for the Scheme

3 List of projects or development that result in the need for this scheme:

The existing village hall in Eynsford has structural issues which mean that its life is very short and that major work would be needed within 10 years to preserve it. The Eynsford Village Hall Trustees have looked into the costs of repairs and rebuilding the hall on the existing site, and costs were over £650,000 + inflation (see Business Plan). In addition, the existing site is restricted within a residential area with only a few parking spaces, and partly within the flood plain. It was built in 1905 when there were few, if any, cars in use and most users lived within walking distance of the hall. The Trustees have spent years looking into all the options available, with rebuilding on the same site being an unattractive solution for the above reasons. The existing hall is very well used with over 800 lets per year (see Business Plan), and when it has to be closed for structural and safety reasons, there be a significant need for community space in Eynsford.

Research and collaboration with Eynsford Parish Council ended with Harrow Meadow being decided on as the best site for a replacement hall and allowing for a more modern, accessible and environmentally friendly building. The proposal was discussed in detail with Sevenoaks District Council planners to ensure that it would have minimal impact on the Green Belt and AONB.

The parish council has been considering turning and levelling the football pitch at Harrow Meadow for many years. The pitch is notoriously on a slope and this means that it is unsuitable for higher league games. A visiting team posted '*a very tough pitch to play any football on*'. Eynsford FC has had to play elsewhere in the past when it has risen through the leagues. Football has been played in Eynsford for over a century with Eynsford being the oldest football club in Kent. Sevenoaks District Council's Playing Pitch Strategy indicates the need to retain a pitch at Harrow Meadow. The strategy shows a demand for extra capacity in particular for youth teams. A new, professionally designed and level pitch will mean the surface is not damaged so readily, will improve drainage, and allow for more teams to use the pitch every week. In addition, it will enable future generations to play football in their own community.

This project will increase community participation, especially for those with disabilities, support the use of renewable energy, reduce the impact on the environment and promote participation in healthy activities to wider audience including women and children.

The lack of parking in the village causes problems for both residents and visitors. Eynsford Conservation Area Appraisal notes the lack of parking in the village on page 18. The new car park at the village hall will prevent village events from impacting on neighbouring streets, and will also provide additional parking for members of the public. Electric charging points will enable those without off-road parking to be able to charge their vehicles.

4	How is the scheme related to these developments (additional information, such as usage forecasts and existing and alternative capacity assessments, can be attached as an appendix):
	Further background information about usage of the village hall can be found in the Business Plan. The football pitch is currently used by two clubs with one team each. The new pitch with a better surface will allow for more usage. The pitch is currently used on Saturday afternoons (for home matches by Eynsford FC) and on Sunday mornings by the Riverside Wanderers vets team. This could mean that youth or women's teams could use the pitch at other times.

Please provide an explanation of the 'public benefit' of the scheme proposed for residents in Sevenoaks District:

5	Economic Benefit
	The new facilities will bring economic benefit to Eynsford. Visitors will be coming both from Eynsford and the surrounding area to events and activities in the village hall. Eynsford is a popular tourist destination and visitors are likely to extend their visits to local hotels, pubs, shops and attractions including Eagle Heights, Lullingstone Roman Villa, Lullingstone Castle and Lullingstone Country Park. Many of those running events in the hall will be local small businesses, and will also bring in local entertainers, catering companies and other providers. Therefore, income will be fed back into the local area. Visiting football teams also support local pubs and shops bringing income into the village. The new hall may also be an attractive base for school groups visiting the village (as many do) for Geography and History field trips.

6	Social Benefit
	The village hall is the cornerstone of Eynsford's community life. The current hall is well used by village clubs and groups from the WI to amateur dramatics, by sports and wellness groups for instance badminton, yoga, keep fit, for children's dance groups and for larger events such as quizzes, dinners, parties and more, resulting in over 800 lets per year. The new hall will have the benefit of additional outdoor space which will make it more attractive for larger events such as weddings and parties. Social interaction is vital for good mental health and support, and community events are important for the more isolated people in our communities. About 30% of Eynsford's population is over 60, higher than average for the district, and community facilities such as the village hall provide a great social benefit for them. The dementia café held in the hall before Covid was very successful, and other organisations such as Hi-Kent (Hearing Aid service) visit the hall too. Sports also benefit residents both physically and mentally. Football is a great opportunity for those inside and beyond the community, to get together and let off steam and to make connections. The planned improvements to the pitch will enable greater participation to include those with disabilities, women and the younger population.

