

Community Infrastructure Levy (CIL) Non-Parish Funding
Local Infrastructure Schedule, Project Assessment and Proposed
Funding Allocations

March 2018

Contents

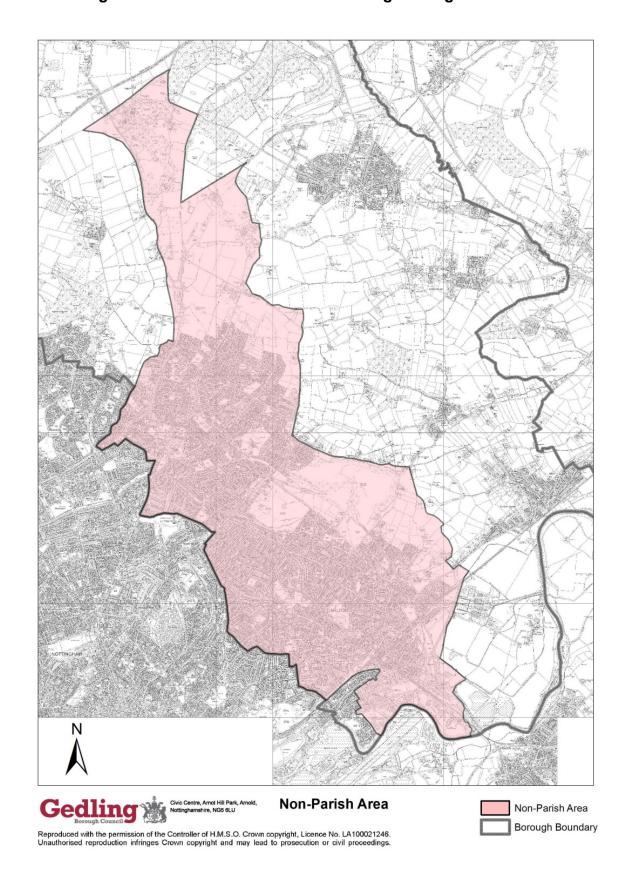
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1. Background

- 1.1. The Planning Act 2008 introduced the Community Infrastructure Levy ("CIL") as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. CIL came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010.
- 1.2. Gedling Borough Council introduced CIL in October 2015. Following an independent examination in March 2015 and approval at full council on 15 July that year, the Gedling Borough Council Community Infrastructure Levy Charging Schedule came into effect on 16 October 2015. Gedling Borough Council is the charging authority for the borough of Gedling.
- 1.3. Regulation 59A of the Community Infrastructure Levy Regulations 2010 (as amended) ("the 2010 Regulations") places a duty on charging authorities to allocate at least 15% (up to a cap of £100 per existing council tax dwelling) of CIL receipts to spend on priorities that should be agreed with the local community in areas where development is taking place. This is known as the neighbourhood portion.
- 1.4. Where the chargeable development takes place in an area where there is no parish council, the charging authority retains the levy receipts but must spend the neighbourhood portion on, or to support, infrastructure in the area where the chargeable development takes places. This must be done in consultation with the local neighbourhood.
- 1.5. The extent of the parishes however does not cover the majority of the urban area of Gedling Borough (with the exception of Colwick). This creates a gap in the coverage for the neighbourhood portion in the Borough where there are no parishes or town councils to oversee its expenditure.
- 1.6. The non-parish areas of Gedling Borough as shown in Figure 1 cover the following Wards:
 - Calverton (part)
 - Carlton Hill
 - Colwick (part)
 - Daybrook
 - Gedling
 - Phoenix
 - Porchester
 - Trent Valley (part)

- Carlton
- Cavendish
- Coppice
- Ernehale
- Netherfield
- Plains
- Redhill
- Woodthorpe

