

Committee Name and Date of Committee Meeting

Cabinet – 19 January 2026

Report Title

Strategic Community Infrastructure Levy (CIL) Update

Is this a Key Decision and has it been included on the Forward Plan?

Yes

Executive Director Approving Submission of the Report

Andrew Bramidge, Executive Director of Regeneration and Environment

Report Author(s)

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Ward(s) Affected

Borough-Wide

Report Summary

The report summarises the application process for Strategic Community Infrastructure Levy (Strategic CIL) funding that has taken place for the 2025 bidding round. It provides the outcome of the Strategic CIL officer panel assessment of the submitted projects against relevant criteria, to determine the infrastructure that will most support new growth areas and help bring forward development sites to implement the Local Plan.

A list of priority projects is presented in the report, and Cabinet approval is sought for the Strategic CIL funds to be allocated as recommended.

Recommendations

That Cabinet approves the allocation of Strategic CIL funds to the Whiston Brook Flood Alleviation Scheme (£3,000,000).

List of Appendices Included

Appendix 1 Projects Scoring Summary
Appendix 2 Equality Assessment Part A
Appendix 3 Carbon Impact Assessment

Background Papers

[National Planning Policy Framework](#)

[Planning Practice Guidance – Community Infrastructure Levy](#)

[Community Infrastructure Levy Regulations 2010](#)

[Rotherham Local Plan 2013 – 2028](#)

[Rotherham Community Infrastructure Levy](#)

[Infrastructure Delivery Study 2021](#)

[CIL spending protocol – Cabinet, 20/09/2021, item 50](#)

[Strategic CIL application process – Cabinet, 29/07/2024, item 31](#)

[Strategic CIL funding allocations – Cabinet, 10/02/2025, item 122](#)

Consideration by any other Council Committee, Scrutiny or Advisory Panel

None.

Council Approval Required

No

Exempt from the Press and Public

No

Strategic Community Infrastructure Levy (CIL) Update

1. Background

- 1.1 The Council has a Community Infrastructure Levy (CIL) in place for Rotherham, to secure contributions from developers towards infrastructure to support development. CIL payments are required alongside planning permission for certain types of development and work in tandem with payments negotiated as section 106 planning obligations (s106).
- 1.2 The Community Infrastructure Levy Regulations 2010 require CIL funds to be used for “the provision, improvement, replacement, operation, or maintenance of infrastructure needed to support the development of an area”. CIL can be used to provide new public infrastructure or to repair or update existing infrastructure if it is necessary to support development (Planning Act 2008, s216).
- 1.3 The CIL Regulations allow the Council to apply CIL to reimburse expenditure already incurred on infrastructure. Where the Council has borrowed money for the purposes of funding infrastructure, it may apply CIL to repay that money, and any interest, if certain conditions are met.
- 1.4 Rotherham’s adopted Local Plan sets out the type, amount and location of new development in the Borough for the plan period of 2013 to 2028. The Local Plan is the Council’s statutory development plan and defines the “development of an area” that is intended to be supported by infrastructure funded by CIL and s106 obligations.
- 1.5 In line with the CIL Regulations, the total CIL income received by the Council is divided into three “pots”:
 - Strategic CIL (80%) – for infrastructure to support new development from implementing the Local Plan.
 - Local CIL (15%) – passed to parishes for local infrastructure priorities (25% with a Neighbourhood Plan adopted); for non-parished areas, held by the Council to spend in consultation with local communities.
 - Admin (up to 5%) – retained by the Council to cover ongoing administration costs.
- 1.6 In July 2024, Cabinet approved the annual process for the allocation of Strategic CIL funds (Cabinet 29/07/24, minute 31 refers). In August 2024, the Planning Service rolled out the approved process, inviting applications for the first round of Strategic CIL funding. Eight bids were received, of which two projects were subsequently approved for funding by Cabinet in February 2025 (Cabinet 10/02/25, minute 122 refers), namely:
 - Medical Centres Improvements (£256,074).
 - Trans Pennine Trail Community Access (£787,400).
- 1.7 In July 2025, the application process was repeated for the second annual bidding round. Following the application and evaluation process, eleven

applications are considered in this report, including two bids for priority flood schemes. Four applications were submitted by external organisations, with the remainder being Council projects. The applications are summarised below:

