

Taunton Deane Borough Council

Executive – 18 January 2012

Planning Obligations Interim Policy

Report of the Planning Policy Advisor

(This matter is the responsibility of Executive Councillor Mark Edwards)

1. Executive Summary

The Planning Obligations Interim Policy is intended to operate until the Community Infrastructure Levy is adopted in winter 2012/13. It will enable developer contributions to be collected towards the provision of new infrastructure that will be required in conjunction with new development. Executive is recommended to support the Interim Policy and to recommend the Council to adopt it.

2. Background

2.1 The Taunton Deane Core Strategy, Infrastructure Delivery Plan (IDP) and Sustainability Appraisal were submitted to the Secretary of State on 14 November 2011. The Borough Council commissioned Three Dragons and Roger Tym & Partners to prepare the IDP, Planning Obligations Interim Policy and Community Infrastructure Levy (CIL) to accompany the Core Strategy. The Infrastructure Delivery Plan (IDP) is part of the Core Strategy, but has been produced as a separate document because it will be reviewed annually. The IDP gives details of the infrastructure that local service providers and the Council have identified as key to supporting growth in the Borough and in meeting the objectives of the Core Strategy. CIL will provide a mechanism to collect developer contributions towards the provision of infrastructure identified in the IDP. Until the CIL is adopted at the end of 2012, the Planning Obligations Interim Policy will provide a framework for developer contributions.

2.2 The majority of the IDP consists of an analysis of infrastructure needs, grouped under the following headings:

- Physical Infrastructure (e.g. Flood alleviation, transport);
- Utilities (e.g. electricity, gas, water, sewage treatment and telecommunications);

- Social and Community Infrastructure (e.g. education, health, faith, sports and recreation, arts and culture, children's play, community halls); and
- Green Infrastructure (e.g. green wedges, country parks, open spaces and links).

The IDP does not deal in any detail with affordable housing, although the need for this has been taken into account when assessing the level of contributions that developers are likely to have to make.

2.3 The IDP has identified that the level of infrastructure required to support development is unlikely to be funded fully from developer contributions. With this in mind, the document identifies the following actions which should be taken in order that the growth outline in the Core Strategy is accompanied by sufficient infrastructure:

- The Council should not take an overly optimistic view about public funding;
- An appropriate balance should be struck in identifying the maximum level of developer's contributions that can be achieved without making development unviable;
- Opportunities should be maximised to secure funding from other sources (such as the New Homes Bonus);
- Clear priorities should be determined for the use of funding that may become available; and
- Mechanisms such as deferred payments and sharing in value uplift should be explored.

Securing contributions from developers will be key to delivery of infrastructure and services. The IDP viability assessment indicates that with about £15,000 per dwelling contribution package, 25% affordable housing (assuming the introduction of affordable rent) is possible.

2.4 Since April 2011 3 Dragons and Roger Tym and Partners have been working on the Planning Obligations Interim Policy and the Community Infrastructure Levy (CIL) charging schedule that sets out the level of developer contributions towards new or upgraded infrastructure to support the overall growth of the Borough. Local authorities can choose to charge CIL on new developments in their area. The money can be used to support development by funding infrastructure that the local community needs. It applies to most new buildings (residential and non-residential) and charges are based on the size and type of development. Consultation on the CIL draft charging schedule is anticipated in spring 2012, with submission in summer, Examination in autumn and adoption in winter 2012/13.

2.5 The Department for Communities and Local Government is currently consulting on proposals to reform the Community Infrastructure Levy (CIL). The consultation proposes to provide an option to use CIL receipts for affordable housing, which could be of interest to the Council, as small housing developments of less than 15 dwellings currently do not make any contributions to affordable housing. It also proposes to implement Neighbourhood Funds, under which a 'meaningful proportion' of CIL would be passed to Parish Councils. The concern is that there will not be enough money to fund the infrastructure that will be required to deliver the level of growth proposed and it is not clear how there will be any 'spare' money to pass on, especially since the parish councils would have freedom to spend CIL receipts on items other than those identified in the IDP. Responses are sought by 30 December 2011. The LDF Steering Group considered the Borough Council's response to this consultation at its meeting on 22 November 2011.

