BATH AND NORTH EAST SOMERSET COMMUNITY INFRASTUCTURE LEVY

INFRASTRUCTURE FUNDING GAP EVIDENCE PAPER

JULY 2014

Bath & North East Somerset Council

1.0 Introduction

- 1.1 This report sets out the infrastructure planning evidence base in support of the Bath and North East Somerset Council Community Infrastructure Levy (CIL) Draft Charging Schedule and incorporates the requirements set out in the DCLG CIL Guidance published in February 2014 and the CIL Regulations 2010 (as amended).
- 1.2 This paper supplements the Council's Infrastructure Delivery Programme and provides details on the aggregate funding gap to which CIL funding may be applied; and the residual funding gap, taking into account projected CIL income.
- 1.3 The paper concludes that the aggregate funding gap is significantly greater than the anticipated level of CIL income, which justifies the introduction of the CIL Charging Schedule.

2.0 Infrastructure Evidence Base

- 2.1 The infrastructure and funding gap evidence in support of the Draft CIL Charging Schedule is directly linked to the Infrastructure Delivery Programme (IDP) which underpins the Bath and North East Somerset Council Core Strategy. The Core Strategy sets out the long term spatial vision for the District up to 2029. The Core Strategy indicates the broad locations for new housing and jobs and includes policy objectives and the strategic infrastructure required to deliver the growth.
- 2.2 The IDP was issued with the draft Core Strategy in 2011 and has been updated to reflect the additional planned development indicated within the draft Core Strategy proposed changes in 2013. It has since been updated to reflect further information and will be maintained through regular updates to take account of changing needs and circumstances over the plan period. The IDP is therefore a "living document".

3.0 Funding Gap Assessment

3.1 In order to justify preparing a CIL Charging Schedule and charging CIL, the charging authority, B&NES Council, needs to be able to demonstrate that there is a funding gap between the total cost of providing the infrastructure needed to support planned Core Strategy growth, and the amount of money available from other sources. This is known as the aggregate funding gap.

- 3.2 A list of all Infrastructure projects eligible for CIL funding, drawn from the IDP and which form the basis of the funding gap evidence, can be found in **Appendix 1**. The schedule shows the total identified costs for categories of strategic infrastructure and alternative sources of funding funding from committed s.106 agreements, public sector agencies and the private sector.
- 3.3 The schedule does not show the total funding gap as not all estimated costs and funding sources have been identified. The CIL Guidance recognises that there will be uncertainty in confirming funding sources for the provision of infrastructure, particularly beyond the short-term. The focus should be on utilising appropriate available evidence.
- 3.4 Table 1 below summarises the quantified costs and funding sources for 'key' and 'desirable' infrastructure within Appendix 1, and sets out the funding gap by broad type of infrastructure as derived from the schedule. Table 2 below summarises the quantified costs and funding sources for 'key' and 'strategic' infrastructure.

	Estimated cost	Public sector funding	Private/ Service providers	s.106 Funded	Developer funded direct	Net funding gap
Energy Utilities	£15,529,401	N/K	£10,507,401	Not Quantified	£4,100,000	£922,000
Education /Training	£61,655,000	£8,140,000	N/K	£19,300,000	N/K	£34,215,000
Health	£49,752,000	£46,752,000	N/K	£3,000,000	N/K	N/K
Minerals and Waste	£11,800,000	N/K	N/K	N/K	N/K	£11,800,000
Water & Drainage	£15,900,000	£4,800,000	N/K	N/K	£4,300,000	£6,800,000
Green Infrastructure	£15,258,753	£2,796,875	N/K	N/K	N/K	£12,461,878
Transport	£210,032,000	£43,008,000	N/K	£8,300,000	N/K	£158,724,000
Leisure	£14,000,000	N/K	N/K	N/K	£14,000,000	N/K
Public Realm	£4,000,000	N/K	N/K	N/K	N/K	£4,000,000
Community Facilities	£16,424,000	£725,000	Not Quantified	£750,000	£9,949,000	£5,000,000
Total	£414,351,154	£106,221,875	£10,507,401	£31,350,000	£32,349,000	£233,922,878

Table 1: Funding gap analysis (2011 to 2029)

N/K - Not known / not quantified

	Estimated cost	Public sector funding	Private/ Service providers	s.106 Funded	Developer funded direct	Net funding gap
Energy Utilities	£14,559,220	N/K	£9,587,220	N/K	£4,100,000	£872,000
Education /Training	£28,355,000	£8,140,000	N/K	N/K	N/K	£20,215,000
Health	£38,752,000	£38,752,000	N/K	N/K	N/K	N/K
Minerals and Waste	£11,800,000	N/K	N/K	N/K	N/K	£11,800,000
Water and Drainage	£12,800,000	£2,700,000	N/K	N/K	£4,300,000	£5,800,000
Green Infrastructure	£15,258,753	£2,796,875	N/K	N/K	N/K	£12,461,878
Transport	£67,357,000	£31,798,000	N/K	£6,800,000	N/K	£28,759,000
Leisure	N/K	N/K	N/K	N/K	N/K	N/K
Public Realm	N/K	N/K	N/K	N/K	N/K	N.K
Community Facilities	£9,700,000	N/K	N/K	N/K	£4,700,000	£5,000,000
Total	£198,581,973	£84,186,875	£9,587,220	£6,800,000	£13,100,000	£84,907,878

Table 2 Infrastructure funding gap (Key and Strategic infrastructure only)

N/K - Not known / not quantified

Aggregate Funding Gap

- 3.5 Based on the tables above, the total cost of infrastructure equates to circa £414 million minus funding from other sources results in an aggregate funding gap of circa £234 million.
- 3.6 In terms of looking at the infrastructure which is both 'key' and 'strategic', the total cost of infrastructure equates to circa **£199 million** minus funding from other sources results in an aggregate funding gap of circa **£85 million**.

