



Saxilby with Ingleby Parish Council

Non-confidential

Community Infrastructure Levy

RECOMMENDATION

To ratify Planning and Development Committee recommendation to allocate CIL funding to the Westcroft Greenspace Renewal Project.

The Background paper shared with planning and development committee is available in the appendix below.

Appendix I: Report to Planning and Development Committee 25-05

Report to: Planning and Development Committee 25-05

Report by: Clerk

Power/duty which decision falls under:

Planning Act 2008/Community Infrastructure Levy Regulations 2010/Community Infrastructure Levy (Amendment) Regulations 2011

Which council objective(s) it falls under:

- Maintain and improve community facilities and amenities
- Protect and enhance our green spaces and street scene
- Preserve and enhance heritage assets, environmental assets and wildlife
- Retain and encourage employment and tourism opportunities
- Improve the well-being of residents
- To recognise the climate and biodiversity emergency and it should be considered as the basis of all decision and policy making

Public Sector Equality Duty

All proposed projects are intended to serve the wider community, ensuring inclusive access to facilities and activities. Accessibility requirements will be considered at the design and delivery stages, with a specific focus on physical access, inclusive signage, and use by all age groups and abilities.

Consideration on carbon reduction:

- Use of natural or sustainable materials will be encouraged for outdoor equipment
- Projects aim to promote local recreational use, reducing the need to travel
- Biodiversity improvements will increase carbon capture potential over time

Consideration of risk management in relation to the proposal¹

Does the report consider any new activity? If 'Yes', has a risk assessment including risk management proposals for consideration been included for consideration and adoption by the council? (Financial Regulation 17b)

Yes – this report proposes the allocation of funds for further capital work. A project-specific risk assessment will be provided, as per Financial Regulation 17b.

¹Risk areas to consider - strategic/operational, likelihood/impact, add to risk register? Any contingency planning needed?



REPORT

West Lindsey District Council have made a CIL payment in April 2025 payment for £4,118.09 which relates to:

143430 - Moor Farm Station Road, North Harby, Newark, Lincolnshire, NG23 7EL
Planning application for the conversion and extensions of 2no. brick barns to create 2no. dwellings including removal of modern agricultural buildings and existing lean-to.

This report makes recommendations on what the funding should be used for.

CIL

Under Regulation 59C², this funding must be used to support development in the area, which includes improvements to local infrastructure and community assets. It includes the provision, improvement, replacement, operation or maintenance of infrastructure and anything else concerned with addressing the demands that development places on an area.

Eligible Live Projects CIL could be spent on

Project Ref	Project	Current Budget	Budget Required	Status
25/2.9	Waterfront Public Facilities Refurbishment	£3,382 RFF + £2,128 CIL	Tbc, dependent on final scope of works.	Underway
25/3.1	Multi-Use Games Area (MUGA)	£117,233	Est. £130–140k	Design phase; shortfall remains
25/3.4 & 3.5	Westcroft Green Space Renewal	£10,923	TBC	Consultation funded and due to commence

² SLCC (2023) AN314 - Planning: Community Infrastructure Levy.



25/2.9 Saxilby Waterfront Public Facilities

The refurbishment of the facilities has started. A toilet unit has been removed and a store room created in its place for tools for the Waterfront volunteers to use. Windows and doors have been quoted, agreed, commissioned and are scheduled to be installed May/June 2025. Re-painting of the external walls is planned in the good weather. Public consultation on re-purposing the shower room to a heritage room has been agreed. The sluice and toilets are planned to be internally refurbished. The condition of the roof has been reported in an independent inspection and quotes are being sought. The funding would provide enable the refurbishment of the sluice to be completed and works started on the refurbishment of the toilets.

25/3.1 Multi-Use Games Area

Progressing the MUGA this year is dependent on securing the remaining funding and a lease being put in place. This CIL would contribute but would not enable the project to be completed.

25/3.4 and 25/3.5 Westcroft Green Space Renewal

This project could be progressed this year based on the existing RFF budget with a modest design, if an outdoor wooden fitness trail circuit model is adopted, which is suitable across ages.

Funding has been secured from WLDC for a consultant to undertake public consultation on what residents and users would like to see provided, to enable a trail design to be developed, along with preferred equipment.

CIL funding would enable further equipment to be included in the project.

Funding is likely to be obtained elsewhere for this project due to touching a number of funding streams - play, exercise, fitness, recreation, and bio-diversity.