Figure 1 The Non-Parish Area of Gedling Borough



- 1.7. Regulation 59F of the 2010 Regulations states that where no parish or town council exists the charging authority may use the neighbourhood portion of CIL, or cause it to be used, to support the development of the <u>relevant area</u> by funding:
 - a) The provision, improvement, replacement, operation or maintenance of infrastructure; or
 - b) Anything else that is concerned with addressing the demands that development places on an area.
- 1.8. The 'relevant area' is defined by Regulation 59F (1)(4) as that part of the charging authorities area that is not within the area of a parish or town council.
- 1.9. The Community Infrastructure Levy Guidance ("the Guidance") published on 12 June 2014 makes it clear that the charging authority should engage with the local communities where the development has taken place and agree with them how best to spend the neighbourhood funding. The Guidance also emphasises the importance of the neighbourhood portion being used to deliver the infrastructure needs of the area in which the chargeable development has taken place.
- 1.10. The Guidance states that "charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods".
- 1.11. A guidance note dated March 2015 prepared by the Council titled 'CIL and the Neighbourhood Portion in Non-Parish Areas detailed how the Council would:-
 - 1. Consult with the local community over how the neighbourhood portion of CIL receipts will be spent in non-parish areas.
 - 2. Decide which infrastructure projects will benefit from funding from the neighbourhood portion of CIL receipts in non-parish areas.
- 1.12. This Assessment Document has been prepared and is structured to present the following information:
 - CIL Projections (What Non-Parish Neighbourhood Funding has been collected and will be collected by 31st March 2018)
 - Local Infrastructure Schedule (A List of potential infrastructure projects that have been submitted for consideration)
 - Project Assessment (An assessment of all projects submitted detailing their suitability for funding)

- Project Recommendations (Recommendation of which infrastructure projects (if any) should be funded via the CIL Neighbourhood Funding)
- Further Projects (Opportunity for projects to submitted for consideration next year)
- Consultation (Details of the process)

2. CIL Non Parish Neighbourhood Portion Projections

- 2.1. In order to make appropriate awards of CIL Neighbourhood Funding in Non-Parish areas of the Borough there is a need to project potential payments until the end of the financial year.
- 2.2. At 19 February 2018, the non-parish neighbourhood proportion of CIL collected by the Council from developments was £52,873.25. Further CIL receipts could also be collected if further planning permissions are granted and commenced prior to the end of the financial year.
- 2.3. Table 1 sets out what amounts have been collected across the Non-Parish area to date.

Table 1: CIL Projections to 31st March 2018

Area (Ward)	Collected
Woodthorpe	£3,663.80
Porchester	£870.75
Plains	£555.52
Gedling	£45,804.58
Daybrook	£1,978.59
Total	£52,873.25

2.4. In accordance with the produced guidance note, the Council will prioritise expenditure of the neighbourhood portion of CIL receipts in non-parish areas as set out in the following table:

Table 2: Approach to Expenditure of CIL Neighbourhood Portion in Non-Parish Areas

Priority	Type of Infrastructure Project and Location
1	Infrastructure projects (including Regulation 123 List projects) in the ward
	where the chargeable development has occurred.
2	Infrastructure projects (including Regulation 123 List projects) in the non- parish are of Gedling which meet or support the development needs of the area where the chargeable development has occurred.
3	Pool the neighbourhood portion of the CIL receipt for the following year where no suitable infrastructure projects 1 and 2 above have been identified.

3. Local Infrastructure Schedule

3.1. In order to identify appropriate infrastructure projects for part funding/funding via CIL Neighbourhood Funding a nomination process has been opened and continues to be open. A list of nominated projects has been created that forms a Local Infrastructure Schedule for the non-parish area of Gedling. A summarised list of potential projects is highlighted below in Table 3, a full copy of the schedule can be found in Appendix 1.

Table 3: Local Infrastructure Schedule (Summary Table)

Project	Nominator/Proposer	CIL Monies Required
Gedling Access Road	Team Leader, Major	£4,480,000 (total
	Projects and	contribution for Reg. 123
	Improvements	List project required via
	Nottinghamahira County	Strategic CIL)
	Nottinghamshire County Council (NCC) / Via East Midlands Ltd.	- Allocation of CIL Neighbourhood contribution (£43,597.87) from Chase Farm development will see faster delivery and will not redirect other Strategic CIL monies collected to the funding of the GAR.
Gedling Colliery School Contributions	Developer Contributions Practitioner	£2,899,680 (total contribution for Reg. 123
	Nottinghamshire County Council	List project required via Strategic CIL)
		- Allocation of CIL Neighbourhood contribution will see faster delivery of an item of strategic infrastructure
Cinderpath	Locality Co-Ordinator, Netherfield, Gedling Borough Council	£3,500
CCTV Camera at King George V Park	Parks Development Officer, Gedling Borough Council	Up to £10,000
Outdoor Gym at Muirfield	Warren Action Group	Up to £10,000

Recreation Ground		
Multi Use Games Area at	Parks Development	Up to £50-60,000
Oakdale Recreation	Officer, Gedling Borough	·
Ground	Council and Friends of	
	Onchan Park	
Twinning Landscape	Friends of Arnot Hill Park	Up to £10,000
Feature in Arnot Hill Park		•

- 3.2. All projects submitted are formally assessed and a recommendation has been made as to each project's current suitability for funding. The assessment is based upon information submitted as part of the nomination process. The focus of projects should be that they accord with Regulation 59F of the 2010 Community Infrastructure Levy Regulations. Other factors to be considered include:-
 - How does the project meet a need created by new development?
 - Timeframe for delivery?
 - Match funding available?
 - How infrastructure project will be maintained once completed?
- 3.3. Assessments for all submitted projects will be updated annually to account for changes in circumstances.

