

**Somerset West
and Taunton**

**Somerset West and
Taunton Council**

**Annual Infrastructure
Funding Statement**

For Community Infrastructure Levy
and Section 106

Reporting Period:

From 01 April 2020 to 31 March 2021

1 Executive Summary

- 1.1 The Infrastructure Funding Statement (IFS) is an annual report that provides a summary of all financial and non-financial developer contributions relating to CIL and Section 106 Legal Agreements (S106) within Somerset West and Taunton Council for a given financial year (1 April to 31 March).
- 1.2 Councils are required to publish online each year an Infrastructure Funding Statement (IFS) by 31 December. The Statement must set out the projects which the Authority intends to be funded by CIL and S106 obligations and details how much has been collected, spent and the funded projects to date. The intention is that the IFS provides clarity and transparency to local communities and key stakeholders on CIL and S106 income and expenditure that will in future align to planned development.
- 1.3 Section 2 sets out the collection and spending of CIL financial contributions over the last financial year 2020/2021.
- 1.4 Section 3 sets out the S106 developer contributions for 2020/2021.
- 1.5 The Council, infrastructure providers and developers have a responsibility, through the planning process, to manage the impact of growth and ensure that any harm caused, as a result of development, is mitigated and necessary infrastructure is provided. The Council therefore expects new development to contribute to both site related and other infrastructure needs.
- 1.6 The over-arching reasoning and justification for planning obligations is set out in the Somerset West and Taunton development plan policies ¹

Community Infrastructure Levy

- 1.7 The financial headlines are as follows:

Figure 1 shows the CIL collected during 2020/21 and how the collected funds were split. The CIL funds include £353,825.48 paid to Parish/Town Councils and £3,116,655.08 held in the Strategic fund for spending on infrastructure projects. The CIL funds collected to date are allocated to the delivery of key infrastructure projects outlined in Table 1 below. The balance of CIL funds collected is £182,656.87 for CIL Administration. This represents 5% of total CIL funds collected as outlined in the CIL regulations.

Figure 2 shows how the CIL collected during 2020/21 has been allocated and spent during 2020/21 - £81,085 spent on CIL Administration, £24,106.95 spent by Parish/Town Councils, £91,518.06 spent from the Strategic fund on GWR Taunton Station entrance surfacing and £3,456,427.42 allocated to infrastructure projects.

¹ <https://www.somersetwestandtaunton.gov.uk/planning-policy/adopted-local-plans/>

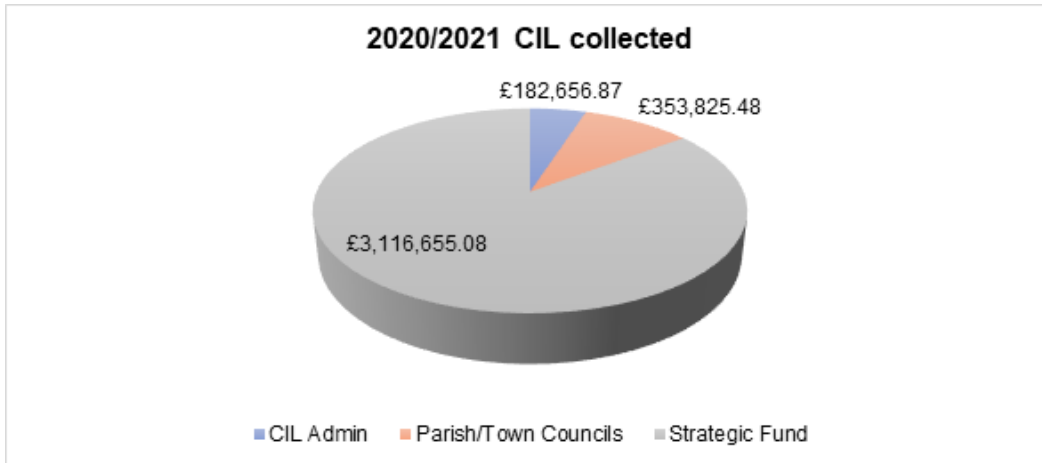


Figure 1

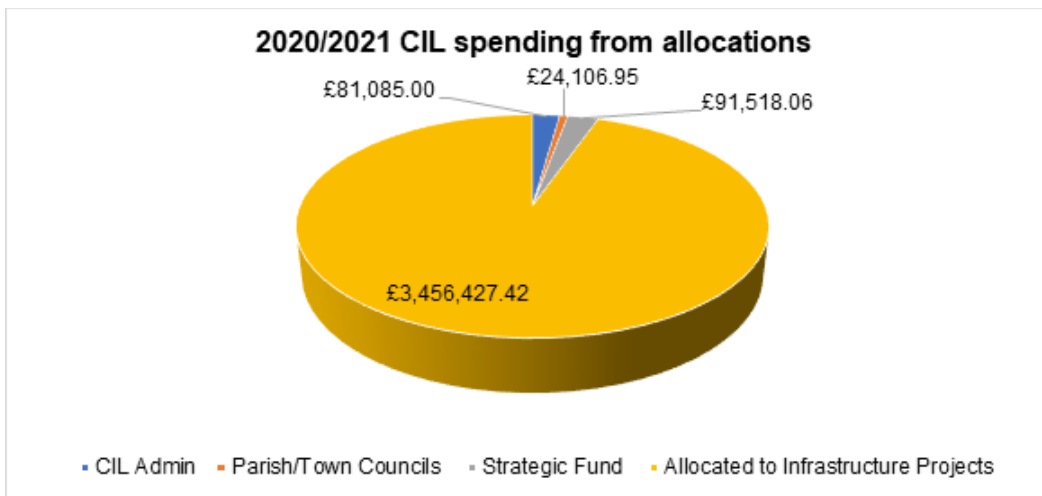


Figure 2

Figure 3 details all CIL funds collected since 1 April 2014, when CIL was implemented and how these funds are split - £502,791.70 to CIL Administration, £1,878,178.15 to Parish/Town Councils and £7,674,864.07 to the Strategic fund. The Strategic Fund is currently allocated to the delivery of key infrastructure projects outlined in Table 1. These allocations were agreed by SWT Council to support the delivery of key infrastructure projects associated with development and to provide match funding for current and future infrastructure funding programmes including the Taunton flood alleviation schemes and the Future High Street Fund. These are outlined in Table 1 below.

