

Report to Cabinet

Subject: Community Infrastructure Levy (CIL) Non- Parish Funding – Consultation Response and Funding Decision 24/25

Date: 10th July 2025

Author: CIL and Section 106 Monitoring Officer

Wards Affected

Calverton (part), Carlton, Carlton Hill, Cavendish, Colwick (part), Coppice, Daybrook, Ernehale, Gedling, Netherfield, Phoenix, Plains, Porchester, Redhill, Trent Valley (part) and Woodthorpe

Purpose

That Cabinet:

- a) Note the representations and comments received in relation to the CIL Non-Parish Neighbourhood Public Consultation, and
- b) Approve the awarding of CIL Non-Parish Neighbourhood Funding and the retention of unsuccessful projects on the Local Infrastructure Schedule, in accordance with the officer recommendations.

Key Decision

This is a Key Decision as it is likely to be significant in terms of its effect on the communities living or working in an area comprising of two or more wards in the Borough.

Recommendation(s)

THAT: Cabinet approves

- 1) Award LIS2 – Gedling Youth & Community Hub Regeneration Project up to £75,000 CIL Non-Parish Neighbourhood Funding.
- 2) Award LIS5 – Ambition Arnold Front Street Public Realm up to £220,000 CIL Non-Parish Neighbourhood Funding.
- 3) Award LIS6 – The Revitalisation and Improvement of Sports Pavilions up to £236,600 CIL Non-Parish Neighbourhood Funding.

- 4) Award LIS7 – Gedling Scout Group HQ Refurbishment up to £11,750 CIL Non-Parish Neighbourhood Funding.
- 5) Retain LIS3 – Lambley Village Cricket Club on the Local Infrastructure Schedule for reconsideration as part of next year's CIL Non-Parish Neighbourhood Funding awards.
- 6) Retain LIS4 – Mapperley All Stars (MAS) Community Hub on the Local Infrastructure Schedule for reconsideration as part of next year's CIL Non-Parish Neighbourhood Funding awards.
- 7) Remove LIS1 – Cinder Path Extension from the Local Infrastructure Schedule.