4. Project Assessments

- 4.1. An assessment of each submitted project has been prepared, each assessment provides the following information;-
 - Reference Number;
 - Description of the project;
 - Location;
 - Lead agency;
 - How it meets the need created by new development,;
 - Whether CIL Funding is required to deliver the projects;
 - Total cost of projects;
 - · How much CIL monies are required;
 - Is match funding available;
 - Timeframe for delivery;
 - How the project will be maintained once completed; and
 - An assessment of the project suitability for CIL Neighbourhood Funding.

4.2.	Seven projects have each project follows.	submitted	for con	sideration.	The assessme	nts for

Project Assessments

Project Reference: Project Name:

LIS0001 Gedling Access Road

Project Description:

A 3.8km single carriageway road which will run from the A612 at the junction of Burton Road/Nottingham Road and Trent Valley Way to Mapperley Plains.

Location:

A612 at the junction of Burton Road/Nottingham Road and Trent Valley Way to Mapperley Plains.

Lead Agency:

Nottinghamshire County Council

How does the project meet a need created by new development:

The scheme will provide a new access road to the east of Gedling village, enabling the former Gedling colliery and adjoining lands to be redeveloped for a mix of residential and employment uses. It will also serve as a bypass road around Gedling, linking the area with the wider road network to help ease traffic congestion on local roads.

Total cost of project:

£40,000,000

How much CIL Neighbourhood Funding is required:

£4,480,000

Is match funding available:

Yes (Nottinghamshire CC £5.4m, Homes and Communities Agency £7m, Developer £12.6m, D2N LEP £10.8m). The infrastructure project is also identified on the Gedling Borough Council's Regulation 123 List.

Timeframe for delivery of project:

Start Spring 2018, Completion Spring 2020

How will the project be maintained once completed:

Nottinghamshire County Council

Assessment of project:

This strategic project is essential to the delivery of the whole of the Chase Farm development site.

The development at present can only deliver 315 dwellings without the provision of the Gedling Access Road. The Council approved funding towards the Gedling Access Road (GAR) via the CIL capped at a maximum contribution of £4.48 million.

The strategic element of the liability from this development will go towards funding the GAR, however, the 15% Neighbourhood Funding element from the Chase Farm developments requires allocation in the non-parish neighbourhood area.

The proposed infrastructure meets the direct need of the development by providing two access points to serve future phases of the development while relieving pressure on the existing road network in the locality.

Allocation of the Chase Farm neighbourhood funding towards the GAR will enhance the delivery of the GAR and take away the neccessity for future developments to contribute towards the cost of the delivery of the GAR, allowing monies to be collected towards other Regulation 123 List projects. The GAR is earmarked for delivery in the short-term and is a priority for the Borough that will meet the needs of current and future developments and is supported by numerous sources of external funding.

However, it must be noted that the CIL Neighbourhood Funding isn't essential to the delivery of this piece of strategic infrastructure, as the Neighbourhood Funding would only account for £43k at this time. The funding of the GAR for the full total required amount has been committed via it's identification on the Regulation 123 List and Full Council's decision for a maximum cap of £4.48m. If the Neighbourhood Funding wasn't forthcoming, there would still be monies available that have been collected via the strategic element of CIL monies from other developments that could be used to replace any gap created by the non-allocation of the CIL Neighbourhood Funding at this time.

LIS0002 Gedling Colliery Secondary School Provision

Project Description:

The funding of 168 secondary school places arising from the proposed 1,050 dwelling development at Gedling Colliery.

Location:

Secondary school places will be provided either through extensions of existing accommodation or the creation of new accommodation.

Lead Agency:

Nottinghamshire County Council

How does the project meet a need created by new development:

The proposed development of 1,050 dwellings would yield an additional 221 primary school places and 168 secondary school places. A secondary education contribution of £2,899,680 to accommodate the additional secondary-age pupils projected to arise from the proposed development.