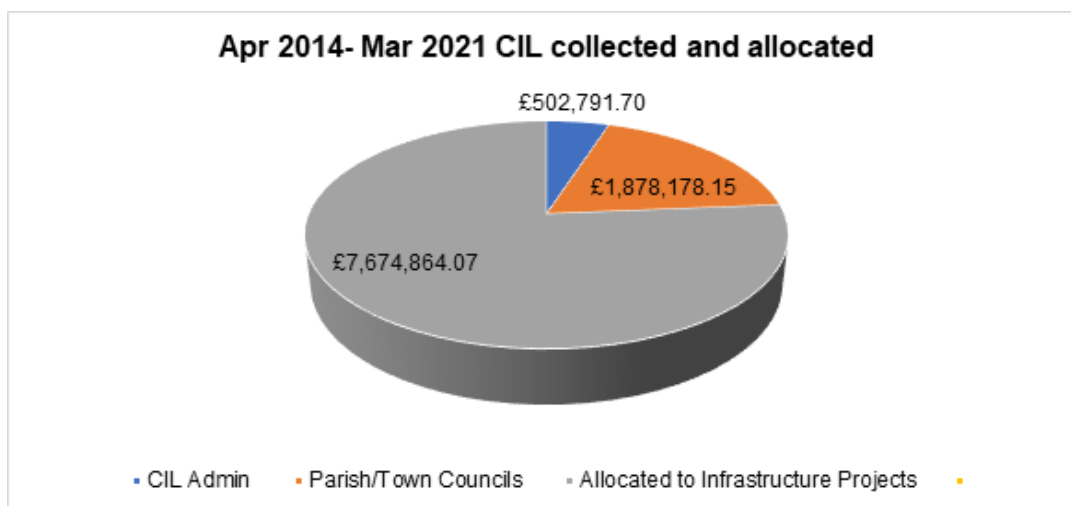


Figure 3

Table 1 outlines indicative CIL allocations approved by Full Council² to support the delivery of infrastructure to support development and to provide match funding for current and future infrastructure funding programmes, including the Taunton flood alleviation schemes and the Future High Street Fund. These indicative allocations total £16.26m and are based on projected CIL income for the period to 2025/26. This is subject to annual review and is dependent on the pace and scale of CIL chargeable development.

Community Infrastructure Levy Projects and Infrastructure Budget

	2020/21 £	2021/22 £	2022/23 £	2023/24 £	2024/25 £	2025/26 Onwards £	Totals £
Cycle & Pedestrian Improvements	500,000			1,000,000			1,500,000
Education Provision	1,000,000		1,000,000	1,000,000	1,000,000	3,000,000	7,000,000
Taunton Town Centre Regeneration	500,000	1,000,000					1,500,000
Surface Water & Flood Risk Mitigation	2,262,100	2,500,000		1,000,000			5,762,100
Community Development				500,000			500,000
Total Expenditure	4,262,100	3,500,00	1,000,000	3,500,00	1,000,000	3,000,000	16,262,100

*The total budget approved by Council for Surface Water and Flood Risk Mitigation schemes is £6m, with the balance of funding allocated from S106 income.

Table 1

² SWT Full Council Report 15/12/2020

S106 Funds

Figure 4 shows the S106 funds collected during 2020/21 by infrastructure type: £11,261.75 for Affordable Housing, £8,008.54 for Allotments, £248,082.57 for Children's Play, £780,000.00 for Heritage Protection, £8,545.00 for Outdoor Recreation, £363,812.41 for Community Halls, £11,272.00 for Community Facilities in the former West Somerset Council area, £2,000.00 for Recreational Facilities in the former West Somerset Council area and £50,000.00 towards a Flood Study.

Figure 5 shows the S106 funds spent during 2020/21 on the delivery of infrastructure by type: £639,890.63 on Affordable Housing provision, £16,074.08 on Allotments, £97,529.29 on Children's Play, £780,000.00 on Heritage Protection, £70,649.01 on Outdoor Recreation, £345,547.60 on Community Halls, £150,695.62 on Community Facilities in the former West Somerset Council area, £49,671.60 on Recreational Facilities within the former West Somerset Council area, £59,959.00 on Public Art and £50,000.00 towards a Flood Study.

