

SWT Corporate Scrutiny Committee

Wednesday, 5th January, 2022,
6.15 pm



Somerset West
and Taunton

The John Meikle Room - The Deane
House

[SWT MEETING WEBCAST LINK](#)

Members: Gwil Wren (Chair), Nick Thwaites (Vice-Chair), Ian Aldridge, Benet Allen, Marcus Barr, Sue Buller, Norman Cavill, Simon Coles, Habib Farbahi, Ed Firmin, Barrie Hall, John Hassall, Libby Lisgo, Danny Wedderkopp, Loretta Whetlor, Ross Henley, Marcus Kravis and Mike Rigby

Agenda

1. Apologies

To receive any apologies for absence.

2. Minutes of the previous Corporate Scrutiny Committee

To approve the minutes of the previous meeting of the Committee held on Wednesday 1st December, 2021

(Pages 7 - 14)

3. Declarations of Interest

To receive and note any declarations of disclosable pecuniary or prejudicial or personal interests in respect of any matters included on the agenda for consideration at this meeting.

(The personal interests of Councillors and Clerks of Somerset County Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)

4. Public Participation

The Chair to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public who have submitted any questions or statements, please note, a three minute time limit applies to each speaker and you will be asked to speak

before Councillors debate the issue.

Temporary measures during the Coronavirus pandemic

Due to the temporary legislation (within the Coronavirus Act 2020, which allowed for use of virtual meetings) coming to an end on 6 May 2021, the council's committee meetings will now take place in the office buildings at the John Meikle Room, Deane House, Belvedere Road, Taunton. Unfortunately due to capacity requirements the Chamber at West Somerset House is not able to be used at this current moment.

Following the Government guidance on measures to reduce the transmission of coronavirus (COVID-19), the council meeting rooms will have very limited capacity. With this in mind, we will only be allowing those members of the public who have registered to speak to attend the meetings in person at the office buildings, if they wish. (We will still be offering to those members of the public that are not comfortable in attending, for their statements to be read out by a member of the Governance team). Please can we urge all members of the public who are only interested in listening to the debate to view our live webcasts from the safety of their own home to help prevent the transmission of coronavirus (COVID-19).

- 5. Corporate Scrutiny Request/Recommendation Trackers** (Pages 15 - 26)

To update the Scrutiny Committee on the progress of resolutions and recommendations from previous meetings of the Committee.
- 6. Corporate Scrutiny Committee Forward Plan** (Pages 27 - 28)

To receive items and review the Forward Plan.
- 7. Executive and Full Council Forward Plan** (Pages 29 - 32)

To note the Executive and Full Council Forward Plans.
- 8. Annual Infrastructure Funding Statement** (Pages 33 - 106)

This matter is the responsibility of Executive Councillor Mike Rigby, Portfolio Holder for Planning and Transportation

Report Author: Rebecca Staddon, CIL/Community Engagement Officer
- 9. Access to Information - Exclusion of Press and Public**

During discussion of the following item it may be necessary to pass the following resolution to exclude the press and

public having reflected on Article 13 13.02(e) (a presumption in favour of openness) of the Constitution. This decision may be required because consideration of this matter in public may disclose information falling within one of the descriptions of exempt information in Schedule 12A to the Local Government Act 1972. Scrutiny will need to decide whether, in all the circumstances of the case, the public interest in maintaining the exemption, outweighs the public interest in disclosing the information.

Recommend that under Section 100A(4) of the Local Government Act 1972 the public be excluded from the next item of business on the ground that it involves the likely disclosure of exempt information as defined in paragraph 3 respectively of Part 1 of Schedule 12A of the Act, namely information relating to the financial or business affairs of any particular person (including the authority holding that information).

10. Commercial Property Investment Strategy, Six Monthly Performance Review and Asset Management Strategy

(Pages 107 - 176)

This matter is the responsibility of Executive Councillor Ross Henley (Corporate Resources).

Report Author: Chris Hall, Director of Development and Place

11. Re-admittance of the Press and Public

12. To consider reports from Executive Councillors - Cllr Mike Rigby

(Pages 177 - 182)

To consider reports from Executive Councillors on their respective Portfolios;

- i. Councillor Mike Rigby – Planning and Transportation

3.2 of the Scrutiny Terms of Reference state that the Scrutiny Committee may review and scrutinise and ask questions of the Leader, lead Councillors, the Executive in relation to their portfolios.



**ANDREW PRITCHARD
CHIEF EXECUTIVE**

Please note that this meeting will be recorded. You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during the recording will be retained in accordance with the Council's policy. Therefore unless you are advised otherwise, by taking part in the Council Meeting during Public Participation you are consenting to being recorded and to the possible use of the sound recording for access via the website or for training purposes. If you have any queries regarding this please contact the officer as detailed above.

Following Government guidance on measures to reduce the transmission of coronavirus (COVID-19), we will be live webcasting our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, but you can also access them on the [Somerset West and Taunton webcasting website](#).