Total cost of project:

£2,899,680

How much CIL Neighbourhood Funding is required:

£2,899,680

Is match funding available:

Yes, the infrastructure project is identified on Gedling Borough Council's Regulation 123 List.

Timeframe for delivery of project:

During the development of Gedling Colliery.

How will the project be maintained once completed:

Nottinghamshire County Council

Assessment of project:

This strategic project is an essential piece of infrastructure that is required as part of the Chase Farm development. Secondary school places resulting from the development are required to be provided in new or extended accommodation.

The project is on the Regulation 123 list and strategic CIL monies will be collected towards the development in the forthcoming years. At this time, strategic monies will continue to be collected from chargeable developments in the future to ensure the delivery of the school places.

Delivery of this project is not required in the short-term but will be required as the Chase Farm development progresses in the coming years.

At this time it is recommended that the project is not allocated any CIL Neighbourhood Funding at present. The project will remain as a potential projects on the Local Infrastructure Schedule.

It should be noted that at this time, CIL Neighbourhood Funding isn't essential to the delivery of this piece of strategic infrastructure. The funding for Gedling Colliery Secondary School contributions for the full total required amount has been committed via it's identification on the Regulation 123 List, this sees monies collected via the strategic element of CIL monies pooled from future developments towards this infrastructure project.

LIS0003 Cinderpath	

Project Description:

The cindertrack is a linear greenway in need of improvements with brick built planters that are in need of repair. Residents complain they do not feel safe walking along the pathway because of the overgrown trees and lack of lighting.

The intention is to straighten and widen the pathway, remove the brick built planters, install additional lighting, cut back and remove some trees to improve visibility. The pathway once improved could be also be used as a cycle/walking route for the wider community.

Location:

Cinderpath extends from Jackie Bells playing fields to Netherfield Station and can be accessed at various point along the route such as from the back of Bourne Mews.

Lead Agency:

Gedling Borough Council

How does the project meet a need created by new development:

The proposed project will provide a safe accessible link to serve the proposed Netherfield Medical Centre development (2015/0824, approved 05.11.2015), the district shopping centre, Netherfield Railway Station and the Colwick area.

The proposed doctors surgery and pharmacy has a patient list of 12,000 people. To serve a number of these patients in the future, the proposed project will provide the quickest, most accessible and safe route by foot from the south via Chaworth Road to the doctors surgery,

The proposed redevelopment of a derelict site in such a central location adjacent to local services and shops in Netherfield should also see an increase of footfall around the proposed doctors and pharmacy site that will spill onto the Cinderpath.

The proposed redevelopment of a derelict site in such a central location adjacent to local services and shops in Netherfield should see an increase of footfall around the proposed doctors and pharmacy site, which will see an increased use of the CInderpath.

Further to this the project is providing improved recreational facilities in a Ward where Health inequalities is very poor and there is a need for useable green spaces which can be used for both walking and cycling.

The proposed project forms one of a number of projects contained within an emerging Netherfield Neighbourhood (Locality) Plan. The projects identified have been widely consulted on in the local area, most were supportive of the identified project, with a specific requirement for additional lighting on the path in order to improve perceived safety.

Total cost of project:

£53,000

How much CIL Neighbourhood Funding is required:

£3,500

Is match funding available:

The project team has applied to WREN for funding and wont find out if the bid has been successful until 30th September 2017.

WREN however do not pay for items such as lighting and therefore this element of the funding must be found from elsewhere.

Timeframe for delivery of project:

The project must be completed by March 2019

How will the project be maintained once completed:

The maintence will be maintanied by the Parks and Street Care Team of Gedling Borough Council

Assessment of project:

A local project that would support improved recreational facilities in Netherfield ward. The Cinderpath will be a useable green space which can be used for walking and cycling.

The proposed project meets the additional needs created by the proposed new doctors surgery by providing a safe and accessible route to and from the surgery and the district centre via the Cinderpath which serves the local surronding residential area and beyond into Colwick via Chaworth Road.

The development of the footpath is funded by WREN funding, however monies have been requested to complete the project by providing for the lighting along the footpath.

The new link will provide an in important link with Netherfield railway station, Netherfield District Shopping Centre, Jackie Bells Playing Fields and the proposed new Doctors Surgery on Ashwell Street. The former of which is a CIL chargeable development and will contribute to Non-Parish Neighbourhood Funding.