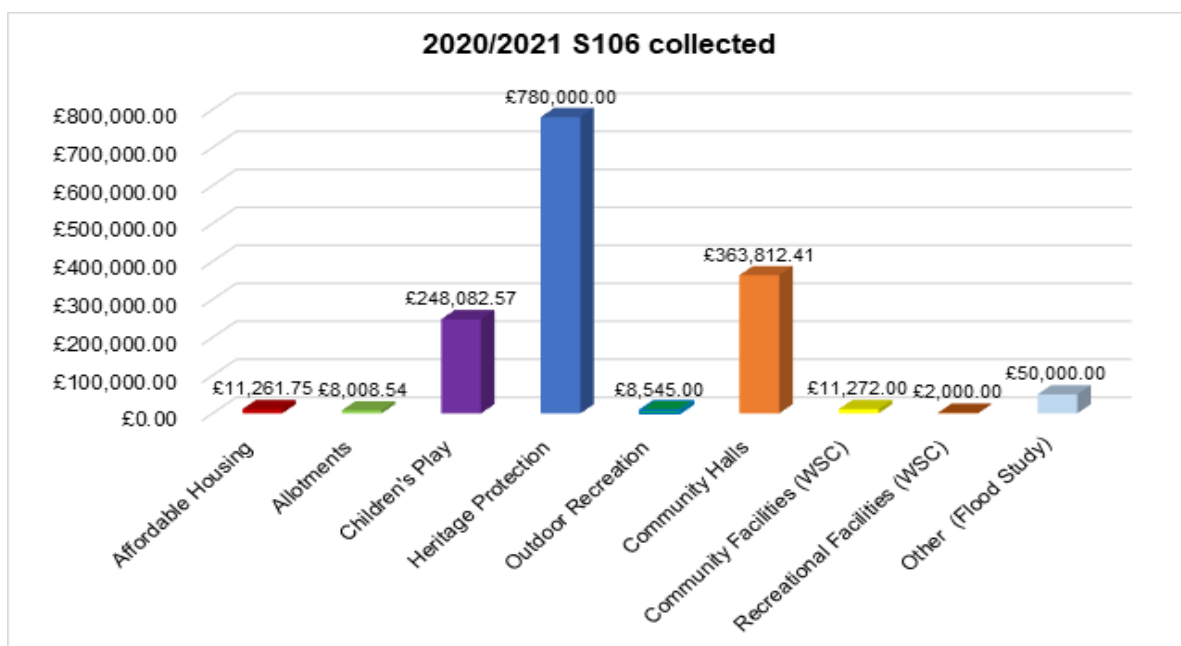


Figure 4

NB: The majority of affordable housing is provided on-site. However, where this is not possible developers make a financial contribution towards off-site affordable housing provision. This is the figure shown in the bar chart above.

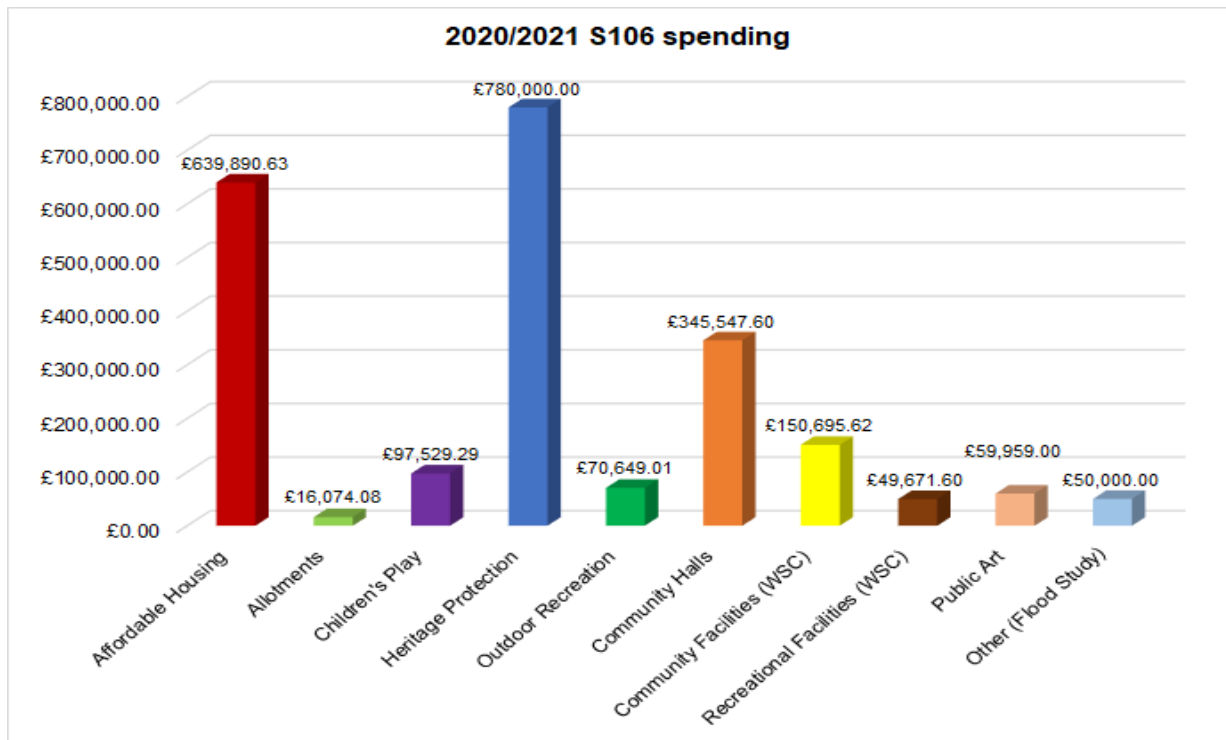


Figure 5

2. Introduction to the Community Infrastructure Levy (CIL)

2.1 CIL is a tariff-based charge on the development of new floorspace (per sqm) in the former Taunton Deane part of the district. CIL is not currently charged in the former West Somerset area. CIL is a standard charge which applies to residential and retail development. Certain development is exempt from the charge e.g. schools, health facilities, commercial premises, self-build housing etc. CIL funds collected can be used to fund a wide range of infrastructure e.g. new roads, cycle lanes, public realm improvements and flood defences, that is needed to meet the future growth needs of the former Taunton Deane area.

2.2 Charges are calculated on gross internal floor area of development. Payment of CIL is triggered by commencement of development and can be made in cash, land or infrastructure, subject to the Council's agreement.

CIL is also payable on retrospective planning applications where any CIL liability is payable immediately once planning approval is granted.

CIL rates must be set out via a published Charging Schedule. The Council's charging schedule was adopted in 2014. Further information can be found on the following webpage: www.somersetwestandtaunton.gov.uk/planning-policy/cil/ and <https://www.gov.uk/guidance/community-infrastructure-levy#spending-the-levy>.