3. The Planning Obligations Interim Policy

- 3.1 The Planning Obligations Interim Policy is attached as an Appendix to this report. The Interim Policy has been prepared to fill the gap until CIL is adopted in winter 2012/13. It will help developers understand the scope of the planning obligations for residential development which the Council will be seeking as we move towards CIL. This Interim Policy relates to the first phase of infrastructure requirements (from 2011 – 2016) identified in the IDP. Where the level of contribution will adversely affect development viability, the Council will consider a reduced level of contribution, subject to an open book viability appraisal, so as not to affect the overall pace of development in the Borough
- 3.2 A workshop for agents, developers and other stakeholders was held on 30 June 2011. Discussions have taken place with the Legal Services Manager and Growth and Development Manager who support the policy and feel that it would help to prepare developers for the implementation of CIL.
- 3.3 The draft Planning Obligations Interim Policy was considered by the LDF Steering Group at its meeting on 13 October 2011. It was agreed that the policy go forward for consideration by Community Scrutiny and approval by Executive and Council.
- 3.4 It is intended that the Interim Policy has advantages over the usual Section 106 negotiations because it will speed up the process of getting planning permission and will create a level playing field where all developments are making infrastructure contributions on the same basis. Developers will still have the choice, if they do not wish to follow the Interim Policy, to enter into a Section 106 Agreement as at present.

4. Financial implications

- 4.1 The Core Strategy, IDP, Planning Obligations Interim Policy and CIL are likely to significantly influence the allocation of any money the Borough Council may receive under the Government's New Homes Bonus. They are also crucial to securing financial contributions from developers towards services where the costs could otherwise fall on the Borough and County Councils.

5. Legal Comments

- 5.1 The Council has a statutory duty to prepare a Local Development Framework, within which the Core Strategy is a key document. The IDP, Interim Policy and CIL provide the mechanism to secure contributions towards the infrastructure required to accompany development. The Core Strategy, IDP and CIL provide certainty for communities and for developers. It enhances confidence in Taunton Deane as a place to invest and enhances the reputation of the Council and its ability to access national and regional funding.

6. Links to Corporate Aims

- 6.1 The Core Strategy, IDP and CIL are key documents for securing funding to deliver all of the Borough Council's corporate aims:
- Tackling Deprivation and Sustainable Community Development;
 - Regeneration;
 - Affordable Housing; and
 - Climate Change

7. Environmental Implications

- 7.1 The Core Strategy contains policies on climate change, the environment, mixed use development in sustainable locations to minimise the need to travel and maximise opportunities for public transport, cycling and walking, the use of resources and sustainable design. The IDP identifies the key infrastructure required for new development

8. Community Safety Implications

- 8.1 The Core Strategy contains a policy on inclusive communities which addresses the needs of particular groups and areas of deprivation and seeks to reduce crime and the fear of crime as well as incidences of anti-social behaviour; reduce social inequalities and disadvantage; and protect and enhance the supply of community facilities and local services.

9. Equalities Impact

- 9.1 An Equalities Impact Assessment of the Core Strategy has been carried out. Since the IDP is not in itself a policy document, a separate equalities impact assessment is unnecessary.

10. Risk Management

- 10.1 The Core Strategy is a high priority in the Strategy Unit Service Plan. It is also recognised as a significant risk in the Corporate Risk register.

12. Recommendations

- 12.1 The Executive is recommended to:-
1. Support the Planning Obligations Interim Policy; and
 2. Recommended the Council to adopt it.