The benefits of this project will see an increase in safety that will see further accessibility added to the local area.

The project's potential deliverability of March 2019 is attractive and would see the CIL Non-Parish Funding used on a deliverable scheme. Since the application has been made the project has been awarded WREN funding of £46,320, subsequently the CIL Funding would assist the delivery of an element of the wider infrastrucuture project not covered by the grant funding.

LIS0004 CCTV Camera at King George V Park

Project Description:

To install a CCTV camera at King George V Recreation Ground.

Location:

Hallams Lane, Arnold, Nottingham

Lead Agency:

Gedling Borough Council

How does the project meet a need created by new development:

The project will deter and hopefully stop vandalism on the park. Therefore allowing resilience of the play equipment and park features. It will also contribute safety in the park.

Total cost of project:

£15,000

How much CIL Neighbourhood Funding is required:

up to £10,500

Is match funding available:

The Parks and Open Space department have secured £4,500.

Timeframe for delivery of project:

ASAP

How will the project be maintained once completed:

The Council's public protection department will maintain into the future.

Assessment of project:

A potential infrastructure project that seeks to improve both the operation and maintenance of an existing infrastructure asset (King George V Park).

In October 2016 the play facilities on the park were targetted by arsonists causing approximately £35,000 worth of damage.

The proposed project will allow for greater resilience of play equipment and park features, while enhancing the safety of the park for existing and new users of the park in a prominent accessible location close to Arnold Town Centre and existing residential areas.

As well as £4,500 already secured there may be further funding streams available to secure the delivery of a CCTV camera to cover the park facilities. As soon as additional funding has been secured the CCTV can be delivered.

However, at this time the proposed project does not fulfil the necessary criteria for funding via CIL Non-Parish Neighbourhood Funding as it fails to meet a need created by new development in the locality of the proposed project.

LIS0005 Outdoor Gym at Muirfield Recreation Ground

Project Description:

Supply and installation of Outdoor Gym at Muirfield Recreation Ground, Warren Hill, Nottingham

Location:

Muirfield Road, Warren Hill, Nottingham

Lead Agency:

N/A

How does the project meet a need created by new development:

The project will provide fitness facilities at the neighbourhood park. The application is hopeful there is some CIL community contribution available in this area for the appropriate developments relating to the CIL contribution.

Total cost of project:

£10,000 (approx.)

How much CIL Neighbourhood Funding is required:

Monies not required at this stage but it will increase the attractiveness of the project for external funding from other providers if a nominal figure is already secured.

Is match funding available:

Other sources of funding are available but none have been secured at present.

Timeframe for delivery of project:

ASAP

How will the project be maintained once completed:

The Council's PASC service will maintain into the future following installation.

Assessment of project:

The proposed project is located in the Parish of Bestwood and is subsequently not elgible for CIL Non-Parish Neighbourhood Funding.

LIS0006 Multi Use Games Area at Oakdale Recreation

Ground

Project Description:

The friends on Onchan Park along with support from the local community would like to install a fit for purpose Multi-use games area on the park for playing of football, basketball and cricket.

Location:

Onchan Park, Oakdale Road, Carlton, Nottingham

Lead Agency:

N/A

How does the project meet a need created by new development:

It will provide facilities to enable increased fitness and well-being for local residents of Carlton. The area is already a densely populated area and football facilities are very limited in this area. The applicant is hopeful there is a local CIL development that can contribute to the project.

Total cost of project:

£50-60,000 (approx.)

How much CIL Neighbourhood Funding is required:

None at this time, however any amount will increase the likelihood of attracting external funding success.

Is match funding available:

External funding is available but none has been secured at this stage.

Timeframe for delivery of project:

ASAP

How will the project be maintained once completed:

The facility will be maintained by the Council's PASC department into the future.

Assessment of project:

The proposed project would met the criteria within Regulation 59F of the Community Infrastructure Levy Regulation as the proposed project would see the improvement of facilities at Onchan Park.

It would provide improved facilities for existing and future residents of the surrounding area that are supported by local people and the 'Friends of Onchan Park' group.

No other external funding for project has been secured to date, it is viewed that the project is aspirational and has medium to long term deliverability.

At this time it is recommended that the project is not allocated any CIL Neighbourhood Funding at present. The project will remain as a potential scheme on the Local Infrastructure Schedule.

LIS0007 Twinning Landscape Feature in Arnot Hill Park

Project Description:

Landscape feature to commemorate the Council's twinning with European cities.

