

# **WEST LANCASHIRE BOROUGH COUNCIL**

## **CIL FUNDING PROGRAMME 2017**

### **SHORTLISTED PROJECTS**

ID 48

Project name **New changing facilities at Chequer Lane**

Location

Project description

Status

Lead agency

Project partners

Does the project meet a local need?

Is it identified in strategy / policy?

Does it meet a corporate priority?

Is it an item on the R123?

Can it be delivered short-term?:

Are CIL monies requested/required?:

Are costs known?:

---

Remove from CIL assessment?:

**Does the project meet a local need or demand that has arisen or been exacerbated by new development?**

**Yes**

How would the project support or enable growth or planned development in West Lancashire?

Up Holland has had sufficient levels of development completed including Chequer Lane (Phase I), with Chequer Lane (Phase II) planned for the future. New housing developments increasing demand for recreational facilities

**Is it a project listed on the R123 list?**

**Yes**

Type of infrastructure:

Outdoor sports facilities and playing pitches

Provision of new infrastructure?

Improvement of existing?

Replacement of existing?

Operation?

Maintenance?

**Is the project identified in strategy / policy**

**Yes**

Local Plan 2012-2027?

Transport and Highways?

Leisure Strategy?

Green Infrastructure?

Policy Links

Health and Wellbeing?

Other?

**Does it meet a corporate priority?**

**Yes**

Ambitious for our economy?

Ambitious for our environment?

Ambitious for health and wellbeing?

Comments:

**What level will improvements be delivered at?**

Local level

Town level

ID 48

Project name **New changing facilities at Chequer Lane**

Borough level

Comments:

**Does the proposal have a positive impact on equality**

Comments:

**Has the project already benefitted from engagement**

Comments:

**Can it be delivered short-term**

Delivery within 1-2 years?

Delivery within 3-5 years?

Delivery over 5 years?

Delivery unknown?

Comments:

Are there any risks if this project does not come forward?

Comments:

Has any work been undertaken to assess the feasibility of the project?

Are there any risks to delivery? Is it reliant on other projects or consents?

Provide key milestones/tasks for the project:

Who will be responsible for future management and maintenance of the infrastructure?

**Are project costs known?**

Project cost

**Are CIL monies requested/required**

CIL / Match funding

Has the parish council received Local CIL?

Total held by parish council at April 2017:

**2017 Assessment Comments**

Total cost: £120,000  
CIL funding requested: £60,000 (50%)  
Match funding: £60,000 (50%) from Football Foundation

Skelmersdale Youth Academy have accepted the lease for the site, and will provide for Skem Menaces (disability club) being accommodated on the site. Facility plans are to be drawn up with FA during 2017 for planning consent and implementation in 2018. There has been sufficient development in the area (Phase 1) with further development (Phase 2) planned in the future on

ID 48

Project name New changing facilities at Chequer Lane

the housing site at Chequer Lane.

Shortlisted for potential funding in 2018/19?

Yes

ID 58

Project name Tawd Valley Improvements

Location Tawd Valley, Skelmersdale

Project description Improvements to enhance the Tawd Valley, including improved access, recreation and landscaping improvements

Status Not started

Lead agency WLBC

Project partners

Does the project meet a local need? Yes

Is it identified in strategy / policy? Yes

Does it meet a corporate priority? Yes

Is it an item on the R123? Yes

Can it be delivered short-term?: Yes

Are CIL monies requested/required?: Yes

Are costs known?: Yes

Remove from CIL assessment?: No

Does the project meet a local need or demand that has arisen or been exacerbated by new development?

Yes

How would the project support or enable growth or planned development in West Lancashire?

Skelmersdale has the greatest levels of development growth proposed for delivery and this project would support environmental improvements to the Tawd. This project would meet a local need or demand arising from new development. There are increased public open space requirements through development of town centre development plan and new residential developments in Whalleys area. Widespread recognition of need to regenerate Tawd and expand its use, especially in context of housing and town centre development.

Is it a project listed on the R123 list?

Yes

Type of infrastructure:

Semi natural open space; strategic green infrastructure

Provision of new infrastructure? Yes

Improvement of existing? Yes

Replacement of existing? No

Operation? No

Maintenance? No

Is the project identified in strategy / policy

Yes

Local Plan 2012-2027? Yes

Transport and Highways? No

Leisure Strategy? Yes

Green Infrastructure? Yes

Policy Links IF3

Health and Wellbeing? Yes

Other? Council Plan

Does it meet a corporate priority?

