



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

December 2022

Contents

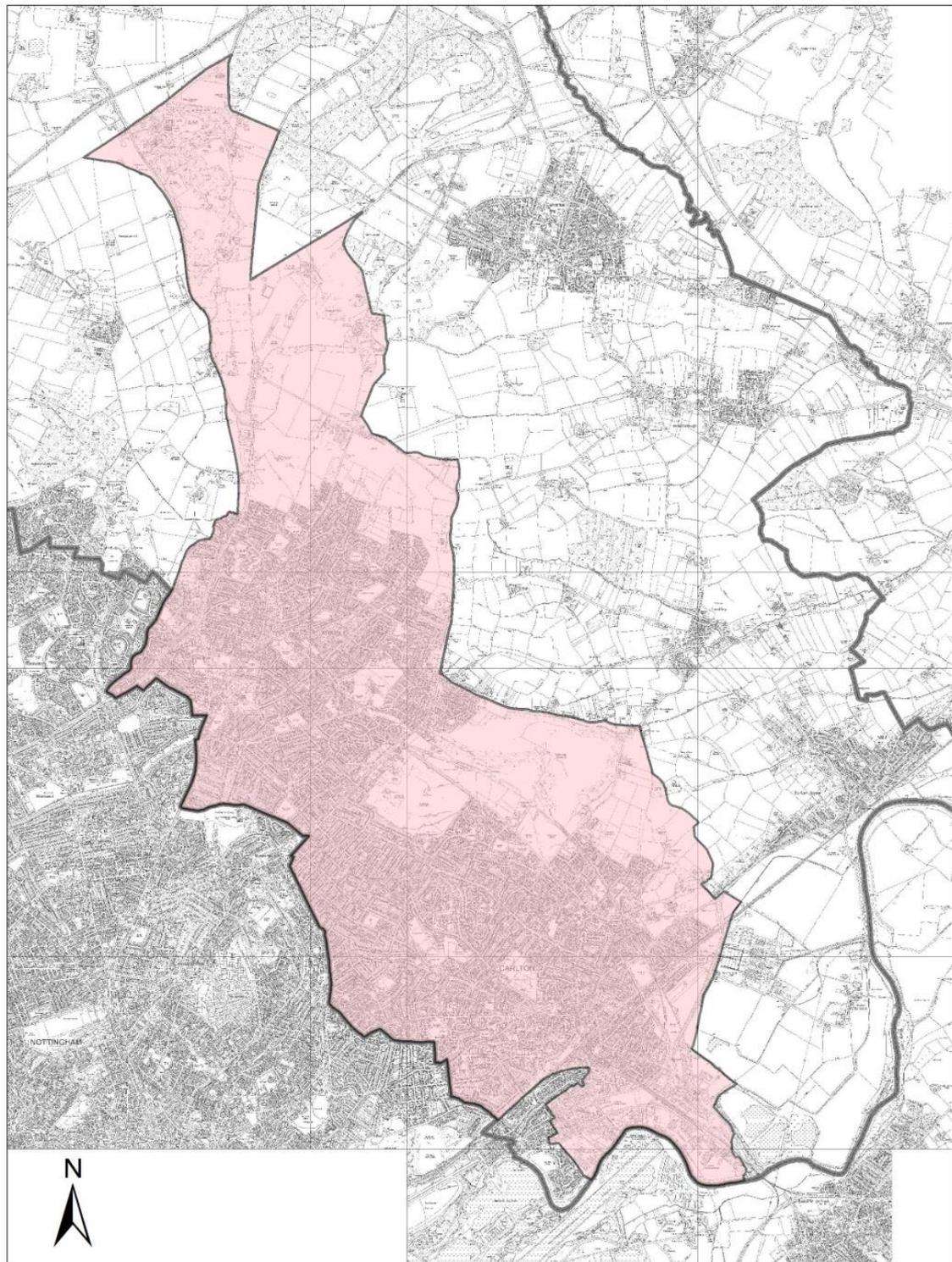
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1. Background

