



**CIL Strategic Infrastructure Project Review and Guidance  
Document**

**January 2025**

## **Background**

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. Gedling Borough Council adopted the CIL on 16<sup>th</sup> October 2015, following an independent examination in March and subsequent approval at full Council on 15th July earlier that year.

As part of its adoption of CIL, Gedling Borough Council were required to publish a list of strategic infrastructure projects that would be funded through CIL Receipts. This list was known as the Regulation 123 List and included the following projects;

- The Gedling Access Road (GAR);
- The Gedling Country Park Visitors Centre;
- Secondary School Contributions for Gedling Colliery / Chase Farm; and
- Secondary School Contributions at Top Wighay.

On 1<sup>st</sup> September 2019, the new Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 were published along with a new requirement for all Charging Authorities to publish an annual document, known as the “Infrastructure Funding Statement”. The Infrastructure Funding Statement would include an Infrastructure List, which would replace the Regulation 123 List, detailing the future infrastructure projects to be funded through Developer Contributions such as Section 106 and the CIL.

## Strategic Infrastructure Projects

In accordance with the Regulations, up to 80% of all CIL Receipts collected by a Charging Authority must be used to fund Strategic infrastructure projects for the administrative boundary within which it was collected. Since the adoption of the CIL, the Council have fulfilled its commitments to funding the construction of the Gedling Access Road (£4,448,120), now known as Colliery Way, and the Visitors Centre at Gedling County Park (£1,454,360). This means that at the start of the financial year 2024/25 only two projects, Secondary School Contributions for Gedling Colliery / Chase Farm and Top Wighay remain on the Infrastructure List.

At the end of the financial year 2024/25 the Council held a balance of £1,649,444 in CIL Receipts which can be spent on future Strategic Infrastructure within the Borough. This amount will increase as further CIL Receipts are collected throughout the forthcoming year and beyond.

On 17<sup>th</sup> April 2024 a motion was passed at Full Council that *“This Council resolves to undertake a full review of the approach to Strategic and Neighbourhood Community Infrastructure Levy allocation following introduction of the updated regulations, to ensure it is expended effectively in local communities where development has or will take place and in consultation with those local communities and ward members and within the next year will commence a review of the current 123 infrastructure funding list and consult with communities and Councillors on appropriate infrastructure projects.”*

Gedling Borough Council, along with Broxtowe Borough Council, Nottingham City Council and Rushcliffe Borough Council, are currently consulting on the draft Greater Nottingham Strategic Plan (GNSP) which will replace the Aligned Core Strategy (ACS). To support the GNSP the Council are also progressing an Infrastructure Delivery Plan (IDP) which will aim to ensure sufficient infrastructure and services are in place to meet the needs of development within the Borough. The IDP has been drafted in consultation with external stakeholders and organisations that deliver strategic infrastructure.