Yes

Ambitious for our economy? Yes

Ambitious for our environment? Yes

Ambitious for health and wellbeing? Yes

Comments: Improvement to public parkland, improved healthy recreational facilities, possible specialist adventure play facilities. A Masterplan is

ID 58

Project name

Tawd Valley Improvements

currently in progress which will provide the detailed information regarding provision, delivery and costs.

**What level will improvements be delivered at?**

Local level

Yes

Town level

Yes

Borough level

No

Comments:

Skelmersdale. Development of Tawd Valley vital to town's prospects

**Does the proposal have a positive impact on equality**

Yes

Comments:

Access for all. Will foster economic balance in borough

**Has the project already benefitted from engagement**

Yes

Comments:

Public consultation and development of Friends group.

**Can it be delivered short-term**

Yes

Delivery within 1-2 years?

Yes

Delivery within 3-5 years?

Yes

Delivery over 5 years?

Yes

Delivery unknown?

No

Comments:

2017/18 will see public consultation, development of Masterplan, designs and costings. 2018/19 onwards will see the implementation of the project. The project will be a staged project, and different stages will commence and progress at different times.

Are there any risks if this project does not come forward?

Minor risks / impacts

Comments:

Degradation of major public open space in Skelmersdale. Failure to regenerate the Tawd as an access route through to the town will lead to residents in new housing 'turning' to other areas outside Skem for their services/leisure, and will further dislocate the town. The Tawd is a vital piece in the jigsaw of the town's overall development.

Has any work been undertaken to assess the feasibility of the project?

Are there any risks to delivery? Is it reliant on other projects or consents?

Provide key milestones/tasks for the project:

Who will be responsible for future management and maintenance of the infrastructure?

Management systems are currently being established but WLBC will be lead agency

**Are project costs known?**

Yes

Project cost

In excess of £300,000 - Subject to Masterplan which is currently being prepared

**Are CIL monies requested/required**

Yes

ID 58

Project name

Tawd Valley Improvements

CIL / Match funding

Total cost: £300,000 to be confirmed through Masterplan.  
CIL funding requested: £300,000 to help lever in match funding and start early delivery of Masterplan projects.

Additional funding may derive from external grant funding and possibly S106 funds from the development at Whalleys. Other contributions may include Env Agency £15,000 and LCC £3,000 but details unknown at this stage.

Has the parish council received Local CIL?

Total held by parish council at April 2017:

### 2017 Assessment Comments

Total cost: £300,000 to be confirmed through Masterplan.

CIL funding required: £300,000 to help lever in match funding and start early delivery of Masterplan projects.

This scheme would serve to deliver green infrastructure improvements to the Tawd Valley, improving access to recreation, improving biodiversity, increasing visitor numbers to Skelmersdale, encouraging the improvement of health and helping to regenerate the area. Skelmersdale has the greatest levels of development growth proposed for delivery and, with that, the need for increased public space requirements. A Masterplan is currently being prepared, but it is considered short-term delivery can be achieved due to the fact the project will be staged. This project is a high priority for the Council.

**Shortlisted for potential funding in 2018/19?**

Yes

ID 61

Project name

Location

Project description

Status

Lead agency

Project partners

Does the project meet a local need?

Is it identified in strategy / policy?

Does it meet a corporate priority?

Is it an item on the R123?

Can it be delivered short-term?:

Are CIL monies requested/required?:

Are costs known?:

Remove from CIL assessment?:

**Does the project meet a local need or demand that has arisen or been exacerbated by new development?**

How would the project support or enable growth or planned development in West Lancashire?

**Is it a project listed on the R123 list?**

Type of infrastructure:

Provision of new infrastructure?

Improvement of existing?

Replacement of existing?

Operation?

Maintenance?

**Is the project identified in strategy / policy**

Local Plan 2012-2027?

Transport and Highways?

Leisure Strategy?

Green Infrastructure?

Policy Links

Health and Wellbeing?

Other?

**Does it meet a corporate priority?**

Ambitious for our economy?

Ambitious for our environment?

Ambitious for health and wellbeing?

Comments:

**What level will improvements be delivered at?**

Local level

Town level



ID 61

Project name

Hunters Hill Country Park

Borough level

No

Comments:

Hilldale

Does the proposal have a positive impact on equality

Yes

Comments:

Access for all

Has the project already benefitted from engagement

Yes

Comments:

Through planning process and discussion with parish council

**Can it be delivered short-term**

**Yes**

Delivery within 1-2 years?

Yes

Delivery within 3-5 years?

No

Delivery over 5 years?

No

Delivery unknown?

No

Comments:

Delivery expected in 1-2 years. WLBC own the land. Procurement of works and specifications would take 3-4 months.

Are there any risks if this project does not come forward?

