

Community Infrastructure Levy Policy

Adopted on January 16th, 2023

1. Introduction

The Community Infrastructure Levy (CIL) is the way Newark and Sherwood District Council (N&SDC) collect financial contributions from developers to help pay for new and improved infrastructure. It is calculated on a pounds (£) per square metre basis of new development. Section 106 agreements are used for certain site-specific infrastructure such as contributions to education and health provision.

The CIL regulations require N&SDC to pass a proportion of CIL funds raised in developments in the Fernwood Parish to Fernwood Parish Council. Fernwood has a neighbourhood plan which means the parish council receives a CIL proportion of 25%, uncapped¹.

2. What can CIL be spent on?

Guidance on CIL is available at [Community Infrastructure Levy - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/community-infrastructure-levy#spending-the-levy)² By law, CIL money must be spent on the provision, improvement, replacement, operation, or maintenance of infrastructure needed to support development³.

CIL can be used to increase the capacity of existing infrastructure or to repair failing existing infrastructure, if that is necessary to support development, below are some examples of what could be funded with CIL:

- educational facilities
- health facilities
- prevention of crime and anti-social behaviour, for example CCTV installations
- public realm enhancements e.g., open spaces improvements, play facilities upgrade
- transport infrastructure, e.g., junction improvements to improve safety
- sports and other recreational facilities
- social and community facilities
- feasibility studies and research to enable the identification of eligible infrastructure projects.

¹ The figure passed to parish councils where the parish doesn't have a neighbourhood plan is 15% and subject to an annual cap (equivalent to £100 per dwelling).

² <https://www.gov.uk/guidance/community-infrastructure-levy#spending-the-levy>

³ [Planning Act 2008 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/2008/24/section/106) - 'Infrastructure' is broadly defined in the Town and Country Planning Act 2008

Appendix 1 contains details areas that Fernwood Parish Council has spent CIL funding on up the end of 2022.

3. Annual Reporting and Financial Control

The Council must make proper arrangements for administration of its financial affairs as set out in Section 151 of the Local Government act 1972 and the Accounts and Audit (England) Regulations 2011.

The Council ensures that statutory and regulatory guidance is followed, and that best practice is maintained.

An annual report is published detailing funds received and spent. Example reports are available in appendix 2 . The report sets out the following:

- The total amount of CIL received for the financial year
- The total amount of CIL spent in the financial year
- A summary of expenditure including details of what projects CIL was spent on
- Any CIL that has been handed back to the district council
- The total amount of CIL from the financial year unspent and the total amount of CIL from previous years unspent

Reports are published no later than 31 December following the reported year (e.g., for the financial year 2022/23 the report must be published by 31 December 2023).

The reports are published on our website and sent to N&SDC's Infrastructure and S106 Officer.

The Council will ensure that its procedures for recording CIL are correct as part of the annual internal audit exercise.

4. How much CIL does Fernwood have and how much more will we receive and when?

Fernwood Parish Council has received **£1,216,274** of CIL up to 31st December 2022. With thousands more houses due to be built in the parish over the next 10 years, it is projected that the Council will receive over **£600,000** more of CIL from the Barratt David Wilson Homes (BDWH) and Allison Homes (AH) developments. These figures do not consider the CIL that the Parish Council will receive from the Persimmon Homes⁴ development.

N&SDC have advised the Parish Council on when receipts are due, but these are dependent on progress of developments and may change. The latest projection from

⁴ Persimmon have outline planning permission to build 1800 homes, we understand they are due to submit their reserved matters in the next couple of months so envisage construction will commence in 2023. We have not had projected figures for CIL for this development, but it is likely to exceed the BDWH (1050 homes) and AL (350 homes) figures combined.

N&SDC can be found in Appendix 3. At this stage we have a projection for CIL payments from the Barratt David Wilson Homes (BDWH) and Allison Homes (AH) development, but we do not have figures for the Persimmon Homes development.

5. Community Engagement

The Council will seek community feedback on its CIL expenditure proposals using:

- Online consultations promoted on the Parish Council website and on social media pages: Fernwood Parish Council Facebook page posts forwarded to local Facebook groups.
- The Council will publicise surveys on their notice boards to reach out to those residents not online⁵.
- A report to the Parish Council meeting twice a year (all agendas published on notice boards and online).
- An annual report on CIL posted to the Parish website and published in the Fernwood gazette.
- Parish Council meetings (Agendas are published and all residents are welcome to attend).