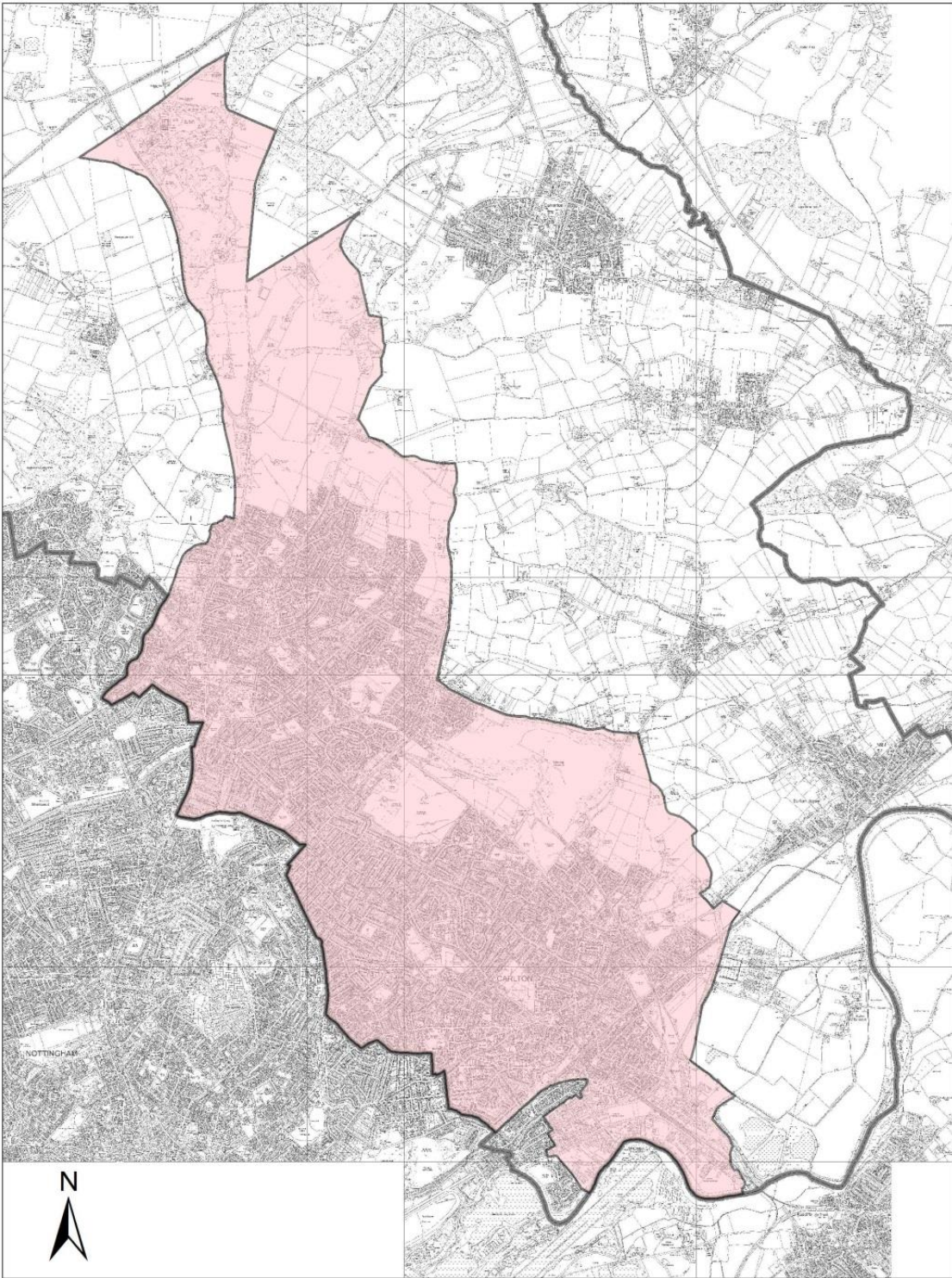
1 Background


- 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 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 pass at least 15% (up to a cap of £100 per existing council tax dwelling) of CIL receipts to local councils (parish councils) spend on local priorities. 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. Guidance recommends that 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
Borough Council

Civic Centre, Arnot Hill Park, Arnold,
Nottinghamshire, NG5 6LU

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 The Council's 'CIL and Neighbourhood Portion in Non-Parish Areas: Guidance Note' dated March 2017 details how the Council will:-
1. Identify and assess suitable local infrastructure projects.
 2. Consult with the local community over how the neighbourhood portion of CIL receipts will be spent in non-parish areas
 3. Decide which infrastructure projects will benefit from funding from the neighbourhood portion of CIL receipts in non-parish areas.
- 1.12 The guidance note also outlines the approach to be taken during the allocations process. It confirms that officers will prepare a Project Assessment and Funding report that would recommend a shortlist of projects suitable for funding which would seek either Portfolio Holder or Cabinet approval.
- 1.13 In accordance with the guidance note, the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations, was prepared by the Council's CIL Officer and included the following information:
- CIL Projections (Total Neighbourhood Non-Parish CIL Receipts 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 it's 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 next year)

- Consultation (Details of the consultation process)

1.14 The CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report dated December 2024 identified a shortlist of appropriate infrastructure projects for CIL Neighbourhood Funding. The shortlisted projects and their subsequent recommendations at the time were as follows:

Project	Nominator / Proposer	Non-Parish Neighbourhood CIL Requested	Recommendation
LIS1 – Cinder Path Extension (Netherfield)	Gedling Borough Council (Economic Growth & Regeneration)	£200,000	No allocation for CIL Non-Parish Neighbourhood Funding at this time. Retain on Local Infrastructure Schedule.
LIS2 – Gedling Youth & Community Hub Regeneration Project (Gedling)	Gedling Youth & Community Hub	£75,000	No allocation for CIL Non-Parish Neighbourhood Funding at this time. Retain on Local Infrastructure Schedule.
LIS3 - Lambley Village Cricket Club (Gedling)	Lambley Village Cricket Club	£75,000	No allocation for CIL Non-Parish Neighbourhood Funding at this time. Retain on Local Infrastructure Schedule.
LIS4 - MAS Community Sports Development (Gedling)	The MAS Community	£540,000	No allocation for CIL Non-Parish Neighbourhood Funding at this time. Retain on Local Infrastructure Schedule.
LIS5 – Ambition Arnold Front Street Public Realm	Gedling Borough Council (Economic Growth & Regeneration)	£220,000	Shortlist for Non-Parish Neighbourhood Funding Award of up to £220,000.