7	<p>Environmental Benefit</p> <p>A great benefit of building a new hall is the ability to include up-to-date green technologies. Combining the creation of the new football pitch with the building of the new hall is enabling the project organisers and design team to consider ground source heat pumps, laying the new piping under the football pitch. This would be the first choice for the project, but if not viable, then air source heat pumps will be provided. Natural ventilation, mitigating against summer overheating, will be built into the hall and photovoltaic panels will be provided. Electric vehicle charging points will be provided for the new parking area outside the hall which will be the first public charging points in Eynsford. The car park surfacing will be permeable paving such as grasscrete to allow for drainage and to allow grass to grow. There will be opportunities for bee and drought-friendly planting around the new hall site and the parish council's Green Team and our local Eynsford in Bloom group will be consulted on the best plans for planting to encourage biodiversity in this area. The new hall will have significantly lower carbon emissions than the existing hall and electricity used will be from renewable sources. The new technologies will result in a carbon footprint for the hall of 1.7 tonnes CO2 per annum compared to the existing carbon emissions of 10.3 tonnes per annum.</p>
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8	<p>Is the need for the scheme identified in any adopted strategy/plan? E.g. Neighbourhood Plan, Work programme of a Statutory Body, Infrastructure Plan. If so, which?</p> <p>Although there is no specific 'plan' which mentions this scheme, there is a definite need for it. As outlined in the various surveys to residents detailed in the Business Plan and appendices, the village hall is a much used and wanted space. The village hall trustees and parish council have been working towards making this scheme a reality for many years. Eynsford Parish Council has been saving money towards the new village hall for several years as can be evidenced by its budgets. Similarly, the village hall trustees have a dedicated fundraising account to fund the new hall. The Sevenoaks Council Playing Pitch Strategy shows a need to keep existing pitches and to increase capacity for more teams.</p> <p>The government's 'Levelling up the UK' White Paper states that it wishes to restore local pride by improving communities and place, people and skills. It also wishes to ensure local football clubs have the facilities they need to thrive.</p>
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9	<p>How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?</p> <p>Economic, social and environmental benefits have been set out above.</p> <p>The scheme is an important local infrastructure project. There is a clear community need and benefit for a new village hall. Surveys/consultations have been carried out in the village about the new hall which show clear public support for this project (see business plan & appendices)</p>
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9	How does the scheme identify with the Council's Infrastructure Delivery Plan (IDP) and its priorities?
	This scheme is being delivered as a partnership project between the Eynsford Parish Council and Eynsford Village Hall trustees. The parish council will be leasing the land required for the new hall to the village hall trustees at a peppercorn rent. Others involved are the football clubs and the local landowner who has agreed to 'swap' part of the land needed for the football pitch project.

10	How does this project help the Council achieve its ambition to reduce net greenhouse gas emissions and achieve its Net Zero 2030 target?
	The project will provide additional electric vehicle charging points in the district that will be available to the general public. Additional parking spaces 10 minutes' walk from the railway station will encourage more people to take the train. Keeping activities and events local will reduce the need to travel further afield. The new building will be 'natural gas free' and powered with electricity from the national grid, with its reducing dependency upon fossil fuels, and our on-site renewable technologies.

Funding

11	Total Project Cost
	£1.947m

12	Funding from CIL Details
	Funding required from CIL £260,000
	Please identify other funding sources for this project, what contribution they are making and why these cannot be used to fund the scheme in its entirety. Please provide the status of each source of funding for example whether it has been formally agreed, whether it has already been paid, whether it has been agreed in principle, if you are waiting for a decision in regard to the funding, or whether you are investigating the source of funding etc.
	1) Eynsford Parish Council £120,000 (available) 2) Eynsford Village Hall Trustees £350,000 (available) 3) Eynsford Village Hall Trustees £500,000 (proceeds from sale of existing hall site, valuation figure) 4) National Lottery Community Fund £200,000 (application in progress, has been discussed with National Lottery)