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TAUNTON DEANE BOROUGH COUNCIL

PLANNING OBLIGATIONS

INTERIM POLICY

FINAL DRAFT

January 2012

Prepared by Three Dragons and Roger Tym and Partners
on behalf of Taunton Deane Borough Council

1 INTRODUCTION

Background

1.1 This interim policy on planning obligations is intended to guide negotiations between the Council and applicants on development schemes until the Community Infrastructure Levy (CIL) is adopted (scheduled for winter 2012/13). It will clarify the planning policy basis to secure the ongoing and necessary community and infrastructure provision from development and confirm the Council's approach to section 106 (s106) obligations. This guidance is based on the current version of the Council's Infrastructure Delivery Plan (IDP) and takes into account the CIL Regulations that came into force in April 2010 and the amendments of April 2011 as well as the existing Planning Obligations SPD¹ and emerging Core Strategy Policy.

Need for, and status of, interim policy

1.2 The need for interim guidance to steer negotiations on obligations from new development (prior to the introduction of a CIL) is based on:

- The importance of providing high quality new developments that are supported by an appropriate range of new infrastructure;
- The need to provide clarity to the development industry on what is to be expected from new development and how the Council will approach negotiations with planning applicants about planning obligations;
- The need to reflect recent changes in the national legislative framework for planning obligations;
- The time taken to produce a robust and acceptable CIL charging schedule – which is unlikely to be in place until winter 2012/13.

1.3 The interim policy is compliant with the new legislative framework and developers will be able to understand the scope of planning obligations which the Council will be seeking as it moves towards a CIL. There is also a need to ensure that the separate and cumulative impact of proposed development is properly recognised in the developer contributions sought. The policy has been subject to internal consultation and discussion with the development industry. It has been approved by the Council as being informative only, to help guide negotiations with applicants to secure the most appropriate planning obligations for development.

1.4 The Council has also been mindful of the implications of the viability analysis undertaken in preparing the IDP. The viability analysis for the IDP was conducted at a very broad level but does indicate the overall scope of contributions from residential development that may be acceptable (on economic grounds).

¹ Taunton Deane Borough Council, Planning Obligations Supplementary Planning Document, Adopted December 2008

2. INFRASTRUCTURE REQUIREMENTS

Infrastructure Delivery Plan (IDP)

- 2.1 The Council's Infrastructure Delivery Plan (IDP) sets out the infrastructure requirements needed to support the levels of future growth in Taunton Deane. It reflects the views of the service providers responsible for different elements. The IDP also explains in broad terms how this infrastructure will be delivered as well as the risks associated with infrastructure delivery and how these will be mitigated. The IDP contributes to the evidence base on infrastructure for the Core Strategy and for the proposed Community Infrastructure Levy.
- 2.2 As this interim policy will only be applicable until the CIL is adopted, it only relates to the first phase of infrastructure requirements from 2011 to 2016. Annex 1 reproduces Table 6.1 from the IDP which sets out the summary of total infrastructure for this period.

Funding and Risk

- 2.3 It is clear that public funding for many items of infrastructure is likely to be less than previously available and the future scale and focus of public funds is uncertain. Concentrating on the first phase of growth and development helps to identify any known public funding (including from new sources such as the New Homes Bonus). In addition, working with the development industry locally in partnership to assess viability of contributions and timely collection of monies for infrastructure will also help to mitigate the risk to delivery of lack of funding.

First Phase and Prioritisation

- 2.4 The Council's emerging policy on Infrastructure (CP7) in the Core Strategy identifies broad principles for priorities for provision of infrastructure in the first phase.

Where viability is a constraint, priority will be given to:

1. Measures essential to enable a development to physically proceed.
 2. Infrastructure supporting sustainable development.
 3. Measures that facilitate economic development.
 4. For residential schemes, contributions to other measures related to the needs of the new population.
- 2.5 The **high priority infrastructure** for the first phase of growth 2011 to 2016 based on the above priorities and the new statutory tests are as follows:
- Flood defence for Taunton
 - Public transport improvements
 - Other sustainable transport measures
- 2.6 There are also **obligations which are related to the increase in population** arising from new development e.g. education, health, play etc.