- 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 was adopted on the 16th 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 should 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



Gedling  Civic Centre, Amot Hill Park, Arnold,
Nottinghamshire, NG5 8LU

Non-Parish Area

 Non-Parish Area
 Borough Boundary

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- 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 relevant area 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. The Guidance Note creates a process that invites the local community, groups and organisations to identify and have their say on appropriate projects for expenditure of the neighbourhood portion of CIL receipts. Groups, organisations and individuals can nominate potential infrastructure projects throughout the year using our online form; nominations can be submitted throughout the year.
- 1.13. This Assessment Document has been prepared and is structured to present the following information in accordance with the Councils CIL Guidance Note:
- CIL Receipts (What Non-Parish Neighbourhood Funding has been collected)
 - 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)
 - Information on how the public consultation will be undertaken.

2. CIL Non-Parish Neighbourhood Portion Receipts

- 2.1. In order to make appropriate awards of CIL Neighbourhood Funding in Non-Parish areas of the Borough there is a need to accurately report on Non-Parish CIL Receipts which are currently held by Gedling Borough Council.
- 2.2. 2017/2018 was the first financial year in which CIL Neighbourhood Funding in the non-parish area of Gedling was awarded. Since this time, a total of £317,260 has been awarded to suitable infrastructure projects within the Non Parish Area of Gedling.

- £3,500 award to Lighting at Cinderpath scheme in Netherfield,
- £100,000 award to Car Park Extension at Gedling Country Park,
- £40,000 award to Changing Room Facilities at Lambley Lane Recreation Ground,
- £50,000 award to Green Lung Corridor at Mapperley / Gedling,
- £43,000 award to Arnold Marketplace development in Arnold Town Centre,
- £25,000 award to Footpath Extension at Willow Park, and
- £55,760 award to Internal works and alterations at Netherfield Forum Children, Young People and Families Hub.

2.3. At the end of the last financial year 2021/22 (31st March 2022) the amount of unallocated CIL Receipts for the Non-Parish Neighbourhood proportion stood at £174,300.

2.4. Since this time, additional CIL receipts have been collected and, as of the 30th September 2022, the Non-Parish Neighbourhood proportion stands at £239,666.

2.5. It should also be noted that additional CIL receipts are likely to be collected upon the commencement of other CIL liable planning permissions before a final decision on which projects, if any, are successful.

2.6. The table below sets out the portion of CIL Receipts for the Non-Parish Neighbourhood Funding which have been collected across the Non-Parish area to date.

Table 1. CIL Non-Parish Portion Receipts by Ward as of 30th September 2022 (to the nearest £)

Area (Ward)	Collected
Coppice	£97,254
Daybrook	£1,979
Ernehale	£9,980
Gedling	£354,891
Mapperley Plains	£2,703
Netherfield	£7,260
Phoenix	£952
Porchester	£11,673
Trent Valley	£65,722
Woodthorpe	£4,512
Total Non-Parish Collection	£556,926
2017/2018 Allocations	£3,500
2018/2019 Allocations	£140,000
2020/2021 Allocations	£93,000
2021/2022 Allocations	£80,760
Remaining Non-Parish Neighbourhood Holdings	£239,666

2.7. 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 Infrastructure Funding Statement projects) in the ward where the chargeable development has occurred.
2	Infrastructure projects (including Infrastructure Funding Statement 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 Non-Parish Neighbourhood Funding a nomination process was opened and continues to be open.

3.2. 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 nominated projects is highlighted below in Table 3.

Table 3: Local Infrastructure Schedule (Summary Table)

Project	Nominator/Proposer	CIL Monies Required
Cinder Path Extension (Netherfield)	Gedling Borough Council (Economic Growth & Regeneration)	£200,000
Gedling Youth & Community Hub Regeneration Project at Former Railway Station (Gedling)	Gedling Youth & Community Hub	£75,000

3.3. All projects submitted have been 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 Regulations. Other determining factors which shall be considered included:-

- How does the project meet a need created by new development?
- Timeframe for delivery?
- Is match funding available?
- How infrastructure project will be maintained once completed?