If you would like to ask a question or speak at a meeting, you will need to submit your request to a member of the Governance Team in advance of the meeting. You can request to speak at a Council meeting by emailing your full name, the agenda item and your question to the Governance Team using governance@somersetwestandtaunton.gov.uk

Any requests need to be received by 4pm on the day that provides 2 clear working days before the meeting (excluding the day of the meeting itself). For example, if the meeting is due to take place on a Tuesday, requests need to be received by 4pm on the Thursday prior to the meeting.

The Governance and Democracy Case Manager will take the details of your question or speech and will distribute them to the Committee prior to the meeting. The Chair will then invite you to speak at the beginning of the meeting under the agenda item Public Question Time, but speaking is limited to three minutes per person in an overall period of 15 minutes and you can only speak to the Committee once. If there are a group of people attending to speak about a particular item then a representative should be chosen to speak on behalf of the group.

Please see below for Temporary Measures during Coronavirus Pandemic and the changes we are making to public participation:-

Due to the temporary legislation (within the Coronavirus Act 2020, which allowed for use of virtual meetings) coming to an end on 6 May 2021, the council's committee meetings will now take place in the office buildings within the John Meikle Meeting Room at the Deane House, Belvedere Road, Taunton. Unfortunately due to capacity requirements, the Chamber at West Somerset House is not able to be used at this current moment.

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Full Council, Executive, and Committee agendas, reports and minutes are available on our website: www.somersetwestandtaunton.gov.uk

For further information about the meeting, please contact the Governance and Democracy Team via email: governance@somersetwestandtaunton.gov.uk

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SWT Corporate Scrutiny Committee - 1 December 2021

Present: Councillor

Councillors Ian Aldridge, Benet Allen, Norman Cavill, Simon Coles, Habib Farbahi, Ed Firmin, John Hassall, Libby Lisgo and Loretta Whetlor

Officers: Emily Collacott, Paul Fitzgerald, Chris Hall, Jessica Kemmish, Sam Murrell, Alison North, Kerry Prisco, Andrew Pritchard, Malcolm Riches, Richard Sealy

Also Present: Councillors Dixie Darch, Ross Henley and Marcus Kravis

(The meeting commenced at 6.20 pm)

63. Apologies

Given that both the Chair and Vice-Chair of the committee had sent their apologies for the meeting it was proposed that Councillor Cavill be elected as Chair of the meeting. The Corporate Scrutiny Committee resolved to appoint Councillor Cavill as Chair of the meeting.

Apologies were received from Councillors Gwilym Wren, Nicholas Thwaites, Sue Buller and Barrie Hall.

64. Minutes of the previous Corporate Scrutiny Committee

It was raised that on page nine of the minutes in the agenda pack for the meeting, under the third bullet point from bottom of the page, the minutes referred to two innovation centres in the district, with one of them being the Rutherford Diagnostic Centre but it was a diagnostic centre rather than an innovation centre. It was suggested this be amended.

The Corporate Scrutiny Committee resolved to approve the minutes to the previous meeting subject to the correction on page nine being made.

65. Declarations of Interest

Members present at the meeting declared the following personal interests in their capacity as a Councillor or Clerk of a County, Town or Parish Council or any other Local Authority:-

Name	Minute No.	Description of Interest	Reason	Action Taken
Cllr N Cavill	All Items	West Monkton	Personal	Spoke and Voted
Cllr S Coles	All Items	SCC & Taunton Charter Trustee	Personal	Spoke and Voted
Cllr L Lisgo	All Items	Taunton Charter	Personal	Spoke and Voted

		Trustee		
Cllr L Whetlor	All Items	Watchet	Personal	Spoke and Voted

66. **Public Participation**

There was no public participation.

67. **Corporate Scrutiny Request/Recommendation Trackers**

The Chair noted the recommendation trackers.

68. **Corporate Scrutiny Committee Forward Plan**

No comments were raised on the Corporate Scrutiny Committee Forward Plan.

69. **Executive and Full Council Forward Plan**

The Chair noted the Forward Plans.

70. **Corporate Performance Report Quarter 2 2021-22**

The portfolio holder for Corporate Resources introduced the report and raised the following points.

- The report provided an update on the Council's performance in quarter two and included an update against the council's Annual Plan at the end of the first six months of the financial year. Progress on the 31 commitments in the Annual Plan was included in the report as well as key performance indicators. Each action and indicator had been rated as red, amber or green based on whether they were on track.
- For the 31 Annual Plan Commitments, 21 were green, 10 were amber and none were red. For the key performance indicators 22 were green, 3 were amber and 4 were red.
- The corporate risks were also included in the report. There were four key business risks identified in the report based on information as at the end of September.
- The customer complaints statistics had improved. The average call wait times had slipped into red in the last month partly due to Recycle More which had resulted in a significant increase in the number of calls coming in. This had resulted in the key performance indicators showing as red.

