

APPENDIX B

Assessment of CIL bid full application

TDC CIL Reference Number:	IA-00235
Officer recommended ranking:	3rd of 5
WG final ranking (where differs):	4th of 5

Officer Assessment

Project title:	Access and Infrastructure Project Responding to Community Needs at Limpsfield Common – Phase one				
Applicant	The Friends of Limpsfield Common				
Total cost of project (£):	289,900 72,132	CIL requested (£):	71,032	Percentage to be funded by CIL:	25% 98.5%
Amount recommended:	<i>(full/partial/none)</i>				
	Working Group: Full award				

Project summary

Everyone should have the opportunity to access a clean, green and safe natural environment for outdoor activities, general health and wellbeing and connection with nature. This project will provide new ways to access and engage Limpsfield Common for families, children and those people who may find access to the countryside and the natural environment a challenge. It will also enable the community to explore Limpsfield Common with more confidence, through signage, trails and way marking.

As part of a much larger project the CIL funding will be used specifically in Phase One to:

1. Establish an Easy Access trail of 1.2 km on the High Chart section of the common, designed to provide an opportunity for those who need a trail that is less challenging, but still enables access to nature and the countryside.
2. Create a Children's Trail that provides a challenging route and additional information about Limpsfield Common (we have now been successful funding this via the Chart Fayre Fund and Oxted Rotary).
3. Create and install 8 Information Panels across the Chart at each main car park to provide users of the common with clear guidance on the trails and facilities through new maps and text and downloadable information.
4. Upgrade and increase facilities at one car park (High Chart) as the principal entrance to the common.

Benefit	Officer Assessment	Officer Panel Score
Support development	<p>Limpsfield is located within close proximity of the settlements of Oxted and Hurst Green, areas which have received a number of new housing developments in recent years (for example Bay Trees and the Hollies west of Red Lane and the housing development in Fairviews, Williams Road, Carrols Way etc east of Holland Lane and north of Holland Junior School). The Council's records show that the parish of Limpsfield has received approximately 8% of the total development in the District over the past 5 years, which increases to 29% when combined with the neighbouring parish of Oxted indicating that this combined area has received the most development in the District over recent years. The emerging Local Plan also allocates around 110 residential units to Hurst Green in the parish of Oxted.</p> <p>The applicant also comments that Limpsfield Common is an attraction that is considered to benefit the wider community within the District being an asset that can be enjoyed by residents from across the District and beyond. No evidence has been submitted showing the proportion of visitor numbers from different areas however it is accepted that as National Trust land this area is likely to attract visitors from further afield and therefore would not solely benefit the residents of the immediate parishes of Limpsfield and Oxted.</p> <p>The project aligns with the Tandridge District Core Strategy (2008) which encourages improvements to recreational facilities to meet the needs of all sections of the community (Policy CSP 13) and the Tandridge Local Plan Part 2: Details Policies (2014) which particularly supports the provision of such facilities in highly accessible locations (paragraph 18.3).</p> <p>The emerging Local Plan (still in Examination) recognises that access to high quality open spaces make an important contribution to health and wellbeing of communities. The multifunctional role open spaces play is also valued in terms of habitat creation, biodiversity and setting the aesthetic and physical character of the area (paragraphs 27.1 and 27.2). As a National Trust asset, the site also plays a role in attracting visitors to the area with tourism recognised as making an important contribution to the local and rural economy in the emerging Local Plan (paragraphs 28.1 and 28.2).</p> <p>The project is not included in the Tandridge District Infrastructure Delivery Plan (2019), which does however include a project to upgrade the park/recreation ground at the Limpsfield High Street playing field which is included in the red line for this site.</p> <p>The project seeks to improve access and use of Limpsfield Common through improved signage, trails and waymarking. The site lies in the area of the district which has received significant development and is an important amenity space for local residents and the wider community. There is good detail that the project supports development in the District with some supporting evidence.</p>	4.3