- 2.3 The Regulations require that the Infrastructure Funding Statement (IFS) should include summary details of the amount of CIL spent on administrative expenses (Regulation 61); the amount of CIL passed to parish councils (Regulation 59A) and summary details of the receipt and expenditure of CIL used in neighbourhoods in unparished areas (Regulation 59F).
- 2.4 CIL Collecting Authorities have a duty to pass on a proportion of CIL receipts to local Parish/Town Councils (this is known as the Meaningful Proportion). The Meaningful Proportion is capped at 15% but rises to 25% in areas where a Neighbourhood Development Plan has been made.
- 2.5 Somerset West and Taunton Council intend to use CIL funds towards community development projects, cycle and pedestrian improvements, education provision, highways projects, surface water and flood risk mitigations and Taunton town centre regeneration projects.
- 2.6 Summary CIL for 2020/21:
- | | |
|---------------------------------|---------------|
| Collected | £3,653,137.43 |
| Spent: | £91,518.06 |
| Passed to Parish/Town Councils: | £184,644.32 |
- 2.7 Parish/Town Councils CIL spend projects have included:
- Maintenance and operation of community buildings
 - Improvement of recreational facilities
 - Litter bins
 - Maintenance of defibrillators
 - Signage / Noticeboards
 - Footpath improvements
 - Flood mitigation measures

The Parish Council CIL Annual Returns, showing full details of CIL income and expenditure for this year, can be found at the end of this report.

2.8 Infrastructure Delivery

The Council has approved the following Community Infrastructure Levy allocations to deliver infrastructure required to support the development of the area.

The total amount of CIL funds currently held in the strategic pot have been allocated to the delivery of infrastructure outlined in the Table 1 below. These allocations were agreed by the Council to support the delivery of infrastructure projects and to support current and future infrastructure funding bids, within the former Taunton Deane area. The current CIL allocations are based on CIL funds collected to date and anticipated future CIL income. These allocations will only be committed provided sufficient CIL funds have been received by the Council and may need to be reviewed as part of the Council's annual capital budget setting process.

Table 1: Community Infrastructure Levy Infrastructure Allocations

	2020/21 £	2021/22 £	2022/23 £	2023/24 £	2024/25 £	2025/26 Onwards £	Totals £
Cycle & Pedestrian Improvements	500,000			1,000,000			1,500,000
Education Provision	1,000,000		1,000,000	1,000,000	1,000,000	3,000,000	7,000,000
Taunton Town Centre Regeneration	500,000	1,000,000					1,500,000
Surface Water & Flood Risk Mitigation*	2,262,100	2,500,000		1,000,000			5,762,100
Community Development				500,000			500,000
Total Expenditure	4,262,100	3,500,000	1,000,000	3,500,000	1,000,000	3,000,000	16,262,100

*The total budget approved by Council for Surface Water and Flood Risk Mitigation schemes is £6m, with the balance of funding allocated from S106 income.

3. Section 106 Planning Obligations

3.1 Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development. Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development and necessary to make the development acceptable in planning terms.

3.2 The Council's approach to seeking developer contributions via S106 Agreements is set out in the Council's adopted development plans. The Strategy was put in place to ensure consistent delivery of infrastructure in the district and sets out the approach and the arrangements required to ensure the sustainability and long-term stewardship of the development. It provides a framework for the consideration of proposals to ensure that the appropriate infrastructure is realised in accordance with the policies in the emerging Local Plan.

3.3 S106 contributions can either be provided on-site or off-site in the form of financial payments.

3.4 Summary S106 spending for 2020/21:

Affordable Housing £639,890.63

Community Facilities £1,620,126.20

A detailed breakdown of spend is provided in Section 3h) below.

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A

Schedule 2 Section 1

- a) The total value of demand notices issued in 2020/21 is £7,576,517.11.
This value is of demand notices issued that have not been suspended or superseded by new demand notices outside of 2020/21.

Of the total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £7,556,625.83. The total value from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations in 2020/21 is £18,479.65 and the total value of the late payment interest accrued is £1,411.63.

- b) The total amount of CIL collected within 2020/21 was £3,653,137.43.
- c) The amount of CIL collected prior to 2020/21 totals £6,402,696.48. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
Cash	£6,402,696.48	£411,656.38
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to 2020/21 allocated in 2020/21 in relation to cash received is £1,100,939.69 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e) The total CIL expenditure recorded for 2020/21 is as follows:

Type	Expenditure
Admin CIL	£81,085.00
Neighbourhood CIL	£184,644.32
CIL Land Payments	£0.00
Other CIL Cash	£91,518.06
Total Value	£357,247.38

- f) The total amount of CIL allocated and not spent during 2020/21 is as follows, this does not include allocations made within 2020/21 that have been fully spent:

Type	Allocated	Spent	Remaining
Admin CIL	£182,656.87	£81,085.00	£101,571.87
Neighbourhood CIL	£353,825.48	£24,106.95	£329,718.53
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£4,353,618.06	£91,518.06	£4,262,100.00

- g) i) The items of infrastructure on which CIL (including land payments) has been spent within 2020/21, and the amount of CIL spent on each item is as follows:

Infrastructure	Date	Amount	Description
GWR Surfacing Project	01 March 2021 to 09 March 2021	£91,518.06	*Includes Third Party spending

Of this money spent within 2020/21, the number of affordable housing units provisioned via the spend of CIL money is 0.

Of this money spent within 2020/21, the following number of education places have been provisioned: 0

ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows: £0.00

iii) The amount of CIL collected towards administration expenses is £182,656.87. This was 5% of the total CIL receipts collected (£3,653,137.43) in 2020/21.

Somerset West and Taunton Council has set a collection percentage of 5.00%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses and Surcharges not being split with Parish/Town Councils.

The amount of CIL spent on administration expenses during 2020/21 was £81,085.00. This was 2.22% of the total CIL collected within 2020/21.