Minor risks / impacts

Comments:

Degradation of public open space if project does not come forward

Has any work been undertaken to assess the feasibility of the project?

Are there any risks to delivery? Is it reliant on other projects or consents?

Provide key milestones/tasks for the project:

Who will be responsible for future management and maintenance of the infrastructure?

WLBC

**Are project costs known?**

**Yes**

Project cost

£60,000

**Are CIL monies requested/required**

**Yes**

CIL / Match funding

Total cost: unknown  
CIL funding requested: £60,000  
Other funding: none

Has the parish council received Local CIL?

Total held by parish council at April 2017:

£4,801

**2017 Assessment Comments**

Total cost: £60,000  
CIL requested: £60,000  
Match funding: none

Whilst the Parbold area has not seen sufficient levels of development to justify the spending of CIL monies, Hunters Hill attracts users from a wider area than just Parbold. This project would therefore meet an increased local need or demand arising from new development in the Borough in general.

ID 61

Project name Hunters Hill Country Park

---

Shortlisted for potential funding in 2018/19?

Yes

ID 70

Project name Cheshire Lines Path

Location Great Altcar/Downholland

Project description Improvements to access, signage, surfacing and interpretation.

Status Not started

Lead agency WLBC

Project partners

Does the project meet a local need? Yes

Is it identified in strategy / policy? Yes

Does it meet a corporate priority? Yes

Is it an item on the R123? Yes

Can it be delivered short-term?: Yes

Are CIL monies requested/required?: Yes

Are costs known?: Yes

Remove from CIL assessment?: No

Does the project meet a local need or demand that has arisen or been exacerbated by new development?

Yes

How would the project support or enable growth or planned development in West Lancashire?

Whilst Great Altcar and Downholland have not seen sufficient levels of development, the Cheshire Lines form part of a strategic route which accommodates tourism and use from residents from a wider outlying area. This project would therefore meet a local need or demand arising from new development.

Is it a project listed on the R123 list?

Yes

Type of infrastructure:

Cycle network

Provision of new infrastructure? Yes

Improvement of existing? Yes

Replacement of existing? No

Operation? No

Maintenance? No

Is the project identified in strategy / policy

Yes

Local Plan 2012-2027? Yes

Transport and Highways? No

Leisure Strategy? Yes

Green Infrastructure? No

Policy Links

Health and Wellbeing? No

Other?

Does it meet a corporate priority?

Yes

Ambitious for our economy? Yes

Ambitious for our environment? Yes

Ambitious for health and wellbeing? Yes

Comments: Healthy outdoor cycling / walking provision. Promotes tourism.

What level will improvements be delivered at?

Local level Yes

Town level Yes

ID 70

Project name

Cheshire Lines Path

Borough level

Yes

Comments:

Facility will be available to all Borough and further afield through links of TransPennine Trail.

Does the proposal have a positive impact on equality

Yes

Comments:

Access for all

Has the project already benefitted from engagement

Yes

Comments:

Extensive local consultation at start of project

**Can it be delivered short-term**

Yes

Delivery within 1-2 years?

Yes

Delivery within 3-5 years?

No

Delivery over 5 years?

No

Delivery unknown?

No

Comments:

Project can start in short term but will take medium term to complete

Are there any risks if this project does not come forward?

Minor risks / impacts

Comments:

If project does not come forward, quality of provision may be reduced.

Has any work been undertaken to assess the feasibility of the project?

Are there any risks to delivery? Is it reliant on other projects or consents?

Provide key milestones/tasks for the project:

Who will be responsible for future management and maintenance of the infrastructure?

WLBC has responsibility to maintain and manage the facility

**Are project costs known?**

Yes

Project cost

£40,000

**Are CIL monies requested/required**

Yes

CIL / Match funding

Total cost: £40,000  
CIL funding requested: £40,000 (100%)  
Other funding: none

Has the parish council received Local CIL?

Total held by parish council at April 2017:

**2017 Assessment Comments**

Total cost: £40,000  
CIL funding requested: £40,000 (100%)  
Match funding: none

This project seeks to provide improvements to the existing strategic cycle / footpath route known as the Cheshire Lines which cuts across the south-west corner of West Lancashire providing links to Formby and Southport and to Maghull and beyond as

**ID** 70

**Project name**

Cheshire Lines Path

part of a national cycle route. The Council's Leisure service has confirmed that this project could be delivered by 31 March 2019 if it were to receive CIL funding. Given its location, the project is not in the vicinity of new development, but it is a strategic route that serves a much wider area being part of a national cycle route, and is part a strategic network of cycle routes, and so CIL funding could be invested in the project.