Projected CIL income

3.7 In addition to providing evidence of an aggregate funding gap, it is important to demonstrate a residual funding gap (which is the aggregate funding gap minus projected CIL income over the Plan period). Given the scale of the aggregate funding gap at circa £234 million, the projected CIL income is not likely to exceed the aggregate funding gap. However, the residual funding gap reinforces the justification for a CIL charging schedule to be introduced.

- 3.8 It is difficult to forecast CIL income over the Plan period accurately due to the complex nature of the CIL charge. However, as the largest generator of CIL in the District is expected to be residential development, the B&NES housing supply trajectory accompanying the Draft Core Strategy can be used to obtain estimates of CIL income from residential development (market housing). The housing trajectory includes projections of allocated sites, sites identified suitable and deliverable for development in the SHLAA sites, and includes an allowance for windfalls.
- 3.9 Based on Table 3, the total CIL projection equates to **circa £14 million**. The table below shows the CIL projections based on the following assumptions:
 - A deduction of 50% of windfall units has been assumed to take into account self-build dwellings (which are not subject to CIL).
 - Deductions have been assumed to take into account redevelopment of existing floorspace on brownfield sites which is not CIL chargeable floorspace.
 - Dwellings (other than those identified within the draft Core Strategy proposed urban extensions) are assumed to have a gross internal floorspace of 75 sq m per dwelling. Dwellings within the urban extensions are assumed to have an average floorspace of 90 sq m per dwelling.
 - Developments which already have planning permissions or are expected to be approved prior to the implementation of the CIL charge have been excluded.
 - The CIL charge is assumed in line with the Draft Charging Schedule, at £100 per sq m for residential except for the Urban Extension sites, which are charged at £50 /sq m.
 - The dwelling provision excludes affordable housing units which are not subject to CIL.

	2015/16- 2019/20	2020/21- 2024/25	2025/26- 2029/29	Total
ВАТН	£ 2,251,050	£5,341,500	£960,750	£ 8,553,300
KEYNSHAM	£ 1,365,750	£466,500	£181,650	£ 2,013,900
SOMER VALLEY	£ 1,158,150	£320,250	£151,200	£ 1,629,600
Whitchurch	£ 540,000	£0	£ 0	£ 540,000
RURAL AREAS	£389,550	£441,000	£ 352,800	£ 1,183,350
TOTAL	£ 5,704,500	£6,569,250	£ 1,646,400	£ 13,920,150

Table 3: Estimate of CIL income from residential development

Residual Funding Gap

- 3.10 The residual funding gap is calculated by subtracting the projected CIL income (circa £14 million) from the aggregate funding gap (circa £234 million) and is required for a charging authority to be able to charge CIL.
- 3.11 Based on these assumptions, the residual funding gap (aggregate funding gap minus projected CIL income) equates to approximately **£ 220 million**.
- 3.12 The residual funding gap demonstrates that the proposed CIL charges make only a modest contribution to the aggregate funding gap. The scale of the residual funding gap clearly demonstrates the justification for the CIL charge.

4.0 Section 106 historic date

- 4.1 The DGLG CIL Guidance 2014 states that as background evidence, the charging authority should provide information about the amount of funding collected in recent years through section 106 agreements. This should include information on the extent to which affordable housing and other targets have been met.
- 4.2 Table 4 below sets out the levels of affordable housing secured from major applications for three years, 2011-2013 and the affordable housing secured for major applications
- 4.2 Table 5 and 6 show the amounts collected for the broad categories of infrastructure in the last ten monitoring years for all section 106 agreements secured. These figures exclude works in kind, which can be substantial.

Date of S.106	Ref	Address	No. of Units	Affordable Housing %
24/06/2011	09/04351/FUL	Parcel 4200 Parkhouse Lane Keynsham	285	35% = 100 total affordable 76 social rented. 24
				intermediate
18/08/2011	10/04015/FUL	Parcel 0058 Cautletts Close Midsomer Norton	112	35% =39 total affordable 29 rented. 10 intermediate.
29/06/2012	11/01772/FUL	Site Of Alcan Factory Nightingale Way Midsomer Norton BA3 4AA	169	35% =59. total affordable 41 affordable rent 18 intermediate
29/11/2012	11/02193/FUL	Land South Of	47	34% = 16 total

Table 4: Section 106 contributions received 2011-2013

		Orchard View Sleep Lane Whitchurch Bristol		affordable 12 social rent. 4 intermediate
11/07/2012	11/02432/OUT	Land Rear Of Holly Farm Brookside Drive Farmborough	38	34% = 13 total affordable 9 affordable rent. 4 intermediate
05/04/2012	07/03377/FUL	14 Somerset Place Lansdown Bath BA1 5HA	36	£768,000 commuted sum
06/11/2013	13/00127/OUT	Parcel 5400 Fosseway South Westfield Midsomer Norton	164	35% = 57 total affordable 43 social rent 14 intermediate
27/08/2013	12/05279/FUL	Parcel 9181 Wick Road Bishop Sutton Bristol	41	34% = 14 total affordable 11 social rent. 3 intermediate
20/12/2013	13/00734/FUL	E Block,Ministry Of Defence Ensleigh, Granville Road, Lansdown Bath BA1 9BE	39	33% = 13 total affordable 10 social rented 3 intermediate
19/06/2013	12/01882/OUT	Parcel 0006 Maynard Terrace Clutton Bristol	36	35% base. 53% total 75% affordable rent. 25% intermediate Plus 18% intermediate.