There are instances when the Council will use CIL without directly consulting with residents.

Examples include relatively low expenditure on existing council assets and projects that the Council has already committed to. For example, we would not consult on spending money on individual purchases for bringing the woodland (behind Fernwood day nursery) up to standard or minor works at Fernwood village hall or on Dale Crescent.

All proposed expenditure is published on parish council agendas though, so residents can see these⁶.

6. Grant awarding policy

Grants of up to £5,000 are available to Community Groups and other organisations to enhance their work. For the Council's grant policy and application form – visit www.fernwood-pc.co.uk

⁵ Parish Council notice boards are located on the side of Fernwood Village Hall, in the porch of Fernwood Village Hall and on Goldstraw lane (at the end of Rubys Walk).

⁶ Planned expenditure will be listed in the finance section of parish council agendas. Residents are welcome to contact the parish clerk or attend the parish council meetings, should they wish to comment on this.

Appendix 1: CIL Expenditure up to December 2022 and where CIL expenditure is planned

What CIL has been used for

To date Fernwood Parish Council has used CIL on the following projects:

- a. Coat of arms
- b. New/replacement dog bins
- c. Play session (August 2022)
- d. Signs (with children's artwork) around the park in Fernwood central
- e. Village Hall transfer legal costs
- f. Village Hall improvements
- g. Woodland purchase and all related costs
- h. Youth Club provision (up to June 2023)

What we plan to use some of the CIL for

Further expenditure has been earmarked for the following projects:

- a. CCTV over the Fernwood central park and on Rubys Walk (through the N&SDC CCTV partnership)
- b. Dale green – shrubbery and replacement of gym equipment
- c. Interactive speed camera on Dale Way
- d. Legal agreements for the land transfer/maintenance of open spaces/community facilities in new developments.
- e. Maintenance/provisions in the new developments.
- f. Replacement/enhancement of Fernwood central play park
- g. Welcome to signage on the edges of the parish
- h. Village Hall extension⁷
- i. Woodland – maintenance, signage, and development⁸ of area behind Marron Court
- j. Youth Club provision (From July 2023)

Other possible uses for CIL

- a. Hollowdyke Lane

The Council will be considering whether to use CIL to pay for feasibility studies and research to enable the council to see whether it would be possible to keep Hollowdyke Lane open at the Balderton end. The Council will consult with residents regarding this.

- b. Parking issues on Goldstraw Lane

The Council could consider using CIL to pay for a study on what can be done to ease parking issues on Goldstraw Lane.

Fernwood Parish Council welcomes suggestions from residents⁹.

⁷ Section 106 funding has been earmarked for the extension; Fernwood Parish Council will work with N&SDC to decide how to fund the extension. To date, we have used CIL for the professional fees on design etc.

⁸ Meadow, planting, enhancing the area for nature.

⁹ Suggestions can be made during the public forum at Parish Council meetings, by email to clerk@fernwood-pc.co.uk or in person – see the [Council's website](#) for office opening times.

Appendix 2: Example Reporting forms¹⁰



Parish Clerk and Responsible Financial Officer: Marion Fox Goddard

Fernwood Village Hall
Rubys Avenue
Fernwood
NG24 3RS

01636 613024
clerk@fernwood-pc.co.uk

Community Infrastructure Levy

Monitoring Report 2020/2021

This report is published pursuant to Regulation 62A of the Community Infrastructure Levy Regulations 2010 and covers the financial year which commenced on 1st April 2020.

CIL Receipts

Development Reference	Development	CIL received
18/02304/FUL	Newlands	£4738.99
18/00953/FUL	Denny Close	£4361.65
18/00526/RMAM	Barratts	£183,220.12
Total CIL Received in year		£192,320.76

CIL Expenditure

Project	CIL expended
Village Hall Improvements (loft insulation, new work surfaces)	£3190.00
Total CIL Expended in year	£3190.00

CIL Reserve Balance

Project	Amount
CIL receipts from previous years (opening balance)	£0.00
CIL expenditure in current years from previous year funds	£0.00
CIL retained from previous years	£0.00
CIL receipts for current year balance	£192,320.76
CIL expenditure in current year from current year funds	£3190.00
CIL retained for current year	£189,130.76
CIL Balance at year end	£189,130.76

¹⁰ All reporting forms can be viewed on the Fernwood Parish Council website: [Financial Information](#)