**Shortlisted for potential funding in 2018/19?**

Yes

ID 80

Project name New changing facilities at Whittle Drive, Ormskirk

Location Whittle Drive playing fields

Project description Improvement / re-building of existing changing facility

Status Not started

Lead agency WLBC

Project partners

Does the project meet a local need? Yes

Is it identified in strategy / policy? Yes

Does it meet a corporate priority? Yes

Is it an item on the R123? Yes

Can it be delivered short-term?: Yes

Are CIL monies requested/required?: Yes

Are costs known?: Yes

Remove from CIL assessment?: No

Does the project meet a local need or demand that has arisen or been exacerbated by new development?

Yes

How would the project support or enable growth or planned development in West Lancashire?

Ormskirk has seen sufficient levels of development, and new development is in progress at Grove Farm (313 units). This project would meet a local need or demand arising from new development.

Is it a project listed on the R123 list?

Yes

Type of infrastructure:

Outdoor sports facilities

Provision of new infrastructure?

No

Improvement of existing?

Yes

Replacement of existing?

No

Operation?

No

Maintenance?

No

Is the project identified in strategy / policy

Yes

Local Plan 2012-2027?

Yes

Transport and Highways?

No

Leisure Strategy?

Yes

Green Infrastructure?

No

Policy Links

Health and Wellbeing?

Yes

Other?

Does it meet a corporate priority?

Yes

Ambitious for our economy?

No

Ambitious for our environment?

Yes

Ambitious for health and wellbeing?

Yes

Comments:

Allows for extended level of club football. Supported by the FA.

What level will improvements be delivered at?

Local level

Yes

Town level

Yes

ID 80

Project name **New changing facilities at Whittle Drive, Ormskirk**

Borough level

Comments:

**Does the proposal have a positive impact on equality**

Comments:

**Has the project already benefitted from engagement**

Comments:

**Can it be delivered short-term**

Delivery within 1-2 years?

Delivery within 3-5 years?

Delivery over 5 years?

Delivery unknown?

Comments:

Are there any risks if this project does not come forward?

Comments:

Has any work been undertaken to assess the feasibility of the project?

Are there any risks to delivery? Is it reliant on other projects or consents?

Provide key milestones/tasks for the project:

Who will be responsible for future management and maintenance of the infrastructure?

**Are project costs known?**

Project cost

**Are CIL monies requested/required**

CIL / Match funding

Has the parish council received Local CIL?

Total held by parish council at April 2017:

**2017 Assessment Comments**

Total cost: £80,000  
CIL funding requested: £40,000 (50%)  
Match funding secured: £40,000 (50%) from the Football Foundation

Whittle Drive Playing Fields are well-used but could be used more if the changing facilities were upgraded. This project seeks to deliver that upgrade at a cost of £80,000. The Council's Leisure Service have confirmed this could be delivered by 31 March 2019 if it were to receive CIL funding. £40,000 of match funding has been secured from the Football Foundation. Ormskirk has seen plenty of new development in recent years, and more is to come with the Grove Farm housing site in particular, and

ID 80

Project name New changing facilities at Whittle Drive, Ormskirk

playing fields such as Whittle Drive serve clubs that draw players from across the town (and beyond), so CIL funding could be invested in this project. This is a considered a high priority for delivery and would allow for an extended level of club football.

Shortlisted for potential funding in 2018/19?

Yes



ID 111

Project name Ormskirk allotments

Location Site to be confirmed, Ormskirk

Project description Creation of new allotment site in Ormskirk

Status Not started

Lead agency WLBC

Project partners

Does the project meet a local need? Yes

Is it identified in strategy / policy? Yes

Does it meet a corporate priority? Yes

Is it an item on the R123? Yes

Can it be delivered short-term?: Yes

Are CIL monies requested/required?: Yes

Are costs known?: Yes

Remove from CIL assessment?: No

**Does the project meet a local need or demand that has arisen or been exacerbated by new development?**

Yes

How would the project support or enable growth or planned development in West Lancashire?

Ormskirk has seen sufficient levels of development. This project will meet a local need or demand arising from new development.

**Is it a project listed on the R123 list?**

Yes

Type of infrastructure:

Allotments

Provision of new infrastructure? Yes

Improvement of existing? No

Replacement of existing? No

Operation? No

Maintenance? No

**Is the project identified in strategy / policy**

Yes

Local Plan 2012-2027? Yes

Transport and Highways? No

Leisure Strategy? Yes

Green Infrastructure? Yes

Policy Links

Health and Wellbeing? No

Other?

**Does it meet a corporate priority?**

Yes

Ambitious for our economy? Yes

Ambitious for our environment? Yes

Ambitious for health and wellbeing? Yes

Comments: Provides healthy outdoor activity and healthy food growing and improves social interaction.

