

Report to Cabinet

Subject: Community Infrastructure Levy (CIL) Non- Parish Funding – Consultation Response and Funding Decision 25/26

Date: 21st May 2026

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 officer recommendations in relation to the awarding of CIL Non-Parish Neighbourhood Funding and the retention of projects on the Local Infrastructure Schedule.

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) Retain LIS1 – Lambley Village Cricket Club on the Local Infrastructure Schedule for consideration as part of next year’s CIL Non-Parish Neighbourhood Funding awards.
- 2) Retain LIS2 – MAS Community Sports Development on the Local Infrastructure Schedule for consideration as part of next year’s CIL Non-Parish Neighbourhood Funding awards.
- 3) Remove LIS3 – All Hallows Tower Louvres from the Local Infrastructure Schedule.

- 4) Remove LIS4 – Onchan Park Green Refurbishment from the Local Infrastructure Schedule.
- 5) Remove LIS5 – Good Shepherd Church Repairs 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 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

- 1.7 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 2025 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 – 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.
LIS2 – 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.
LIS3 – All Hallows Tower Louvres (Gedling)	PCC of All Hallows Church	£4,500	Not considered suitable for CIL Non-Parish Neighbourhood Funding. Remove from the Local Infrastructure List.
LIS4 - Onchan Park Green Refurbishment (Carlton)	Friends of Onchan Park / Gedling Borough Council (Parks and Street Care Team)	£60,000	Shortlist for Non-Parish Neighbourhood Funding of up to £60,000 award.
LIS5 – Good Shepherd Church Repairs (Arnold)	Good Shepherd Church	£200,000	Not considered suitable for CIL Non-Parish Neighbourhood Funding. Remove from the Local Infrastructure List.

- 1.15 The above recommendations were subject to a 4-week public consultation which took place between the 21st January 2026 and the 18th February 2026. 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.
- 1.16 At the end of the financial year 25/26 Gedling Borough Council hold a total of £86,052 available for CIL Non-Parish Neighbourhood Funding.

2 Consultation

- 2.1 A total of 45 responses were received during the consultation period. Responses were received from 43 members of the public and the following organisations:
- Historic England – Notes the recommendations within the report.
 - Natural England – No comments to make on the nominated Projects.

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

- 2.2 In total there were 43 representations received from members of the public. Of these representations, 13 responses stated their general support for all of the recommendations set out in the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report which was consulted on. A further 30 responses specifically referenced their support solely for the allocation of the CIL Non-Parish Neighbourhood funding awards to LIS4 - Onchan Park Green Refurbishment.
- 2.3 All comments received in response to the public consultation are welcomed and have been taken into consideration alongside the original assessments made in relation to each project to reach a final recommendation for the CIL Non-Parish Neighbourhood Funding Awards.
- 2.4 Outside of the public consultation period Gedling Borough Council Parks and Street Care Team provided an update in relation to funding secured for project LIS4 – Onchan Park Green Refurbishment. The Councils Parks team successfully applied for further funding through the FCC Communities Foundation which was confirmed on the 17th of March 2026. In light of this additional source of funding there is no longer a shortfall in terms of finances to deliver the refurbishment programme at Onchan Park.
- 2.5 It is therefore considered, given that none of the other projects which were nominated and assessed during this year's round of awards were currently suitable for CIL Non-Parish Neighbourhood Funding, appropriate to not award CIL Non-Parish Neighbourhood Funding in this round and instead to pool the Neighbourhood Poriton of CIL receipts over to next year's awards when, collectively, these funds could provide a greater combined impact on other potential projects and provide a greater benefit to local residents. This process is set out in the Councils 'CIL and the

Neighbourhood Portion in NonParish Areas: Guidance Note' which was adopted in March 2017 (see figure 1 extract below).

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.

- 2.6 Additional comments were also received outside of the public consultation period regarding the accessibility of the process for Nominating a Project for CIL Non-Parish Neighborhood Funding. It was brought to the Councils attention that the bidding process did not allow multiple supporting documents, such as quotes or a schedule of works, to be submitted alongside a project nomination. Instead these could only be submitted if included within the project brief. These comments have been taken into consideration and the electronic submission form on the Councils website has been updated and now allows the attachment of additional documents to project submissions.
- 2.7 In light of the additional information detailed in para. 2.4, it is proposed that the officer recommendation set out in the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report in respect of project LIS4 – Onchan Park Green Refurbishment is amended from awarding CIL Non-Parish Neighbourhood Funding to now removing the project from the Local Infrastructure List. It should be noted that the project is still to be delivered, but that funding through the CIL is now no longer required.
- 2.8 Taking into account all 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. At this time, it remains unclear how the repair works detailed within projects LIS3 - All Hallows Tower Louvres and LIS5 - Good Shepherd Church Repairs would meet the requirements of Regulation 59F of the 2010 CIL Regulations and therefore the original recommendation to remove these projects from the Local Infrastructure List remains. Should further evidence be collated to demonstrate compliance with the regulations then officers would support the resubmission of these projects. More detailed plans are still required in respect of project LIS1 - Lambley Village Cricket Club to establish whether or not Planning Permission might be required. With regards to Project LIS2 - MAS Community Sports Development, there are still several matters which require further investigation such as site ownership, land use and identifying relevant stakeholders. As such it is considered appropriate to retain these two projects on the Local Infrastructure List at this time.

- 2.9 In summary, the final recommendations are that the following projects, LIS1 – Lambley Village Cricket Club and LIS2 - MAS Community Sports Development are to be retained on the Local Infrastructure Schedule for consideration as part of future CIL Non-Parish Neighbourhood Funding awards, whilst projects LIS3 – All Hallows Tower Louvres, LIS4 – Onchan Park Green Refurbishment and LIS5 – Good Shepherd Church Repairs are recommended to be removed from the Local Infrastructure Schedule.

3 Recommendations

- 3.1 From the assessments carried out on the submitted infrastructure projects including the feedback from the public consultation, the following recommendations are made:

- 1) Retain LIS1 – Lambley Village Cricket Club on the Local Infrastructure Schedule for consideration as part of next year’s CIL Non-Parish Neighbourhood Funding awards.
- 2) Retain LIS2 – MAS Community Sports Development on the Local Infrastructure Schedule for consideration as part of next year’s CIL Non-Parish Neighbourhood Funding awards.
- 3) Remove LIS3 – All Hallows Tower Louvres from the Local Infrastructure Schedule.
- 4) Remove LIS4 – Onchan Park Green Refurbishment from the Local Infrastructure Schedule.
- 5) Remove LIS5 – Good Shepherd Church Repairs 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 2026. 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 Gedling Borough Council could award CIL monies to projects contained within the CIL Non-Parish Funding Local Infrastructure Schedule, Project Assessments and Proposed Funding Allocations report, however, these projects have been considered against Regulation 59F of the 2010 CIL Regulations are not deemed suitable for funding at this time. To award CIL Non-Parish Neighbourhood Funding Awards on the basis of the current assessment, could result in Gedling Borough Council acting contrary to the CIL Regulations 2010 (As Amended).

5 Financial Implications

- 5.1 The CIL monies that form part of the CIL 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.
- 5.2 There is no financial impact as the administration of this process is 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 25/26
- 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