Location:

Arnot Hill Park, Arnold, Nottingham

Lead Agency:

N/A

How does the project meet a need created by new development:

Provides information about the Council's twinnig in Europe

Total cost of project:

£10,000 (approx.)

How much CIL Neighbourhood Funding is required:

A contribution towards.

Is match funding available:

This is likely however none has been secured at the time of application.

Timeframe for delivery of project:

ASAP

How will the project be maintained once completed:

The Council's PASC will maintain into the future.

Assessment of project:

Although an interesting project, it isn't clear how the proposed project will support the provision, improvement, operation or maintenance of infrastructure or how it will address the demand that development places on an area.

Subsequently it is considered that the project isn't eligible to use the neighbourhood portion by failing to meet the criteria specified in Regulation 59F of the Community Infrastructure Levy Regulations 2010 (as amended)

5. Recommendations

- 5.1. The strategic infrastructure projects listed in the Local Infrastructure Schedule (Gedling Access Road and Gedling Colliery Secondary School Contributions) were assessed for funding from the neighbourhood proportion of the collected CIL. At this time the part funding of the strategic projects via this means isn't deemed necessary. CIL monies are currently available in the strategic pot of CIL that could replace any neighbourhood funding not allocated for the Regulation 123 List projects. The approach taken at this time will see a greater amount of CIL Neighbourhood Funding pooled and made available for expenditure on projects in the non-parish area of the Borough in the following year.
- 5.2. The assessments undertaken on the submitted infrastructure projects propose that the CIL Non-Parish Neighbourhood Funding is allocated to the following accordingly:-
 - Cinderpath
 - Shortlist for Non-Parish Neighbourhood Funding for £3,500 award towards Lighting Installation on the Cinderpath.
 - Pool further CIL monies held/collected to rollover into the 2018/19
 Non-Parish Neighbourhood Funding pot.
- 5.3. The recommendations proposed for CIL Neighbourhood Funding will be subject to a four week public consultation.

6. Further Projects

- 6.1. The opportunity to submit a potential infrastructure project in the Non-Parish area of Gedling is continually open. Councillors, officers, organisations, individuals and groups can nominate infrastructure projects for funding throughout the year by visiting http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/. The submitted projects will form a Local Infrastructure Schedule which will be available to view publically on the Council's website at the same link.
- 6.2. As part of the nomination process the nominating person or group will need to supply the following information along with any other supporting information.

Project Name	Project Description
Location (Plan)	Ward
 Individual/Group submitting the nomination 	Lead Agency
 How does the project meet a need created by new development? 	 Is funding through CIL required to deliver project?
 Total cost of the project? How much funding through CIL is required? 	Is match funding available?
Timeframe for delivery of the project?	 How will the infrastructure project be maintained once completed?

7. Consultation

- 7.1. A four week consultation will be held with the public, stakeholders and Ward Councillors in areas where CIL receipts are expected from chargeable developments in non-parish areas in the following year. Views will be sought on the shortlist of projects eligible for the funding from the neighbourhood portion of CIL receipts.
- 7.2. The consultation will also be publicised on the Council's dedicated CIL Neighbourhood Funding webpage http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/ where interested parties can submit comments or representations. A proportionate level of publicity will be undertaken to publicise the consultation and the Local Infrastructure Schedule.
- 7.3. The consultation will seek the following views:
 - 1. Do you agree with the projects selected for CIL Neighbourhood Funding in the Non-Parish Areas of Gedling? (Consider justification provided in assessments and how project meets the criteria in Regulation 59F of the CIL Regulations 2010, as amended)
 - 2. Are there any other projects on the Local Infrastructure Schedule that have been considered that you think should have been allocated funding? (Consider justification provided in assessments and how project meets the criteria in Regulation 59F of the CIL Regulations 2010, as amended)

If you can suggest any other infrastructure schemes that you consider could be included on the Infrastructure Delivery Schedule for assessment for 2018/19, please submit a nomination via

http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/

7.4. Following the consultation period all comments and representations received will be considered by Council's officers who will prepare a final report identifying the schemes selected for funding. The report will seek approval from the Portfolio Holder for Growth and Regeneration for the selected projects to benefit from funding through the CIL Neighbourhood Funding.

8. Contact

8.1. If you require any further information regarding the CIL or Neighbourhood Fund please contact the CIL Officer on 0115 901 3731 or e-mail CIL@gedling.gov.uk.