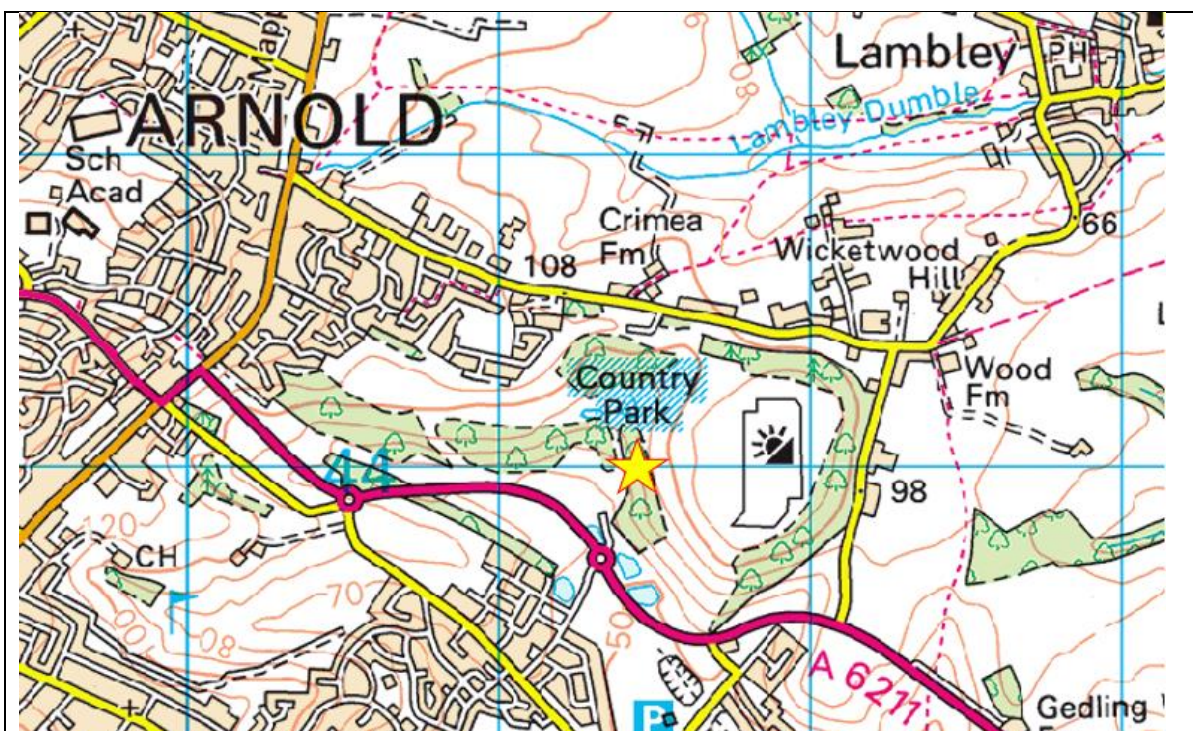
Gedling Borough Council have used the findings of the IDP to help inform and identify several projects which are considered to be of strategic importance to Gedling Borough.

The IDP is a progressive tool and any other topical studies and evidence collected as part of the IDP will further input into the Councils strategic Infrastructure projects. A short breakdown of the projects which have been initially identified by officers can be found below.

## Proposals

A breakdown of the initial strategic projects which have been identified as potentially suitable for inclusion on the Infrastructure List are detailed below. These projects have been identified using the findings of the Infrastructure Delivery Plan and in accordance with the aims and values of the Gedling Plan.

<b>Project Reference:</b> <b>SIP1</b>	<b>Project Name:</b> <b>Active Travel Links</b>
<b>Project Description:</b>  <p>Nottingham City Council and Nottinghamshire County Council, in partnership with Derby City Council and Derbyshire County Council are working to develop the D2N2 Local Cycling and Walking Infrastructure Plan (LCWIP) which will identify priorities for enhancing the walking and cycling networks. Within Gedling Borough, the improvement of Active Travel Links to access Gedling Country Park has been identified as a possible opportunity for improvement. The priorities were broadly identified through consideration of demand data and policy fit with individual authorities undertaking their own exercise to identify their top scoring routes. The routes identified in the IDP, including the improvement to access to Gedling Country Park, are those with high potential to increase walking and cycling.</p>	
<b>Location:</b> Gedling Country Park	



#### **Project Assessment:**

Following the construction of the Gedling Country Park in 2014, the Park has been awarded Green Flag status each year since it was opened and has developed into a flagship attraction for Gedling which attracts visitors from inside and outside of the Borough all year round. The improvement of access links into the park would enhance opportunities for sustainable travel within the Borough and increase accessibility to one of the Boroughs key attractions.