Table 5 S106 Contributions by Service Area

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	TOTAL
Affordable Housing	0	0	0	48,140	0	0	0	0	482	772,356	9,270	830,248
Children's Services	0	0	66,061	463,617	1,224	413,974	165,819	1,337,201	1,270,501	815,525	1,054,921	5,588,842
Transport	234,118	104,480	181,229	47,220	96,115	307,636	144,679	7,185,153	741,460	1,238,863	751,977	11,032,929
Green Space and Play	0	23,050	0	0	53,940	165,859	444,334	1,794,194	410,683	517,447	124,003	3,533,510
Sport and Recreation	0	0	259,920	0	0	0	0	0	0	0	0	259,920
Economic Development	0	0	0	0	0	0	0	280,000	0	445,000	0	725,000
Monitoring	0	0	0	0	0	0	0	0	2,000	22,000	11,500	35,500
Other Contributions	91,007	3,000	71,018	0	0	0	330,000	1,829,250	25,000	0	0	2,349,275
TOTAL	325,125	130,530	578,228	558,977	151,279	887,469	1,084,833	12,425,797	2,450,125	3,811,192	1,951,671	24,355,224

Table 6 S106 Contributions by use

	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	TOTAL
Residential led mixed use	176,715	20,430	0	452,778	0	772,062	377,166	9,555,566	1,302,828	1,085,936	0	13,743,481
Residential	0	46,350	482,304	106,199	86,920	21,421	362,184	1,027,929	965,051	1,808,259	1,841,060	6,747,677
Commercial led mixed use	148,410	10,000	0	0	0	45,000	0	1,751,602	3,087	0	34,007	1,992,106
Retail	0	0	70,000	0	35,000	0	330,000	0	15,000	302,721	0	752,721
Care Home	0	0	0	0	10,000	0	0	10,098	0	0	0	20,098
Live / work	0	0	0	0	0	0	0	0	131,815	0	0	131,815
Office	0	0	0	0	13,000	0	0	43,712	0	51,000	44,712	152,423
Hotel	0	0	0	0	0	3,986	0	36,892	27,401	102,139	31,892	202,309
D1 / Education	0	40,000	25,924	0	6,359	10,000	14,232	0	0	440,000	0	536,515
Student Accommodation	0	13,750	0	0	0	35,000	0	0	0	0	0	48,750
Industrial	0	0	0	0	0	0	1,250	0	4,943	21,136	0	27,329
TOTAL	325,125	130,530	578,228	558,977	151,279	887,469	1,084,833	12,425,797	2,450,125	3,811,192	1,951,671	24,355,224

Appendix 1 Community Infrastructure Levy Indicative Funding Gap Analysis July 2014