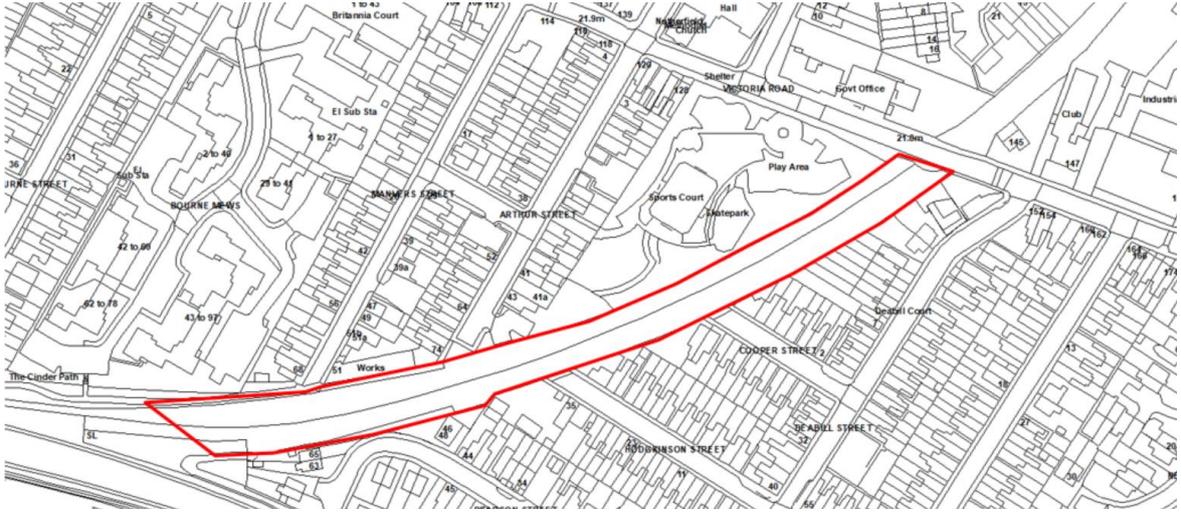
4. Project Assessments

4.1. An assessment of each submitted project has been prepared, each assessment must be accompanied with 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. Two projects have been submitted for consideration. The assessments for each project follows.

Project Assessments

<p>Project Reference: LIS0001</p>	<p>Project Name: Cinder Path Extension (Netherfield)</p>
<p>Project Description: This proposal seeks to extend the existing section of the Cinder Path to incorporate a section of the disused railway line, which runs between Ashwell Street to Manvers Street, to its junction with the old level crossing on Victoria Road.</p> <p>An initial site investigation has been carried out to identify any constrains and inform the development of the consultation design options. A public consultation has been undertaken and the results from the consultation have determined that the preferred option for the design of the project is Design 1.</p> <p>The CIL monies would be utilised to cover the costs of refurbishing the existing route including, ground works, re-surfacing, the planting of new trees and vegetation to improve biodiversity, lighting columns, fencing and seating.</p>	
<p>Location: Cinder Path at Manvers Stree and Victoria Road, Netherfield</p> 	
<p>Lead Agency: Gedling Borough Council – Economic Growth and Regeneration</p>	
<p>How does the project meet a need created by new development: The disused railway line lies entirely within the built up areas of Gedling and Netherfield on the eastern edge of the Greater Nottingham conurbation. The former railway line ends at Gedling Country Park which, as well as being a popular green space, also acts as a gateway into the countryside and beyond. The route bisects residential areas and runs adjacent to established industrial and employment land use. In addition, the former railway line runs adjacent to two significant mixed use residential and employment development sites at Teal Close, Teal Park and on the former Gedling Colliery yard site (also known as Chase farm Development site). The former railway line also inter links with 12 green open</p>	

spaces allotments and lies adjacent or very near to 2 primary and one secondary school.