- h) Regarding CIL collected and allocated within 2020/21 that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
Cycle and Pedestrian Improvements	£500,000.00	£500,000.00	31 March 2021
Education Provision	£1,000,000.00	£1,000,000.00	31 March 2021
Taunton Town Centre Regeneration	£500,000.00	£500,000.00	31 March 2021
Surface Water and Flood Risk Mitigation	£2,262,100.00	£2,262,100.00	31 March 2021
Total Value	£4,262,100.00	£4,262,100.00	

- i) i) The total amount of CIL Meaningful Proportion passed to Parish/Town Councils under Regulations 59A and 59B is as follows:

Zone	Date	Amount Passed
Bishops Lydeard	28 April 2020	£186,245.33
Total		£186,245.33
Combe Florey	28 April 2020	£1,226.49
Combe Florey	30 October 2020	£3,679.47

Zone	Date	Amount Passed
Total		£4,905.96
Creech St Michael	28 April 2020	£1,332.05
Creech St Michael	30 October 2020	£1,332.05
Total		£2,664.10
Langford Budville	28 April 2020	£1,330.46
Total		£1,330.46
Ruishton	28 April 2020	£5,705.18
Total		£5,705.18
Stoke St Gregory	28 April 2020	£16,097.68
Stoke St Gregory	30 October 2020	£17,005.09
Total		£33,102.77
Taunton	28 April 2020	£3,797.99
Taunton	30 October 2020	£8,565.87
Total		£12,363.86
Wellington	28 April 2020	£2,335.51
Wellington	30 October 2020	£16,253.08
Total		£18,588.59
West Buckland	28 April 2020	£633.10
Total		£633.10
West Monkton	28 April 2020	£8,801.39
West Monkton	30 October 2020	£6,225.12
West Monkton	25 January 2021	£45,885.72
Total		£60,912.23
Wiveliscombe	28 April 2020	£2,285.07
Wiveliscombe	30 October 2020	£4,593.90
Total		£6,878.97
Burrowbridge	28 April 2020	£9,908.33
Total		£9,908.33
Comeytrove	28 April 2020	£3,692.30
Comeytrove	30 October 2020	£6,894.30
Total		£10,586.60

Please see the end of this report for the CIL annual returns submitted by Parish Councils.

ii) The following spends within 2020/21 have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4):

Infrastructure	Amount	Date	Spend Description
Meaningful Proportion Trull	£151.99	31 March 2021	Defibrillator pads
Total	£151.99		
Meaningful Proportion Pitminster	£3,000.00	31 March 2021	Creation of church community meeting place
Meaningful Proportion Pitminster	£4,020.00	31 March 2021	Speed Indicator Device
Meaningful Proportion Pitminster	£78.00	31 March 2021	Defibrillator pads
Meaningful Proportion Pitminster	£225.00	31 March 2021	Defibrillator battery

Infrastructure	Amount	Date	Spend Description
Total	£7,323.00		
Meaningful Proportion Stoke St Mary	£2,332.02	31 March 2021	Repair / replacement of village hall roof
Total	£2,332.02		
Meaningful Proportion West Buckland	£2,635.97	31 March 2021	Refurbishment of directional signage
Total	£2,635.97		
Meaningful Proportion Creech St Michael	£6,159.76	31 March 2021	Fencing of recreational park
Total	£6,159.76		
Meaningful Proportion North Curry	£1,408.50	26 June 2020	Footpath improvement
Meaningful Proportion North Curry	£2,982.00	12 March 2021	Car park entrance widening
Total	£4,390.50		
Meaningful Proportion Oake	£1,187.77	31 March 2021	Community Noticeboard
Total	£1,187.77		
Meaningful Proportion West Monkton	£319.44	31 March 2021	Sports Pitch provision
Meaningful Proportion West Monkton	£472.57	31 March 2021	Footpath Restoration
Meaningful Proportion West Monkton	£1,162.48	31 March 2021	Parks signage
Meaningful Proportion West Monkton	£12,316.11	31 March 2021	Community hub refurb
Meaningful Proportion West Monkton	£10,621.90	31 March 2021	2x Bus shelters
Meaningful Proportion West Monkton	£1,449.05	31 March 2021	Country Park works
Meaningful Proportion West Monkton	£4,315.00	31 March 2021	Outdoor gym equipment
Total	£30,656.55		
Meaningful Proportion Bishops Hull	£50,000.00	31 March 2021	Bishops Hull Hub Contribution
Meaningful Proportion Bishops Hull	£1,422.04	31 March 2021	Allotment gates
Meaningful Proportion Bishops Hull	£2,709.37	31 March 2021	Playing fields drainage
Total	£54,131.41		
Meaningful Proportion Lydeard St Lawrence	£570.00	31 March 2021	Outreach Post Office
Total	£570.00		
Meaningful Proportion Burrowbridge	£2,350.12	31 March 2021	Shipping Container for storage of flood equipment
Meaningful Proportion Burrowbridge	£155.73	31 March 2021	Shelving for shipping container
Meaningful Proportion Burrowbridge	£2,200.00	31 March 2021	Creation of community meeting place
Total	£4,705.85		
Meaningful Proportion Wiveliscombe	£465.75	31 March 2021	Dog waste bin

Infrastructure	Amount	Date	Spend Description
Meaningful Proportion Wiveliscombe	£2000.00	31 March 2021	Children's Play Equipment
Total	£2,465.75		
Meaningful Proportion Comeytrowe	£7,420.00	31 March 2021	Fencing around stream near Penny's Field play area
Total	£7,420.00		
Meaningful Proportion Cotford St Luke	£469.00	31 March 2021	Website
Meaningful Proportion Cotford St Luke	£1,400.00	31 March 2021	Cleaning of MUGA (Multi Use Games Area) and tennis courts
Meaningful Proportion Cotford St Luke	£480.26	31 March 2021	Tennis courts security
Meaningful Proportion Cotford St Luke	£26.00	31 March 2021	Tennis courts signage
Total	£2,375.26		
Meaningful Proportion Cheddon Fitzpaine	£365.00	31 March 2021	Waste Bin - Pyrland Farm
Meaningful Proportion Cheddon Fitzpaine	£469.86	31 March 2021	Waste Bin - A3259
Meaningful Proportion Cheddon Fitzpaine	£372.00	31 March 2021	Defibrillator maintenance
Meaningful Proportion Cheddon Fitzpaine	£609.14	31 March 2021	Contribution to sign boards
Meaningful Proportion Cheddon Fitzpaine	£1,775.00	31 March 2021	Parish Website
Total	£3,591.00		
Meaningful Proportion Otterford	£306.26	31 March 2021	Children's swing seats
Total	£306.26		
Meaningful Proportion Bishops Lydeard	£53,342.00	31 March 2021	Improvements to Wombat CC
Total	£53,342.00		
GWR Surfacing Project	£45,759.03	01 March 2021	50% payment on funding agreement signature
GWR Surfacing Project	£45,759.03	09 March 2021	Enhanced materials for external works
Total	£91,518.06		