IDP Ref	Item		Key or Desirable	Phasing 2011/12- 2015/16	2016/17- 2020/21	2021/22- 2025/26	Estimated Cost (£)	Public Sector Funding (£) inc. Council's	Private/ Service Providors	S106 Funded (£)	Developer Funded Direct (£)	Net Funding Gap (£)	Potential Funding
Energy I	Utilities							commitment					
DWI.5	Power Generation & Distribution	sı	Кеу	>	>	>	Not quantified					Not quantified	To be funded by Utility provider
DWI.6	Gas Supply	SI	Key	>	>	>	Not quantified					Not quantified	To be funded by Utility provider
DWI.19	District Heating	SI	Desirable	~	~	A	Not quantified						To be funded by Service Providers but some pump priming may be necessary
DWI.28	Renewable Energy Infrastructure	SI	Desirable	A	~	*	Not quantified					Not quantified	To be funded by Service Providers but some pump priming may be necessary
DWI.33	Retrofitting Existing Dwellings Infrastructure for local energy crop processing and	SI	Desirable	>	>	>	Not quantified						Private-sector led
DWI.34	distribution	SI	Desirable	►	>	>	Not quantified					Not quantified	Private-sector led To be funded by Utility
DWI.41		SI	Key	>	✓		Not quantified				<u> </u>	Not quantified	Providers Western Power
BI.3i	New on-site primary sub station at Bath Western Riverside	Site	Кеу			~	Not quantified					Not quantified	Distribution/BWR Develope Contribution LEP Revolving
BI.3j	Decommissioning of Gas Holders at Bath Western Riverside	SI	Key	✓			£4,100,000	£0	£0	£0	£4,100,000		Infrastructure Fund. Repaid through contractual arrangement.
BI.7	Bath Centre District Heating Network	SI	Key	>	>	>	£5,010,224	£0	£4,708,224	£0	£0	£302.000	Bump priming to kick start
BI.8	Bath Enterprise Area District Heating Network	SI	Key	>	>	>	£5,448,996	£0	£4,878,996	£0	£0		Pump priming to kick start
BI.9d	Gas infrastructure at MOD Foxhill site	Site	Кеу		>	>	Not quantified					Not quantified	Wales & West Utilities
DI 00	November all and the station of Dath Halos with	011-	Ken		<u>,</u>								/Developer contributions Weston Power
BI.23	New on-site primary sub station at Bath University	Site	Key	>	>	>	Not quantified				ļ	Not quantified	Distribution/Developer Contribution
BI.27c	Gas infrastructure at MOD Ensleigh site	Site	Key		>	>	Not quantified				ļ	Not quantified	Wales & West Utilities /Developer contributions
BI.28b	Gas infrastructure at MOD Warminster Road site	Site	Key		✓		Not quantified				L	Not quantified	Wales & West Utilities /Developer contributions
BI.41d	Renewable energy infrastructure at Odd Down Urba	ur Site	Кеу	>	>	>	Not quantified				ļ	Not quantified	Energy Providors / developer funding
KI.9	Keynsham District Heating Network	SI	Desirable	>	*	>	£970,181	£0	£920,181	£0	£0	£50,000	Could be funded by a mix of developer contributions/CIL HCA funding and LEP Revolving Infrastructure
	Free week Total						045 500 404		010 507 404		04 400 000		Fund
Educatio	Energy Sub-Total ON						£15,529,401	£0	£10,507,401	£0	£4,100,000	£922,000	
DWI.3a DWI.3b	Early Years provision Primary Education	SI SI	Key Key	A A	A A	<u> </u>	Not quantified Not quantified					Not quantified Not quantified	
DWI.3c DWI.20	Secondary and Sixth Form Education Further Education	SI SI	Key Desirable	>	> >	> >	Not quantified Not quantified					Not quantified Not quantified	
DWI.21	Higher Education	SI	Desirable	>	>	>	Not quantified					Not quantified	
BI.3a	New Primary School and early years facility at Bath Western Riverside (Crest)	Site	Кеу		×		£4,000,000	£0	£0	£4,000,000	£0		Developer to provide the land and building on the
Bl.9a	New primary school and early years facility at MoD	Site	Key		>	>	£4,000,000	£0	£0	£4,000,000	£0		BWR sites
BI.21	Foxhill site New primary school and early years facility at Bath Western Riverside (BWR Other)	Site	Кеу	>	>	>	£4,000,000	£0		· · ·		£4,000,000	Developer contributions/CIL/Basic Need
BI.27b	New primary school at MoD Ensleigh site and north	SI	Key	>	>	>	£4,000,000	£0	£0	£0	£0		Developer contributions/CIL/Basic
DI44 -	Bath Educational Infrastructure for Odd Down Urban	Site	Ken	>	>	~	00 500 000	£0	£0	00 500 000	£0		Need
BI41a	Extension	Sile	Key				£2,500,000	£U	£U	£2,500,000	£0	£0	Developer contributions Developer
BI.42	Educational infrastrucurre for Central and River corridor and MoD Warminster Road	SI	Key	>	>	>	£2,500,000	£0	£0	£0	£0		contributions/CIL/Basic Need
BI 43	Weston All Saints C of E Primary School Expansion	SI	Key	 ✓ 			£1,800,000	£1,800,000	£0	£0	£0	£0	
BI.44 BI.45	St. Saviour's C of E Junior School Oldfield Park Junior school	SI SI	Key Key	√ √			£1,800,000 £300,000	£1,800,000 £300,000					
BI.46	Moorland Infant and Junior schools	SI	Key	✓			£2,500,000	£2,500,000					
BI.47	Construction Skills Academy	SI	Desirable	>	>	>	£10,000,000					£10,000,000	Partnership Capital Skills/CIL, others
MNRI.27	Additional Early Years, Primary & Secondary Education capacity in Midsomer Norton	SI	Кеу	>	>	>	£4,000,000	£0	£0	£0	£0	£4,000,000	
MNRI.31	MNRI. Additional Early Years, Primary & Secondary Education capacity in Radstock	SI	Кеу	<i>></i>	>	A	£2,500,000	£0	£0	£0	£0	£2,500,000	
MNRI.32	MNRI. Additional Early Years, Primary & Secondary Education capacity in Paulton	SI	Key	>	>	>	£2,215,000	£0	£0	£0	£0	£2,215,000	Developer contributions/CIL/Basic Need
KI.7	New Primary school and early years facility at	Site	Key	>	>	>	£4,000,000	£0	£0	£4,000,000	£0	£0	
KI.16	Somerdale Additional early years, primary and secondary educations capacity in Keynsham	SI	Кеу	×	>	>	£2,500,000	£0	£0		£0		Developer contributions/CIL/Basic Need
KI.20a	Educational Infrastructure for East and South West of Keynsham Urban Extension	Site	Кеу	A	>	>	£4,000,000	£0	£0	£4,000,000	£0		Developer contributions/CIL/Basic Need
KI.22	Castle Primary Expansion Additional Early Years, Primary & Secondary	SI SI	Key	× 1	× ×	> >	£990,000	£990,000 £0	£0 £0				
RI.10	Education capacity in the Rural Areas Educational Infrastructure for Whitchurch Urban		Key	>			£2,500,000						
RI.14a RI.15	Extension Saltford C of E Primary school expansion	Site SI	Key Key	>> - ✓	>	>	£800,000 £750,000	£0 £750,000					
	Education Sub-Total						£61,655,000	£8,140,000					
Health	Asita Cara	01	K				000	000			-		
DWI.4 BI.3b	Acute Care New GP surgery at Bath Western Riverside	SI Site	Key Key	>	> ~	~	£38,752,000 £1,500,000	£38,752,000 £0					Assume DfH/RUH will fund.
BI.9f	New Primary Care Facility at MoD Foxhill		Кеу		>	>	£1,500,000						
RI.11	Redevelopment of Paulton Hospital	SI	Desirable	>	>	>	£8,000,000	£8,000,000	£0	£0	£0	£0	Assume DfH will fund.
	Health Sub-Total						£49,752,000	£46,752,000	£0	£3,000,000	0£	£0	
	s and Waste	C1	Kaw				Not muchtly					Not muchtly	
DWI.2b	Council/Public Waste & Recycling Facilities	SI SI	Key Key	> >	> >	> >	Not quantified Not quantified					Not quantified Not quantified	
BI.3h BI.13	Relocation of Midland Road civic waste facility Former Fuller's Earth Works Residual Waste Treatment Site	SI SI	Кеу Кеу	> >	× >	>	£4,600,000 Not quantified	0	0	0		Not quantified	Private sector/waste industry led, Partnership developments, Green
											 		Investment Bank
KI.15	Broadmead Lane Residual Waste Management Site	SI	Кеу	>	>	>	Not quantified					Not quantified	Private sector/waste industry led, Partnership developments, Green Investment Bank
KI.15 KI.19	Broadmead Lane Residual Waste Management Site Relocation of waste transfer station to Pixash Lane		Key Key	<i>></i>	>	>	Not quantified £7,200,000			0		Not quantified	industry led, Partnership developments, Green Investment Bank