LIS6 – The Revitalisation and Improvement of Sports Pavilions	Gedling Borough Council (Estates Team)	£236,600	Shortlist for Non-Parish Neighbourhood Funding Award of up to £236,600.
LIS7 - 1 st Gedling Scout Group HQ Refurbishment (Gedling)	1 st Gedling Scouts Group	£11,750	Shortlist for Non-Parish Neighbourhood Funding Award of up to £11,750.

- 1.15 The above recommendations were subject to a 4-week public consultation which took place between the 19th February 2025 and the 19th March 2025. This report provides a summary of the consultation responses received during this period and provides a final recommendation for the CIL Non-Parish Neighbourhood Funding Awards taking into consideration any representations received.

2 Consultation

- 2.1 A total of 11 responses were received during the consultation period. Responses were received from 8 members of the public and the following organisations:

- Historic England
- The Environment Agency
- The Woodland Trust

All representations received have been summarised in **Appendix 1** along with any relevant responses made by the Councils Community Infrastructure Levy Officer.

- 2.2 Historic England did not make any comments in relation to specific projects shortlisted, however, they did request that any opportunities to protect and enhance the historic environment are sought. In addition, Historic England confirmed that whilst they had no additional projects for submission at this time there remains a desire to see potential future projects which would conserve / enhance the historic environment, heritage assets and their setting.
- 2.3 The Environment Agency raised no specific comments in relation to the recommendations set out in the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report.
- 2.4 The Woodland Trust have provided comments in relation to each project. In summary the Woodland Trust have confirmed their support for LIS1, LIS6 and LIS7 whilst providing comments for consideration in relation to LIS2, LIS3 and LIS4. A fully copy of their comments can be found in Appendix 1.

- 2.5 In total there were 8 representations received from members of the public. 5 representations which proposed the awarding of CIL Non-Parish Neighbourhood Funding to LIS2 – Gedling Youth and Community HUB citing the now successful application for National Lottery Heritage Funding. 1 representation agreed with all the recommendations contained within the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report except for the recommendation to shortlist Ambition Arnold Front Street Public Realm for a Non-Parish Neighbourhood Funding Award of up to £220,000 as this should be funded through the Strategic portion of the CIL. 2 representations were received from members of the public objecting to any of the nominated projects receiving CIL Non-Parish Neighbourhood Funding Awards.
- 2.6 The comments received are welcomed and have been considered alongside the original assessments made in relation to each project to reach a final recommendation for the CIL Non-Parish Neighbourhood Funding Awards.
- 2.7 Having regards to the representations received which do not agree with the officer recommendations set out in the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report, one specifically objects to the awarding of CIL Non-Parish Neighbourhood Funding to the project LIS5 - Ambition Arnold Front Street Public Realm as the objector instead considers this should be funded through the Strategic portion of the CIL. In addition to the CIL Non-Parish Neighbourhood Funding public consultation, which was undertaken at the start of this year, Gedling Borough Council have also undertaken a consultation in relation to the Strategic Projects which are identified on the Councils Infrastructure List, which are to be funded using the Strategic element of CIL. One of the projects which was included in this initial Strategic Review was Ambition Arnold, a long-term vision for Arnold town centre which includes proposals to transform the Arnold Leisure Centre and the Bonington Theatre into modern, high-quality facilities that support culture, wellbeing and economic vibrancy.
- 2.8 The Ambition Arnold long-term vision also identifies opportunities that could be delivered through Strategic CIL which include improvements to the public realm across the town centre (including soft landscaping opportunities), connectivity between green spaces to enhance the public realm encouraging visitors and increasing dwell time, and the creation of a sense of arrival to both the north and south of the town centre. These projects are strategic in nature and are key components of the long-term vision.
- 2.9 The project LIS5 – Ambition Arnold Front Street Public Realm works comprises of a discrete project to create a small area of public open space following the demolition of the former Arnold Working Men’s Club and adjacent retail units adjacent to Front Street. With regards to the funding of this project through neighbourhood CIL receipts, the Councils ‘CIL and the Neighbourhood Portion in NonParish Areas: Guidance Note’ adopted March 2017 sets out the prioritisation for expenditure of neighbourhood receipts (see figure 1 extract below). In addition, it should be noted that there are multiple new chargeable developments within close proximity of Arnold, specifically the Strata Homes development of Killisick Lane, Arnold (App ref: 2023/0830), and the