During the debate the following points were raised.

- It was questioned why the Cyber-attack indicator in the report had changed to green. It was responded by officers that the cyber-attack indicator had changed to green because although the risk was still there, a mitigation plan had been created and was being implemented.

- It was asked what the criteria for indicators moving from red to amber or green were. It was responded by officers that the colour assigned to an indicator was based not only on a risk itself but upon the progress made in mitigating against the risk.
- It was questioned why the phosphate issue had changed to be green and amber.
- It was questioned whether an ecologist had been appointed to work on phosphates. It was also asked why phosphates was not categorised as red given the seriousness. It was responded that there were only two corporate issues and that phosphates was one of those two because of the level of seriousness of the issue. The phosphates issue was categorised as green and amber due to the progress on the action plan. Officers would provide a response outside the meeting regarding the ecologist position as the answer was not known.
- It was questioned how soon it is possible for an incoming call to be answered and how wait times can be improved. It was responded by the portfolio holder that the volume of calls from customers had increased. There was also a challenge from staff turnover. Officers would check whether the wait time for calls commenced from the automatic messaging beginning and provide an answer to members outside the meeting.
- It was raised that staff voicemails were sometimes full meaning messages could sometimes not be left if a call was not answered.
- It was questioned how many quality employment opportunities had the Council attracted in the last few years, in terms of productivity what was the percentage increase and in which sectors. It was suggested officers provide a response to this outside the meeting.
- It was questioned whether the average relet time of 44 days under homes and communities was normal.
- It was asked whether the asset management and completion of leases earlier than expected could be elaborated upon and clarification given.
- Fly tipping was raised as being a big issue and it was questioned what was being done to address this.
- Planning applications had been delayed due to phosphates, there were over 120 applications waiting to be decided so why does the report claim a high level of success. It was asked if officers could give a date for when these applications would be coming forward and say how many of the applications waiting were likely to go forward.
- It was raised that a feasibility study for Employment Land in West Somerset was mentioned in the report, and it was asked why a feasibility for the whole of the district was not being undertaken. It was asked where the budget for this study was coming from and whether it was revenue or capital funds.
- It was raised that the information to answer those questions was not to hand and officers would provide the answers to members after the meeting.
- Under homes and communities, we had a number of families staying in B&Bs for over six weeks, the report noted this was currently one family. It was asked if that family would be found suitable accommodation by the next quarter. Officers responded that the report noted that the family had been rehoused to suitable accommodation a few days after the six-week period.

- It was raised that on 3rd November the Corporate Scrutiny Committee proposed a motion to the Executive that a feasibility study was undertaken for the provision of an Innovation Hub based in Taunton and that the Council brought the result of the study back through the democratic path when completed. The funding for this proposal was to be found within the existing budget of 2021-22 if it was possible. On 17th November the Executive decided not to conduct any further feasibility studies for an Innovation Hub in Taunton. The Corporate Performance report mentioned further feasibility studies being undertaken in West Somerset. It was questioned why Taunton was not included in the feasibility study.

A motion that the Scrutiny Committee recommend to the Executive the following was proposed and seconded;

- 1) Clarify why a small part of the district with little infrastructure is taking precedent to the County Town of Somerset.
- 2) Clearly identify the costs both in terms of revenue and capital associated with these feasibility studies or business case studies in Minehead and West Somerset and future ones before January 2022.
- 3) Which sites in Minehead and West Somerset are being considered and where will it fit within the overarching plans for Somerset West and Taunton.

During the debate on the motion the following points were raised.

- It was questioned whether this was the appropriate time for this motion to be raised.
- It was raised that there was already work ongoing on creating an innovation strategy.
- It was raised that this motion would help to gain answers about why there was not also a feasibility study being done for an innovation centre or hub in Taunton.
- It was questioned why this motion was being raised as part of this agenda item. It was responded that the feasibility study in West Somerset was included as part of the report before the committee, and it was the job of the scrutiny committee to scrutinise.

The Corporate Scrutiny Committee recommended to the Executive;

- 1) Clarify why a small part of the district with little infrastructure is taking precedent to the County Town of Somerset.
- 2) Clearly identify the costs both in terms of revenue and capital associated with these feasibility studies or business case studies in Minehead and West Somerset and future ones before January 2022.
- 3) Which sites in Minehead and West Somerset are being considered and where will it fit within the overarching plans for Somerset West and Taunton.

Corporate Scrutiny Committee noted the report.

71. **2021-22 General Fund Financial Monitoring as at Quarter 2**

The portfolio holder for Corporate Resources introduced the report and raised the following points.