IDP Ref	Item	Strategi c or Site	Key or Desirable	Phasing 2011/12- 2015/16	2016/17- 2020/21	2021/22- 2025/26	Estimated Cost (£)	Public Sector Funding (£) inc. Council's	Private/ Service Providors	S106 Funded (£)	Developer Funded Direct (£)	Net Funding Gap (£)	Potential Funding
Mator 9	Drainage							commitment			(~)		
	Drainage												Bristol Water and Wessex
	District Wide Water Supply	SI	Key	>	>	>	Not quantified					Not quantified	Water Either funded by Wessex
OWI.8	Waste Water	SI	Key	>	>	>	Not quantified					Not quantified	Water or S106
DWI.39	Flood Risk and Drainage	Site	Key	>	>	<i>></i>	Not quantified					Not quantified	LEP Revolving
													Infrastructure Fund; repaid through a contructual
31.2	Improvements to Flood Defences of Bath City Centre and Riverside Corridor	SI	Кеу	>	✓		£5,100,000	£800,000	£0	£0	£4,300,000		agreement with the developers + other grant
	Centre and Riverside Corndor												funding (Environment
													Agency - £800k).
	Floodplain storage compensation works at Bath Western Riverside	Site	Key	>	~	>	Not quantified					Not quantified	
31.9e	Water infrastructure at MOD Foxhill site	Site	Кеу		>	*	Not quantified					Not quantified	
3I.40a	Weston Catchment Flood Alleviation Scheme	SI	Кеу	>	>	>	£1,900,000	£1,900,000	£0	£0	£0		Project approaved by Regional Flood and coasta
	Sewage infrastructure requirements at Weston												Committee and Defra
51.401	Urban Extension Sewage infrastructure requirements at Odd Down	Site	Key	>	>	>	Not quantified					Not quantified	
3I.41e	Urban Extension	Site	Кеу	>	>	>	Not quantified					Not quantified	
31.48	Pulteney Weir/ Decommissioning of Radial Gate	SI	Кеу	>	✓		£5,800,000					£5,800,000	Wessex Water /Developer
MNRI.9	Sewage treatment works	SI	Desirable	>	>	>	£1,000,000	£0	£0	£0	£0		contribution
MNRI.30	Coombend Culvert and Stream Improvements	sı	Desirable	~			£2,100,000	£2,100,000	£0	£0	£0	£0	Project approaved by Regional Flood and coasta Committee and Defra
	Flood Protection Measures for Cadbury's	Site	Кеу	>	>		Not quantified					Not quantified	
<1.3	Somerdale site Improvements to Sewerage Capacity at Keynsham	SI	Key	>	>	>	Not quantified					INOT duantified	Wessex Water /Developer
<1 20d	Water Drainage at East of Keynsham Urban	Site	Key		>		Not quantified					Not quantified	contribution
<i.20e< td=""><td>Extension Sewage infrastructure requirements at East of</td><td>Site</td><td>Key</td><td></td><td></td><td></td><td>Not quantified</td><td></td><td></td><td></td><td></td><td>Not quantified</td><td></td></i.20e<>	Extension Sewage infrastructure requirements at East of	Site	Key				Not quantified					Not quantified	
(I 21d	Keynsham Urban Extension Pluvial/Surface Water Flood mitigation at South of	Site	Кеу			, , ,	Not quantified					Not quantified	
<i.21e< td=""><td>Keynsham Urban Extension Sewage infrastructure requirements at South of</td><td>Site</td><td>-</td><td></td><td></td><td></td><td>Not quantified</td><td></td><td></td><td></td><td></td><td>Not quantified</td><td></td></i.21e<>	Keynsham Urban Extension Sewage infrastructure requirements at South of	Site	-				Not quantified					Not quantified	
	Keynsham Urban Extension Sewage infrastructure requirements at Whitchurch	Site	Кеу										
1.140	Urban Extension Water & Drainage Sub-Total	Sile	Кеу	>	>	>	Not quantified £15,900,000	£4,800,000	£0	£0	£4,300,000	Not quantified £6,800,000	
Green Ir	ifrastructure						, ,	, ,					
	Playing Pitches Green Space (Formal, Natural & Allotments)	SI SI	Key Key	×	> >	> >	Not quantified £12,461,878					Not quantified £12,461,878	
													£296,875 Revenue funding
DWI.11	Children's Play areas	SI	Кеу	>	>	>	£2,796,875	£2,796,875	£0	£0	£0	£U	2011 furter cost not guantified.
DWI.12	Strategic Green Infrastructure	SI	Desirable	>	>	>	Not quantified					Not quantified	
	Infrastructure for local food growing, distribution and processing	-	Desirable	>	>	>	Not quantified					Not quantified	
DWI.36 BI.3g	Kennet & Avon Canal Infrastructure New riverside park at Bath Western Riverside	SI Site	Desirable Key	A A	> >	<u> </u>	Not quantified Not quantified					Not quantified Not quantified	
3I.6a	Riverside enhancements as part of GDS.1/B16 Hilton Hotel / Podium / Cattlemarket site	SI	Кеу	≻	>	>	Not quantified					Not quantified	
3I.9c	Green Infrastructure associated with MOD Foxhill	Site	Кеу		~	>	Not guantified					Not quantified	
BI.17	site Replacement of allotments at Southbourne	SILE	Desirable	>	- 		Not quantified					Not quantified	
51.17	Gardens, Fairfield Park	51	Desirable										
31.20	Riverside walkway enhancements associated with Avon Street Car and Coach Park redevelopment	Site	Key			>	Not quantified					Not quantified	
3I.27d	Green infrastructure at MOD Ensleigh site (including ecology)	Site	Кеу		>	~	Not quantified					Not quantified	
3I.27e	Replacement of sports pitches at MOD Ensleigh site	Site	Кеу		>	~	Not quantified					Not quantified	
	Walcot Riverside Walk Green infrastructure at Weston Urban Extension	SI	Desirable	>	>	>	Not quantified					Not quantified	
3I.40d	(including ecology) Green infrastructure at Odd Down Urban Extension	Site	Key	>	>	>	Not quantified					Not quantified	
3I.41c MNRI.6	(including ecology) Midsomer Norton Town Park	Site SI	Key Key	> >	> >	> >	Not quantified Not quantified					Not quantified Not quantified	
	Enhance Keynsham Hams as a Wetland Habitat	si	Key	>	>	>	Not quantified					Not quantified	
	Green Infrastructure route along River Chew and	SI	Desirable	>	>	>	Not quantified					Not quantified	
<i.8b< td=""><td>River Avon corridor Improvements to the Memorial Park Crean infractivity of East of Koursham Linear</td><td>SI</td><td>Desirable</td><td>></td><td>></td><td>></td><td>Not quantified</td><td></td><td></td><td></td><td></td><td>Not quantified</td><td></td></i.8b<>	River Avon corridor Improvements to the Memorial Park Crean infractivity of East of Koursham Linear	SI	Desirable	>	>	>	Not quantified					Not quantified	
<1.20c	Green infrastructure at East of Keynsham Urban Extension (including ecology)	Site	Кеу	>	>	>	Not quantified					Not quantified	
	Green infrastructure at South of Keynsham Urban Extension (including ecology)	Site	Кеу	>	>	>	Not quantified					Not quantified	
41.140	Green infrastructure at Whitchurch Urban Extension (including ecology)	¹ Site	Кеу	>	>	>	Not quantified					Not quantified	
	Green Infrastructure Sub-Total						£15,258,753	£2,796,875	£0	£0	£0	£12,461,878	
Transpo	in a second s												DfT/Network Rail- National
	Great Western Mainline Electrification & Intercity						Not quantified for						cost £5.2 billionElectrification of the
DWI.26	Express Programme	SI	Кеу	>	✓		BANES					BANES	Great Western Main between Cardiff, Bristol and
	Smoother Chainson Internettions	SI	Desirable	>	>	~	Net eventified						Didcot: £704 million
DWI.29	Smarter Choices Interventions ITSO Smart Ticketing for all local bus services WEST LETE Large Project Juitial Propagale	SI	Desirable Desirable	✓	<i>*</i>	<u>}</u>	Not quantified £9,410,000		£0	£0	£0		
DWI.30a DWI.30b	WEST LSTF Large Project Initial Proposals LSTF Extension to 2015/6	SI SI	Key Key	✓ ✓	>	>	£3,100,000 £643,000	£3,100,000	£0	£0	£0	£0 £643,000	
DWI.37	Signal Improvements at Bath Spa and Bristol area	si	Desirable	✓			Not quantified						Network Rail Discretionary FundNetwork Rail Seven
							quantinou						Day Railway Fund
													Network Rail
													DfT/Devolved Major local transport Schemes Budget
	MetroWest Rail Project Phase 1: Bath Spa to		Key	>	~		£2,760,000	£0	£0	£0	£0	£2,760,000	Major Transport Scheme Funding
	MetroWest Rail Project Phase 1: Bath Spa to Severn Beach hourly service including new turnback facility at Bathampton	SI					1					1	Great Western franchise
		SI											holder Developer and
	Severn Beach hourly service including new	SI											holder Developer and
	Severn Beach hourly service including new	SI											holder Developer and private sector contributions Network Rail
	Severn Beach hourly service including new turnback facility at Bathampton	-											holder Developer and private sector contributions Network Rail DfT/Devolved Major local transport Schemes Budget
	Severn Beach hourly service including new	-	Desirable		>	~	£5,500,000	£0	£0	£0	£0	£5,500,000	holder Developer and private sector contributions Network Rail DfT/Devolved Major local transport Schemes Budget

