

## **Report to Cabinet**

**Subject:** Community Infrastructure Levy (CIL) Non-Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations

**Date:** 11<sup>th</sup> December 2025

**Author:** Community Infrastructure Levy 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**

To seek approval for the commencement of a four-week public consultation on the projects shortlisted to receive CIL Neighbourhood Funding in the 'CIL Non-Parish Funding - Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations document.

### **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**

#### **THAT:**

Cabinet approves the commencement of a public consultation commencing in early 2026 for a period of 4 weeks on the projects nominated for CIL Non-Parish Funding.

## **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<sup>th</sup> 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<sup>th</sup> July that year, the Gedling Borough Council Community Infrastructure Levy Charging Schedule was adopted on 16<sup>th</sup> 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. 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.
- 1.5. 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.

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

1.6. 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:-

- The provision, improvement, replacement, operation or maintenance of infrastructure; or
- Anything else that is concerned with addressing the demands that development places on an area.

1.7. 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.

1.8. The Community Infrastructure Levy Guidance ("the Guidance") published on 12<sup>th</sup> 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. The Guidance states that “charging authorities should set out clearly and transparently their approach to engaging with neighbourhoods”.

- 1.9. 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.
  
- 1.10. 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.
  
- 1.11. 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 recommends a shortlist of projects which will either be considered by Portfolio Holder or Cabinet for approval.
  
- 1.12. In accordance with the Guidance Note, the ‘CIL Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations’ (**Appendix 1**), has been prepared by the Council’s CIL Officer and includes the following information:
  - 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)
- Consultation (details of the process)

1.13. The purpose of the CIL Non-Parish Funding - Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report is to identify and shortlist appropriate infrastructure projects for CIL Neighbourhood Funding. 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.

1.14. 2017/2018 was the first financial year in that CIL Neighbourhood Funding in the non-parish area of Gedling was awarded. Following public consultation a CIL Funding of £3,500 was awarded to the deliver new lighting as part of the Cinder Path scheme in Netherfield, led by Council's Netherfield Locality Officer.

1.15. In 2018/2019 CIL Funding of £100,000 and £40,000 were awarded to a Car Park Extension at Gedling Country Park and Changing Facilities at Lambley Lane Recreation Ground respectively.

1.16. In 2019/2020 no projects were nominated for consideration of the CIL Non-Parish Neighbourhood Awards.

1.17. In 2020/2021 CIL Funding of £50,000 and £43,000 were awarded to the Green Lung Corridor at Mapperley / Gedling and the Arnold Marketplace development in Arnold Town Centre respectively.

- 1.18. In 2021/2022 CIL Funding of £25,000 and £55,760 were awarded to a Footpath Extension at Willow Park and Internal works and alterations at Netherfield Forum Children, Young People and Families Hub respectively. Construction works for both projects have now been completed.
- 1.19. In 2022/2023 no CIL No-Parish Neighbourhood Awards were made due to a lack of suitable projects. Two projects LIS1 and LIS2 were retained on the Local Infrastructure Schedule.
- 1.20. In 2023/2024 CIL Funding of £62,678 was awarded to 1st Gedling Scout Group HQ Refurbishment. Works have commenced and are ongoing with completion expected in 2025.
- 1.21. In 2024/2025 CIL Funding of £220,000, £236,600 and £11,750 were awarded to Front Street Public Realm Improvements in Arnold, the revitalisation and improvement of sports pavilions within the non-parished area and the final phase of works at 1st Gedling Scouts Group HQ refurbishment respectively.
- 1.22. As of the 1<sup>st</sup> October 2025 a total of £969,688 has been collected in CIL Receipts which are to be expended on neighbourhood projects in the Non-Parished areas of Gedling Borough.
- 1.23. In total £923,288 of CIL Non-Parish Neighbourhood Funding has been awarded to projects within the non-parished area. This leaves a total of £46,400 currently available for future neighbourhood projects within the non-parish area, however, this figure will continue to rise as Neighbourhood CIL receipts are collected throughout the non-parished area.
- 1.24. The table below sets out the amounts collected across the Non-Parish area as of the 1<sup>st</sup> October 2024.