- 2.7 In addition there will continue to be scheme specific obligations as required e.g. to deal with site access, on site flood attenuation, landscaping etc.

Draft

3. APPROACH

Principles

- 3.1 In order to secure appropriate contributions to mitigate the separate and cumulative impacts of proposed development in the first phase of the growth set out in the emerging Core Strategy this interim policy is based on the following principles:
- All new residential development of 1 or more dwellings (net increase) should contribute towards infrastructure provision to mitigate impacts;
 - Contributions from non residential development will continue to be negotiated on a scheme by scheme basis;
 - Cumulative impacts will be served by the pooling of s106 contributions;
 - Based on evidence in the IDP and to meet the statutory tests, some types of contribution are required from development across the borough, while others relate to infrastructure serving a particular area (e.g. Taunton or Wellington);
 - Where the level of contributions being sought will adversely affect scheme viability, the Council will consider a reduced level of contribution for a site, (subject to an open book appraisal on viability grounds) so as not to endanger the overall pace of development in the borough.

Assessing the contribution

- 3.2 The two main types of obligations are;
- Population related; and
 - One-off key infrastructure.
- 3.3 The costs of each type of infrastructure are firstly measured against any potential sources of non developer contributions to assess the scale of developer contributions to mitigate the impacts of development. In the majority of cases there will be no other sources of funding e.g. for recreation provision, public transport measures. With regard to new sources of funding such as the New Homes Bonus there is no certainty whether the money will be spent on new infrastructure and, if so, on what type of infrastructure. The costs of the infrastructure are either determined by the costs of provision eg a school place costs £x to provide at primary level or the total cost is divided by the number of houses creating the impact e.g. cost of a new road divided by the number of houses whose impact it is mitigating.
- 3.4 In addition to the types listed above there will be site specific obligations to be negotiated on a site by site basis.
- 3.5 The IDP differentiates three geographic areas for one off/key infrastructure viz:
- Taunton
 - Wellington
 - Rural areas.

4. TYPES OF OBLIGATIONS

- 4.1 The following table sets out a checklist of obligations and their justification for securing contributions on an interim basis until a CIL is in place.
- 4.2 Where an item of infrastructure is necessary to make acceptable development because of the population increase it generates, a per dwelling contribution is identified for the period 2011 to 2016. Where the development is an item of infrastructure that the Core Strategy identifies to mitigate the cumulative impact of development across the borough (or for a specific settlement e.g. Taunton), the per dwelling figure set out is the total cost of the item divided by the total number of dwellings identified to 2028 (less dwellings already completed or with planning permission). Borough wide this is estimated at 11,600 at January 2012.
- 4.3 For some contributions, a per dwelling figure is provided for a specific part of the Borough (e.g. for Taunton). The estimated number of dwellings used for these calculations are as follows:
- Taunton ~ 9,300 dwellings
 - Wellington ~ 1,550 dwellings
 - Rest of the Borough ~ 750 dwellings

(Note: These numbers are subject to further review in light of the emerging Core Strategy process.)

Type of obligation	Status/Need for contribution	Standards	Approach e.g. cost/number of dwellings	Comment
Education				
Primary school – Nerrols (new)	To meet cumulative population growth in Taunton	30 places per 150 dwellings	Charge per dwelling for primary schools - £2,451 Taunton only	Contributions subject to an assessment of spare capacity in the area of impact
Primary school – West Monkton (new)	To meet cumulative population growth in Taunton	30 places per 150 dwellings	Charge per dwelling for primary schools - £2,451 Taunton only	Contributions subject to an assessment of spare capacity in the area of impact
Primary school – Wellington (new)	To meet cumulative population growth in Wellington	30 places per 150 dwellings	Charge per dwelling for primary schools - £2,451 Wellington only	Contributions subject to an assessment of spare capacity in the area of impact
Primary school – Wiveliscombe (extension)	To meet cumulative population growth in rural Taunton Deane	30 places per 150 dwellings	Charge per dwelling for primary schools - £2,451 Wiveliscombe only (and development in any other area which uses this school)	Contributions subject to an assessment of spare capacity in the area of impact
Secondary school - Wiveliscombe, Kingsmead (extension)	To meet cumulative population growth in rural Taunton Deane	30 places per 210 dwellings	Charge per dwelling for secondary schools - £2,638 All areas served by Kingsmead	No spare capacity as at 2011
Early years provision	To meet cumulative population growth	3 places per 100 dwellings	Charge per dwelling for pre school provision - £368	Contributions subject to an assessment of spare capacity in the area of impact
Post 16 provision	To meet cumulative population growth	30 places per 525 dwellings	Charge per dwelling for post 16 provision - £477	