The creation of the linear green park/cycleway would:

- Create a valuable additional green space
- As the line is extended it will connect 6 existing recreation areas and parks creating a green space network, between Gedling Country Park and Netherfield.
- The route will provide sustainable transport links between housing, employment and recreation routes.
- The linear route will be safeguarded for possible future tram development.

The benefits will therefore include:

- Opportunity for free and healthy recreation
- Enhanced biodiversity
- Access to natural green space for residents and visitors
- Opportunity for community engagement in creative arts and environmental projects
- Improved image and potentially increased business for Netherfield town centre

Total cost of project:

£598,000

How much CIL Neighbourhood Funding is required:

£200,000

Is match funding available:

Yes – The Council are applying to bid to Severn Trent Water Foundations Trust for £250,000 to support delivery of the project.

Timeframe for delivery of project:

2022/23 and 2023/24

How will the project be maintained once completed:

Gedling Borough Council – Parks and Street Care Maintenance Programme.

Assessment of project:

This nominated project would be compliant with Regulation 59F of the 2010 Regulations as it is located in a ward which has contributed CIL Receipts from local development.

The project would redevelop a disused path creating improved recreational facilities within a Ward where there is a need for useable green spaces which can be used for both walking and cycling, improving the health of local residents. The proposal will link two existing green spaces, namely the previously redeveloped part of the Cinder path and Jackie Bells Field, and improve biodiversity and wildlife in the locality through the planting and management suitable trees and plants.

Whilst it is considered that the project would be a good fit for the Non-Parish Neighbourhood Funding Awards, I am mindful that the proposal is still considered to be in the early stages of development. To date, formal agreement has not yet been obtained from the current landowner and a full business case has not been developed. As such, there remains concerns regarding the deliverability of the project should the Non-Parish Neighbourhood award be granted at this stage.

Taking the above into consideration, it is my recommendation that the project LIS0001 should not be awarded Non-Parish Neighbourhood Funding at this time. I would also recommend that the project is retained on the Local Infrastructure Schedule for re-assessment as part of the next round of awards, thus allowing further discussions with stakeholders to ensure the project is deliverable.

Recommendation: No allocation for CIL Non-Parish Neighbourhood Funding. Retain on Local Infrastructure Schedule for next round of awards.

Project Reference:

LIS0002

Project Name:

Gedling Youth & Community Hub Regeneration Project

Project Description:

The Gedling Youth & Community Hub is a registered charity (522200) previously known as Gedling & District Youth Club. The charity is seeking CIL awards to undertake a regeneration project to carry out refurbishments to the former railway station off Shearing Hill, Gedling. The aims of the Charity are to restore & enhance (partly already completed) the former Victorian railway station (1876) embracing the building's rich history & heritage. It sits alongside the proposed Gedling Heritage Way. The project will create a vibrant young persons & community facility. It will improve the health & wellbeing of local people by developing a stronger & more resilient community.

The proposal would see substantial works be undertaken, including new kitchen facilities, a new entrance hall, restoration of sash Windows, re-tile & securing of loose roof tiles and new guttering. There is also a gym attached to the old station is due to be demolished as part of the project.

The future plans can be viewed at the community hub or on the website.