**What level will improvements be delivered at?**

Local level Yes

Town level Yes

Borough level No

ID 111

Project name

Ormskirk allotments

Comments:

Ormskirk

Does the proposal have a positive impact on equality

Yes

Comments:

Allotment gardening tends to interest the older community which otherwise tends to be under provided for.

Has the project already benefitted from engagement

No

Comments:

**Can it be delivered short-term**

Yes

Delivery within 1-2 years?

No

Delivery within 3-5 years?

No

Delivery over 5 years?

No

Delivery unknown?

Yes

Comments:

Creation/construction of site is a short term project. Approvals & legal arrangements may take some time. 12 month run in for public consultation, legal arrangements for use of land , and planning consent.

Are there any risks if this project does not come forward?

Minor risks / impacts

Comments:

Inability to promote this aspect of healthy living in the Ormskirk area, contrary to Council objectives. Reduction in size of Thompson Ave public open space.

Has any work been undertaken to assess the feasibility of the project?

Are there any risks to delivery? Is it reliant on other projects or consents?

Access to the site. Legal arrangement for use of land. Planning consent. Public consultation.

Provide key milestones/tasks for the project:

Who will be responsible for future management and maintenance of the infrastructure?

Maintenance will be undertaken by an allotment society established specifically for this site.

**Are project costs known?**

Yes

Project cost

£40,000

**Are CIL monies requested/required**

Yes

CIL / Match funding

Total cost: £40,000  
CIL funding requested: £40,000  
Other funding: none

Has the parish council received Local CIL?

Total held by parish council at April 2017:

**2017 Assessment Comments**

**ID** 111

**Project name** Ormskirk allotments

Total cost: £40,000  
CIL funding requested: £40,000 (100%)  
Match funding: none

This project proposes the creation of new allotment plots at Thompson Avenue / Tower Hill Road in Ormskirk, in line with the Council's Leisure Strategy. There is significant demand for more allotments in the Ormskirk area. The project is strategic, serving the whole of Ormskirk and surrounding areas where at least 750 dwellings are proposed in the Local Plan. The Council's Leisure Service anticipate they could begin to deliver the new plots from April 2018, subject to planning permission and resolution of access.

It may be more appropriate to consider this project in the future (together with the Thompson Avenue Play Area project) once further consideration has been given to an improved access to this site, as it may be that an alternative site needs to be identified if a suitable access cannot be achieved.

**Shortlisted for potential funding in 2018/19?**

Yes

ID 113

Project name Thompson Avenue play area improvements

Location Thompson Ave, Ormskirk

Project description Upgrade play area at Thompson Avenue public open space

Status Not started

Lead agency WLBC

Project partners

Does the project meet a local need? Yes

Is it identified in strategy / policy? Yes

Does it meet a corporate priority? Yes

Is it an item on the R123? Yes

Can it be delivered short-term?: Yes

Are CIL monies requested/required?: Yes

Are costs known?: Yes

Remove from CIL assessment?: No

Does the project meet a local need or demand that has arisen or been exacerbated by new development?

Yes

How would the project support or enable growth or planned development in West Lancashire?

Sufficient development levels have occurred in Ormskirk - including Ormskirk Hospital and Atkinson and Kirkby developments which are both within walking distance of Thompson Ave. Further development is underway at Grove Farm.

Is it a project listed on the R123 list?

Yes

Type of infrastructure:

Play areas

Provision of new infrastructure? No

Improvement of existing? Yes

Replacement of existing? No

Operation? No

Maintenance? No

Is the project identified in strategy / policy

Yes

Local Plan 2012-2027? Yes

Transport and Highways? No

Leisure Strategy? Yes

Green Infrastructure? No

Policy Links

Health and Wellbeing? Yes

Other?

Does it meet a corporate priority?

Yes

Ambitious for our economy? No

Ambitious for our environment? Yes

Ambitious for health and wellbeing? Yes

Comments:

What level will improvements be delivered at?

Local level Yes

Town level Yes

Borough level

No

Comments:

Derby ward

**Does the proposal have a positive impact on equality**

Yes

Comments:

-

**Has the project already benefitted from engagement**

No

Comments:

-

**Can it be delivered short-term**

Yes

Delivery within 1-2 years?

Yes

Delivery within 3-5 years?

No

Delivery over 5 years?

No

Delivery unknown?

No

Comments:

-

Are there any risks if this project does not come forward?

Minor risks / impacts

Comments:

Will be unable to deliver improvements.

Has any work been undertaken to assess the feasibility of the project?

Are there any risks to delivery? Is it reliant on other projects or consents?

