




Community Infrastructure Loan Fund application form

Application Form For projects valued over £50,000

Applicant Details	
Name of Parish or Town Council leading the application:	Easton Parish Council. Easton Parish Council will be the lead organisation delivering the project with the support of the Growth Delivery Team at South Norfolk Council.
Project Reference No.	CIF-COI- 22/23-01
Name & email address of Lead Contact:	Peter Milliken peter.milliken@eastonparishcouncil.co.uk
Address and Postcode:	c/o The Village Hall, Marlingford Road, Easton, Norfolk NR9 5AD
Telephone No:	01603 881035
Signature on behalf of the applicant:	
Date:	01/10/2023
Is your Parish or Town due to receive Community Infrastructure Levy receipts in the future?	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
If answered yes to the above, please confirm the date of commencement for the development which will be making the Community Infrastructure Levy payments.	Persimmon Homes Development Easton 2014/2611 Phase 1 is under way and CIL has been received Phase 2 planned start date spring 2025 Phase 3 planned start date spring 2026
Please outline the expected dates and amounts demonstrating planned receipt of Community	



<p>Infrastructure Levy payments. This is required to allow South Norfolk Council the ability to manage the Community Infrastructure Fund budget.</p>	
<p>Confirmation that this application has been approved by the Parish or Town Council</p>	<p>Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>
<p>Date that this application was approved by the Parish or Town Council</p>	<p>21st September 2023</p>
<p>A copy of the minutes demonstrating the Parish or Town Council agrees to submitting this application must be submitted alongside this application.</p>	<p>Is this included? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/></p>



Project Details	
Project name	Easton Community Centre
Project Reference No.	CIF-COI- 22/23-01
Project description	<p>Easton Parish Council proposes delivery of a multi-use community centre (with off-road parking) off Marlingford Road in Easton, which enhances recreational provision, promotes social integration, and creates a thriving sustainable community. A map of the intended site is included in the appendices.</p> <p>Planning consent has been granted for 890 new homes in Easton, with the scheme additionally providing for the creation of a new village centre, incorporating a new village hall. The s106 legal agreement associated with the planning permission reserves an area of 0.16ha for the construction of the village hall.</p> <p>This project will significantly improve and expand the community facilities available to residents not only in Easton but the wider area (as is accessible by public transport and an improved planned Long water junction for vehicles and pedestrian/cycles and the smaller villages and parishes surrounding the area).</p> <p>Physical outputs from the project include:</p> <ul style="list-style-type: none"> • 565sqm community centre and will contain a multi-use hall of 17.8m x 12.5m x 6.1m internal height which allows for a large catalogue of sports uses; • flexible office spaces; library area; kitchen facilities; changing facilities; bar facility and meeting area (144sqm). • 19 standard car parking spaces; 3 disabled car parking spaces; storage for 16 x cycles (with electrical cycle charging); EV charging capacity (22kw) for up to 20 EV points with 7 installed at the project opening. • The centre is also designed to be a relief centre able to operate off grid for an extended period creating resilience to the



	<p>community and beyond and has been designed and intended to serve as a blue light office base where facilities will be usable 24/7.</p>
<p>Project need (explain why the project is required, include data support your views)</p>	<p>The Joint Core Strategy (JCS) identifies Easton as a major growth location within the Norwich Policy Area, allocating it at least 1,000 new dwellings to 2026, with Costessey. There is currently a small village hall, built c1968 on Marlingford Road; however, with the substantial expansion of Easton, this small facility cannot satisfactorily serve the entire local population. A significantly increased local population poses multiple social challenges, including fragmentation of new/existing populations, loss of 'community feel', insufficient recreational provision and deficiencies in social facilities. This project will mitigate against these potential problems, as a new village hall will:</p> <ul style="list-style-type: none"> • Integrate new and existing communities through the creation of an inclusive nexus for interaction and a community-orientated hub of activity • Contribute to the creation of a new village centre to retain the 'village feel' cited in the Easton Neighbourhood Plan, enabling the expanding community to coalesce around a primary centre • Improve/increase the provision of community facilities to meet the needs of the growing population, including accommodating diverse age ranges and backgrounds, and prioritising accessibility • Facilitate a sense of belonging for new and existing communities, for example through providing safe community spaces for faith communities and social groups • Ensure there is sufficient and varied provision of recreational activities for the increased population, promoting a happy and healthy community throughout the locality. <p>The Easton Neighbourhood Plan identifies that "community facilities within the village of Easton</p>



