

No.	Organisation	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. (Please attach additional pages if required)	2. Are there any other projects on the Local Infrastructure Schedule that have been considered that you think should have been allocated funding?	Officer Comments
1	Historic England	No comments.	No comments.	N/A
2	Woodland Trust	<p>We urge the Council to prioritise projects that align with Regulation 59F of the CIL Regulations 2010 and deliver measurable benefits for biodiversity, climate resilience, and public access to nature. In addition to supporting appropriate individual projects, we recommend that the Council embed best practice tree and woodland conservation principles within its funding allocation framework.</p> <p>The Woodland Trust recommends that all funded projects should:</p> <ul style="list-style-type: none"> •Contribute to a minimum 20% Biodiversity Net Gain (BNG) with habitats maintained for at least 50 years. •Align with the Woodland Trust's 30% tree canopy cover ambition in new developments. •Maintain a 50-metre buffer between developments and ancient woodland or veteran trees. •Ensure tree planting follows the UK and Ireland Sourced and Grown (UKISG) standard to prevent the introduction of pests and diseases. •Integrate sustainable drainage systems (SuDS) and green infrastructure to enhance urban cooling and flood resilience. •Promote public access to natural green spaces, ensuring that no resident is more than 300m from a natural area. <p>1. LIS1: Cinder Path Extension (Netherfield) Support: We strongly support this project's focus on enhancing biodiversity through tree planting and creating a green corridor. Recommendations:</p> <ul style="list-style-type: none"> •Plant UKISG-native tree species such as oak, hawthorn, and blackthorn to maximise ecological benefits. •Incorporate hedgerows and wildflower margins to support pollinators and enhance habitat connectivity. •Ensure long-term maintenance of planted trees and green spaces through a robust management plan. <p>2. LIS5: Ambition Arnold Front Street Public Realm Support: The creation of green spaces and biodiversity enhancements aligns with our objectives. Recommendations:</p> <ul style="list-style-type: none"> •Prioritise native tree species and SuDS to mitigate flooding and improve urban cooling. •Protect existing mature trees, respecting their Root Protection Areas during construction. •Adopt the Bristol Tree Replacement Standard for any unavoidable tree removal. <p>3. LIS6: Revitalisation and Improvement of Sports Pavilions Support: Improved facilities can integrate green infrastructure. Recommendations:</p> <ul style="list-style-type: none"> •Retrofit green roofs and walls to enhance biodiversity and carbon sequestration. •Ensure native tree planting aligns with BNG targets by creating additional habitats (e.g., wildflower meadows). <p>4. LIS7: 1st Gedling Scout Group HQ Refurbishment Recommendation: Encourage the Scouts to incorporate tree planting and wildlife-friendly landscaping (e.g., bird boxes, bug hotels) into their site. For projects not yet recommended for funding (LIS2, LIS3, LIS4), we advise:</p> <ul style="list-style-type: none"> •LIS2 (Gedling Youth Hub): Integrate green infrastructure, such as community orchards. •LIS4 (MAS Sports Hub): Ensure sports facilities include native tree planting and green corridors to offset habitat loss from development. 	<p>The Woodland Trust urges Gedling Borough Council to seize this opportunity to embed nature recovery into community infrastructure. By prioritising projects that deliver lasting ecological benefits, the Council can address the climate and biodiversity crises while enhancing residents' quality of life.</p>	<p>Comments noted and will be forwarded to successful applicants for information.</p>
3	Enviroment Agency	For any projects already being considered we would request that any opportunities to protect and enhance the historic environment are sought. If you have any questions on a specific project and how the historic environment could be incorporated, please feel free to contact us.	We do not have any infrastructure projects to recommend, at this time. However, we would request that when any projects are being considered opportunities are taken to benefit the historic environment and the significance of heritage assets and their setting. Any opportunities to protect and enhance the significance of heritage assets should be sought, as well as opportunities to better reveal their significance. This could relate to works on heritage assets, opportunities for interpretation of heritage assets, Green Infrastructure improvements which could benefit heritage landscapes/ features etc., public realm improvements including public art and street furniture/ lighting schemes, as examples.	Comments noted.
4	<<REDACTED>>	No. Gedling Park is already needing extra funding to maintain it, without it being made larger.	I think more funding should be given to Bestwood Country Park as Gedling is being expanded at Bestwoods expense.	Bestwood Country Park is situated partly within Bestwood Village Parish, and partly within Bestwood St Albans Parish, both of which have Parish Councils and as such it would be uneligable for CIL Non-Parish Neighbourhood Funding. In instances where a Parish Council exists the Neighbourhood portion of CIL Receipts collected within that releative area are passed directly to the local Parish Council in accordance with Regulation 59A of the Community Infrastructure Levy Regulations 2010 (As Amended).
5	<<REDACTED>>	No. Gedling Country Park is already disproportionately Funded and now has adequate funding by its revenue streams.	Yes. Bestwood Country Park is a rear asset to residents and is very much underfunded. It has no revenue and is in desperate need of funding.	See above Officer comments.