www.gedlingyouth.co.uk

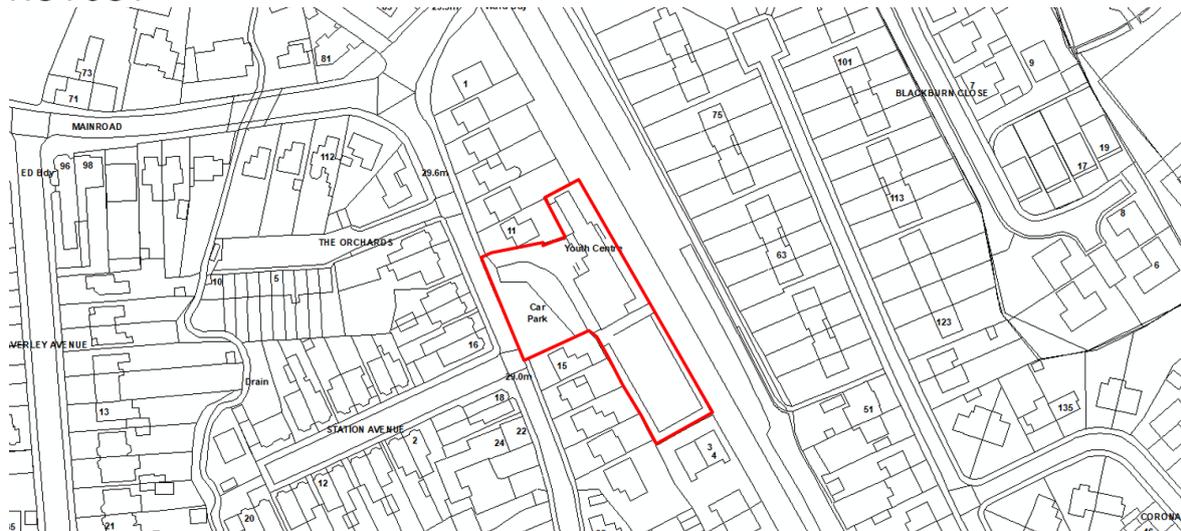
The Gedling Youth & Community Hub would focus the bid for £75k on those items that will help unlock the Heritage Fund application of circa £250k, whilst also delivering a package of work that enables the building to become functional and accessible again (as it is currently constrained to use as a construction skills training facility, due to water ingress).

Specifically these works would include:

- demolition of the unsafe structure of the gym extension
- provision of scaffolding to the single storey section of the building
- repairs to the roof, including re-instatement of slates to the single storey section.

Location:

Gedling Youth Club Youth Centre, 13 Shearing Hill, Gedling, Nottinghamshire, NG4 3GY



Lead Agency:

Gedling Youth & Community Hub

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

The commencement of major housing developments at Chase Farm in Gedling, Rivendell in Netherfield and other sites within the locality, means that the area needs a community hub that all local residents can access for community events or simply to meet and greet for a chat.

The proposed Heritage Way runs past the former Gedling railway station, now the Gedling Youth & Community Hub. This cycle/walkway green lung is much needed in the area of benefit for the wellbeing and improvement of mental health for residents. There are other significant benefits to be gained, particularly from decongestion on the local highway network and increased physical activity amongst existing and thousands of new residents.

The Gedling Youth & Community Hub will be a stopping off point along the Heritage Way for walkers and cyclists. The history and heritage of the mining and railway in our area will be celebrated in the cafe and community rooms. The footfall from the Mott MacDonald report in 2016 approximated 275,000 walkers and 155,000 cycle trips per annum.

Total cost of project:

£250,000

How much CIL Neighbourhood Funding is required:

£75,000

Is match funding available:

Yes - A draft bid for National Heritage Lottery Fund funding was completed in September 2022 and a subsequent meeting to discuss the draft bid with a representative from the Heritage Fund was held in October 2022. The finalised formal bid is expected to be submitted by the end of the year with confirmation of outcome at the start of 2023.

Timeframe for delivery of project:

2023/24

How will the project be maintained once completed:

Once completed the Trustees & Management Committee of Gedling Youth & Community Hub will employ a caretaker to manage the facility.

Assessment of project:

This nominated project is compliant with Regulation 59F of the 2010 Regulations and is located in a ward which has contributed significant CIL Receipts from local development, namely the new housing development at Chase Farm, Gedling.