12	Funding from CIL Details
	<p>5) Kent County Council £20,000 (Crowdfunder matched funding – projected grant subject to fundraising – January 2023 – has been discussed with Crowdfunder Kent)</p> <p>6) KCC Village & Community Halls grant £10,000 (if successful due March 2023 – has been discussed with KCC)</p> <p>7) KCC Combined Members Grant £5,000 (due March/April 2023 – has been discussed with KCC)</p> <p>8) Local fundraising and donations inc, Village Hall Lottery scheme £122,000 (estimated, over £10,000 already raised)</p> <p>9) Eynsford Parish Council Public Works Loan £300,000 (application will start shortly following a public consultation.)</p> <p>10) Other smaller grant applications £60,000 (estimated – being investigated)</p> <p>Please note that Eynsford Parish Council has received only one CIL payment for development in the parish. Around £1000 remains which will be put towards this project.</p>

13	Staged Payment Details	
	Is this bid for staged payments?	Yes / No (please delete as appropriate)
	Will staged payments be accepted?	Yes / No (please delete as appropriate)
	Please provide details of anticipated funding requirements and timetable	The project will start in April 2023 and is planned to end within 2 years. As some upfront funds are available, staged payments would be acceptable. On-site Contractors would be paid in stages as the works progress.

14	Town & Parish Councils CIL Funding	
	Has a bid(s) for CIL funding been made to relevant town and parish councils?	Yes / No (please delete as appropriate) N/A
	Details of bid	
	Decision made	
	Details of decision	
	If this bid is being made by a Parish or Town Council and no CIL funds have been contributed by them, please provide an explanation for this.	As mentioned above, Eynsford Parish Council has only received one CIL payment in 2018 of £5,051.88 for development in the parish. This has been partly used for other projects as it expires in the current financial year. The remaining £1150.00 will be put towards this project.

14	Town & Parish Councils CIL Funding	
	If a bid has not been made to the relevant Parish or Town Council, please provide an explanation for this	Please see above.

15	Would the scheme be fully funded if the CIL contribution is agreed?
	Yes / No (please delete as appropriate) subject to projected fundraising targets being reached.

16	Has this scheme already benefited from CIL funding through the CIL Spending Board?
	Yes / No (please delete as appropriate)
	If yes, please provide further justification as to why further CIL funding is required for this project.

17	Has this scheme/land/building already benefited from funding from Sevenoaks District Council?
	Note- this can include grants, section 106s, a Community Fund etc.
	Yes / No (please delete as appropriate)
	If Yes, please provide further details of amount and the project involved.

18	Has the project, at any stage benefited from any CIL Exemptions as laid out in the Community Infrastructure Levy Regulations 2010 (as amended)?
	Yes / No (please delete as appropriate)
	If yes, please explain why CIL is still required following an exemption.

Deliverability

19	Does your organisation have the legal right to carry out the proposed scheme?
	If not, you must attach documentation showing that the statutory provider of this service supports this scheme.
	Yes / No (please delete as appropriate)

20	Anticipated start date for delivery of the scheme
	April 2023

21	Anticipated finish date for the delivery of the scheme
	December 2024

22	Anticipated date when CIL funding will need to be made available
	April 2023

23	Does land need to be purchased to facilitate the scheme?
	Yes / No (please delete as appropriate)
	If no, please provide details: A lease between Eynsford Parish Council and Eynsford Village Hall Trustees relating to the land required for the building of the new hall will be drawn up. A land swap to facilitate the repositioning of the new football pitch is in progress with the owners of the neighbouring farmland and will be completed before the works commence.
24	Please provide a consultation plan to let SDC know when they can expect progress reports on the project.
	Progress reports on the project will be provided quarterly, or as required by Sevenoaks District Council. We will provide Sevenoaks District Council with any significant changes to the timeline set out below.
25	Please provide details of the management and timescales of the project.
	<p>The project is being managed by a team including parish councillors and village hall trustees. Members of the team have relevant expertise and include: a chartered building surveyor, a chartered M & E engineer, a retired structural engineer and a construction planner.</p> <p>Timeline:</p> <p>Planning permission for existing hall granted 6/10/2021</p> <p>Planning permission for new hall granted 1/7/2020</p> <p>Planning conditions approved: surface water drainage 23/6/22; stage 1 archaeology May 2022</p> <p>Contractor appointed for first phase of project (new football pitch) (Burrows Contractors) – expected start date April 2023</p> <p>Contractor appointed for second phase of project (new hall & car park) – tenders have been received from 4 potential contractors. A meeting with lowest two tenderers is being arranged for the end of July 2022.</p> <p>Start of phase two: anticipated September 2023</p> <p>Expected to end Autumn 2024, subject to funding.</p>
26	Has consultation been carried out on the scheme or is any planned?
	Carried out / Planned / No consultation planned (please delete as appropriate) Yes – see business plan and appendices for details.
	Please provide details (Note: Results can be attached separately if necessary.)