**Project Reference:**  
**SIP2**

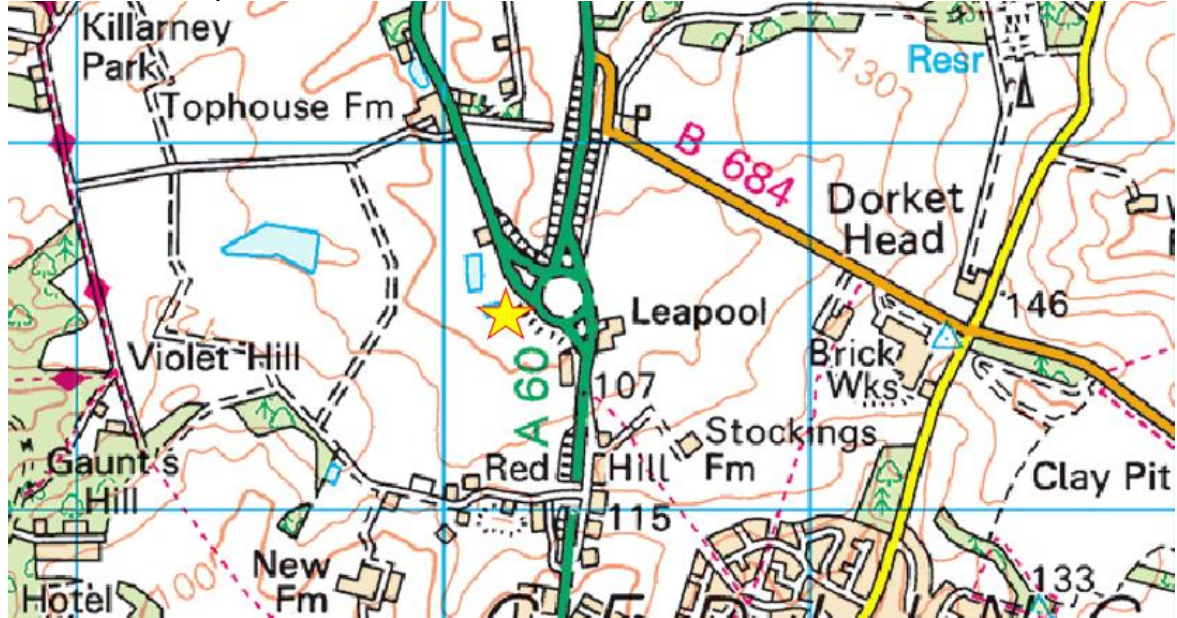
**Project Name:**  
**Leapool Roundabout Park and Ride Service**

#### **Project Description:**

Commercial bus services within the Greater Nottingham are mostly operated by Nottingham City Transport and Trent Barton. Following the impacts of Covid-19 there are significant threats to bus services. The Transforming Cities funding includes a number of projects relating to bus improvements, one of which was the new bus-based Park and Ride Facility in the vicinity of Leapool Roundabout on the A60, however, feasibility work has shown that this project is not deliverable with the current level of funding available at present. The land identified for the Leapool

Park and Ride remains safeguarded and further design work will continue whilst future funding opportunities, such as the strategic CIL, are investigated.

**Location:** Leapool Roundabout, A60



**Assessment of project:**

The Leapool Roundabout Park and Ride has been identified as a strategic Local Transport Scheme as detailed within Policy 60 of the Local Planning Document (Part 2 Local Plan). The Policy sets out that good quality transport systems are essential to supporting the economic and social wellbeing of the plan area. The Leapool to Sherwood Express Busway is identified as one such scheme which would enhance connectivity from Gedling to Nottingham City Centre, however, this project has since encountered significant funding pressures.

**Project Reference:**  
**SIP3**

**Project Name:**  
**Blue-Green Infrastructure Improvement Works**

**Project Description:**

A Blue-Green Infrastructure (BGI) Strategy sets out the strategic approach to enhancing BGI within the Greater Nottingham Area and Gedling Borough. Some of the opportunities identified at this early stage are to improve BGI across the Borough. Specific examples of improvement works which have been identified at this early stage include improving pedestrian and cycle infrastructure along the



northern bank of the River Trent within Gedling, the Calverton Mineral Line and Gedling Colliery and Mapperley Plains.