Cameron Homes development off Mapperley Plains, Arnold (App ref: 2023/0926). Both these sites have now commenced with CIL receipts over the course of the builds.

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 area 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 from 1 and 2 above have been identified.

Fig 1. Gedling Borough Council prioritisation of expenditure of CIL Non-Parish Neighbourhood Receipts.

- 2.10 As part of this years assesment of nominated infrastructure projects there are no other projects within Wards where chargable development has occurred, which are considered suitable for CIL Non-Parish Neighbourhood funding at this time. It is therefore appropriate, in accordance with Priority 2 as set out above, that receipts are expended on development in other Wards. Given that Arnold is the Boroughs main Local Centre it is considered acceptable that expenditure on project within the main Local Centre would be utilised by charageable development throughout the non-parish area. In light of the above, it is considered entirely appropriate to award CIL Non-Parish Neighbourhood Receipts to project LIS5 – Ambition Arnold Front Street Public Realm.
- 2.11 The other two representations objecting to the awarding of CIL Non-Parish Neighbourhood funding to any of the nominated projects have requested that more funding should be allocated to Bestwood Country Park. 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).
- 2.12 The officer recommendation set out in the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report for project LIS2 – Gedling Youth & Community Hub Regeneration Project was to retain this project on the Local Infrastructure Schedule as the requisite match-funding had not been secured from the National Lottery Heritage Fund (NLHF) at the time that the public consultation was commenced. Since the initial office recommendations, Gedling Youth and Community have provided confirmation that the NLHF have confirmed the successful application for match funding and as such, the only remaining barrier for a recommendation of awarding CIL Non-Parish Neighbourhood Funding has been overcome. Subsequently, as part of these final recommendations, it is the officer's recommendation that LIS2 – Gedling Youth & Community Hub Regeneration Project is awarded CIL Non-Parish Neighbourhood Funding of £75,000.

- 2.13 Due to the complexity of the proposal and the funding gaps involved, it is no longer considered appropriate to retain the project LIS1 - Cinder Path Extension on the Local Infrastructure List. This project is not deemed deliverable in the short term and as such the revised recommendation is to remove the project from the Local Infrastructure List. Should this project be progressed in the future the relevant body could re-submit the project for further consideration.
- 2.14 Taking into account all the other representations received, there are no other proposed changes to the officer recommendations which were set out in the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report.
- 2.15 At the end of the financial year 24/25 Gedling Borough Council hold a total of £550,610 for CIL Non-Parish Neighbourhood Funding.
- 2.16 In summary, the final recommendations are that the following projects are awarded CIL Non-Parish Neighbourhood Funding in accordance with the Regulation 59F, LIS2 (£75,000), LIS5 (£220,000), LIS6 (£236,600) and LIS7 (£11,750). The nominated projects LIS3 and LIS4 are recommended to be retained on the Local Infrastructure Schedule for reconsideration as part of future CIL Non-Parish Neighbourhood Funding awards. LIS1 is recommended to be removed from the Local Infrastructure Schedule.