- The report detailed that the General Fund was forecasting an overspend of £437k. This was the second report of the financial year and there was normally change in the position by the end of the year. Covid and the pace of economic recovery continued to impact the Council.
- Raised that there had been a reduction in car parking income which was a concern. The number of people coming in and using the Council's car parks had not returned to pre Covid levels.
- Income had been impacted by Covid grants, in year underspends and budget volatility. For some underspends items were identified in the report where budget carry forwards had been requested due to the overflow of work into the next financial year. £437k of budget carry forwards were proposed if these were approved there would then be a nil variance.
- The Council remained in a strong financial position with adequate general fund reserves still forecast.
- The current forecast spend of this financial year was an overspend of £242k.
- Somerset West and Taunton Council's finances were robust compared to many other district councils. The Council had not had to cut services or staff during Covid. We had and would continue to have challenges to close the budget gap but we have options for doing this.

During the debate the following points were raised.

- Car parking losses from April to June were partially made up for by Covid grants. It was questioned whether there would be any further grants for the rest of the year? It was responded by officers that the scheme was a government scheme which was only for the first quarter.
- It was raised that some funds were taken from the emergency risk fund for car parking. It was responded by officers that we had our own reserves, including a risk and volatility reserve from which £517k was taken during quarter two to mitigate car parking loss.
- It was recognised that the change in parking behaviour had had a significant impact on income.
- It was asked for clarity about what we can and cannot do with income from parking and what it can be spent on. It was also requested for information about what the funds which are making up for the loss of car parking income are being used to fund. Officers responded that a Car Parking Review would be coming to a future meeting of the committee.
- An update on how well the asset management under External Operations and Climate Change was performing compared to previous years was requested. It was responded that officers will provide this information at a later date.
- It was questioned whether there was any room for improvement regarding voids under Housing and Communities.
- Investment properties were down by 1.3% and interest and investments had gone up by £243,000. It was asked whether this was because the Council

was over cautious and borrowing rates were more favourable. It was responded by officers that this was a combination of the commercial investment strategy and the legacy assets inherited by this council.

- It was asked if further elaboration could be given on the funds to the leisure contract budget and it was queried whether the Council were contractually obliged to support them. It was responded by officers that part of this was commercially confidential so could not be answered. The funds included in the report were a contingency whilst negotiations were ongoing with our partner who were going through the impacts of a pandemic. It was not an indication that those funds would be paid to the partner.
- The position of having both an overspend and underspend in External Operations and Climate Change was questioned. Officers responded that a significant number of savings had been made in External Operations leading to the underspend but the overspend was from car parking.
- It was asked if any government funds for Covid could be used for the leisure contract. It was responded that the funds from Sport England for Covid had been passed to the contractor already but that there had been no further rounds of funding available from Sport England.

Corporate Scrutiny Committee noted the report.

72. **Draft 2022-23 General Fund Budget Update**

The portfolio holder for Corporate Resources introduced the report and raised the following points.

- The initial MTFP projected an early indicative balanced budget for 2022/23. Through further reviews and updates pressures and other savings had been identified as detailed in the report. The most significant change was the major reduction in car parking income. There had been an increase in the budget gap. The current figure was still an estimate and based on assumptions as the Settlement was not yet known. Business rates retention estimates would also not be completed until January.
- The leadership team and Executive would revise the budget and share it with the committee in January.
- It was raised that closing the budget gap would be challenging but options to do so were available.
- It was suggested that the estimated cost of £1.375m for the implementation of the new unitary authority be funded from reserves. This would still leave reserves about the recommended minimum.

During the debate the following points were raised.

- It was questioned when it would be known about the local government settlement from government. It was responded by officers that it would likely be in mid-December.
- It was questioned what the budget setting process would be given Local Government Reform in Somerset. It was responded that officers are working

with the Executive to form Directorate Plans and then align these with the budget. This budget would go through Full Council as it had done previously. There would have to be a dialogue with the new authority and the Council must ensure that it was not making decisions which would fetter the new authority. Discussions would take place between the Section 151 Officers of each of the four districts and Somerset County Council.

- It was encouraged that a member briefing be held on the budget and Local Government Reform, potentially in mid-January.
- It was asked whether the increase in budget gap was related to Covid 19 and what the potential options for closing the budget gap were. It was responded by officers that both the immediate impact of Covid and the legacy of it had impacted the budget, for example through car parking income loss. Factors such as cuts in funding had also had an impact. The leadership team was working with the Executive on other options for closing the budget gap.
- It was asked what impact the business rate relief by central government had and would continue to have in future on the budget. It was questioned what support the Council would likely receive from the government. It was responded by officers that the details of the scheme for business rates relief was still awaited but that government had indicated they would compensate the loss of income to local authorities. Hinkley Point B being decommissioned would also impact upon business rates.
- It was asked what budget had been allocated to the Innovation Conference the Executive had resolved to hold next year. It was responded by officers that the sum had not yet been confirmed but it would be in the budget.
- It was questioned about changes to the New Homes Bonus and the impact of unitary upon it. It was responded that officers were awaiting an announcement on changes to the New Homes Bonus scheme from central government.
- It was asked what would happen in terms of business rates if businesses went under. It was responded by officer that businesses closing would impact business rates. If the Council's overall business rates fell below the minimum level set by government, then the government would pay the Council the funds, so the Council's position would be protected at the minimum level by that safety net. The budget had been based upon the minimum level but if the business rates were above the minimum level, then it would be a bonus.