**Location:** Borough-Wide

**Assessment of project:**

Blue and Green Infrastructure (BGI) can vary in scale and form, from small green spaces, street tree avenues, playing pitches, recreation grounds, river valleys and lakes, local nature reserves and woodlands. The Greater Nottinghamshire Strategic Plan identifies the creation of new, and enhancement of existing, BGI as a key part of its strategic strategy. Appropriate BGI provision can be critical in the delivery of successful places and help to minimise opposition to new developments. The river Trent which runs east to west along the southern edge of the Borough, along with several other existing sites, provide opportunities to enhance BGI within Gedling which in turn can provide positive impacts on health and wellbeing as well as improvements to surrounding ecology.

**Project Reference:**  
**SIP4**

**Project Name:**  
**Ambition Arnold**

Gedling Borough Council launched a consultation exercise in 2024 to support a strategic vision for Arnold Town Centre "Ambition Arnold" which is intended to provide a framework for the regeneration and long-term viability and sustainability of the Town. The Ambition Arnold visionary masterplan is a strategic framework which identifies the following opportunities, which could be delivered through CIL:

- Improve the public realm across the town centre (including soft landscaping opportunities) and connectivity between green spaces to improve the public realm encourage visitors and increase dwell time in the town.
- Create a sense of arrival to both the north and south of the town

**Location:** Front Street, Arnold





connected facility. Carlton Forum currently acts as the flagship facility in terms of participation. As such it is considered that the application of strategic CIL Receipts could be appropriate to help meet any potential funding gaps in relation to associated infrastructure required for the construction of a new Carlton Leisure and Community Wellbeing Centre.

**Location:** Carlton Leisure Centre, Carlton



**Assessment of project:**

The development of a new Carlton Leisure and Community Wellbeing Centre was identified as a strategic outcome by Cabinet in November 2023. The Playing Pitch and Outdoor Sport Strategy sets out the Council's future aims and objectives for sports provision in the Borough and identifies the development of Carlton Leisure Centre as one such aim. The development of this facility is expected to require the provision of new and improved infrastructure within the immediate vicinity of the site, to better improve connectivity and accessibility. Such infrastructure could include, but would not be limited to, highway improvements, car parking facilities, public realm and green spaces improvement works. Given the significant costs expected to arise from the development of a new Centre it is considered likely that a funding gap will exist in relation to the wider infrastructure works required to deliver a well-integrated and connected facility.