6	<<REDACTED>>	<p>1. Introduction</p> <p>1.1 This document has been prepared in response to the duty placed upon Gedling Borough Council to consult with the local community on expenditure linked to the non-parish neighbourhood portion of the CIL.</p> <p>1.2 I note within the consultation report, dated December 2024, that seven projects have been formally assessed, and that a recommendation has been made by the Borough Council that only three of the projects should be shortlisted for CIL funding at this time.</p> <p>1.3 I also note that the available Non-Parish Neighbourhood portion of CIL funding currently stands at £537,669, and that the Borough Council recommends an allocation of up to £468,372 for the three supported projects.</p> <p>1.4 In preparing this response, I have focused on Regulation 59F of the 2010 Regulations, as amended, which require that the fund be used to support the development of the relevant area where the development is taking place by funding: -</p> <p>a) The provision, improvement, replacement, operation or maintenance of infrastructure; or</p> <p>b) Anything else that is concerned with addressing the demands that development places on an area.</p> <p>1.5 This response addresses the question posed within the report at paragraph 7.3 which asks: Do you agree with the Projects identified for CIL Neighbourhood Funding in the non-parish area of Gedling?</p> <p>2. Project Reference LIS1 – Cinder Path Extension Netherfield</p> <p>2.1 This bid for £200,000 proposes an extension of the existing cinder path into a section of disused railway line however, it is not currently recommended by the Borough Council for CIL funding. The basis for this decision is that the proposal is still at the early stages of development.</p> <p>2.2 I agree with the assessment in the report that the bid would be compliant with Regulation 59F of the 2010 Regulations, as amended, and feel sure that the improvement to the cinder path would be valued and utilised by the local community. The large Rivendell Housing estate is within the relevant area and would in that regard meet the requirements of the amended CIL regulations.</p> <p>2.3 I note that whilst there is the potential to secure additional funding of £250,000 from the Severn Trent Water Foundations Trust, this has not yet been confirmed and, in my opinion, this project cannot be progressed until the additional funding is secured. Any decision regarding CIL funding should therefore be deferred until the additional funds are made available.</p> <p>2.4 I therefore support the Borough Councils recommendation as outlined within the report.</p> <p>3. Project Reference LIS2 – Gedling Youth and Community Hub Regeneration Project</p> <p>3.1 Local community groups have come together to work on the plans to convert the former railway station building in Gedling Village into a youth centre and community hub.</p> <p>3.2 This project was considered for CIL funding 12 months ago and, at that time, I expressed my view that it would not be appropriate to consider the £75,000 bid until there were guarantees that the match funding of circa £250,000 was confirmed. I note that a bid for additional funding submitted in 2024 from a third party was unsuccessful.</p> <p>3.3 In addition, the bid refers to the proposed Heritage Way which would run past the Hub however, the substantial funding that would be required to create this leisure trail has not been secured. The Mott MacDonald report which estimated the footfall that would use the Heritage Way was carried out nine years ago and yet the mineral line remains undeveloped.</p> <p>3.4 The Gedling Local Plan 2018, includes the Chase Farm development (1100 homes) and a Willow Farm development (110 homes). These developments are within the relevant area and would in that regard meet the requirements of the amended CIL regulations.</p> <p>3.5 I believe that this project has the potential to be an outstanding community asset however, there are clearly further hurdles to be navigated before it can be progressed.</p> <p>3.6 For the reasons stated I support the Borough Councils recommendation as outlined in the report.</p> <p>4. Project Reference LIS3 – Lambley Village Cricket Club</p> <p>4.1 This project seeks £75,000 CIL finance from a total estimated cost of £90,000 to replace an existing pavilion on the Lambley Lane cricket ground.</p> <p>4.2 In its report the Borough Council expresses a concern that the benefits of this proposal would only be enjoyed by members of the Lambley Village Cricket Club. I agree with this view, and it would therefore be beneficial for those involved in making the bid to identify an expanded use for the facility.</p> <p>4.3 In addition, £40,000 CIL funding has already been allocated towards the cost of new sports changing room facilities that have been placed across the road on the Lambley Lane Recreation Ground. Given the proximity of these changing rooms to the cricket ground, I would have thought that there would be an opportunity for the cricket club to make use of these facilities, which include a kitchenette, toilets, showers and a modern changing room, which may present an opportunity to significantly reduce the building specification and costs associated with this bid.</p> <p>4.4 The Gedling Local Plan 2018, includes the Chase Farm development (1100 homes) and a Willow Farm development (110 homes). These developments are within the relevant area of the project and would in that regard meet the requirements of the amended CIL regulations.</p> <p>4.5 For the reasons stated I support the Borough Councils recommendation as outlined in the report and I also recommend that consideration is given to using the existing changing facilities, so that that the building specification and costs set out in the bid could be significantly reduced.</p> <p>5. Project Reference LIS4 – MAS Community Sports Development</p> <p>5.1 This major project seeks £540,000 CIL funding towards a total cost of £1.8 million to establish a community sports hub along with 3G pitches, changing rooms and a community room on Lambley Lane in Gedling.</p> <p>5.2 The Gedling Local Plan 2018, includes the Chase Farm development (1100 homes) and a Willow Farm development (110 homes). These developments are close to this project and would, in that regard, meet the requirements of the amended CIL regulations in that the project is within the relevant area where development is taking place.</p> <p>5.3 Securing the substantial funding required beyond the CIL bid will be an essential element of this project and I do not believe that the bid can be fully assessed without confirmation that this finance will be available. I would also seek reassurance regarding the revenue streams required to fully cover the ongoing maintenance and running costs, so that the costs do not fall on the council taxpayer.</p> <p>5.4 As I outlined at paragraph 4.3 above, £40,000 CIL funding has already been provided towards the cost of over £300,000 of supplying new changing room facilities at the same site. What would happen to this investment?</p> <p>5.5 The Carlton Le Willows Academy has a 3G football pitch and other sports facilities which, I believe, are available for hire, although the author of this bid indicates that the total provision available in the locality, which I assume includes the Academy's facilities, are insufficient to meet the current levels of demand.</p> <p>5.6 The proposal would be an excellent asset for our community although it is difficult to fully assess the merits of this bid in the absence of a detailed business case.</p>	No comments.	Comments noted. 'Relevant Area' is the Non-Parish Area within Gedling Borough. The Councils 'CIL and the Neighbourhood Portion in NonParish Areas: Guidance Note' adopted March 2017 sets out the prioritisation for expenditure of neighbourhood receipts and permits the expenditure of CIL Neighbourhood Receipts in Wards outside of where it was collected if no suitable projects are available in that Ward.
---	--------------	--	--------------	---