j) i) Under Regulation 59E the Council can request the return of CIL funds passed to Town/Parish Councils that have not been spent appropriately after 5 years. The total collected under this regulation for 2020/21 was £0.00. Under Regulation 59F the Council retains responsibility for CIL collected in unparished areas. In 2020/21 this amounted to £15,453.65.

ii) The amount of CIL allocated during 2020/21 under Regulation 59E: £0.00

The amount of CIL spent under Regulation 59E during 2020/21: £0.00

The amount of CIL allocated during 2020/21 under Regulation 59F: £0.00

The amount of CIL spent under Regulation 59F during 2020/21: £0.00

- k) i) The amount of CIL requested to be returned by Parish/Town Councils under Regulation 59E for 2020/21 is: £0.00
- ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of 2020/21 for all years is: £0.00
- l) i) The amount of CIL collected and not assigned for Parish/Town Council CIL or CIL Administration for 2020/21 and that had not been spent is £2,548,813.52.
- ii) The amount of CIL collected and not assigned for Parish/Town Council CIL or CIL Administration from 01 April 2014 to the end of 2020/21 that had not been spent is £7,583,346.01.
- iii) The amount CIL collected and that had not been spent under Regulations 59E and 59F during 2020/21 are as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£15,453.65

- iv) The amount of CIL collected from 01 April 2014 to the end of 2020/21 under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£123,413.15

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A

Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered into during 2020/21 is £72,083.00. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received from planning obligations during 2020/21 was £1,482,982.27.
- c) The total amount of money received prior to 2020/21 that has not been allocated is £1,261,702.66.
- d) During 2020/21 the following non-monetary contributions have been agreed under planning obligations:

i) The total number of affordable housing units to be provided as on-site provision agreed under planning obligations is 86.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is 0.

ii) **NB: Education obligations are monitored and administered by Somerset County Council. Please refer to Somerset County Council for information on education provision agreed under S106 Agreements.**

Summary details of all non-monetary obligations agreed within 2020/21 are as follows:

Planning Application	Site Address	Deed Signed	Covenant Type/Service	DLUHC Type
3/32/20/004	Tanyard Farm, Stogursey	29/03/2021	Commit or spend the play equipment contribution within 5 years of receipt/Growth & Development	Other
06/17/0023	Sandhill Park House, Bishops Lydeard	06/04/2020	Agreement not to implement or continue works under existing permission/Growth & Development	Other
06/17/0023	Sandhill Park House, Bishops Lydeard	06/04/2020	Establish and operate an Escrow account/Growth & Development	Other
06/17/0023	Sandhill Park House,	06/04/2020	Emergency repair works fund to be paid	Other

	Bishops Lydeard		into Escrow account/Growth & Development	
06/17/0023	Sandhill Park House, Bishops Lydeard	06/04/2020	Approval of a phased programme of emergency repair works/Growth & Development	Other
06/17/0023	Sandhill Park House, Bishops Lydeard	06/04/2020	Council to enter onto land to undertake necessary repairs to East Wing if obligations breached by owner /Growth & Development	Other
06/17/0023	Sandhill Park House, Bishops Lydeard	06/04/2020	Phased programme of conversion works to be approved /Growth & Development	Other
06/17/0023	Sandhill Park House, Bishops Lydeard	06/04/2020	No occupation of Units 9 or 11/12 until emergency repair works and conversion works practically completed /Growth & Development	Other
06/17/0023	Sandhill Park House, Bishops Lydeard	06/04/2020	No occupation within Mansion House until emergency repair works and conversion works practically completed /Growth & Development	Other
06/17/0023	Sandhill Park House, Bishops Lydeard	06/04/2020	No occupation of Barns Land until Barns Management Arrangement agreed in writing /Growth & Development	Other
06/17/0023	Sandhill Park House, Bishops Lydeard	06/04/2020	Not to commit any expenditure of the emergency repair works fund other than for emergency repair works/Growth & Development	Other
06/17/0023	Sandhill Park House, Bishops Lydeard	06/04/2020	Establish and operate the Escrow account and pay out the emergency repair works fund only in accordance with the provisions of this schedule/Growth & Development	Other

06/17/0023	Sandhill Park House, Bishops Lydeard	06/04/2020	In the event that the Council enter onto land to carry out emergency repair works to the East Wing the Owner shall pay the default payment to the Council from the Escrow account within 5 working days of the default demand/Growth & Development	Other
3/02/18/004	Chilcombe Park Farm, Brompton Ralph	02/06/2020	Occupation of property limited to person working locally in agriculture or forestry/Growth & Development	Other
23/19/0008	Olands Lodge, Milverton	16/06/2020	The proposed development shall not be disposed of separately from the property/Growth & Development	Other
23/19/0008	Olands Lodge, Milverton	16/06/2020	The Council will issue the planning permission within 10 working days of the Agreement/Growth & Development	Other
38/19/0003	Fairwater Yard, Higher Palmerston Road, Taunton	13/10/2020	Public Open Space Management Body to be approved/Growth & Development	Open Space and Leisure
38/19/0003	Fairwater Yard, Higher Palmerston Road, Taunton	13/10/2020	Approval of Open Space Specification/Growth & Development	Open Space and Leisure
38/19/0003	Fairwater Yard, Higher Palmerston Road, Taunton	13/10/2020	Not to occupy any part of the development until the Open Space Specification has been approved/Growth & Development	Open Space and Leisure
38/19/0003	Fairwater Yard, Higher Palmerston Road, Taunton	13/10/2020	Complete the public open space before occupation of 75% of dwellings/Growth & Development	Open Space and Leisure