**Table 1. Breakdown of total CIL Non-Parish Portion Receipts collected by Ward as of 1<sup>st</sup> October 2025 (to the nearest £)**

<b>Area (Ward)</b>	<b>Collected</b>
Coppice	£148,255
Daybrook	£4,503
Ernehale	£9,981
Gedling	£628,982
Mapperley Plains	£17,988
Netherfield	£7,260
Phoenix	£952
Porchester	£34,081
Trent Valley	£113,174
Woodthorpe	£4,512
<b>Total Non-Parish Collected</b>	<b>£969,688</b>
2017/2018 Allocations	£3,500
2018/2019 Allocations	£140,000
2020/2021 Allocations	£93,000
2021/2022 Allocations	£80,760
2023/2024 Allocations	£62,678
2024/2025 Allocations	£543,350
<b>Total Awards Granted</b>	<b>£923,288</b>
<b>Remaining Non-Parish Neighbourhood Portion Available</b>	<b>£46,400</b>

1.25. In accordance with the previously 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**

<b>Priority</b>	<b>Type of Infrastructure Project and Location</b>
1	Infrastructure projects in the ward where the chargeable development has occurred.
2	Infrastructure 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 1 and 2 above have been identified.

## **2. Local Infrastructure Schedule**

2.1. In order to identify appropriate infrastructure projects for part funding/funding via CIL neighbourhood funding a nomination process was opened and continues to be open.

2.2. 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 potential projects is highlighted below in Table 3.

**Table 3: Local Infrastructure Schedule (Summary Table)**

<b>Project</b>	<b>Nominator/Proposer</b>	<b>CIL Monies Required</b>
Lambley Village Cricket Club	Lambley Village Cricket Club	£75,000
MAS Community Sports Development (Gedling)	The MAS Community	£540,000
All Hallows C of E Church Tower Louvres Repairs	PCC of All Hallows C of E Church	£4,500



Onchan Park Green Refurbishment	The Friends of Onchan Park Group	£60,000
The Church of the Good Shepherd Fabric Repairs	The Church of the Good Shepherd	£200,000

2.3 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 factors 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?

2.4 All of the projects submitted for consideration have all been assessed; the full assessments and recommendations can be found in **Sections 4 and 5 of Appendix 1.**

2.5 Of the projects submitted as part of this year's nomination process, it is considered that the project LIS4 "Onchan Park Green Refurbishment" LIS6 is most suitable for funding through the CIL in compliance with Regulation 59F of the CIL Regulations 2010 (as amended). The project is considered deliverable in a timely manner, and appropriate funds are available for the project. As such it is recommended that LIS4 "Onchan Park Green Refurbishment" should be shortlisted for CIL Non-Parish Neighbourhood Funding and a period of public consultation undertaken to seek residents' views about the proposed recommendations.

### 3 Proposals

3.1 The assessments undertaken on the submitted infrastructure projects propose the following actions in relation to the projects nominated for CIL non-parish neighbourhood funding:-

- 1) **LIS4 “Onchan Park Green Refurbishment”** Shortlist for non-parish neighbourhood funding award of up to £60,000. The project is considered to be in compliance with Regulation 59F of the CIL Regulations 2010 (as amended) and is deemed to be deliverable in a timely manner and will revitalise and bring back into use existing, but delapidated public open space. Whilst it is acknowledged there is currently a shortfall in terms of CIL Non-Parish Neighbourhood Receipts, forecasts project that the required level of funding should be reached by time the CIL Report is brought back to cabinet in Spring next year following the public consultation.
- 2) **LIS1 “Lambley Village Cricket Club”** No allocation for CIL non-parish neighbourhood funding at this time. Retain on Local Infrastructure Schedule. The applicant has been approached to seek more comprehensive and detailed plans which will better allow the Council to understand the scope of the project and determine if planning permission is or is not required. Should it be determined that planning permission is not required, it is envisaged that this could form a potentially suitable project for the awarding of CIL non-parish neighbourhood funding.
- 3) **LIS2 “MAS Community Sports Development”** No allocation for CIL non-parish neighbourhood funding at this time. Retain on Local Infrastructure Schedule. This project is still in its early infancy with further works required to investigate outstanding issues such as site ownership, land use and identify and relevant stakeholders.

- 4) **LIS3 “All Hallows Tower Louvres”** No allocation for CIL non-parish neighbourhood funding at this time. Remove from Local Infrastructure Schedule List. It is unclear how this project specifically meets a need from new development within the area and therefore how it complies with Regulation 59F of the CIL Regulations 2010 (as amended). If further evidence linking the project to increased development can be submitted this project could potentially be reviewed further.
  
- 5) **LIS5 “Good Shepherd Church Repairs”** No allocation for CIL non-parish neighbourhood funding at this time. Remove from Local Infrastructure Schedule List. It is unclear how this project specifically meets a need from new development within the area and therefore how it complies with Regulation 59F of the CIL Regulations 2010 (as amended). If further evidence linking the project to increased development can be submitted this project could potentially be reviewed further.