IDP Ref	Item	Strategi		Phasing 2011/12-	2016/17-	2021/22-		Public Sector Funding (£) inc.			Developer Funded Direct	Net Funding Gap Potential Funding
IDF Rei	Itenii	c or Site	Desirable	2015/16	2020/21	2025/26	(£)	Council's commitment	Providors	(2)	(£)	(£) Potential Punding
BI.1	Bath Transport Package	SI	Key	~			£26,898,000	£26,498,000	£0	£400,000	£0	BWR part funded. B&NEs contribution is £15.540m £0 consisting of £14.010m prudential borrowing and
												£1.530m capital receipts
3I.3d	New vehicular bridge across the River Avon New pedestrian bridge across the River Avon at	SI	Key		✓		£3,200,000	£0	£0			Eunding.
31.3e 31.3k	Western Riverside Windsor Bridge Road Improvements	SI SI	Desirable Desirable	✓		✓	£1,500,000 Not quantified	£0	£0	£1,500,000	£0	£0 Funded as part of BWR. Not quantified
31.31 31.3m	Re-routing Pinesway gyratory Victoria Bridge reopening	SI SI	Desirable Key	► ►	>	>	Not quantified £3,400,000	£0	£0	£500,000	£0	Not quantified £2,900,000
BI.9b	Highways infrastructure associated with MOD Foxhill site	Site	Key		>	*	Not quantified					Not quantified
BI.10c BI.12b	Relocation of Manvers Street car park Bath Recreation ground river bridge	SI SI	Key Desirable	>	> >		Not quantified £1,500,000	£0		£0	£0	Not quantified £1,500,000
BI.15 BI.16	Rossiter Road Transport Scheme A36 bus lane	SI SI	Desirable Desirable	✓ ▶	✓		£1,800,000 £3,000,000	£1,800,000 £0		£0 £0		
BI.18	Highway works associated with Somerset Place	Site	Desirable	✓			Not quantified					Not quantified
BI.19	Highway works associated with Bath Press site	Site	Key	~			Not quantified					Not quantified
31.24	Highway works associated with Alexander House, Norfolk Place site	Site	Key		✓		Not quantified					Not quantified
31.25	Highway works associated with Lower Bristol Road, Eastern Part site Highway works associated with Lower Bristol Road,	Site	Key			✓	Not quantified					Not quantified
31.26	Unigate Dairy site	Site	Key			✓	Not quantified					Not quantified
31.27a	Highway works associated with MOD Ensleigh site Highway works associated with MOD Warminster	Site	Кеу		>	✓	Not quantified					Not quantified
31.28a	Road site Highway works associated with The Harvester,	Site Site	Key		✓		Not quantified					Not quantified
31.29 31.30a	Gloucester Road site New pedestrian bridge across the River Avon at	Sile	Key Key	• •			Not quantified £2,500,000	£0	£0	£2,500,000	£0	Not quantified
31.30b	Bath Quays Relocation of Bath Quays Coach Park	SI	Key	✓			£750,000	£0	£0	£0	£0	£750,000
31.30c 31.30d	Re-routing Green Park Road Avon Street Multi-Storey Car Park replacement	SI SI	Key Key	> >	✓ ✓		£3,800,000 £8,750,000	£2,200,000 £0	£0 £0		£0 £0	
BI.31	Highway works associated with the Nursery Building, Powlett Court site	Site	Key		×		Not quantified					Not quantified
BI.35	Bus/Cycle/Pedestrian link Locksbrook Road to Windsor Bridge Road	sı	Desirable		~		£200,000	£0	£0			£200,000
BI.36a	Temporary (Bus Based) East of Bath Park & Ride Bathampton Station & permanent P&R site (1850	SI	Key		>	>	£10,000,000	£0	£0			
BI.36b BI.38	Bathampton Station & permanent P&R site (1850 spaces 1st phase) A36/A46 link road	SI SI	Desirable Desirable	>	> >	✓ >	£46,000,000 £65,000,000	£0 £0	£0 £0			
BI.38 BI.39	Post Bath Package expansion of Newbridge, Odd Down and Lansdown Park & Ride sites	SI	Desirable		>	>	£6,500,000	£0	£0			, ,
BI.41b	Highway works associated with Odd Down Urban Extension	Site	Кеу	>	>	>	Not quantified					Not quantified
BI.49 BI.50	Better Bus Area Project Relocation of Weston Island Bus Depot	SI SI	Desirable Desirable	✓ ▶	>	>	£600,000 Not guantified	£0	£0	£0	£0	£600,000 Not quantified
MNRI.4	Midsomer Norton Transport network improvements		Desirable	~	>	~	Not quantified					DfT block allocation for minor schemes. Funding
MNRI.5	Radstock Transport network improvements	SI	Key	-			£1,556,000					bids. CIL £1,556,000 HCA and B&NES.
MNRI.11	Highways infrastructure associated with Hazel Terrace site	Site	Key				Not quantified					Not quantified
MNRI.12	Highways infrastructure associated with Radstock County Infants School site	Site	Кеу	~			Not quantified					Not quantified
MNRI.13	Highways infrastructure associated with Old Pit Yard, Clandown site	Site	Key	×			Not quantified					Not quantified