Corporate Scrutiny Committee noted the report.

(The Meeting ended at 8.04 pm)

SOMERSET WEST AND TAUNTON COUNCIL
CORPORATE SCRUTINY COMMITTEE RECOMMENDATION TRACKER 2021/22

Date of Cttee	Scrutiny Recommendation	Decision Maker /Directorate Responsible	Final Decision/ Response to recommendation/	Date of response	Implemented?	Officer Comments/Update
01/12/21	<p>Recommended:- The Corporate Scrutiny Committee recommended to the Executive;</p> <p>1) Clarify why a small part of the district with little infrastructure is taking precedent to the County Town of Somerset.</p> <p>2) Clearly identify the costs both in terms of revenue and capital associated with these feasibility studies or business case studies in Minehead and West Somerset and future ones before January 2022.</p> <p>3) Which sites in Minehead and West Somerset are being considered and where will it fit within the overarching plans for Somerset West and Taunton.</p>	The Executive	<p>In consultation with the Portfolio Holder, Chris Hall (Director of Development and Place) prepared a set of responses which are as follows:-</p> <p>1) Clarify why a small part of the district with little infrastructure is taking precedent to the County Town of Somerset.</p> <p>Response – Specific activity around the Minehead and West Somerset geography has evolved in response to known demand and a long standing issue in finding available employment land opportunities. In particular, finding space to support local businesses seeking to grow, create new jobs and remain in the area. The 2021 Somerset West and Taunton Economic Development Needs Assessment report highlighted that between 2009 and 2018 little employment land was developed in West Somerset.</p>	15 th December 2021		

This action was incorporated into the annual plan approved by Full Council, this establishes areas of particular focus that services are then held accountable for the delivery of. The development of commercial units on Seaway Way, by the Council's development team, further evidenced the need for additional units and provides an opportunity for the Council to invest and therefore have a direct impact on employment land options, and opportunities.

The activity identified in the plan is in recognition of the difficulties faced by these areas, these are not the same across all areas of the district, but this is not an either or scenario, none of this work to build a development business case is detrimental to Taunton or other areas of the district. This delivery business case should also not be confused with any high level feasibility work on innovation district matters. This business case is specific with options for investment and potential returns to the Council. Overall, the project fits with the strategic ambitions of the SWT Economic Development

Strategy 2021-24, which specifically identified the need for new employment land sites across the district as one of eight key priorities to resolve going forward.

- 2) Clearly identify the costs both in terms of revenue and capital associated with these feasibility studies or business case studies in Minehead and West Somerset and future ones before January 2022.

Response - The cost of developing the WS Employment Feasibility Study was £27,450, and paid for using Hinkley Point C S106 allocations to support businesses in the West Somerset area.

A second phase of work was then carried out recently to explore each site in detail. This involved looking at key engineering issues (e.g., land clearance, construction, planning, highways, utilities), developing layouts and concept designs, and starting landowner discussions. This led to a comprehensive understanding of costs and the development of financially viable business cases.

			<p>£45k was made available to support this second phase of work from allocation towards employment site enabling schemes, which was recommended by Scrutiny in November 2020. To date £18,341.25 has been invoiced for by contractors working on the project.</p> <p>This will lead to business cases for two potential employment land opportunities involving both pre-lets and speculative units for 11 businesses, delivering 65,000 square feet of premises and 175 new or safeguarded jobs.</p> <p>Future costs will depend on any business case being brought through the democratic process for approval. Any report on this would be provided to Members on a confidential basis as it will contain land acquisition and development cost options.</p> <p>3) Which sites in Minehead and West Somerset are being considered and where will it fit within the overarching plans for Somerset West and Taunton. Response - We are not able to disclose this whilst commercial</p>			
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			<p>negotiations are underway as this may prejudice those negotiations and impact on our ability to secure either than land or a development contract at an affordable rate. Current land negotiation are off market.</p> <p>When the business case is ready to be presented, and we have a clear decision making route in light of the financial impact on Somerset Council, this will be provided to Members as a commercially confidential paper.</p>			
03/11/21	<p>Recommended:- SWT Corporate Scrutiny Committee Recommended to the Executive that; A feasibility study is undertaken for the provision of an innovation hub based in Taunton and that the Council brings the results of such a study back through the democratic path when completed. The funding for this proposal is to be found within existing 2021/22 budgets where possible.</p>	The Executive	<p>Executive – 17th November 2021</p> <p>2.1 That the Executive resolve to progress the work identified in the ‘Developing the Innovation Ecosystem in Somerset West and Taunton – Framework for Action’ report and not to carry out an additional feasibility study for an innovation hub in Taunton, however,</p> <p>2.2. As part of SWT’s role as an enabler to deliver the space necessary for research and innovation within the district, the council will as part of the work of enabling the development of innovation assets to the next level, will finance and host a R&I conference in Taunton by or during the summer 2022, bringing together business, academia,</p>	17 th November 2021		