Examples of trail equipment from online playgrounds:



Net Climb Outdoor Fitness Station In Laminated Safalog With Exercise Instruction Sign

Price :
£1,668.00 inc. vat
 £1,390.00 exc. vat



Triple Balance Beam Outdoor Fitness Station In Laminated Safalog With Exercise Instruction Sign

Price :
£1,512.00 inc. vat
 £1,260.00 exc. vat



Stride Jump Outdoor Fitness Station In Laminated Safalog With Exercise Instruction Sign

Price :
£1,740.00 inc. vat
 £1,450.00 exc. vat



Ladder Net Climb Outdoor Fitness Station In Laminated Safalog With Exercise Instruction Sign

Price :
£2,472.00 inc. vat
 £2,060.00 exc. vat



Traversing Wall Outdoor Fitness Station In Laminated Safalog With Exercise Instruction Sign

Price :
£1,716.00 inc. vat
 £1,430.00 exc. vat



Compact Group Fitness Trail Station

Price :
£2,352.00 inc. vat
 £1,960.00 exc. vat



Swinging Steps Fitness Trail Station

Price :
£1,668.00 inc. vat
 £1,390.00 exc. vat



Tyre Step Fitness Trail Station

Price :
£1,308.00 inc. vat
 £1,090.00 exc. vat



Adjustable Hurdles Fitness Trail Station

Price :
£2,484.00 inc. vat
 £2,070.00 exc. vat



Platform Sit Up Fitness Trail Station

Price :
£2,124.00 inc. vat
 £1,770.00 exc. vat



Over and Under Hurdle Fitness Trail Station

Price :
£3,456.00 inc. vat
 £2,880.00 exc. vat



Bench Sit Up Fitness Trail Station

Price :
£1,920.00 inc. vat
 £1,600.00 exc. vat



Group Sit Up Fitness Trail Station

Price :
£1,908.00 inc. vat
 £1,590.00 exc. vat



Seesaw Balance Fitness Trail Station

Price :
£1,044.00 inc. vat
 £870.00 exc. vat



2.4 M Balance Beam Trail Station

Price :
£564.00 inc. vat
 £470.00 exc. vat

[? Help](#)



Project Assessments and Risk Matrix

Option 1: Waterfront Public Facilities Refurbishment

Use of CIL: To contribute toward completion of internal works (sluice/toilets).

Benefits:

- High visibility, important public facility
- Supports residents, volunteers, visitors, and canal users
- Aligns with tourism and heritage goals

Risks and Mitigation:

Risk	Likelihood	Impact	Mitigation
Total project costs unknown	High	Medium–High	Defer until quotes received
Cost escalation due to building condition	Medium	Medium	Final scoping and phasing required
Work delay due to supplier availability	Medium	Low	Early scheduling and planning

Assessment: Cost uncertainty currently too high to confidently allocate additional CIL funding. Recommend holding funds in reserve until final scope and costings are available.

Option 2: Multi-Use Games Area (MUGA)

Use of CIL: Contribute towards funding shortfall

Benefits:

- Provides youth and fitness-focused infrastructure
- Aligns with health and recreation aims

Risks and Mitigation:

Risk	Likelihood	Impact	Mitigation
Lease not yet in place	High	High	Pause until lease secured
Large funding shortfall remains	High	Medium	Explore external grants
Inflation raises project cost	Medium	Medium	Re-cost and re-scope if needed

Assessment: Project not currently viable to start due to dependency on lease and funding. Not recommended for CIL allocation at this time.

Option 3: Westcroft Green Space Renewal

Use of CIL: To supplement equipment purchase after public consultation.

Benefits:

- Intervention at the north end of the community, improving geographical equity in amenity provision
- Supports biodiversity, play, and fitness objectives
- Multi-age benefit; community-backed via consultation
- Additional funding likely due to cross-theme alignment
- Deliverable at modest scale within current year
- Delivers a long-requested community project, addressing longstanding resident interest
- Benefits all age groups, with a low-impact fitness trail design
- Public consultation and consultant funding already secured – ready to progress
- Could be delivered within the current financial year with existing and CIL funds

Risks and Mitigation:

Risk	Likelihood	Impact	Mitigation
Equipment cost increase post-design	Medium	Low	Early supplier engagement
Consultation leads to split preferences	Low	Low	Prioritisation and phased approach
Capacity to deliver delayed by workload	Medium	Low	Task & Finish Group to support delivery

Assessment: Low-risk, high-benefit, and ready to deliver.

This project offers strong community value, addresses a long-standing local aspiration, and delivers inclusive, environmentally aligned improvements at a manageable scale—making it the most viable and impactful option for CIL investment at this time.

RECOMMENDATION(S):

That Planning & Development Committee notes the report and agrees:

- To allocate the CIL funding of £4,118.09 to the Westcroft Green Space Renewal Project.