- **Manvers White Water, Manvers Lake & Dearne Valley Trust** (£1,400,000)
An international standard flexible paddle sport competition, training and recreational white-water course, which will double up as a swift water rescue emergency services training facility at Manvers Lake.
- **Keppel's Column, RMBC** (£72,879)
Seeking funding to undertake the additional repairs to bring this important part of local heritage and popular visitor attraction back into use.
- **Street Lighting, RMBC** (£13,000,000 full scheme, £4,000,000 main routes only)
Replacement of existing street lighting lanterns with up-to-date LED technology incorporating a central management system.
- **Todwick Roundabout, RMBC** (£8,178,000)
A57 Red Lion Roundabout junction improvements to relieve local congestion.
- **Herringthorpe Athletics, RMBC** (£355,000)
Capital investment to resurface the athletics track at Herringthorpe, home to Rotherham Harriers Athletics Club.
- **NHS GP Improvements, South Yorkshire Integrated Care Board – Rotherham Place** (£219,530)
Funding is sought for general GP surgeries improvements in areas of housing growth.
- **Skills Street Media Suite, Skill Street Trust CIC Ltd** (£68,425)
To create a media zone on Skills Street equipped with a range of audio, video equipment. The media zone will offer visitors the opportunity to engage with various media platforms and participate actively in production environments.
- **South Yorkshire Police, SYP Estates and Facilities Management** (£0)
No scheme details provided, or funding requested. Essentially a holding response asking to be consulted again for future rounds.
- **Whiston Brook Flood Alleviation Scheme, RMBC** (£3,000,000)
One of the Council's six priority flood alleviation schemes designed to reduce flood risk to 53 residential properties. The scheme will provide better flood alleviation to Whiston village.
- **Eel Mires Dike Flood Alleviation Scheme, RMBC** (£3,000,000)
One of the Council's six priority flood alleviation schemes. The scheme

aims to reduce the risk of flooding to 211 residential properties in Laughton Common from Eel Mires Dike and its tributaries.

- **Thrybergh Country Park perimeter path resurfacing, RMBC (£303,349)**
Resurfacing of the perimeter path around the reservoir with a flexi-pave material, to provide an accessible path around the country park.

1.8 In total, the applications seek £29.6m of Strategic CIL funding.

2. Key Issues

2.1 At the time of writing, the Council holds £8,247,797 Strategic CIL. The allocation of Strategic CIL funds is a Cabinet decision and funding applications are invited on an annual basis. The overall fund does not have to be used in any one year, it can be rolled forward fully or in part to accumulate with future CIL payments. Unlike s106 payments, there is no time limit on spending Strategic CIL funds.

2.2 Councils have the flexibility to choose what infrastructure they need to deliver their statutory development plan. The Council's approach establishes a clear relationship between potential projects for Strategic CIL funding and the delivery of the Rotherham Local Plan. The Local Plan is itself informed by the Infrastructure Delivery Study, which sets out the infrastructure required to support the new homes, employment and retail development flowing from implementation of the Plan. It is important that projects satisfy the requirements of the CIL Regulations to avoid any challenge that the funds are not being used appropriately.

2.3 The Council's approach is based on five specific Strategic CIL objectives:

- Improving people's physical and mental health and well-being.
- Reducing the Borough's contribution to and helping to adapt to the effects of climate change.
- Improving movement and enabling better accessibility, particularly by public transport, walking & cycling.
- Expanding economic opportunity & supporting a dynamic economy.
- Creating and supporting safe and sustainable communities.

This broadly reflects the objectives of the Local Plan Core Strategy, Rotherham Council Plan, Social Value Charter for Rotherham and Rotherham Climate Change Emergency Declaration.