			developers, investors and the wider industries in order to progress development of R&I assets in Taunton and the wider district			
2/06/21	<p>Recommended:- The Corporate Scrutiny Committee reviewed performance against the Commercial Property Investment Strategy (CPIS) and supported the following recommendations to the Executive;</p> <ol style="list-style-type: none"> 1. For transparency, gross and net income from the commercial investments to be made more readily available from the six monthly reviews with a link to be provided in future reports to the SWT website where this information is posted. 2. The communications underpinning the CPIS both internally and externally need to be improved upon considerably, as it was considered important that people understood what the Council 	Full Council - Cllr R Henley – PFH Corporate Resources	<p>Full Council – 7th September 2021 –</p> <p>The Corporate Scrutiny Committee reviewed performance against the Commercial Property Investment Strategy (CPIS) and supported the following recommendations to the Executive; [NB this paper did not go to the Executive - therefore these recommendations will be considered by the Commercial Investment Board]</p> <p>For transparency, gross and net income from the commercial investments to be made more readily available from the six monthly reviews with a link to be provided in future reports to the SWT website where this information is posted. The communications underpinning the CPIS both internally and externally need to be improved upon considerably, as it was considered important that people understood what the Council was trying to do and why, and how this work inter-linked with the Corporate Priorities of the Council. The Corporate Scrutiny Committee was pleased to be informed that the legacy commercial properties will be incorporated in the next scheduled review paper that is to go to Full Council in December, but in</p>	7 th September 2021	Not clear if CIB has considered these recommendations have been adopted.	Report not planned to go to Executive – response to be reported in Full Council report and in introduction by PFH which has indicated the recommendations will be considered by the Commercial Investment Board in due course.

	<p>was trying to do and why, and how this work inter-linked with the Corporate Priorities of the Council.</p> <p>3. The Corporate Scrutiny Committee was pleased to be informed that the legacy commercial properties will be incorporated in the next scheduled review paper that is to go to Full Council in December, but in advance of this, a light-touch document is requested to be circulated to the Committee.</p>		<p>advance of this, a light-touch document is requested to be circulated to the Committee.</p>			
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Total Recommendations for 21/22:

Agreed:

Agreed in Part:

Not Agreed:

TBD:

SOMERSET WEST AND TAUNTON COUNCIL
CORPORATE SCRUTINY COMMITTEE WRITTEN ANSWERS TRACKER 2021/22

Date of Cttee	Scrutiny Cttee Request for information	Decision Maker /Directorate Responsible	Response to request for information	Date response of	Scrutiny Officer Comments/Update
07/07/21	Q) <i>Outturn Report - Can the Finance team provide a comparison with this year's outturn and last years on debts written off?</i>	Cllr Ross Henley/Finance			Understood this information can be provided.
07/07/21	Q) <i>Performance Report – Extensions to Planning applications due to phosphates – further detail on how many had had multiple extensions?</i>	Cllr Mike Rigby / Planning	We don't hold that information and I am not clear of the relevance of whether they have had multiple extensions. The more pertinent information is the number of applications which are currently held in abeyance due to the need to provide measures to mitigate the impact of development on the Somerset Levels and Moors Ramsar site. As Rebecca reported to Planning Committee we currently have approximately 100 applications equating to approximately 2,300 dwellings and 13 sites awaiting the	01/09/21	A verbal update was given to the Corporate Scrutiny Committee by Alison Blom-Cooper during the committee meeting on 3/11/21.

			discharge of conditions equating to approximately 450 dwellings.		
01/09/21	<i>2021/22 General Fund Financial Monitoring as at Qtr1</i> Q) Collation of parking income was requested along with the projected shortfall with comparison to pre pandemic levels.	Cllr R Henley & Cllr M Rigby / Finance/ Parking	Awaiting response. (<i>Check details of Qtr2 monitoring</i>)	10/11/21	Finance Business Partner currently checking with Stuart Noyce (may be a delay due to leave commitments)
01/09/21	<i>2021/22 General Fund Financial Monitoring as at Qtr1 –</i> Q) Appendix A compared to the budget agreed in February was considered, with a requested for further information in comparison to the detail of the variances.	Cllr R Henley / Finance	Paul Maclean has asked Cllr Buller to contact him direct so that he can fully understand the query and provide a satisfactory response. - First email was 07/09/21 - To be followed up.		Paul Maclean – can provide a detailed written response. Email fwd on. Emily Collacott and Paul Maclean.
01/09/21	<i>2021/22 – HRA Financial Monitoring as at Q1</i> - There had been a revenue forecast overspend of £610k, with the recommendation setting out £869k, information relating to the variance in the figures was requested.	Cllr F Smith / Housing	The amount of £869k has been moved from HRA earmarked reserves to the HRA general reserves therefore increases the level of general reserves – this figure is not included in the Q1 year-end forecast	10/11/21	Information provided by Emily Collacott and confirmed by Kerry Prisco. Email dated 10/11/21
3/11/21	<i>Innovation District Update –</i> A request was made for the full report from the EIBC study. During the meeting Chris Hall agreed to supply a redacted version due to commercial sensitivity.	Cllr M Kravis/ Development & Place	Chris Hall will redact the report and then make it available to members.	8/11/21	The redacted version of the report was published as part of the Executive Committee report for the Executive meeting held on 17 th November.