	<p>are limited”, and that “having so few quality community facilities in the village is one benefit that growth and development can address”. In a resident consultation, 89% of participants supported a “new purpose-built village hall that is large enough to support multi-use activities” to facilitate the growth of the village. The Site-Specific Allocations and Policies Document (SSAPD) similarly recognises that despite its population size, Easton has “a relatively limited range of services”.</p> <p>The Greater Norwich Infrastructure Needs and Funding Study was compiled for the Joint Core Strategy, identifying the infrastructure requirements associated with the significant housing growth. Section 9 assesses deficiencies in communal community space against a provision standard. Based on the figures contained in Tables 9-7, 9-11 and 9-14, Easton requires an additional 0.6 sports halls, 56sqm of library space, and 129sqm of community space to meet the base requirements of the growing population. Whilst these statistics may not necessarily justify requirement for discrete facilities, taken cumulatively, a new village hall that provides a sports space, library area and communal hall will provide the infrastructure needed to meet these anticipated shortfalls. The study recognises that there are no existing library facilities in Easton, and current plans for the new village hall incorporate a distinct library area, thereby providing residents with a new vital service.</p>
<p>Project Plan</p>	<p>Are the following documents included with your submission?</p> <p>Project Budget <input checked="" type="checkbox"/></p> <p>Project Timeline <input checked="" type="checkbox"/></p> <p>Project Risks identified <input checked="" type="checkbox"/></p> <p>Operational Plan <input checked="" type="checkbox"/></p>
<p>If no, why?</p>	



<p>Project outcomes (explain how the community will benefit from the project, what will they receive?)</p>	<p>Improved Multi-use Sports Facilities. The delivery of this project will improve the quality of multi-use sports facilities that Easton Parish offers to its local community and the wider area, and they will be modern and fit for purpose. Whilst there is a sports facility situated on a college site nearby, it is only open to the community at restricted times, illustrating the demand for a sports facility that is consistently open and available to use by the wider community which the new village hall will provide.</p> <p>flexible office spaces; Provision of a space for small businesses for meetings and remote working. Also provides a community base for the blue light service.</p> <p>Provision will be made for: a lending library, kitchen facilities; changing facilities; bar facility - These facilities will ensure there is sufficient and varied provision of recreational activities for the increased population, promoting a happy and integrated community.</p> <p>Meeting area; Provision and <u>greater uptake</u> of accessible community spaces for creativity, learning and social interaction enabling residents to meet, socialise and support one another, thereby contributing to the formation of a thriving sustainable community.</p>
<p>Work undertaken to date</p>	<p>The process for gaining a license is now in motion with Easton Parish Council to access the land to enable the village hall to be constructed.</p> <p>Legal transfer of the land will take place prior to the S106 triggers, however this has not yet been reached. It is important to note that the District Council has powers to enforce the S106 through injunction however the Developers (Persimmon) are working with the Council.</p> <p>Easton Parish Council (EPC) has procured the feasibility and design of the building to date to ensure that this delivers a building fit for the community and that it will have a wider offer to ensure long term viability.</p>