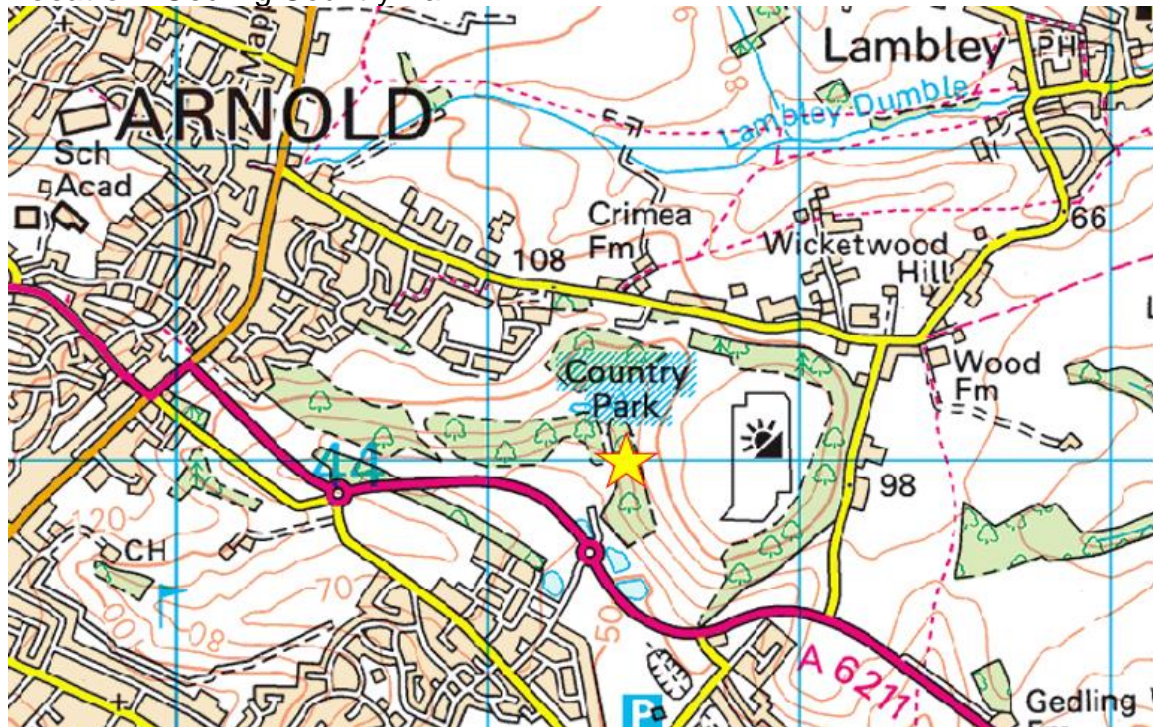
**Project Reference:**  
**SIP6**

**Project Name:**  
**Gedling Country Park Heritage Centre**

**Project Description:**

Finally, the construction of Gedling Country Park, followed by the Visitors Centre has been major success and has become a flagship attraction for Gedling which attracts visitors from inside and outside of the Borough all-year round. Works began in 2014 to construct the Country Park and was followed by the construction of a play park and café at the Visitors Centre which also houses changing facilities and outdoor seating areas. Subsequently, Gedling Country Park has been awarded Green Flag status each year since it was opened. There are potential plans for the further expansion of the facilities at the Park to include the construction of a Heritage Centre to display and educate visitors about the history of the site. This Heritage Centre would again further encourage visitors into the Borough and enhance one of Gedling's key Green Spaces.

**Location:** Gedling Country Park



**Assessment of project:**

Following the construction of the Gedling Country Park in 2014, the Park has been awarded Green Flag status each year since it was opened and has developed into a flagship attraction for Gedling which attracts visitors from inside and outside of the Borough all year round. The former Gedling Colliery played a vital part of

Gedling's history, opening in 1902 coal production continued until 1991 when the Colliery was closed. The construction of a Heritage Centre would provide opportunities to educate visitors to the Park in relation to Gedling's rich history and further encourage visitors to this attraction.

## **Have Your Say**

Gedling Borough Council would like to hear your thoughts on the potential strategic projects that have been identified above and whether you agree or disagree with their inclusion on the Infrastructure List. In order to have your say please complete and return the Community Infrastructure Levy (CIL) Strategic Project Review Response Form provided. An electronic copy can also be downloaded on the Gedling Borough Council CIL webpage - <https://www.gedling.gov.uk/cil/> whilst paper copies will be available at the Council Offices, Civic Centre, Arnot Hill Park, Nottingham Road, Arnold. Please ensure any representations are returned by 5pm on the 28<sup>th</sup> February 2025 at the latest in order to be considered.

The Council would also like to know if any local organisation or community groups have other potential Strategic Projects that they think should be considered for inclusion on the Infrastructure List. If so we would be grateful if you could include details of any such project on your Response Form and complete the electronic [CIL Strategic Project Nominations Form](#) which can be found on the CIL webpage under Current Consultations. Please note that any potential project should be able to clearly demonstrate how its delivery would meet a Strategic need within the Borough. Where projects are more localised in nature it is likely that potential funding through the Neighbourhood portion of the CIL would be most appropriate.

Officers will assess each project submitted and detail their recommendations as to which projects may or may not be considered appropriate within a final assessment report which will be considered by Council later this year.

If you have any queries in relation to the above, or would like any further information regarding the CIL please do not hesitate to contact the Council's CIL Officer via email at [cil@gedling.gov.uk](mailto:cil@gedling.gov.uk) or by calling on 0115 901 3731.