01/12/21	<p><i>Corporate Performance Report Q2 – QA) It was questioned whether an ecologist had been appointed to work on phosphates.</i></p> <p><i>QB) It was questioned how soon it is possible for an incoming call to be answered whether the wait time for calls to be answered included the automatic messaging at the start of the call.</i></p> <p><i>QC) It was questioned how many quality employment opportunities had the Council attracted in the last few years, in terms of productivity what was the percentage increase and in which sectors.</i></p> <p><i>QD) It was questioned whether the average relet time of 44 days under homes and communities was normal.</i></p> <p><i>QE) It was asked whether the asset management and completion of leases earlier than expected could be elaborated upon and clarification given.</i></p> <p><i>QF) Fly tipping was raised as being a big issue and it was questioned what was being done to address this.</i></p> <p><i>QG) Planning applications had been delayed due to phosphates, there were over 120 applications waiting to be decided so why does the report claim a high level of success. It was asked if officers could give a date for when these applications would be coming forward and say how many of the applications waiting were likely to go forward.</i></p>	Cllr R Henley / Various Officers			
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	QH) It was raised that a feasibility study for Employment Land in West Somerset was mentioned in the report, and it was asked why a feasibility for the whole of the district was not being undertaken. It was asked where the budget for this study was coming from and whether it was revenue or capital funds.				
01/12/21	2021-22 General Fund Financial Monitoring as at Q2 - Q) An update was requested on how well asset management under External Operations and Climate Change was performing compared to previous years.	Cllr R Henley / External Operations			

CORPORATE SCRUTINY

Meeting	Draft Agenda Items	Lead PFH/ Lead Officer	Executive Report?
5th January 2022	Reports from Executive PFH - Cllr M Rigby (TBC)	Cllr M Rigby	
SRD = 17 December	Infrastructure Funding Statement	Cllr M Rigby & A. Blom-Cooper	
Exec RD = 7 January	Commercial Investment and Asset Management Strategy	Cllr M Kravis & Cllr R Henley & Chris Hall	
Informal Exec RD = 30 Nov			
SMT RD = 17 November			
26th January 2022	General Fund Revenue Budget and Capital Estimates 2022/23	Cllr R Henley / P. Fitzgerald	Yes
Budget Special	Council Tax Setting 2022/23		
SRD = 14 January			
Exec RD = 28 January			
Informal Exec RD = 4 Jan			
SMT RD = 8 December			
2nd February 2022	Reports from Executive PFH - tbc		
SRD = 21 January			
Exec RD = 4 February			
Informal Exec RD = 4 Jan			
SMT RD = 8 December			
2nd March 2022	Financial Performance 2021/22 Q3	Cllr R Henley / P. Fitzgerald	Yes
SRD = 18 February	Capital Investment and Treasury Strategy 2022/23	Cllr R Henley / P. Fitzgerald	Yes
Exec RD = 4 March	Corporate Performance Report Q3	Cllr R Henley / M.Riches	Yes
Informal Exec RD = 1 Feb	Reports from Executive PFH - tbc		
SMT RD = 19 January	Corporate Scrutiny Chair's Annual Report	Chair of the Committee	
6th April 2022	Reports from Executive PFH - tbc		
SRD = 25 March	Tower Street	N. Kirbyshire & Cllr M Rigby	
Exec RD = 6 April	Public Transport Task and Finish Report	Cllr L Whetlor / M Prouse	
Informal Exec RD = 8 March			
SMT RD = 23 February			