3 Recommendation

- 3.1 From the assessments carried out on of the submitted infrastructure projects and the results of the public consultation the following recommendations are made:
- 1) Award LIS2 – Gedling Youth & Community Hub Regeneration Project up to £75,000 CIL Non-Parish Neighbourhood Funding.
 - 2) Award LIS5 – Ambition Arnold Front Street Public Realm up to £220,000 CIL Non-Parish Neighbourhood Funding.
 - 3) Award LIS6 – The Revitalisation and Improvement of Sports Pavilions up to £236,600 CIL Non-Parish Neighbourhood Funding.
 - 4) Award LIS7 – Gedling Scout Group HQ Refurbishment up to £11,750 CIL Non-Parish Neighbourhood Funding.
 - 5) Retain LIS3 – Lambley Village Cricket Club on the Local Infrastructure Schedule for consideration as part of next year's CIL Non-Parish Neighbourhood Funding awards.
 - 6) Retain LIS4 – Mapperley All Stars (MAS) Community Hub on the Local Infrastructure Schedule for consideration as part of next year's CIL Non-Parish Neighbourhood Funding awards.

7) Remove LIS1 – Cinder Path Extension from the Local Infrastructure Schedule.

- 3.2 The nomination process for future projects will continue to seek new infrastructure projects which may be eligible for funding from the CIL Non-Parish Neighbourhood Funding. The submission deadline for the next round of awards is the 31st August 2025. All projects submitted before this deadline will be considered and a report brought to a future Cabinet meeting identifying suitable projects for shortlisting.
- 3.3 The Council's dedicated CIL Neighbourhood Funding webpage shall be updated to publish the outcome of this year's CIL Non-Parish Neighbourhood Funding awards.

4 Alternative Options

- 4.1 Two alternative options are potentially available to pursue.
- 4.2 There is an opportunity to award CIL monies to alternative schemes contained within the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report, however, the other projects are not deemed suitable for funding at this time. To award CIL Non-Parish Neighbourhood Funding Awards could result in Gedling Borough Council acting contrary to the CIL Regulations 2010 (As Amended).
- 4.3 Some of the projects which have been recommended for CIL Non-Parish Neighbourhood Funding could not be granted funding. Given that these projects have been assessed and are considered to comply with the requirements of Regulation 59F of the CIL Regulations 2010 (As Amended) there would be no legal basis for taking this course of action.
- 4.4 The final alternative option would be to remove a project from the Local Infrastructure Schedule. Whilst several of the projects are not currently deemed suitable for CIL funding it is considered that there is potential that these projects may be appropriate for CIL Non-Parish Neighbourhood funding in the future. As such it is considered that the removing of some of the projects listed above could result in potentially suitable projects not being considered for funding in the future.

5 Financial Implications

- 5.1 The CIL monies that form part of the CIL Non-Parish Neighbourhood Funding element are monies that have to be used in accordance with the CIL Regulations. The Neighbourhood Funding element of CIL is only used once funds have been collected, forward funding is not permitted.
- 5.2 There is no financial impact as the administration of this process can be met within existing resources.

6 Legal Implications

- 6.1 To comply with the requirements of Regulation 59F of The Community Infrastructure Levy Regulations 2010 and ensure the Neighbourhood Portion of CIL is expended in accordance with these regulations.

7 Equality Implications

- 7.1 An Equality Impact Assessment has been completed in respect of the proposal attached at Appendix 2.
- 7.2 A public consultation has been undertaken to ensure that the process remains accessible, all comments received as a result of this consultation have been duly considered and taken into account.

8 Carbon Reduction/Environmental Sustainability Implications

- 8.1 A Climate Impact Assessment has been completed in respect of this proposal, attached at Appendix 3.

9 Appendices

- 9.1 Appendix 1: Public Consultation and Officer Responses to the CIL Non-Parish Neighbourhood Funding Consultation 23/24
- 9.2 Appendix 2: Equality Impact Assessment CIL Non- Parish Funding – Consultation Response and Funding Decision
- 9.3 Appendix 3: Climate Impact Assessment CIL Non- Parish Funding – Consultation Response and Funding Decision

10 Background Papers

- 10.1 CIL and the Neighbourhood Portion in Non-Parish Areas: Guidance Note

11 Reasons for Recommendations

- 1) To ensure that the neighbourhood portion of CIL collected receipts are expended in accordance with the CIL Regulations 2010 (as amended) and statutory guidance.

Statutory Officer approval

Approved by:

Date:

On behalf of the Chief Financial Officer

Approved by:

Date:

On behalf of the Monitoring Officer