Conservation area.

5.7For the reasons stated I support the Borough Councils recommendation as outlined in the report.

6Project Reference LIS5 – Ambition Arnold Front Street Public Realm

6.1This project forms part of an ongoing programme of work to improve Arnold town centre, to make it a more attractive place for visitors which, of course, will also support local business and employment opportunities. The bid amounts to £220,000, with an additional £100,000 being secured from the Borough Council.

6.2In 2021, £43,000 was allocated from the non-parish CIL neighbourhood funds towards the construction costs of the new Arnold Market Place, which opened for business in 2022.

6.3Ambition Arnold is listed as one of the projects which will form part of future expenditure from the Strategic Portion of the Infrastructure Community Levy. At the end of the 2024/25 financial year the balance of this levy stands at £1,649,444, which is the amount available to fund strategic infrastructure projects.

6.4I was surprised therefore to find this bid included in the non-parish neighbourhood portion of the CIL because the strategic portion of the CIL is a separate budget, and it is this fund which has been listed to provide expenditure for the Ambition Arnold project.

6.5 In addition, the amendment to the CIL regulations have strengthened the need to ensure that the neighbourhood portion of the CIL funds are only used to support infrastructure development in the relevant area where the housing development is taking place. Given the amendment to the regulations, I do not consider the Chase Farm development in Gedling as an appropriate source of neighbourhood CIL funds for an Arnold based project because, in my view, the bid would not meet the requirements of the amended regulations.

6.6Table 1 of the Borough Councils report clearly indicates that the amount of non-parish receipts for the Gedling ward far exceed those for the Arnold based ward and it appears that there are currently insufficient funds to meet the costs of this project.

6.7I do not support the recommendation of the Borough Council to shortlist this project for £220,000 non-parish funding because:

1.Ambition Arnold projects should be funded from the separate Strategic Portion of the Infrastructure Community Levy and not from the Neighbourhood Portion of the Non-Parish CIL. The Borough Council has declared that Ambition Arnold is of strategic importance to the Borough, and this is therefore the appropriate funding stream to support this project.

2.The project does not meet the amended CIL regulations which require funding only to be drawn from the relevant area where development is taking place. Gedling based housing developments are not in the relevant area of Arnold.

3.The available funds from the housing developments in the relevant area of Arnold appear to be insufficient to meet the costs associated with this bid.

7Project reference LIS6 – The Revitalisation and Improvement of Sports Pavilions

7.1This project seeks to improve and maintain three existing sports pavilions in Carlton and Arnold. The bid is for the allocation of £236,622 of non-parish CIL funds as part of an overall project cost of £303,000.