38/19/0003	Fairwater Yard, Higher Palmerston Road, Taunton	13/10/2020	Once completed transfer open space to the Management Body/Growth & Development	Open Space and Leisure
38/19/0003	Fairwater Yard, Higher Palmerston Road, Taunton	13/10/2020	Provide the Council with full details of the Management Body/Growth & Development	Open Space and Leisure
09/19/0001	Woodway Farm, Raddington, Chipstable	16/11/2020	Written notice of commencement/Growth & Development	Other
09/19/0001	Woodway Farm, Raddington, Chipstable	16/11/2020	Dwelling to be occupied in connection with associated business/Growth & Development	Other
09/19/0001	Woodway Farm, Raddington, Chipstable	16/11/2020	Annual accounts to be submitted/Growth & Development	Other
09/19/0001	Woodway Farm, Raddington, Chipstable	16/11/2020	Submit evidence of sufficiency of supply from qualified water engineer/Growth & Development	Other
06/19/0048	The Paddocks, Taunton Road, Bishops Lydeard	09/04/2020	Affordable Housing Scheme to be approved/Housing Enabling	Affordable Housing
06/19/0048	The Paddocks, Taunton Road, Bishops Lydeard	09/04/2020	Serving of Notices/Growth & Development	Other
29/20/0015	Cobblers Cottage, Bishopswood, Chard	11/02/2021	Visibility splay of first property to be retained at all times/Growth & Development	Other
29/20/0015	Cobblers Cottage, Bishopswood, Chard	11/02/2021	Visibility splay of second property to be retained at all times/Growth & Development	Other
3/07/20/012	Rexton Gorse, Crowcombe	08/02/2021	Existing dwelling to be kept vacant and not	Other

			used for any purpose/Growth & Development	
48/20/0035	Land at Deane Retail Car Park, Hankridge	18/01/2021	Written notice prior to implementation of new planning permission/Growth & Development	Other
48/20/0035	Land at Deane Retail Car Park, Hankridge	18/01/2021	Following implementation of new planning permission, original planning permission shall no longer be carried out/Growth & Development	Other
38/18/0465	Bodmin Road, Dorchester Road, Wells Close, Cambridge Terrace & Rochester Road, Taunton	08/08/2020	Approval of affordable housing scheme/Housing Enabling	Affordable Housing
38/18/0465	Bodmin Road, Dorchester Road, Wells Close, Cambridge Terrace & Rochester Road, Taunton	08/08/2020	Submission of off-street parking scheme/Somerset County Council - Highways	Highways
38/18/0465	Bodmin Road, Dorchester Road, Wells Close, Cambridge Terrace & Rochester Road, Taunton	08/08/2020	Not to occupy more than 40% of development until off-street parking scheme approved/Somerset County Council – Highways	Highways
3/32/06/003	Land at Farrington Hill Lane, Stogursey	04/11/2020	Maintain open space, play area and burial ground in perpetuity/Growth & Development	Open Space and Leisure
3/32/06/003	Land at Farrington Hill Lane, Stogursey	04/11/2020	Retain existing play area until relocated play area provided/Growth & Development	Open Space and Leisure

3/32/06/003	Land at Farringdon Hill Lane, Stogursey	04/11/2020	Retain burial ground land as open space until Council requests transfer of the land to the Council/Growth & Development	Other
3/32/06/003	Land at Farringdon Hill Lane, Stogursey	04/11/2020	Provide a grassed and landscaped area of open space/Growth & Development	Open Space and Leisure
49/17/0060	Land off Burges Lane, Wiveliscombe	06/04/2020	Approval of Travel Plan/Somerset County Council - Highways	Highways
49/17/0060	Land off Burges Lane, Wiveliscombe	06/04/2020	Contributions to be paid to the Council to be used only for the relevant purposes specified in the Deed/Growth & Development	Other
49/17/0060	Land off Burges Lane, Wiveliscombe	06/04/2020	Affordable Housing Scheme to be approved/Housing Enabling	Affordable Housing

- e) The total amount of money from planning obligations allocated towards infrastructure during 2020/21 was £1,682,599.41. Of this amount £180,576.75 was not spent during 2020/21.
- f) The total amount of money from planning obligations spent during 2020/21 was £2,260,016.83 (Affordable Housing £639,890.63 and Community Facilities £1,620,126.20). Of this amount £1,242,530.61 was spent by a third party on behalf of Somerset West and Taunton Council.
- g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
CSM PC installation of MUGA	£35,186.80	10 September 2020	£35,186.80
Taunton - Hamilton Rd Gym equipment	£10,308.15	14 September 2020	£10,308.15
Open Door	£40,615.50	27 October 2020	£32,455.50
Salvation Army Taunton	£30,000.00	26 November 2020	£23,518.34
Affordable Housing - Allers Mead & Seaward Way	£115,562.16	15 October 2020	£58,204.16
Ruishton PC outdoor gym and fence	£20,903.80	23 February 2021	£20,903.80

h) In relation to money which was spent by Somerset West and Taunton Council during 2020/21