Economic growth & regeneration	The Project will enhance local amenity ensuring that Limpsfield Common will be a component that continues to attract people, development and businesses to the area. However, the impact on economic growth and regeneration is considered to be modest.	2
Flood defence	None	0
Health provision & wellbeing	<p>There is an increasing body of evidence that access to nature improves mental and physical health (see Tandridge Open Spaces Strategy). This was recently highlighted by the Covid pandemic and the need to seek respite in natural environments. The Project provides opportunities to explore the Common and engage in the whole 147 hectares of land by waymarking, trails and information. A survey of local people asked for a range of enhancements which include an Easy Access trail to ensure that those less confident or able to access a natural environment can do so. This will include a natural, yet easier to access trail for those who find walking difficult and for the use of buggies.</p> <p>A good level of detail has been provided to show how the project will encourage better use of an existing amenity space which is likely to have a positive impact on the health and wellbeing of residents in the district.</p>	3.3
Education provision	The Project will provide orientation so that access to the Common is easier for schools and families to provide outdoor learning. Schools will be encouraged to use the new amenities – trails, orientation, information – to enhance their outdoor learning provision. As such, this project is considered to have a modest impact on education benefits in the district.	2
Transportation	The overall project includes development of new paths to encourage walking to local schools, but detail on this aspect is minimal.	1
Amenity provision	<p>The project will enhance the amenity value of Limpsfield Common by :</p> <ul style="list-style-type: none"> • providing 2 new access trails (1.8 km and 1.2 km) to natural green space, especially for people with limited mobility or families with buggies • providing new waymarking and orientation • providing new information about how to access and engage with the space and facilities on the common • providing new downloadable maps • upgrading a major entrance point to the common 	5

	<p>The information panels and trail information will include elements of education on the natural features and history of the common which can be revised/renewed over time. This project is aligned to the Limpsfield Neighbourhood Plan and the Tandridge Open Spaces Strategy. Overall this project will provide an enhanced amenity with new features that will continue to provide green, open spaces to current and future residents and businesses in Tandridge.</p> <p>Substantial details and evidence of benefits to amenity provision as a result of this project have therefore been identified with the improvements to the access and the quality of the amenity space provided.</p>	
Environment & climate change	Given the feedback obtained from the community survey, the applicant would expect the enhanced amenity to encourage more local people stay local for leisure activities, however the impact is considered to be modest.	1.3
Match funding	75% match funding provided through the Chart Fayre Rotary, Limpsfield Task Force, and Friends of Limpsfield Common as well as ongoing fundraising. Plus, the value of volunteer labour via the installation of the major elements of the oak infrastructure. N.B. Only 1.5% of match funding available for phase one of the project, which is to be considered in isolated from future phases of the project following the meeting of the Working Group.	5
Value for Money	<p>Economy - The Friends of Limpsfield Common have consulted with National Trust staff to seek prices for the design of interpretation and common materials used within woodlands.</p> <ul style="list-style-type: none"> • We also have one tender for the Easy Access Trail (value £10k) have one tender – Easy Access Trail • One tender for the improved car park (value £3k) • A quote for Oak posts – which will be via National Trust/Surrey sourced wood which will be milled by volunteers • Volunteering plays a major role in the design and delivery of this Project <p>If required by the terms of CIL funding we would obtain 3 tenders for the elements of the project requiring significant expenditure.</p> <p>Efficiency – The works proposed are considered to constitute an efficient use of resources with the use of volunteers and support from the National Trust.</p> <p>Effectiveness – The planned improvements are considered to improve the quality and accessibility of the amenity for use by residents and the wider community.</p>	4.3

Officer Questions/Applicant Answers:

Q1. Please can you provide a supporting statement regarding the volunteering aspect of your application to include the resources and skills available;

A. *A Statement of Volunteering dated October 2021 has now been provided.*

Q2. Please be aware that any grant will be subject to a condition precedent demonstrating that you have raised sufficient funds and would also be granted on a cost reimbursement basis for the actual costs incurred.

Applicant response to Q2. – 1. *Our bid to CIL at approximately £70k is for a stand-alone element of a much larger bid to Surrey Fund.*

For the stand-alone element, we already have secured some financial support from 2 community organisations and volunteer labour, as per the bid.

Our bid to Surrey Fund will be proceeding - but the bid to CIL is stand alone and works with or without Surrey Fund support.

Is this an issue?

Officer Answer; As the CIL bid can stand alone this is not an issue. Only if you needed to raise funds ahead of commencing would a Condition precedent be set.

2. *Does the second part of the second bullet (Q2 above) point mean that we would repay any amount of the CIL fund (should we be awarded it) against the actual costs incurred. This is practise we are familiar with and of course!*

Officer Answer; A CIL Grant is subject to Contract, we would reimburse for actual costs incurred subject to a sign off procedure.

Working Group comments:

It became apparent at the meeting that the proposed works were essentially phase one of a larger project, funding for which has not yet been sourced. As such, only 1.5% of match funding (£1,100 for a children's trail) had been raised for this phase, with the required CIL contribution now amounting to 98.5% which reduced both the 'match funding' assessment score, and the project's relative ranking (from 4th to 5th). However, this was partly offset by a higher rating for 'value for money' given the Group's wish to take the volunteering aspect and role of the National Trust into account. As a result, the bid still scored well, and the Group recommended full payment, subject to the project being completed within two years of the commencement date.