

**BATH AND NORTH EAST SOMERSET
COMMUNITY INFRASTRUCTURE LEVY
INFRASTRUCTURE FUNDING GAP
EVIDENCE PAPER**

JULY 2014

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.

Table 1: Funding gap analysis (2011 to 2029)

	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

N/K - Not known / not quantified

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

	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

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.

Table 3: Estimate of CIL income from residential development

	2015/16- 2019/20	2020/21- 2024/25	2025/26- 2029/29	Total
BATH	£ 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

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.

Table 4: Section 106 contributions received 2011-2013

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

		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	Strategic 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 Providers	S106 Funded (£)	Developer Funded Direct (£)	Net Funding Gap (£)	Potential Funding
Energy Utilities													
DWI.5	Power Generation & Distribution	SI	Key	>	>	>	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	>	>	>	Not quantified					Not quantified	To be funded by Service Providers but some pump priming may be necessary
DWI.28	Renewable Energy Infrastructure	SI	Desirable	>	>	>	Not quantified					Not quantified	To be funded by Service Providers but some pump priming may be necessary
DWI.33	Retrofitting Existing Dwellings	SI	Desirable	>	>	>	Not quantified					Not quantified	Private-sector led
DWI.34	Infrastructure for local energy crop processing and distribution	SI	Desirable	>	>	>	Not quantified					Not quantified	Private-sector led
DWI.41	Smart Meter Rollout	SI	Key	>	>	>	Not quantified					Not quantified	To be funded by Utility Providers
Bl.3i	New on-site primary sub station at Bath Western Riverside	Site	Key			✓	Not quantified					Not quantified	Western Power Distribution/BWR Developer Contribution
Bl.3j	Decommissioning of Gas Holders at Bath Western Riverside	SI	Key	✓			£4,100,000	£0	£0	£0	£4,100,000	£0	LEP Revolving Infrastructure Fund. Repaid through contractual arrangement.
Bl.7	Bath Centre District Heating Network	SI	Key	>	>	>	£5,010,224	£0	£4,708,224	£0	£0	£302,000	Pump priming to kick start the scheme
Bl.8	Bath Enterprise Area District Heating Network	SI	Key	>	>	>	£5,448,996	£0	£4,878,996	£0	£0	£570,000	Pump priming to kick start the scheme
Bl.9d	Gas infrastructure at MOD Foxhill site	Site	Key		>	>	Not quantified					Not quantified	Wales & West Utilities /Developer contributions
Bl.23	New on-site primary sub station at Bath University	Site	Key	>	>	>	Not quantified					Not quantified	Weston Power Distribution/Developer Contribution
Bl.27c	Gas infrastructure at MOD Enleigh site	Site	Key		>	>	Not quantified					Not quantified	Wales & West Utilities /Developer contributions
Bl.28b	Gas infrastructure at MOD Warminster Road site	Site	Key		✓		Not quantified					Not quantified	Wales & West Utilities /Developer contributions
Bl.41d	Renewable energy infrastructure at Odd Down Urban	Site	Key	>	>	>	Not quantified					Not quantified	Energy Providers / developer funding
Kl.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 Fund
Energy Sub-Total							£15,529,401	£0	£10,507,401	£0	£4,100,000	£922,000	
Education													
DWI.3a	Early Years provision	SI	Key	>	>	>	Not quantified					Not quantified	
DWI.3b	Primary Education	SI	Key	>	>	>	Not quantified					Not quantified	
DWI.3c	Secondary and Sixth Form Education	SI	Key	>	>	>	Not quantified					Not quantified	
DWI.20	Further Education	SI	Desirable	>	>	>	Not quantified					Not quantified	
DWI.21	Higher Education	SI	Desirable	>	>	>	Not quantified					Not quantified	
Bl.3a	New Primary School and early years facility at Bath Western Riverside (Crest)	Site	Key		✓		£4,000,000	£0	£0	£4,000,000	£0	£0	Developer to provide the land and building on the BWR sites