3.2 It is proposed that approval is given for the recommendations above to be subject to a four-week consultation that 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 early 2026 to obtain views on the shortlisted projects eligible for the funding from the neighbourhood portion of CIL receipts as well as promoting the opportunity for further potential local infrastructure projects to be identified and to afford the opportunity for further information to be submitted in relation to the above projects.

3.3 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 and a dedicated article in the Gedling Contacts magazine. A link to the consultation will also be publicised on the Council’s

'Have Your Say' webpage and dedicated CIL neighbourhood funding webpage where interested parties can submit comments or representations.

- 3.4 Following the consultation period, all comments and representations received will be considered by Council's officers who will then prepare a final report, identifying any schemes selected for funding, which will come back to Cabinet in Spring 2026.

#### **4 Alternative Options**

- 4.1 The Council is required to formally consult with relevant stakeholders and its residents in relation to the expenditure of the Neighbourhood Non-Parish portion of its CIL Receipts. Failure to undertake the necessary consultation as set out in The Community Infrastructure Levy Guidance ("the Guidance") published on 12th June 2014 would be contrary to the Community Infrastructure Levy Regulations 2010 (as amended).
- 4.2 Cabinet could decide not to shortlist the identified projects for CIL Non-Parish Funding, however, given that these projects are considered to be in compliance with Regulation 59F of the CIL Regulations 2010 (as amended) this would be against the Councils own guidance set out within the "CIL and the Neighbourhood Portion in Non-Parish Areas" Guidance Note.
- 4.3 Additional projects which have not been recommended for shortlisting of CIL non-parish funding could be included in the shortlist for future awards, however, given that these projects are not yet considered suitable for funding this course of action could result in the Council awarding CIL funding for projects which do not fully comply with Regulation 59F of the CIL Regulations 2010 (as amended).

## **5 Financial Implications**

- 5.1 There is no financial impact as the administration of this process can be met within existing resources and no additional budgets are required at this time.
- 5.2 The CIL monies that form part of the non-parish neighbourhood funding element are monies that must 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 at this time.

## **6 Legal Implications**

- 6.1 If the Council agrees to undertaking public consultation on the CIL, the legislative requirements for consultation, evidence gathering and administering CIL as set out in the CIL Regulations 2010 (as amended) and the procedures set out within the Planning Obligations and Community Infrastructure Levy Guidance Note 2016 will be followed.

## **7 Equalities Implications**

- 7.1 A proportionate level of publicity will be undertaken to publicise the consultation and the Local Infrastructure Schedule to ensure that the process remains accessible to all.
- 7.2 All nominated projects are assessed equally based on the criteria set out in the CIL and the Neighbourhood Portion in Non-Parish Areas: Guidance Note adopted March 2017.
- 7.3 An Equality Impact Assessment has been completed in respect of the proposal attached at Appendix C.

## **8 Carbon Reduction/Environmental Sustainability Implications**

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

## **9 Appendices**

- 9.1 Appendix A: Community Infrastructure Levy (CIL) Non- Parish Funding – Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations
- 9.2 Appendix B: Climate Impact Assessment - CIL Non-Parish Funding
- 9.3 Appendix C: Equality Impact Assessment - CIL Non-Parish Funding

## **10 Background Papers**

- 10.1 CIL and the Neighbourhood Portion in Non-Parish Areas: Guidance Note - <http://www.gedling.gov.uk/media/Guidance%20note%20-%20CIL%20neighbourhood%20Portion.pdf>
- 10.2 Gedling Borough Council CIL Charging Schedule - [http://www.gedling.gov.uk/media/Charging%20Schedule%20\(Adoption%20July%202015\).pdf](http://www.gedling.gov.uk/media/Charging%20Schedule%20(Adoption%20July%202015).pdf)

**11 Reason for Recommendations**

11.1 To provide information and make Cabinet aware of projects nominated for the CIL Neighbourhood Non-Parish portion.

11.2 To seek authorisation to undertake a 4-week public consultation to seek the views of local stakeholders and residents regarding the recommendations for each nominated projects.

<p><b>Statutory Officer approval</b></p> <p><b>Approved by:</b> <b>Date:</b> <b>On behalf of the Chief Financial Officer</b></p> <p><b>Approved by:</b> <b>Date:</b> <b>On behalf of the Monitoring Officer</b></p>
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