	<p>A project manager has already been appointed by EPC in order to drive the project and deliver in the stated timescales.</p> <p>A reserved matters application was approved in September 2022.</p> <p>The project is currently under construction and will be fully water tight by the week of the 02 November 2023.</p> <p>First fix internals start on the 2nd October 2023</p>	
Project timescales	<p>A plan of work is attached as an appendix to this application.</p> <p>Start on Site: January 2023</p> <p>Construction complete: January 2024 subject to funding</p>	
Project dependencies	<p>Legal transfer of the land has taken place</p>	
Match funding (identify the funding sources being utilised by the project)	Funding Source	Amount (£)
	SNC Co Investment fund	£500,000
	Infrastructure Investment Fund (GNGB)	£505,000
	EPC Phase 1 CIL receipt	£595,123
Is this project being delivered in collaboration with other Parish or Town Councils?	<p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	
If yes, who?		
Please provide a statement from the Parish or Town Councils that this project is being delivered in collaboration with, confirming that they are supportive of the project.	<p>Has this been provided? (please tick to indicate)</p> <p>Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>	



Impact assessments

Will this project have an environmental impact? Please tick to indicate: Yes No

If answered yes to the above, please advise how this impact will be mitigated See Business Plan

Is it possible that the project will have an impact on a protected group? Please tick to indicate: Yes No

If yes, an Equalities Impact Assessment should be completed by the applicant in accordance with the rest of this form:

Which protected characteristics under the Equalities Act 2010 does this project impact: (indicate with a yes or no, whether the impact could be positive, neutral, or negative)

Protected Characteristic	Potential Impact		
	Positive	Neutral	Negative
Age	X		
Disability	X		
Race		X	
Sex		X	
Religion or Belief		X	
Sexual Orientation		X	
Marriage/Civil Partnership		X	
Pregnancy/Maternity		X	
Gender Reassignment		X	

Which additional Communities characteristics does this project impact?

Health	X		
Place inc. Rurality	X		
Low Income and Poverty	X		

What do you believe are the potential equalities impacts of this project?

Please provide a short response which may include:

- Partnership organisations worked with in the development of this project
- Evidence gathered to inform your decision
- Where you have consulted, Who and How this has informed the decision/policy
- Any other groups impacted not detailed above



Note: Impacts could be **positive**, **neutral**, or **negative** and impact groups differently

A positive impact will be introduced to the Easton Parish community (and further) across all age and disability groups. The Community Centre will encourage intergenerational mixing, with different groups of people, of different abilities, bringing together large diversities of people from within the community using the facilities at the same time.

What do you believe are the potential communities impacts of this project?

Please provide a short response which may include:

- How the project can meet agreed priorities
- Evidence gathered to inform your decision
- Partnership organisations worked with in the development of this project
- Where you have consulted, Who and How this has informed the decision/policy
- Any other groups impacted not detailed above

Note: Impacts could be **positive**, **neutral**, or **negative** and impact groups differently

Modern life is very busy and this has led to a reduced sense of community and we are aware that many people feel isolated in their own homes. Activities and events at the Easton Community Centre will give people a chance to get out, have regular contact with other people and create new friendships and bonds.

Community centres also take an active role in improving the health and wellbeing of local people.

How is it proposed that any identified negative impacts are mitigated?

Please provide a short response which may include:

- Steps taken to mitigate, for example, other services that may be available
- If a neutral impact has been identified can a positive impact be achieved?
- If you are unable to resolve the issues highlighted during this assessment, please explain why
- How impacts will be monitored and addressed?
- Could the project be implemented in a different way?



- What is the impact if the project is not implemented?

Note: Impacts could be **positive**, **neutral**, or **negative** and impact groups differently

n/a

South Norfolk Council use only	
Date Application Form received by South Norfolk Council	
Project Reference No.	
Form fully completed & signed?	<input type="checkbox"/>
Growth Delivery Coordinator:	
Signed:	
Name in block letters:	
Date:	
South Norfolk Council use only	
Form fully completed & signed?	<input type="checkbox"/>
Assistant Director Economic Growth:	
Signed:	
Name in block letters:	
Date:	