Bl.9a	New primary school and early years facility at MoD Foxhill site	Site	Key		>	>	£4,000,000	£0	£0	£4,000,000	£0	£0	
Bl.21	New primary school and early years facility at Bath Western Riverside (BWR Other)	Site	Key	>	>	>	£4,000,000	£0	£0	£0	£0	£4,000,000	Developer contributions/CIL/Basic Need
Bl.27b	New primary school at MoD Enleigh site and north Bath	SI	Key	>	>	>	£4,000,000	£0	£0	£0	£0	£4,000,000	Developer contributions/CIL/Basic Need
Bl.41a	Educational Infrastructure for Odd Down Urban Extension	Site	Key	>	>	>	£2,500,000	£0	£0	£2,500,000	£0	£0	Developer contributions
Bl.42	Educational infrastructure for Central and River corridor and MoD Warminster Road	SI	Key	>	>	>	£2,500,000	£0	£0	£0	£0	£2,500,000	Developer contributions/CIL/Basic Need
Bl.43	Weston All Saints C of E Primary School Expansion	SI	Key	✓			£1,800,000	£1,800,000	£0	£0	£0	£0	
Bl.44	St. Saviour's C of E Junior School	SI	Key	✓			£1,800,000	£1,800,000	£0	£0	£0	£0	
Bl.45	Oldfield Park Junior school	SI	Key	✓			£300,000	£300,000	£0	£0	£0	£0	
Bl.46	Moorland Infant and Junior schools	SI	Key	✓			£2,500,000	£2,500,000	£0	£0	£0	£0	
Bl.47	Construction Skills Academy	SI	Desirable	>	>	>	£10,000,000					£10,000,000	Local Enterprise Partnership Capital Skills/CIL, others
MNRI.27	Additional Early Years, Primary & Secondary Education capacity in Midsomer Norton	SI	Key	>	>	>	£4,000,000	£0	£0	£0	£0	£4,000,000	
MNRI.31	MNRI. Additional Early Years, Primary & Secondary Education capacity in Radstock	SI	Key	>	>	>	£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
Kl.7	New Primary school and early years facility at Somerdale	Site	Key	>	>	>	£4,000,000	£0	£0	£4,000,000	£0	£0	
Kl.16	Additional early years, primary and secondary education capacity in Keynsham	SI	Key	>	>	>	£2,500,000	£0	£0	£0	£0	£2,500,000	Developer contributions/CIL/Basic Need
Kl.20a	Educational Infrastructure for East and South West of Keynsham Urban Extension	Site	Key	>	>	>	£4,000,000	£0	£0	£4,000,000	£0	£0	Developer contributions/CIL/Basic Need
Kl.22	Castle Primary Expansion	SI	Key	>	>	>	£990,000	£990,000	£0	£0	£0	£0	
Rl.10	Additional Early Years, Primary & Secondary Education capacity in the Rural Areas	SI	Key	>	>	>	£2,500,000	£0	£0	£0	£0	£2,500,000	
Rl.14a	Educational Infrastructure for Whitchurch Urban Extension	Site	Key	>	>	>	£800,000	£0	£0	£800,000	£0	£0	
Rl.15	Saltford C of E Primary school expansion	SI	Key	✓			£750,000	£750,000	£0	£0	£0	£0	
Education Sub-Total							£61,655,000	£8,140,000	£0	£19,300,000	£0	£34,215,000	
Health													
DWI.4	Acute Care	SI	Key	>	>	✓	£38,752,000	£38,752,000	£0	£0	£0	£0	Assume DFH/RUH will fund.
Bl.3b	New GP surgery at Bath Western Riverside	Site	Key		✓		£1,500,000	£0	£0	£1,500,000	£0	£0	
Bl.9f	New Primary Care Facility at MoD Foxhill	Site	Key		>	>	£1,500,000	£0	£0	£1,500,000	£0	£0	
Rl.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	
Minerals and Waste													
DWI.2a	Residual and other waste treatment facilities	SI	Key	>	>	>	Not quantified					Not quantified	
DWI.2b	Council/Public Waste & Recycling Facilities	SI	Key	>	>	>	Not quantified					Not quantified	
Bl.3h	Relocation of Midland Road civic waste facility	SI	Key	>	>	>	£4,600,000	£0	£0	£0	£0	£4,600,000	
Bl.13	Former Fuller's Earth Works Residual Waste Treatment Site	SI	Key	>	>	>	Not quantified					Not quantified	Private sector/waste industry led, Partnership developments, Green Investment Bank
Kl.15	Broadmead Lane Residual Waste Management Site	SI	Key	>	>	>	Not quantified					Not quantified	Private sector/waste industry led, Partnership developments, Green Investment Bank
Kl.19	Relocation of waste transfer station to Pixash Lane	SI	Key	>	✓		£7,200,000			£0	£0	£7,200,000	
Minerals and Waste Sub-Total							£11,800,000	£0	£0	£0	£0	£11,800,000	