MNRI.14	Highways infrastructure associated with St Peters Factory, Jewsons site	Site	Key	~			Not quantified					Not quantified
MNRI.15	Highways infrastructure associated with Welton Bibby Baron site	Site	Key		✓		Not quantified					Not quantified
MNRI.16	Highways infrastructure associated with Martins Block site	Site	Key		✓		Not quantified					Not quantified
MNRI.17	Highways infrastructure associated with South Road Car Park site	Site	Key		✓		Not quantified					Not quantified
MNRI.18	Highways infrastructure associated with Alcan site Highways infrastructure associated with Charltons,	Site	Key		~		Not quantified					Not quantified
MNRI.19	Frome Road site Highways infrastructure associated with Old bakery,	Site	Кеу		✓		Not quantified					Not quantified
MNRI.20	Waterloo Road site	Site	Кеу		✓		Not quantified					Not quantified
MNRI.21	Highways infrastructure associated with Library / Youth Club / Church Street Youth Club site	Site	Key		✓		Not quantified					Not quantified
MNRI.22	Highways infrastructure associated with Coomb End North site	Site	Key	>			Not quantified					Not quantified
MNRI.23	Highways infrastructure associated with Clandown Scrap Yard site	Site	Key	>			Not quantified					Not quantified
MNRI.24	Highways infrastructure associated with Paulton Builders Merchants site	Site	Key	>			Not quantified					Not quantified
MNRI.25	Highways infrastructure associated with Paulton Printing Factory site Highways infrastructure associated with Wellow	Site	Key	>	✓		Not quantified					Not quantified
MNRI.26	Lane site Highways Infrastructure associated with Somerdale	Site	Key	>			Not quantified					Not quantified
KI.5 KI.6a	site Improvement to Keynsham Railway Station	Site SI	Key Key	✓ ▶	A	>	Not quantified					Not quantified Not quantified
KI.6b	New ramp at Keynsham Railway Station	sı	Desirable	~			£415,000	£0	£0	£0	£0	Network Bail/Gt Western
KI.11	Pedestrian/ Cycle Bridge over the A4 at Keynsham		Desirable	>	À	>	Not quantified					Not quantified
KI.13 KI.17	Improved Cycle Links (Keynsham Greenways) Highways infrastructure associated with the Town	si si	Desirable Key	>	✓		£1,100,000 Not quantified					£1,100,000 Not quantified
KI.20b	Hall site Transport Infrastructure for East of Keynsham	Site	Key	>	A	>	Not quantified					Not quantified
	Urban Extension Transport Infrastructure for South of Keynsham	Site	Key	>	>	>	Not quantified					Not quantified
KI.21b RI.3	Urban Extension Farmborough village shop pedestrian link	SI	Desirable		~		£150,000	£0	£0	£0	£0	£150,000
71.6 71.7	A37 Clutton and Temple Cloud Bypass A37 Whitchurch Bypass Highways infrastructure associated with Wheelers	SI SI	Desirable Desirable	> >	> >	<u>}</u>	Not quantified Not quantified					Not quantified Not quantified
RI.8	Highways infrastructure associated with Wheelers Yard, North Road, Timsbury site Highways infrastructure associated with Brookside	Site	Key	×			Not quantified					Not quantified
RI.9 RI.12	Highways infrastructure associated with Brookside Drive, Farmborough site Step free access to Freshford Station	Site SI	Key Desirable	✓ ▶	>	>	Not quantified Not quantified					Not quantified Not quantified
RI.13	A4 Saltford Bypass Transport Infrastructure for Whitchurch Urban	SI	Desirable	>	>	>	Not quantified					Not quantified
RI.14c	Extension Transport Sub-Total	Site	Key	>	>	>	Not quantified £210,032,000	£43,008,000	03	£8,300,000	60 6	Not quantified £158,724,000
	& Culture							2.3,000,000	20	000,000	20	
DWI.16 DWI.17	Leisure & Culture Built Sports Facilities	SI SI	Key Key	> >	> >	A	Not quantified Not quantified					Not quantified Not quantified
3I.12a	Redevelopment of Bath Recreation ground	SI	Desirable	✓			Not quantified					Not quantified
3I.12c	Bath Sports and Leisure Centre	SI	Desirable	>	>	>	£8,000,000	£0	£0			Leisure Contractor/Sport
KI.23	Keynsham Leisure Centre redevelpment Leisure & Culture Sub-Total	SI	Desirable	>	>	>	£6,000,000 £14,000,000	£0 £0	£0	£0 £0		England/CIL
Public R		SI	Desirable		b						,,	
DWI.18 BI.3f	Public Realm & Movement Programme Enhanced pedestrian facilities, new paths and cycleways at Bath Western Riverside	sı SI	Desirable Key	> >	> >	> >	Not quantified Not quantified					Not quantified Not quantified
01.01										1	1	1