Insufficient local support, agreed access and use of site.

Provide key milestones/tasks for the project:

Who will be responsible for future management and maintenance of the infrastructure?

Will be added to WLBC maintenance schedule at approx. cost of £4000 per annum.

**Are project costs known?**

Yes

Project cost

£60,000

**Are CIL monies requested/required**

Yes

CIL / Match funding

Total cost: £60,000  
CIL funding requested: £60,000  
Other funding: none

Has the parish council received Local CIL?

Total held by parish council at April 2017:

**2017 Assessment Comments**Total cost: £60,000  
CIL funding requested: £60,000 (100%)  
Match funding: none

The Thompson Avenue play area was assessed as high value and high quality in the Council's Play Strategy but there are improvements that could be made to it. The project has been proposed by the Council's Leisure Service and is deliverable by 31 March 2019. However, while Derby ward (which the play area falls within) has seen amongst the highest levels of housing development of all West Lancashire wards since 1 April 2012, the entrance to the play area is not especially close or accessible

**ID** 113

**Project name** Thompson Avenue play area improvements

to any new development or any housing allocations or other potential housing sites. It may be more appropriate to consider this project in the future (together with the Ormskirk allotments project) once further consideration has been given to an improved access to this site.

**Shortlisted for potential funding in 2018/19?**

Yes

ID 128

Project name Mere Sands Wood Visitor Centre Phase 2

Location Mere Sands Wood Nature Reserve, Holmeswood Road, Rufford

Project description Extension and refurbishment of Mere Sands Wood visitor Centre to improve public facilities and financial sustainability of attraction. Phase 2 would include creation of café & activity room and pre-fabricated modular buildings.

Status Not started

Lead agency Lancashire Wildlife Trust

Project partners

Does the project meet a local need? Yes

Is it identified in strategy / policy? Yes

Does it meet a corporate priority? Yes

Is it an item on the R123? Yes

Can it be delivered short-term?: Yes

Are CIL monies requested/required?: Yes

Are costs known?: Yes

Remove from CIL assessment?: No

Does the project meet a local need or demand that has arisen or been exacerbated by new development?

Yes

How would the project support or enable growth or planned development in West Lancashire?

Mere Sands Wood covers 42 hectares of diverse habitat and species. It is an SSSI. It serves to provide facilities for people to visit and enjoy wildlife, whilst protecting and conserving biodiversity. Mere Sands Wood is an important wildlife site, and serves biodiversity and ecological tourism for the residents of the Borough and outlying areas. Therefore, this project would support development across West Lancashire by providing a site for wildlife to thrive and mitigating some of the impacts of development.

Is it a project listed on the R123 list?

Yes

Type of infrastructure:

Strategic green infrastructure. Community facility.

Provision of new infrastructure? Yes

Improvement of existing? Yes

Replacement of existing? Yes

Operation? No

Maintenance? No

Is the project identified in strategy / policy

Yes

Local Plan 2012-2027? No

Transport and Highways? No

Leisure Strategy? Yes

Green Infrastructure? Yes

Policy Links EN3, IF3

Health and Wellbeing? Yes

Other?

Does it meet a corporate priority?

Yes

Ambitious for our economy? Yes

Ambitious for our environment? Yes

Ambitious for health and wellbeing? Yes

Comments:

Phase 2 will create 3.6 jobs; 3 FTE posts in the cafe and one part time community engagement officer post. It will also enhance the reserve as a visitor attraction, bringing in visitors and income from outside West Lancashire.

The income from the cafe will help safeguard the long term future of the nature reserve, ensuring it can continue to be managed for the benefit of wildlife and the natural environment.

Ensuring the reserve's financial sustainability will mean it will continue to be a place where people have the opportunity to enjoy a tranquil outdoor green space and connect with the natural world, which has proven benefits for mental wellbeing.

**What level will improvements be delivered at?**

Local level

Town level

Borough level

Comments:

Visitors travel to the site from across Lancashire and further afield. A survey in 2015 recorded that 15% of visitors travelled more than 20 miles to visit the reserve, and 5% travelled more than 30 miles.

**Does the proposal have a positive impact on equality**

Comments:

The reserve has excellent access for people with impaired mobility, with well-surfaced level paths. The new building will add improved indoor facilities for people with disabilities.

**Has the project already benefitted from engagement**

Comments:

- Two public open events at the Visitor Centre
- Presentation to Rufford Parish Council (who have provided a letter of support).
- Pre-application meeting with WLBC Planning Department

**Can it be delivered short-term**

Delivery within 1-2 years?

Delivery within 3-5 years?

Delivery over 5 years?

Delivery unknown?