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CIL Receipts

Development Reference	Development	CIL received
18/00526/RMAM	Barratts	£59,615.59
Total CIL Received in year		£59,615.59

CIL Expenditure

Project	CIL expended
Replacement/New dog bins	£655.20
Signage for Playpark	£729.60
Village Hall ownership transfer to Fernwood Parish Council	£2695.00
Woodland purchase (land, legal)	£22,727.50
Youth Club	£4386.00
Total CIL Expended in year	£31,193.30

CIL Reserve Balance

Project	Amount
CIL receipts from previous years (opening balance)	£189,130.76
CIL expenditure in current years from previous year funds	£31,193.30
CIL retained from previous years	£157,937.46
CIL receipts for current year balance	£59,615.59
CIL expenditure in current year from current year funds	£0.00
CIL retained for current year	£59,615.59
CIL Balance at year end	£217,553.05

Appendix 3: Projection of CIL receipts from the Barratt David Wilson Homes and Allison Homes Developments

The following information was provided by N&SDC at the beginning of October 2022.¹¹

PHASE No. / developer	Planning application No.	Developers Instalment amount	Date payable by developer	Neighbourhood Funding amount	Date payable to Parish	Note
1 - David Wilson and Barratts	18/00526/RMAM			£242,835.71		Paid already
1b - David Wilson	19/02125/RMAM	£263,246.35	05 January 2022	£62,521.00	Apr-22	£63,122.41 paid
		£263,246.35	05 April 2022	£62,521.00	Oct-22	to be paid Oct
		£263,246.35	02 October 2022	£62,521.00	Apr-23	
		£263,246.35	31 March 2023	£62,521.00	Apr-23	
		£1,052,985.40		£250,084.00		
2 - Barratts	18/00526/RMAM	£448,221.11	26 March 2022	£106,452.51	Apr-22	£107,476.50 paid
		£448,221.11	24 June 2022	£106,452.51	Oct-22	to be paid Oct
		£448,221.11	21 December 2022	£106,452.51	Apr-23	
		£448,221.11	19 June 2023	£106,452.51	Oct-23	
		£1,792,884.44		£425,810.04		
3 - Barratts	18/00526/RMAM	£262,824.56	29 September 2022	£62,420.83	Oct-22	to be paid Oct
		£262,824.54	28 December 2022	£62,420.83	Apr-23	
		£262,824.54	26 June 2023	£62,420.83	Oct-23	
		£262,824.54	23 December 2023	£62,420.83	Apr-24	
		£1,051,298.18		£249,683.32		
3b - David Wilson	21/01256/RMAM	£418,600.87	01 June 2021	£99,417.71	Apr-22	£100,374.02 paid
		£418,600.87	30 August 2021	£99,417.71	Apr-22	£100,374.02 paid
		£418,600.87	26 February 2022	£99,417.71	Apr-22	NOT PAID - to be paid Oct
		£418,600.87	25 August 2022	£99,417.71	Oct-22	to be paid Oct
		£1,674,403.48		£397,670.84		
Total still to be Paid to Parish @ 18/3/22				£1,323,248.20		

PHASE No. / developer	Planning Application No.	Developers Instalment amount	Date payable by developer	Neighbourhood Funding amount	Date payable to Parish	Notes
1 - Larkfleet	19/01053/RMAM	£112,196.43	14 December 2021	£26,646.65	Apr-22	£26,902.97 paid
		£112,196.42	14 March 2022	£26,646.65	Apr-22	NOT PAID - to be paid Oct 2022
		£112,196.42	10 September 2022	£26,646.65	Oct-22	
		£112,196.42	09 March 2023	£26,646.65	Apr-23	
		£448,785.69		£106,586.60		
2 - Larkfleet	19/01053/RMAM	£474,295.32	Start date not yet knowr	£112,645.14		dates not yet known
3 - Larkfleet	19/1053/RMAM	£501,045.96	Start date not yet knowr	£118,998.42		dates not yet known
4 - Larkfleet	19/01053/RMAM	£198,009.91	Start date not yet knowr	£47,027.35		dates not yet known
Total still to be Paid to Parish @ 18/3/22				£385,257.51		

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¹¹ N&SDC has advised Fernwood Parish Council that the figures marked for payment in October 2022 will be paid in December 2022.

¹² Larkfleet have now been taken over by Allison Homes