2.4 The assessment methodology for Strategic CIL applications was approved by Cabinet (Cabinet 29/07/24, minute 31 refers). The assessment covers key areas for project suitability, in summary:

- Part 1 sets out a series of “gateway tests” that are aimed at ensuring that projects are eligible and suitable for Strategic CIL funding, including whether the project is identified in the Infrastructure Delivery Study.
- Part 2 requires information about the nature and timing of the project.
- Part 3 addresses potential deliverability concerns.
- Part 4 reflects important funding and financial issues.
- Part 5 provides an important link between the infrastructure project and new development, examining the links to allocated sites in the Local Plan and the need for the infrastructure.
- Part 6 enables an assessment of the benefits of the infrastructure project against the Strategic CIL objectives, including its contribution to Social Value.

2.5 The applications for the 2025 bidding round have been assessed by the CIL officer panel, using the Cabinet-approved methodology. Of the eleven applications, five projects passed the gateway tests but only one scored above the 70% threshold that was also applied for the 2024 bidding round:

- **Whiston Brook Flood Alleviation Scheme (£3,000,000)**
One of the Council's six priority flood alleviation schemes designed to reduce flood risk to 53 residential properties. The scheme will provide better flood alleviation to Whiston village.

Summary assessment: the bid passed the gateway tests, the project is critical infrastructure; detailed costings are provided; permissions and land acquisitions are in place or in progress; project delivery in 2026, with future maintenance funded; project cannot happen without CIL funding; project will protect Whiston village properties and facilitate two large Local Plan housing sites; project benefits align with CIL protocol objectives. Score 71.43%

2.6 The Projects Scoring Summary is attached at Appendix 1. The percentage figure in the final column represents the total score against the criteria and methodology as approved by Cabinet on 29th July 2024.

2.7 A summary assessment of all the submitted projects is given below:

- **Manvers White Water, Manvers Lake & Dearne Valley Trust (£1,400,000)**
Assessment: did not pass the gateway tests (test 1.2: project not required to support Local Plan growth), infrastructure project: desirable

(“critical” scores highest, then “essential”, then “desirable” with lowest score), project can still happen without CIL funding, benefits to delivery of Local Plan housing sites unclear. Score 62.86%

- **Keppel’s Column, RMBC (£72,879)**
Assessment: did not pass the gateway tests (test 1.2: project not required to support Local Plan growth, test 1.3: project not fully funded), infrastructure project: desirable, benefits to delivery of Local Plan housing sites unclear. Score 67.46%
- **Street Lighting, RMBC (£13,000,000 full scheme, £4,000,000 main routes only)**
Assessment: did not pass the gateway tests (test 1.2: project not required to support Local Plan growth, test 1.3: project not fully funded), infrastructure project: desirable, no benefits to delivery of Local Plan housing sites. Score 52.06%
- **Todwick Roundabout, RMBC (£8,178,000)**
Assessment: passed the gateway tests (although marginal as project may not be fully funded if SYMCA or DfT money not confirmed), infrastructure project: desirable, potentially some localised benefits to delivery of Local Plan housing sites. Score 44.76%
- **Herringthorpe Athletics, RMBC (£355,000)**
Assessment: did not pass the gateway tests (test 1.2: project not required to support Local Plan growth), infrastructure project: desirable, project can still happen without CIL funding, benefits to delivery of Local Plan housing sites unclear. Score 69.68%
- **NHS GP Improvements, South Yorkshire Integrated Care Board – Rotherham Place (£219,530)**
Assessment: passed the gateway tests, infrastructure project: essential, however unlike 2024 bid no specific GP surgeries are named or detailed costings provided causing some uncertainty about how the Strategic CIL money would be used, benefits to delivery of Local Plan housing sites unclear. Score 53.65%
- **Skills Street Media Suite, Skill Street Trust CIC Ltd (£68,425)**
Assessment: did not pass the gateway tests (test 1.1: project is not infrastructure, test 1.2: project not required to support Local Plan growth, test 1.3: project not fully funded), infrastructure project: desirable, no benefits to delivery of Local Plan housing sites. Score 56.51%
- **South Yorkshire Police, SYP Estates and Facilities Management (£0)**
Assessment: did not pass the gateway tests (no scheme details provided or funding requested). Score 12.22%