Comments:

Subject to funding, we plan to start the project in FY 2018/19 and complete no later than FY 2019/2020.

Are there any risks if this project does not come forward?

Comments:

Visitor facilities and staff accommodation at Mere Sands Wood may have to close if not renewed, and if new sources of income (ie the cafe) cannot be found to sustain the operation and management of the nature reserve.

Has any work been undertaken to assess the feasibility of the project?

A visitor survey was carried out in 2015 which demonstrated a high level of support for the project and also a potential high level of use of the cafe facilities. 64% of visitors surveyed said they would definitely use a cafe at Mere Sands Wood; there are 84,000 visits a



year, so this represents a good potential market.

The Wildlife Trust's project steering group (which includes the Trust's Finance Director and the General Manager of our large Brockholes visitor centre) has produced a business plan which demonstrates the feasibility of this project.

Are there any risks to delivery? Is it reliant on other projects or consents?

Planning permission will be required; an application will be submitted in 2017.  
Funding will be required; we have a funding strategy in place and are currently preparing applications.

Provide key milestones/tasks for the project:

Planning permission secured by autumn 2017  
Funding secured by autumn 2018.  
Work completed in 2019.

Who will be responsible for future management and maintenance of the infrastructure?

Lancashire Wildlife Trust will maintain the building from its own funds

**Are project costs known?**

Yes

Project cost

Total: £250,000  
Groundworks - £10,000  
Services - £12,000  
Sewage treatment plant - £20,000  
Pre-fabricated modular building - £180,000  
Acoustic room divider - £10,000  
Furnishings, equipment, kitchen fit out - £12,000  
Landscaping & outdoor - £5000

**Are CIL monies requested/required**

Yes

CIL / Match funding

Total cost: £250,00  
CIL funding requested: £25,000  
Other funding: £225,000  
  
CIL - £25,000 (10%)  
Remainder - £225,000 to be provided through other bids/grants/funds. See file for provided breakdown.  
  
Note: LWT cannot apply for funding from Landfill Community Funds and charitable trusts until we have secured planning permission; hence most funding is "proposed". LWT will apply for more funding than we need as it is unlikely that all funding applications will be successful; the total percentages add up to 114% of the amount required.

Has the parish council received Local CIL?

Total held by parish council at April 2017:

**2017 Assessment Comments**

**ID** 128

**Project name** Mere Sands Wood Visitor Centre Phase 2

Total cost: £250,000  
CIL funding requested: £25,000 (10%)  
Match funding: £225,000 (90%) from various sources

Lancashire Wildlife Trust seek £25,000 of CIL monies, comprising 10% of the total funding required to deliver this scheme. Whilst Holmeswood has seen little development, Mere Sands Wood is a strategic facility that attracts visitors from across West Lancashire and beyond. There have been developments in the surrounding area (including Burscough, Rufford and the Northern Parishes) which would justify the allocation of CIL funds to this scheme.

£3,000 of CIL funds were awarded to the first Phase of this scheme for use in the financial year 2017/18.

**Shortlisted for potential funding in 2018/19?**

Yes

ID 130

Project name **Martin Mere Filtration Reed Bed**

Location Langley's Farm on the Southern Boundary of Martin Mere SSSI, SPA

Project description Creation of a filtration reed bed. The work will require the removal of topsoil from approximately 74 acres of land, the landscaping of the site, installation of water control mechanisms, planting of reed and installation of platforms/interpretation.

Status Not started

Lead agency Martin Mere WWT

Project partners

Does the project meet a local need? Yes

Is it identified in strategy / policy? Yes

Does it meet a corporate priority? Yes

Is it an item on the R123? Yes

Can it be delivered short-term?: Yes

Are CIL monies requested/required?: Yes

Are costs known?: Yes

Remove from CIL assessment?: No

**Does the project meet a local need or demand that has arisen or been exacerbated by new development?**

Yes

How would the project support or enable growth or planned development in West Lancashire?

Burscough has seen sufficient levels of development, including at Ainscough Mill and Ivy Close, with further development expected in future through Yew Tree Farm and Abbey Lane. This project would meet a local need or demand arising from new development. The project would also serve to increase local biodiversity, countryside recreation provision and boost eco-tourism.