IDP Ref	Item	Strategic 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 Providers	S106 Funded (£)	Developer Funded Direct (£)	Net Funding Gap (£)	Potential Funding
Water & Drainage													
DWI.7	District Wide Water Supply	SI	Key	>	>	>	Not quantified					Not quantified	Bristol Water and Wessex Water
DWI.8	Waste Water	SI	Key	>	>	>	Not quantified					Not quantified	Either funded by Wessex Water or S106
DWI.39	Flood Risk and Drainage	Site	Key	>	>	>	Not quantified					Not quantified	
Bl.2	Improvements to Flood Defences of Bath City Centre and Riverside Corridor	SI	Key	>	✓		£5,100,000	£800,000	£0	£0	£4,300,000	£0	LEP Revolving Infrastructure Fund; repaid through a contractual agreement with the developers + other grant funding (Environment Agency - £800k).
Bl.3c	Floodplain storage compensation works at Bath Western Riverside	Site	Key	>	>	>	Not quantified					Not quantified	
Bl.9e	Water infrastructure at MOD Foxhill site	Site	Key	>	>	>	Not quantified					Not quantified	
Bl.40a	Weston Catchment Flood Alleviation Scheme	SI	Key	>	>	>	£1,900,000	£1,900,000	£0	£0	£0	£0	Project approved by Regional Flood and coastal Committee and Defra
Bl.40f	Sewage infrastructure requirements at Weston Urban Extension	Site	Key	>	>	>	Not quantified					Not quantified	
Bl.41e	Sewage infrastructure requirements at Odd Down Urban Extension	Site	Key	>	>	>	Not quantified					Not quantified	
Bl.48	Pulteney Weir/ Decommissioning of Radial Gate	SI	Key	>	✓		£5,800,000					£5,800,000	
MNRI.9	Improvement to off site sewerage & to Radstock Sewage treatment works	SI	Desirable	>	>	>	£1,000,000	£0	£0	£0	£0	£1,000,000	Wessex Water /Developer contribution
MNRI.30	Coombend Culvert and Stream Improvements	SI	Desirable	✓			£2,100,000	£2,100,000	£0	£0	£0	£0	Project approved by Regional Flood and coastal Committee and Defra
Kl.2	Flood Protection Measures for Cadbury's Somerdale site	Site	Key	>	>	>	Not quantified					Not quantified	
Kl.3	Improvements to Sewerage Capacity at Keynsham	SI	Key	>	>	>	Not quantified					Not quantified	Wessex Water /Developer contribution
Kl.20d	Water Drainage at East of Keynsham Urban Extension	Site	Key	>	>	>	Not quantified					Not quantified	
Kl.20e	Sewage infrastructure requirements at East of Keynsham Urban Extension	Site	Key	>	>	>	Not quantified					Not quantified	
Kl.21d	Pluvial/Surface Water Flood mitigation at South of Keynsham Urban Extension	Site	Key	>	>	>	Not quantified					Not quantified	
Kl.21e	Sewage infrastructure requirements at South of Keynsham Urban Extension	Site	Key	>	>	>	Not quantified					Not quantified	
Rl.14d	Sewage infrastructure requirements at Whitchurch Urban Extension	Site	Key	>	>	>	Not quantified					Not quantified	
Water & Drainage Sub-Total							£15,900,000	£4,800,000	£0	£0	£4,300,000	£6,800,000	
Green Infrastructure													
DWI.9	Playing Pitches	SI	Key	>	>	>	Not quantified					Not quantified	
DWI.10	Green Space (Formal, Natural & Allotments)	SI	Key	>	>	>	£12,461,878					£12,461,878	
DWI.11	Children's Play areas	SI	Key	>	>	>	£2,796,875	£2,796,875	£0	£0	£0	£0	£296,875 Revenue funding, £2.5 m capital funding to 2011 further cost not quantified.
DWI.12	Strategic Green Infrastructure	SI	Desirable	>	>	>	Not quantified					Not quantified	
DWI.35	Infrastructure for local food growing, distribution and processing	SI	Desirable	>	>	>	Not quantified					Not quantified	
DWI.36	Kenet & Avon Canal Infrastructure	SI	Desirable	>	>	>	Not quantified					Not quantified	
Bl.3g	New riverside park at Bath Western Riverside	Site	Key	>	>	>	Not quantified					Not quantified	