- **Whiston Brook Flood Alleviation Scheme, RMBC (£3,000,000)**
 Assessment: passed the gateway tests, infrastructure project: critical, detailed costings provided, permissions and land acquisitions in place or in progress, project delivery 2026, future maintenance is funded, project cannot happen without CIL funding, project will protect Whiston village properties and facilitate two large Local Plan housing sites, project benefits align with CIL protocol objectives. Score 71.43%
- **Eel Mires Dike Flood Alleviation Scheme, RMBC (£3,000,000)**
 Assessment: passed the gateway tests, infrastructure project: critical, draft costings provided, no permissions or land acquisitions in place, multiple landowners, estimated delivery 2028/29, future maintenance funding not secured, project cannot happen without CIL funding at present, will protect properties in Laughton Common although links to Local Plan sites less clear, project benefits align with CIL protocol objectives. Score 59.68%
- **Thrybergh Country Park perimeter path resurfacing, RMBC (£303,349)**
 Assessment: passed the gateway tests, infrastructure project: desirable, maintenance relies on existing revenue funds, project can still happen without CIL funding/other funding available but seeking 100% CIL funding, benefits settlements/borough although links to Local Plan sites less clear. Score 66.19%

3. Options considered and recommended proposal

3.1 Considering the eligible project and the level of funding requirement, the suggested options to allocate Strategic CIL from the 2025 applications are:

3.2 **Option 1: Allocate Strategic CIL funds to:**

- Whiston Brook Flood Alleviation Scheme (£3,000,000)

3.3 This would utilise £3,000,000 of the Strategic CIL funding pot with the remaining £5,247,797 rolled forward to future bidding rounds.

3.4 It would be prudent to retain some Strategic CIL funds as there are some safeguarded land sites in the Local Plan coming forward for housing sooner than expected. This is due to the Government's planning reforms and higher housing target for Rotherham, and the effect this has on the Council's five-year housing land supply. Consequently, the Council may require the option to allocate Strategic CIL to new or improved infrastructure near these sites in future bidding rounds, should that prove to be necessary and subject to successful bids.

- 3.5 **Option 2: Do not allocate Strategic CIL to any projects from the 2025 applications and roll forward the funds**
- 3.6 Should Cabinet decide not to support the eligible project that is currently not fully funded (Whiston Brook FAS), then progress would not be made on delivering the infrastructure project as set out in the Infrastructure Delivery Study, hindering future development and growth within the Borough. Justification would be required on why the eligible project is not supported and this option would fail to demonstrate how the Council will address the pressures that new development places on communities across the Borough.

- 3.7 Option 1 is the recommended option.

4. Consultation on proposal

- 4.1 The Strategic CIL application pack was sent to over 100 internal and external infrastructure and service provider contacts. Clarification was provided on requests to potential bidders on the process, bid requirements and timetable. Reminders were sent to all contacts prior to the end of the consultation period, which was open from 25 July to 19 September 2025.
- 4.2 Internal service providers have been consulted through the same mechanisms, and Corporate Finance has been consulted on existing capital programme projects funded by prudential borrowing, to consider the submission of any applications that may be eligible for Strategic CIL funding.
- 4.3 The Cabinet Member for Transport, Jobs and the Local Economy and the Capital Programme Monitoring and Delivery Board have been briefed on the application process and outcome.
- 4.4 As part of the commitment to transparency, and to inform future applications, unsuccessful applicants will receive feedback on the outcome and scoring of their applications.