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
Affordable Housing - YMCA Gascony & Magna Churchill Way	£79,870.00	01 March 2012 to 05 January 2021	Churchill Way - Magna scheme *Includes Third Party spending
Affordable Housing - Beach Hotel & Gascony Minehead	£4,673.63	03 June 2013 to 05 January 2021	YMCA Gascony *Includes Third Party spending
Affordable Housing - Allers Mead & Seaward Way	£57,358.00	16 October 2020	*Includes Third Party spending
Affordable Housing - Wellington	£366,895.00	28 May 2019 to 24 March 2021	LiveWest Heritage *Includes Third Party spending
Affordable Housing - The Paddocks	£114,428.00	22 December 2020	Affordable Housing *Includes Third Party spending
Affordable Housing - Churchill Way and Gascony	£16,666.00	01 March 2012 to 05 February 2021	YMCA Gascony *Includes Third Party spending
Total Affordable Housing	£639,890.63		
Bishops Hull Hub (new hall)	£236,196.52	19 August 2020 to 02 November 2020	*Includes Third Party spending
Bishops Hull Village Hall and Playing Field Trust	£21,504.00	26 January 2021	New play equipment *Includes Third Party spending
Churchinford Recreation Ground	£431.12	03 June 2015 to 24 August 2020	Outdoor Recreation Project *Includes Third Party spending
Churchstanton Allotments	£28.13	07 March 2016 to 24 August 2020	Towards water cube for allotment *Includes Third Party spending
Creech St Michael Parish Council	£19,142.67	11 December 2019 to 26 November 2020	Multi Use Games Area *Includes Third Party spending
CSM Allotments	£2,250.00	18 August 2020	Path for allotment *Includes Third Party spending
CSM Village Hall refurbishment	£44,824.87	30 July 2018 to 26 May 2021	*Includes Third Party spending
North Curry Pavilion works	£17,877.00	04 October 2018 to 26 October 2020	*Includes Third Party spending
Trull Parish Council	£148.00	16 September 2011 to 17 August 2020	Bench at recreation ground *Includes Third Party spending

Infrastructure	Spent	Date Spent	Spend Description
West Monkton Parish Council	£314.34	15 July 2014 to 08 June 2020	Farriers Green play equipment *Includes Third Party spending
Wiveliscombe Community Centre various works	£36,849.28	21 April 2020 to 28 October 2020	*Includes Third Party spending
Wiveliscombe Community Centre various works	£4,755.80	14 January 2020 to 28 October 2020	*Includes Third Party spending
Taunton - Canal/Dragons Trail Project	£147.06	25 October 2016 to 13 August 2020	Gravel for mural created *Includes Third Party spending
Wellington Park Paths	£6,133.24	18 May 2018 to 06 October 2020	
Taunton - Hamilton Road Allotments	£1,764.00	19 August 2020	*Includes Third Party spending
Taunton - Victoria Park play equipment	£27,352.95	18 December 2018 to 13 April 2021	Baseball fence *Includes Third Party spending
Hamilton Road Allotments	£972.00	11 February 2019 to 19 August 2020	*Includes Third Party spending
Open Door refurbishment of Hall	£8,160.00	22 March 2021 to 07 July 2021	*Includes Third Party spending
Wellington Community Centre	£140.43	09 November 2020	Hall Buffering *Includes Third Party spending
Bicknoller Hall and Community Shop Improvements	£4,406.00	26 November 2019 to 09 November 2020	*Includes Third Party spending
Norton Fitzwarren to provide Playing Pitches & Play Area	£25,000.00	21 January 2021 to 10 June 2021	
Taylor Wimpey	£6,070.36	09 November 2020	Returned unspent funds
Hamilton Road Allotments	£2,855.14	11 November 2020 to 08 March 2021	*Includes Third Party spending
Creech St Michael Allotments	£2,254.81	19 November 2020	Water butts *Includes Third Party spending
West of England Developments	£59,959.00	17 November 2020	Returned unspent Arts Fund
Holway Allotments	£5,950.00	10 December 2020	For shed, base of shed, raised beds and soil *Includes Third Party spending
Vivary Park Play Equipment	£11,964.00	01 February 2021	New play equipment
Wiveliscombe Hewers Grange	£6,312.00	01 February 2021	New play equipment
Taunton Green, Cheddon Rd	£13,518.00	22 March 2021	New play equipment

Infrastructure	Spent	Date Spent	Spend Description
CLOWNS	£11,272.00	09 June 2008 to 11 June 2020	Mobile Youth Provision *Includes Third Party spending
Stogursey PC - Noticeboards around Stogursey	£456.00	29 October 2020	Noticeboards for village *Includes Third Party spending
Watchet Bowling Club	£112,233.22	09 November 2020 to 20 April 2021	Funding towards indoor bowling rink and community hall/gym *Includes Third Party spending
Watchet Town Council	£32,500.00	05 October 2020	Towards new MUGA *Includes Third Party spending
Salvation Army – Refurbishment of Hall	£6,481.66	16 March 2021 to 21 October 2021	*Includes Third Party spending
Minehead Town Council	£4,000.00	08 October 2020	Towards outdoor gym equipment for Recreation Ground *Includes Third Party spending
Minehead Regal Theatre	£19,750.00	28 July 2020 to 29 October 2020	Redevelopment of basement for changing facilities *Includes Third Party spending
Minehead Eye - Climbing wall	£15,750.00	08 September 2020 to 22 September 2020	*Includes Third Party spending
Heritage - Toneworks Emergency Works	£780,000.00	01 February 2021	Toneworks Emergency works
Wrencon	£20,402.60	17 December 2020	Returning unallocated funds
Flood Project	£50,000.00	10 March 2021	
Total Community Facilities	£1,620,126.20		

Bishops Hull Hub (new hall) – Front elevation
Council

Creech St Michael Parish

- Multi Use Games Area



Watchet Town Council – Multi Use Games Area



Affordable Housing – East of Aller Mead, Minehead Doniford Road, Williton (CGI image)



Affordable Housing – YMCA Gascony



ii) No planning obligation money was spent on repaying money borrowed, including any interest.

- iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £0.00.
- i) The total amount of money retained at the end of the reported year is £2,672,107.13. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

Section 278 Matters
Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A
Schedule 2 Section 4

The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. The financial values of these are not included in the matters under **Schedule 2 Section 3** of this report.

N.B: Section 278 matters are monitored and administered by Somerset County Council. For further information please contact Somerset County Council.