Bl.6a	Riverside enhancements as part of GDS.1/B16 Hilton Hotel / Podium / Cattlemarket site	SI	Key	>	>	>	Not quantified					Not quantified	
Bl.9c	Green Infrastructure associated with MOD Foxhill site	Site	Key	>	>	>	Not quantified					Not quantified	
Bl.17	Replacement of allotments at Southbourne Gardens, Fairfield Park	SI	Desirable	>	>	>	Not quantified					Not quantified	
Bl.20	Riverside walkway enhancements associated with Avon Street Car and Coach Park redevelopment	Site	Key	>	>	>	Not quantified					Not quantified	
Bl.27d	Green infrastructure at MOD Enleigh site (including ecology)	Site	Key	>	>	✓	Not quantified					Not quantified	
Bl.27e	Replacement of sports pitches at MOD Enleigh site	Site	Key	>	>	✓	Not quantified					Not quantified	
Bl.33	Walcot Riverside Walk	SI	Desirable	>	>	>	Not quantified					Not quantified	
Bl.40d	Green infrastructure at Weston Urban Extension (including ecology)	Site	Key	>	>	>	Not quantified					Not quantified	
Bl.41c	Green infrastructure at Odd Down Urban Extension (including ecology)	Site	Key	>	>	>	Not quantified					Not quantified	
MNRI.6	Midsomer Norton Town Park	SI	Key	>	>	>	Not quantified					Not quantified	
Kl.4	Enhance Keynsham Hams as a Wetland Habitat	SI	Key	>	>	>	Not quantified					Not quantified	
Kl.8a	Green Infrastructure route along River Chew and River Avon corridor	SI	Desirable	>	>	>	Not quantified					Not quantified	
Kl.8b	Improvements to the Memorial Park	SI	Desirable	>	>	>	Not quantified					Not quantified	
Kl.20c	Green infrastructure at East of Keynsham Urban Extension (including ecology)	Site	Key	>	>	>	Not quantified					Not quantified	
Kl.21c	Green infrastructure at South of Keynsham Urban Extension (including ecology)	Site	Key	>	>	>	Not quantified					Not quantified	
Rl.14b	Green infrastructure at Whitchurch Urban Extension (including ecology)	Site	Key	>	>	>	Not quantified					Not quantified	
Green Infrastructure Sub-Total							£15,258,753	£2,796,875	£0	£0	£0	£12,461,878	
Transport													
DWI.26	Great Western Mainline Electrification & Intercity Express Programme	SI	Key	>	✓		Not quantified for BANES					Not quantified for BANES	DfT/Network Rail- National cost £5.2 billion/Electrification of the Great Western Main between Cardiff, Bristol and Didcot: £704 million
DWI.27	Smarter Choices Interventions	SI	Desirable	>	>	>	Not quantified					Not quantified	
DWI.29	ITSO Smart Ticketing for all local bus services	SI	Desirable	✓	>	>	£9,410,000	£9,410,000	£0	£0	£0	£0	
DWI.30a	WEST LSTF Large Project Initial Proposals	SI	Key	✓	>	>	£3,100,000	£3,100,000	£0	£0	£0	£0	
DWI.30b	LSTF Extension to 2015/6	SI	Key	✓	>	>	£643,000					£643,000	
DWI.37	Signal Improvements at Bath Spa and Bristol area	SI	Desirable	✓			Not quantified					Not quantified	Network Rail Discretionary Fund/Network Rail Seven Day Railway Fund
DWI.38a	MetroWest Rail Project Phase 1: Bath Spa to Severn Beach hourly service including new turnback facility at Bathampton	SI	Key	>	✓		£2,760,000	£0	£0	£0	£0	£2,760,000	Network Rail DfT/Devolved Major local transport Schemes Budget/ Major Transport Scheme Funding Great Western franchise holder Developer and private sector contributions
DWI.38b	MetroWest Rail Project New Stations Package: new station at Saltford	SI	Desirable	>	✓		£5,500,000	£0	£0	£0	£0	£5,500,000	Network Rail DfT/Devolved Major local transport Schemes Budget/ Major Transport Scheme Funding Great Western franchise holder Developer and private sector contributions