Type of obligation	Status/Need for contribution	Standards	Approach e.g. cost/number of dwellings	Comment
Healthcare				
Firepool Weir Health Campus	To meet cumulative population growth	New surgery per 4/6,000 people	Charge per dwelling - £545 Taunton only	£1.5m developer contribution to be met by 2,750 new dwellings Contributions subject to an assessment of spare capacity in the area of impact
Norton Fitzwarren Surgery	To meet cumulative population growth	New surgery per 4/6,000 people	Charge per dwelling - £545 Taunton only	£1.5m developer contribution to be met by 2,750 new dwellings Contributions subject to an assessment of spare capacity in the area of impact
Provision for faith communities	To meet cumulative population growth	Equivalent of 0.5 hectares of free land per 3,000 dwellings		Council will negotiate to find acceptable alternative for schemes of less than 3,000 dwellings

Type of obligation	Status/Need for contribution	Standards	Approach e.g. cost/number of dwellings	Comment
Art and culture				
Public art	Contribution to public arts	0.5% of development costs	0.5% of development costs	Equivalent on site provision acceptable to Council subject to negotiation
Brewhouse improvements	Upgrade to facility to meet needs of growing population.	£2.5m sought from development 2011 to 2028	Charge per dwelling - £215 (£2.5m/11,600)	Upgrade to begin asap – IDP indicates 2016 to 2021 but this will be brought forward if funding permits
Library and archives	To meet cumulative population growth	National standard	Charge per dwelling - £280	Contributions subject to an assessment of spare capacity in the area of impact
Sport and recreation				
	All in accordance with TDBC's Sports Facilities Strategy. Figures = requirement to 2028	See IDP for standards details		
Sports halls	To meet cumulative population growth		Charge per dwelling - £791	Contributions subject to an assessment of spare capacity in the area of impact
Synthetic Turf Pitches	To meet cumulative population growth		Charge per dwelling - £93	Contributions subject to an assessment of spare capacity in the area of impact
Indoor Bowling Greens	To meet cumulative population growth		Charge per dwelling - £68	Contributions subject to an assessment of spare capacity in the area of impact

Type of obligation	Status/Need for contribution	Standards	Approach e.g. cost/number of dwellings	Comment
Outdoor bowling greens	To meet cumulative population growth		Charge per dwelling - £12	Contributions subject to an assessment of spare capacity in the area of impact
Indoor tennis courts	To meet cumulative population growth		Charge per dwelling - £138	Contributions subject to an assessment of spare capacity in the area of impact
Outdoor tennis courts	To meet cumulative population growth		Charge per dwelling - £82	Contributions subject to an assessment of spare capacity in the area of impact
Squash courts	To meet cumulative population growth		Charge per dwelling - £41	Contributions subject to an assessment of spare capacity in the area of impact
MUGAs	To meet cumulative population growth		Charge per dwelling - £86	Contributions subject to an assessment of spare capacity in the area of impact
Adult football	To meet cumulative population growth		Charge per dwelling - £91	Contributions subject to an assessment of spare capacity in the area of impact
Junior football pitches	To meet cumulative population growth		Charge per dwelling - £79	Contributions subject to an assessment of spare capacity in the area of impact
Mini-soccer pitches	To meet cumulative population growth		Charge per dwelling - £12	Contributions subject to an assessment of spare capacity in the area of impact
Cricket pitches	To meet cumulative population growth		Charge per dwelling - £105	Contributions subject to an assessment of spare capacity in the area of impact
Rugby pitches	To meet cumulative population growth		Charge per dwelling - £49	Contributions subject to an assessment of spare capacity in the area of impact
Swimming pool refurbishment/replacement	To meet cumulative population growth		Charge per dwelling - £279	Work to start on provision as soon as funds permit