The property, 13 Shearing Hill, formally the railway station, is a Locally Designated Heritage Asset and in accordance within Policy 31 of the Local Planning Document, its retention is strongly encouraged where possible. The building has been left to fall into disrepair and this project would see the building restored so that it can be safely used the Gedling Youth & Community Hub.

The building is situated approx. 1.4km from the large housing development at Chase Farm which has generated significant CIL Receipts specifically for Non-Parish Neighbourhood funding.

With a strong focus on community the proposed redevelopment of the Gedling Youth & Community Hub would create numerous opportunities for local residents including recreational activities and classes, a tea room and links to potential future green spaces via the redevelopment of the historic railway line. The Gedling Youth & Community Hub have committed to providing opportunities for youthful residents in the locality and as such would ensure that the building once redeveloped is also retained for use as a Young Peoples Centre.

The proposal would regenerate an existing local heritage asset for community use, within a ward which has recently seen a substantial increase in the number of residential dwellings. In light of the above I would recommend that this project is suitable for shortlisting of the Non-Parish Neighbourhood Funding awards.

Recommendation: Shortlist for Non-Parish Neighbourhood Funding of up to £75,000 award.

4.3. Having assessed each project nominated for 21/22 it is my recommendation that LIS0002 "Gedling Youth & Community Hub Regeneration Project" would be suitable for the CIL Non-Parish Neighbourhood Funding awards. This project is considered to be appropriate and accord with Regulation 59F of the 2010 Regulations and the Council's own guidance. I do not consider that LIS0001 "Cinder Path Extension (Netherfield)" is suitably advanced to ensure deliverability of the project. I therefore recommend that this project is not awarded the CIL Non-Parish Neighbourhood Funding awards, but is instead

retained on the on Local Infrastructure Schedule for assessment during the next round of awards in 2023.

5. Recommendations

5.1. Following the assessments of the submitted infrastructure projects it is my recommendation that:

1) **LIS0001 “Cinder Path Extension (Netherfield)”** No allocation for CIL Non-Parish Neighbourhood Funding. Retain on Local Infrastructure Schedule for next round of awards.

2) **LIS0002 “Gedling Youth & Community Hub Regeneration Project”** Shortlist for Non-Parish Neighbourhood Funding of up to £75,000 award.

5.2. The recommendations proposed for CIL Neighbourhood Funding will be subject to a four week public consultation. Any representations received during this consultation will be taken into account and a final recommendation be presented back to Cabinet in Spring 2023.

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 the Gedling Borough Council website at <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.

<ul style="list-style-type: none"> • Project Name 	<ul style="list-style-type: none"> • Project Description
<ul style="list-style-type: none"> • Location (Plan) 	<ul style="list-style-type: none"> • Ward
<ul style="list-style-type: none"> • Individual/Group submitting the nomination 	<ul style="list-style-type: none"> • Lead Agency
<ul style="list-style-type: none"> • How does the project meet a need created by new development? 	<ul style="list-style-type: none"> • Is funding through CIL required to deliver project?
<ul style="list-style-type: none"> • Total cost of the project? How much funding through CIL is required? 	<ul style="list-style-type: none"> • Is match funding available?
<ul style="list-style-type: none"> • Timeframe for delivery of the project? 	<ul style="list-style-type: none"> • 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 collected from chargeable developments within the non-parish area. The public consultation will commence in January 2023 to obtain views on the shortlisted projects eligible for the funding from the neighbourhood portion of CIL receipts.
- 7.2. It is proposed that the four week consultation will be from Monday 16th January 2023 to Monday 13th February 2023.
- 7.3. The consultation will include a posting on the Keep Me Posted newsletter, the Community Initiatives page on Gedling's Community and Voluntary E-Newsletter as well as direct consultation with Residential Organisation Groups throughout the borough. A link to 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.

7.4. 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 2022/23, please submit a nomination via <http://www.gedling.gov.uk/noparishcilneighbourhoodfunding/>

7.5. 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 then seek final approval from Cabinet to allocate the CIL Neighbourhood Funding awards to the relevant projects.

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.