IDP Ref	Item	Strategic 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 Providers	S106 Funded (£)	Developer Funded Direct (£)	Net Funding Gap (£)	Potential Funding
BI.37	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	>	>	>	£2,000,000	£0	£0	£0	£0	£2,000,000	
KI.12	Town Centre and Somerdale Public Realm Improvements	SI	Desirable	>	>	>	Not quantified					Not quantified	
Public Realm Sub-Total							£4,000,000	£0	£0	£0	£0	£4,000,000	
Community Facilities													
DWI.22	Youth Services	SI	Key	>	>	>	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	>	>	>	Not quantified					Not quantified	
DWI.31a	Broadband Improvements	SI	Desirable	>	✓		£2,724,000	£475,000		£0	£2,249,000	£0	Cost is for whole of Devon and Somerset area is £100m. Grant from BDUK/BIS. Private sector delivery partner required. (NB Regen states SMART infrastructure = £5m)
DWI.31b	SMART City Infrastructure (Bath) and District Wide including NGA (Next Generation Access) Communication Networks.	SI	Key	>	✓		£5,000,000					£5,000,000	
DWI.32	Public Toilet Provision	SI	Desirable	>	>	>	Not quantified					Not quantified	
DWI.40	Community Libraries and 'Library Links'	SI	Desirable	>	>	>	Not quantified					Not quantified	
BI.10a	Re-provision of the Royal Mail Bath Delivery Office	SI	Key		✓		£4,700,000	£0	£0	£0	£4,700,000	£0	
BI.10d	Relocation of Manvers Street Police Station	SI	Desirable	✓			£3,000,000	£0	£0	£0	£3,000,000	£0	
BI.12d	Improve the Pavilion	SI	Desirable	>	>	>	Not quantified					Not quantified	Leisure contractor.
BI.22	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	
MNRI.29	Community Facility at Victoria Hall, Radstock	SI	Desirable	>	>	>	£250,000	£250,000	£0	£0	£0	£0	
KI.10a	New library and Council one-stop shop	SI	Desirable	✓			Not quantified					Not quantified	
KI.10b	Re-provision of Fry Club	SI	Desirable	✓			Not quantified					Not quantified	
KI.10c	New community facility at Keynsham	SI	Desirable	✓			Not quantified					Not quantified	
KI.14	Relocation of the Fire Station	SI	Desirable	>	>	>	Not quantified					Not quantified	
RI.5	New Village Hall at Batheaston	SI	Desirable	>	>	>	£750,000	£0	£0	£750,000	£0	£0	
Community Facilities Sub-Total							£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