Type of obligation	Status/Need for contribution	Standards	Approach e.g. cost/number of dwellings	Comment
Community halls				
Community and village halls	To meet cumulative population growth	See IDP for standards details	Charge per dwelling - £232	Contributions subject to an assessment of spare capacity in the area of impact
Play areas				
LEAPS and NEAPs	Meet population growth	See IDP for standards details	Charge per dwelling - £1232	Contributions subject to an assessment of spare capacity in the area of impact
Green infrastructure		See IDP for standards details		
Formal parks	To meet cumulative population growth		Charge per dwelling - £1202	Contributions subject to an assessment of spare capacity in the area of impact
Amenity space	To meet cumulative population growth		Charge per dwelling - £113	Contributions subject to an assessment of spare capacity in the area of impact
Country parks	To meet cumulative population growth		Charge per dwelling - £710	Contributions subject to an assessment of spare capacity in the area of impact
Allotments	To meet cumulative population growth		Charge per dwelling - £169	Contributions subject to an assessment of spare capacity in the area of impact
Greenways	To improve transport system into the countryside and reduce car borne journeys		Charge per dwelling - £102	

Type of obligation	Status/Need for contribution	Standards	Approach e.g. cost/number of dwellings	Comment
Flood mitigation				
Firepool Weir	Repairs and environmental and amenity benefits	N/a – development contribution of £4m identified in IDP	Charge per dwelling - £430 (£4.0m/9,300)	Contribution to be sought from all new dwellings in Taunton – relating to scale of development
Flood defence Taunton town centre	Attenuation scheme on the River Tone	N/a – development contribution of £6m identified in IDP	Charge per dwelling - £645 (£6.0m/9,300)	Contribution to be sought from all new dwellings in Taunton – relating to scale of development
Improved public transport				
Taunton town centre improvements	To enhance town centre environment and facilitate improved bus service	N/a – development contribution of £6m identified in IDP	Charge per dwelling - £517 (£6.0m/11,600)	Contribution to be sought from all new dwellings in Taunton Deane (borough wide benefit – relating to scale of development)
Enhanced information system	To enhance bus service for Taunton	N/a – development contribution of £0.60m identified in IDP	Charge per dwelling - £65 (£0.6m/9,300)	Contribution to be sought from all new dwellings in Taunton – relating to scale of development

Type of obligation	Status/Need for contribution	Standards	Approach e.g. cost/number of dwellings	Comment
Improvements to network of bus stops and shelters	To improve service across the borough	N/a – development contribution of £0.60m identified in IDP	Charge per dwelling of £52 (£0.60m/11,600)	Contribution to be sought from all new dwellings in the borough – relating to scale of development
Park and Ride facilities				
Silk Mills	To improve transport system and reduce car borne journeys	N/a – development contribution of £0.80m identified in IDP	Charge per dwelling - £69 (£0.8m/11,600)	Contribution to be sought from all new dwellings in Taunton Deane (borough wide benefit – relating to scale of development)
Cycle network improvements				
Phase 1 of Taunton network	To improve transport system and reduce car borne journeys	N/a – development contribution of £1.95m identified in IDP	Charge per dwelling - £210 (£1.95m/9,300)	Contribution to be sought from all new dwellings in Taunton – relating to scale of development
Phase 1 of Wellington network	To improve transport system and reduce car borne journeys	N/a – development contribution of £0.21m identified in IDP	Charge per dwelling - £135 (£0.21m/1,550)	Contribution to be sought from all new dwellings in Wellington – relating to scale of development