IDP Ref	Item	Strategi c or Site	Key or Desirable	Phasing 2011/12- 2015/16	2016/17- 2020/21	2021/22- 2025/26	Estimated Cost (£)	Public Sector Funding (£) inc. Council's commitment	Private/ Service Providors	S106 Funded (£)	Developer Funded Direct (£)	Net Funding Gap (£)	Potential Funding
	Orange Grove Public Realm Improvements	SI	Desirable	*	>	>	£2,000,000	£0	£0	£0	£0	£2,000,000	
MNRI.28	Midsomer Norton High Street Public Realm Improvements	SI	Desirable	>	>	٨	£2,000,000	£0	£0	£0	£0	£2,000,000	
KI.12	Town Centre and Somerdale Public Realm Improvements	SI	Desirable	>	>	٨	Not quantified					Not quantified	
	Public Realm Sub-Total						£4,000,000	£0	£0	£0	£0	£4,000,000	
Commu	nity Facilities												
DWI.22	Youth Services	SI	Кеу	۲	>	٨	Not quantified					Not quantified	
DWI.23	Police	SI	Desirable	×			Not quantified					Not quantified	PFI with Avon & Somerset Constabulary and Blue Light Partnership Consortium
DWI.24	Fire	SI	Desirable	٧	>	٨	Not quantified					Not quantified	
DWI.31a	Broadband Improvements	SI	Desirable	A	*		£2,724,000	£475,000		£0	£2,249,000	2 5 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Cost is for whole of Devon and Somerset area is 1100m. Grant from 3DUK/BIS. Private sector lelivery partner required. NB Regen states SMART nfrastructure = £5m)
	SMART City Infrastructure (Bath) and District Wide including NGA (Next Generation Access) Communication Networks.	SI	Кеу	٨	✓		£5,000,000					£5,000,000	
DWI.32	Public Toilet Provision	SI	Desirable	×	>	٨	Not quantified					Not quantified	
DWI.40	Community Libraries and 'Library Links'	SI	Desirable	>	>	٨	Not quantified					Not quantified	
BI.10a	Re-provision of the Royal Mail Bath Delivery Office	SI	Кеу		✓		£4,700,000	£0	£0	£0			
	Relocation of Manvers Street Police Station	SI	Desirable	✓			£3,000,000	£0	£0	£0	£3,000,000		
BI.12d	Improve the Pavilion	SI	Desirable	>	>	>	Not quantified						eisure contractor.
	Relocation of Bath Ambulance Station	SI	Desirable	>	>	>	Not quantified					Not quantified	
BI.32	Community Facility associated with the Former St. Marys School site	SI	Desirable		✓		Not quantified					Not quantified	
	Community Facility at Victoria Hall, Radstock	SI	Desirable	>	>	٨	£250,000	£250,000	£0	£0	£0		
	New library and Council one-stop shop	SI	Desirable	✓			Not quantified					Not quantified	
	Re-provision of Fry Club	SI	Desirable	✓			Not quantified					Not quantified	
	New community facility at Keynsham	SI	Desirable	✓			Not quantified					Not quantified	
	Relocation of the Fire Station	SI	Desirable	>	>	۸.	Not quantified					Not quantified	
	New Village Hall at Batheaston	SI	Desirable	>	>	7	£750,000	£0		£750,000			
	Community Facilities Sub-Total	L					£16,424,000	£725,000	£0	£750,000	£9,949,000	£5,000,000	
	Total						£414 351 154	£106.221.875	£10.507,401	£31.350.000	£32.349.000	£233.922.878	

Key

Committed / funding mechanism in place Not yet committed to and/or funded but reasonable prospect of future delivery Longer term / aspiration Expected scheme completion Scheme on-going

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