27	Is a relevant SDC ward member(s) supportive of the scheme?
	Yes / No (please delete as appropriate) Cllr Alan Cheeseman is supportive of the scheme and will be emailing his support.
	You may provide the signature of an SDC ward member or an email from them to cil@sevenoaks.gov.uk .

28	Is the relevant town/parish council supportive of the scheme?
	Yes / No (please delete as appropriate)
	Signature of a town/parish council chairman, clerk or chief executive (Note: An email from them to cil@sevenoaks.gov.uk would also be sufficient).
	 Philip Ward, Chair Eynsford Parish Council

29	Do you have any other local support for the scheme? This can be in the form of businesses, community groups etc.
	Yes / No (please delete as appropriate)
	Please provide details of local support. (Note: An email from a relevant party to cil@sevenoaks.gov.uk would also be sufficient).
	Yes, there is very good local support. Many letters of support can be found in the Business Plan. Emails of support will be sent to the address provided.
	 Malcolm Richardson, Chair Eynsford Village hall Trustees

Maintenance

30	Which organisation will be responsible for ongoing maintenance?
	Eynsford Village Hall Trustees will be responsible for the maintenance of the hall. Eynsford Parish Council will be responsible for the football pitch. A joint maintenance agreement will be made regarding the upkeep of the car park. (see Memorandum of Understanding)

31	Are funding arrangements in place for maintenance?
	Yes / No (please delete as appropriate)
	Please provide details: Where required, joint funding responsibility will be covered by the Memorandum of Understanding between the two parties. Maintenance budgets will be transferred from the old hall to the new hall and will be funded by the hire of the hall. The parish council already maintains the old football pitch and will continue to maintain the new one.

32	Please provide any further comments here. This could include if there are any other infrastructure projects that are related to this bid or any that rely on this bid.

Declaration

I am authorised to submit this bid for funding on behalf of the organisation that I represent. At the time of writing, the information contained in this submission (including appendices) is correct and true to the best of my knowledge. If CIL funding is committed and circumstances change prior to the completion of the scheme, the organisation that I represent will notify Sevenoaks District Council. The Council will reserve the right to reconsider the allocation of funding. If CIL funding is committed to the above project then the organisation that I represent commits to providing Sevenoaks District Council with sufficient information to enable it to undertake its reporting requirements under the CIL Regulations 2010 (as amended), or any subsequent relevant regulations.

Signature

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Name

Holly Ivaldi,

Declaration**Position**

Clerk, Eynsford Parish Council.....

Further Information

CIL Bid Contact Details	
Name, role and contact details of the person that will be the contact for this bid:	Holly Ivaldi, Clerk, Eynsford Parish Council. Parish Office, Priory Lane, Eynsford DA4 0AY 01322 865320 info@eynsfordparishcouncil.org.uk
Name, role and contact details of the person that will be attending SDC's CIL Spending Board to support this bid:	TBC
Name, role and contact details of the person that will be the point of contact and responsible for the Legal Contract:	Holly Ivaldi, Clerk, Eynsford Parish Council. Parish Office, Priory Lane, Eynsford DA4 0AY 01322 865320 info@eynsfordparishcouncil.org.uk
Name, role and contact details of the person that will be legally responsible for receiving the CIL fund:	Holly Ivaldi, Clerk, Eynsford Parish Council. Parish Office, Priory Lane, Eynsford DA4 0AY 01322 865320 info@eynsfordparishcouncil.org.uk
Full company/charity name:	Eynsford Parish Council
Registered No:	N/A

Privacy Notice

The personal data which is collected within this form is reasonably necessary for its public task of processing your application for CIL grant funding. This includes considering whether to grant the application and to ensure the effective management of CIL grant funding if approved.

If your application is unsuccessful then personal information will be retained for a period of 10 years after the application is refused. The personal data shall then be deleted except for any information made public under the Council's other legal obligations (including the Access to Information provisions of the Local Government Act 1972 or the Freedom of Information Act). If your application is successful then your data will be retained for the duration of the project applied for and for the full period in which the contract under which the monies are transferred is enforceable. The personal information will then be deleted, except for any information made public under the Council's other legal obligations. Any information relating to this application which is deleted will be deleted in accordance with the Council's standard record retention practice.

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