Type of obligation	Status/Need for contribution	Standards	Approach e.g. cost/number of dwellings	Comment
Pedestrian network improvements				
Taunton network	To improve transport system and reduce car borne journeys	N/a – development contribution of £2.10m identified in IDP	Charge per dwelling - £225 (£2.10m/9,300)	Contribution to be sought from all new dwellings in Taunton – relating to scale of development
Major highway schemes				
The Third Way	Already funded			No further contributions sought
NIDR	Already funded			No further contributions sought

5. OPERATION AND MONITORING

Procedural

Pre Application discussions

- 5.1 Applicants are encouraged to discuss with the Council's Development Management Section the likely impacts of a proposed development prior to submission of a formal application using the checklist in Section 4. This will help to identify, in a standardised way, the necessary infrastructure requirements or mitigation measures. Guidance can then be provided to applicants about the level of likely planning obligations at an early stage.
- 5.2 During this stage the aim will be to agree a draft heads of terms and where there are alternative suggestions a reasoned justification will be sought from the applicant.

Application stage

- 5.3 A formal planning application will need to be accompanied by a statement summarising the contributions to provisions to be delivered by Section 106 agreement to address policy and site specific requirements.

Post decision including costs

- 5.4 The Council's Development Management Section will monitor the implementation of developments to ensure that planning obligations are met. The Council's reasonable legal costs in processing an obligation will be required to be met by the applicant.

Monitoring and Review

- 5.5 The application and effectiveness of this interim guidance will be monitored until CIL is in place. It will form part of the Council's Annual Monitoring Report to assess the effectiveness of Local Plan/Local Development Scheme policies. It will be reviewed if there is evidence that the interim policies are not meeting the Council's objectives of securing contributions from new development with consequent implications for the proposed CIL charging schedule.

Annex 1 Extract from Infrastructure Delivery Plan 2011 -2016

Measure	Lead organisation
Flood mitigation	
Firepool Weir	TDBC
Flood defence Taunton	TDBC
Improved public transport	
Taunton town centre improvements	SCC
Enhanced information system	SCC
Improvements to network of bus stops and shelters	SCC
Park and Ride facilities	
Silk Mills	SCC
Cycle network improvements	
Phase 1 of Taunton network	SCC
Phase 1 of Wellington network	SCC
Pedestrian network improvements	
Taunton network	SCC
Public realm	
Environment improvements/traffic calming –Monkton H, Creech St M, Bathpool	SCC
Major highway schemes	
The Third Way	SCC
NIDR	SCC
Other highway measures	
Taunton network	SCC
Wellington network	SCC
Education	
Primary school – Nerrols (new)	SCC
Primary school – West Monkton (new)	SCC
Primary school – Wellington (new)	SCC
Primary school – Wiveliscombe, (extension)	SCC
Secondary school - Wiveliscombe, Kingsmead (extension)	SCC
Primary health care	
Warwick House Medical Centre	GP consortium
Victoria Gate Surgery	GP consortium
Creech Medical Centre	GP consortium
Firepool Wier Health Campus	GP consortium
Norton Fitzwarren Surgery	GP consortium
Wiveliscombe (Lister House Surgery)	GP consortium

Measure	Lead organisation
Acute health care	
Musgrove Hospital Phase 1 Surgical centre and new public concourse	NHS
Energy infrastructure renewal	NHS
Provision for faith communities	TDBC
Art and culture	
Public art*	TDBC
Library and archives *	SCC
Sport and recreation	
Sports and recreation provision *	TDBC
Swimming pool refurbishment/replacement*	TDBC
Community halls	
Community and village halls *	TDBC
Play areas	
LEAPS and NEAPs *	TDBC
Green infrastructure	
Country parks, formal parks, amenity space, allotments, greenways*	TDBC

Measures marked with an asterisk indicate provision will be in line with new housing growth.