**Is it a project listed on the R123 list?**

Yes

Type of infrastructure:

Strategic green infrastructure - natural open space

Provision of new infrastructure? Yes

Improvement of existing? No

Replacement of existing? No

Operation? No

Maintenance? No

**Is the project identified in strategy / policy**

Yes

Local Plan 2012-2027? Yes

Transport and Highways? No

Leisure Strategy? No

Green Infrastructure? Yes

Policy Links SP1, SP3, GN3, EN2, EN3, EC

Health and Wellbeing? No

Other? WLBC Council Plan 2016-201

**Does it meet a corporate priority?**

Yes

Ambitious for our economy? Yes

Ambitious for our environment? Yes

Ambitious for health and wellbeing? Yes

Comments: The new reed bed will help support biodiversity and enhance the role of Martin Mere as an SPA and SSSI. The new reed bed can also

be used to support economic growth in the Parish of Burscough in that it will make Martin Mere perhaps the most iconic nature reserve in the north of England, thus increasing tourism to the area. Martin Mere is already worth over £5 million to the local economy every year and this reed bed will increase that worth. Up to 150,000 eco tourists visit the RSPB site at Leighton Moss, on Morecambe Bay, every year. They do this to see breeding birds such as Bittern, Marsh Harrier and Bearded Tit, which currently Martin Mere does not attract. A new reed bed would attract these species and therefore also attract many more visitors to the site, with many birdwatchers from the big cities in Northern England not having to travel for an extra hour to Leighton Moss to see these birds.

#### What level will improvements be delivered at?

Local level

Town level

Borough level

Comments:

Local (yew tree farm estate), Town (Burscough) and Borough – due to facility being used by people as a place for countryside recreation exercise.

Town and Borough wide, through increasing tourism to the area and thus increasing the need for tourism support service industries (more beds taken up in hotels/B&Bs, more cafes/restaurants/local shops being used by visitors).

#### Does the proposal have a positive impact on equality

Comments:

#### Has the project already benefitted from engagement

Comments:

Discussions have been held with members of Burscough Parish Council, WLBC, Environment Agency, United Utilities and The Healthy Rivers trust

#### Can it be delivered short-term

Delivery within 1-2 years?

Delivery within 3-5 years?

Delivery over 5 years?

Delivery unknown?

Comments:

We would like to see the project commence in financial year 18-19 and be completed by 20/21.

Are there any risks if this project does not come forward?

Comments:

Opportunities for recreation, improving the local economy and increasing local biodiversity will be lost.

Has any work been undertaken to assess the feasibility of the project?

Yes, an outline plan for a reed bed has been prepared and an assessment of the value of the top soil

Are there any risks to delivery? Is it reliant on other projects or consents?

The project is reliant on planning permission and ensuring that a large part can be paid for through other sources i.e. the sale of topsoil that will be removed to create the reed bed and

ID 130

Project name Martin Mere Filtration Reed Bed

grants/sponsorship from other organisations such as the Environment Agency

Provide key milestones/tasks for the project:

Who will be responsible for future management and maintenance of the infrastructure?

Wildfowl and Wetlands Trust

**Are project costs known?**

Project cost

Yes

TOTAL = £745,000

Value of farmland being converted (already purchased) - £500,000  
Reedbed work (see bid) - £110,000  
Reed planting - £100,000  
Hides - £30,000  
Interpretation - £5,000

**Are CIL monies requested/required**

CIL / Match funding

Yes

Total cost: £745,000  
CIL funding requested: £200,000  
Other funding: £545,000

CIL - £200,000 (bid submitted)  
Grant - £95,000 (proposed)  
Selling of topsoil - £450,000 (estimated based on sale from previous similar project)

Has the parish council received Local CIL?



Total held by parish council at April 2017:

£58,491

**2017 Assessment Comments**

Total cost: £745,000  
CIL funding requested: £200,000 (27%)  
Match funding: £545,00 (73%) from various sources

Martin Mere is a SPA (Special Protection Area) and SSSI, making it a site of international importance for threatened bird habitats and species. Martin Mere is also a key strategic tourism site for the Borough that attracts visitors from across West Lancashire and beyond. There has been, and is planned in future, sufficient development in Burscough, and in outlying areas, to justify this scheme as a result of new development. This project, put forward under Green Infrastructure, would serve to increase biodiversity, increase countryside recreation provision and boost eco-tourism.

However, while the project has obvious green infrastructure benefits and could boost leisure and tourism in the Borough, over two thirds of the overall project costs are made up of the value of the farmland to be converted which is already in the ownership of Martin Mere WWT and would remain in their ownership after conversion to a reed bed. While there would be a loss of financial value to the land through this conversion, it is questionable whether this value should be included as a cost against the project. Without this cost, the selling of the topsoil would more than cover the cost of the conversion to a reedbed and no CIL monies would be required.

Therefore, while this project ticks all the right boxes in the assessment, and is correctly shortlisted, the breakdown of the costs, and therefore the need for CIL monies, must be questioned, and the value for money of spending CIL in this way must be questioned.

**Shortlisted for potential funding in 2018/19?**

Yes