5. Timetable and Accountability for Implementing this Decision

- 5.1 For internal Council projects, officers would progress the relevant capital programme process to allocate the approved Strategic CIL funds and set up expenditure codes.
- 5.2 Although there are none in this current bidding round, for external projects, officers would seek an appropriate legal agreement with the provider to ensure the transfer of the approved Strategic CIL funds meets Council financial procedures. The agreement would also include appropriate reporting requirements and safeguards to claw back the funds if not spent appropriately.
- 5.3 The CIL Regulations require CIL charging authorities to publish annual statements on their website to provide transparency on CIL income and spending. The projects approved for Strategic CIL would be included in the Council's Infrastructure Funding Statement.

6. Financial and Procurement Advice and Implications

- 6.1 CIL can be spent on a wide range of infrastructure, provided it supports the development of the area, so it can fund both new and existing projects within the capital programme. As of November 2025, the Council has £8.2m of CIL available for use. If option 1 is agreed, there will be £5.2m remaining.
- 6.2 Whilst there are no direct procurement implications associated with the recommendation to allocate CIL monies to the projects identified, it must be noted that where the Council related project engages the use of external Contractors, this will require adherence to the Council's Financial and Procurement Procedure Rules as well as the relevant procurement legislation (Public Contracts Regulations 2015 or the Procurement Act 2023) subject to the route to market selected, which should be appropriately considered when considering project timescales.

7. Legal Advice and Implications

- 7.1 The Council has a Community Infrastructure Levy (CIL) in place pursuant to the Community Infrastructure Levy Regulations 2010 as amended (the Regulations). CIL payments are required to be paid in relation to certain types of development. The Regulations require funds to be used for the provision, improvement, replacement, operation or maintenance of infrastructure needed to support the development of an area. The Council now holds CIL funds and subject to the content of this report and to the provisions of the Regulations and the Planning Act 2008, may choose to allocate funds to projects or to hold the funds for future spend in future financial years.

8. Human Resources Advice and Implications

- 8.1 There are no direct human resource implications arising from this report.

9. Implications for Children and Young People and Vulnerable Adults

- 9.1 There are no direct implications for children and young people and vulnerable adults arising from this report.

10. Equalities and Human Rights Advice and Implications

- 10.1 An equalities screening assessment has been carried out and is attached as Appendix 2.
- 10.2 The screening assessment concludes that equalities analysis is not required given the overarching nature of the process to allocate Strategic CIL, whilst recognising that equalities consideration is included in the criteria to assess and prioritise individual projects.

11. Implications for CO2 Emissions and Climate Change

- 11.1 A carbon impact assessment has been carried out and is attached as Appendix 3. (Ref. CIA 565)
- 11.2 The assessment concludes that the Strategic CIL allocation process is designed to prioritise and allocate funds to infrastructure projects to support growth promoted by the Local Plan. The Local Plan itself was subject to and refined by Sustainability Appraisal as part of its drafting, so its implementation inherently promotes sustainable development. Reducing emissions and safeguarding the natural environment is included in the criteria used to assess and prioritise projects for Strategic CIL funding.

12. Implications for Partners

- 12.1 Partners and stakeholders have been consulted and engaged in the Strategic CIL application process. Ongoing strategic planning by stakeholders should lead to potential projects being identified for future bidding rounds. This will also assist with updating the Infrastructure Delivery Study, which will be required for the new Local Plan.

13. Risks and Mitigation

- 13.1 The Council is required to spend Strategic CIL funds in line with the CIL Regulations. The CIL application and assessment process requires a range of information to be submitted about the project's deliverability, funding, development impacts and benefits. This is designed to ensure that projects funded by Strategic CIL are eligible, and to give confidence that the project has been subject to development work and would provide community benefits.
- 13.2 The application process set out in this report has taken place in line with the Cabinet-approved process to minimise the risk of challenge to the Council or harm to public perceptions of the Council's probity.

14. Accountable Officers

Andrew Bramidge, Executive Director of Regeneration and Environment

Approvals obtained on behalf of Statutory Officers: -

	Named Officer	Date
Chief Executive	John Edwards	23/12/25
Executive Director of Corporate Services (S.151 Officer)	Judith Badger	18/12/25
Service Director of Legal Services (Monitoring Officer)	Phil Horsfield	18/12/25

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