7.2The 3 pavilions are near new housing developments and would meet the requirements of the amended CIL regulations in that the project is within the relevant areas where development is taking place, and the bid is based on a need to maintain and improve existing facilities.

7.3In my view this is a project which not only meets the requirements of the relevant CIL regulations but also directly supports the Borough Councils Plan 2024 – 2027 to provide safe and attractive places for communities and to encourage health and wellbeing.

7.4For the reasons stated I support the Borough Councils recommendation as outlined in the report.

8Project reference LIS7 – 1st Gedling Scout Group HQ Refurbishment Final Works.

8.1This scout group were in receipt of £62,678 CIL Non-Parish Neighbourhood Funding last year and, because of the work carried out on the building, it has been identified that further additional work is necessary to the roof. This bid is to cover the additional cost of £11,750.

8.2The building is near new housing developments and would meet the requirements of the amended CIL regulations in that the project is within the relevant area where development is taking place, and the bid is based on a need to maintain the property.

8.3For the reasons stated I support the Borough Councils recommendation as outlined in the report.

9Conclusion

9.1I support all the Borough Councils recommendations within this report except for the recommendation for Project Reference LIS5 which relates to the Ambition Arnold expenditure.

9.2I am grateful for the opportunity to participate and would ask that I am kept informed of developments

7	<<REDACTED>>	Yes. though the description of the proposals for the MAS CIC project needs to be updated - I have forwarded a 2 page summary to the CIL Officer.	No.	Comments noted.
8	<<REDACTED>>	I emailed my support for the GYCH application to GBC for £75,000. I write in reference to the public consultation on the non-parish CIL recommendations. Gedling Youth & Community Hub (GYCH) are on the retained list (LIS2).	No comments.	Comments noted.
9	<<REDACTED>>	I want to comment in support of the grant to Gedling Youth and Community hub. It was previously agreed on condition that they receive other funding from the National Lottery Heritage Fund and that has now been received. Without the CIL the project to restore the old railway station cannot go ahead and this would be at odds with the current plans to include it in the Conservation area for Gedling.	No Comments.	Comments noted.
10	<<REDACTED>>	I have no specific views on the items currently listed.	I would like to propose that the previously assessed grant towards the Gedling Youth & Community Hub Regeneration project at former railway station is included in this round of awards. The justification listed in the proposals paper of December 2024 still apply and I note that the site is also included in the consultation regarding the creation of a conservation area within Gedling. In view of the fact that the application for National Lottery Heritage funds has now been approved, I would request that this application is revisited. This would help bring the building back into use as a community resource in an area that has seen significant expansion in population recently. Unlike some of the other nominations, there is some urgency around starting work on this project as without it the building will continue to deteriorate and restoration costs will increase.	Comments noted.

11 <<REDACTED>> No.

I write in reference to the public consultation on the non-parish CIL recommendations.
Gedling Youth & Community Hub (GYCH) are on the retained list (LIS2).
On the 17th January 2025 GYCH were awarded a grant from the National Lottery Heritage Fund of £173,286 as detailed below.
Dear <<REDACTED>>,
Congratulations! We are happy to tell you that your application
HA-24-00920 Restoring Gedling Old Station for a grant of £173,286.00 has been successful.
I will be your Investment Manager. Please do not hesitate to contact me if you have any questions.
Before you can start your project, you will need to agree to your grant. Please sign into your account and follow the instructions. More information about this step can be found in the receiving a grant guidance.
You will also be asked some more questions about your project. These questions are not another part of your application. Your application has already been awarded. We need to ask these questions to get data which we will use to tell our stakeholders about the projects we fund, and so we can support your project better.
<<REDACTED>>
Don't forget, our website has lots of information to help you deliver your project, including our good practice guidance. Our acknowledgement toolkit provides information about how to acknowledge our funding, and I encourage you to sign up to our newsletter to receive regular news and updates about what's happening at the Heritage Fund.
Best wishes,
Investment Manager
Since the initial recommendations were approved, the GYCH have been successful in their award of the NLHF, as detailed above, and consider that their regeneration project is now considered to be fully deliverable if the CIL is awarded.
GYCH ask therefore that their CIL application for £75,000 be recommended for approval at the next Cabinet Meeting of Gedling Borough Council.
The work detailed in our submission includes an undertaking to complete the demolition of the remaining elements of the gym, including the making good, repair and reinstatement of the Welsh Slate roof and the repair and restoration of the south elevation.
The time frame for the work to be undertaken is approx. 18 months from June 2025 to December 2026.
<<REDACTED>>

Comments noted. Following the successful application for National Lottery Heritage Funding it is not considered that LIS2 - Gedling Youth and Community HUB can now be recommended for CIL Non-Parish Neighbourhood Funding.