EXECUTIVE

Executive Meeting	Draft Agenda Items	Lead Officer
15 December 2021	GF Financial Performance 2021/22 Q2	Kerry Prisco
venue =	HRA Financial Performance 2021/22 Q2	Kerry Prisco
Exec RD = 3 December	Corporate Performance Report Q2	Malcolm Riches
Informal Exec RD = 2 November	Housing Revenue Account 2022/23 Draft Budget Update	Kerry Prisco
SMT RD = 20 October	General Fund 2022/23 Draft Budget Update	Emily Collacott
	Lease of Monkton Heathfield Country Park Report	Sally Stark
19 January 2022	Housing Revenue and Capital Budget Setting 2022/23 including Dwelling Rent Setting 2022/23 and 30 Year Business Plan Review	Paul Fitzgerald
venue =	SWP Business Plan	Stuart Noyce/Mickey Green
Exec RD = 7 January	Litter Strategy	Vicky Lowman/Stuart Noyce
Informal Exec RD = 30 November	External Litter Enforcement One Year Trial	Vicky Lowman/Stuart Noyce
SMT RD = 17 November	Taxi Fares	John Rendell
Budget - 9 February 2022	General Fund Revenue Budget and Capital Estimates 2022/23	Paul Fitzgerald
venue =	Council Tax Setting 2022/23	Paul Fitzgerald
Exec RD = 28 January	NO MORE ITEMS	
Informal Exec RD = 4 January	Special Meeting	
SMT RD = 8 December		
16 February 2022		
venue =		
Exec RD = 4 February		
Informal Exec RD = 4 January		
SMT RD = 8 December		
16 March 2022	Financial Performance 2021/22 Q3	Emily Collacott
venue =	Capital, Investment and Treasury Strategy 2022/23	Paul Fitzgerald
Exec RD = 4 March	Corporate Performance Report Q3	Malcolm Riches
Informal Exec RD = 1 February	CCTV	Sally Parry/Scott Weetch
SMT RD = 19 January	Longforth Masterplan	Sarah Povall

20 April 2022	Tower Street	Natalie Kirbyshire
venue =		
Exec RD = 6 April		
Informal Exec RD = 8 March		
SMT RD = 23 February		
Items to be Confirmed	RIPA Policy	Amy Tregellas
	Marina Lease (November 2022)	Andrew Pritchard/New AD
	Firepool Design Guidance and Masterplan	Graeme Thompson/Tim Bacon

FULL COUNCIL

Meeting	Report Deadline	Draft Agenda Items	Lead Officer
7 December 2021	25 November 2021	Voluntary and Community Sector Grants Review	Scott Weetch
		North Taunton CPO	Chris Brown/Jane Windebank
		Public Realm Design Guide for Taunton Garden Town – Feedback	Fiona Webb
		Somerset West and Taunton Districtwide Design Guide	Fiona Webb
		Council Tax Support Scheme 2022/23	Mark Antonelli
		To consider a proposal for a Local Government Reorganisation Joint Scrutiny Committee	Kevin Williams
		NO MORE ITEMS	
18 January 2022	6 January 2022	Asset Management Strategy	Chris Hall
Special Meeting		Commercial Investment Review	Joe Wharton
		Commercial Investment Strategy	Joe Wharton
		NO MORE ITEMS	
8 February 2022	27 January 2022	Housing Revenue and Capital Budget Setting 2022/23 including Dwelling Rent Setting 2022/23 and 30 Year Business Plan Review	Paul Fitzgerald
		External Audit Arrangements	Paul Fitzgerald
		Statement of Licensing and Gambling Policy	John Rendell
		Community Governance Review - Options	Kevin Williams
		Constitution Update	Kevin Williams
24 February 2022	14 February 2022	General Fund Revenue Budget and Capital Estimates 2022/23	Paul Fitzgerald
Budget Only		Council Tax Setting 2022/23	Paul Fitzgerald
		NO MORE ITEMS	
29 March 2022	17 March 2022	Capital, Investment and Treasury Strategy 2022/23	Paul Fitzgerald
		Longforth Masterplan	Sarah Povall
		SWT Pay Policy	Sean Papworth

		CCTV	Sally Parry/Scott Weetch
10 May 2022	28 April 2022	Annual Council Meeting	
		Council Committees for 2021/2022 and their Terms of Reference	Amy Tregellas
		Appointment of Representatives on Outside Bodies	Amy Tregellas
		To authorise the sealing or signing of documents to give effect to any decisions taken	Amy Tregellas
July 2022	TBC	Tower Street	Natalie Kirbyshire

*Governance Team to populate Report number: Report Number: SWT */21*

Somerset West and Taunton Council

Corporate Scrutiny Committee – 5 January 2022

Annual Infrastructure Funding Statement

This matter is the responsibility of Councillor Mike Rigby, Portfolio Holder for Planning and Transportation

Report Author: Rebecca Staddon, CIL/Community Engagement Officer

1 Executive Summary

- 1.1 This report accompanies the Council's Annual Infrastructure Funding Statement (IFS) for 1 April 2020 to 31 March 2021, published on the Council's website in December 2021. The CIL Regulations 2010 (as amended) require the Council to publish the IFS online each year by 31 December.
- 1.2 The IFS provides a summary of all financial and non-financial developer contributions relating to CIL and S106 Agreements within Somerset West and Taunton Council.
- 1.3 The Community Infrastructure Levy (Amendment)(England)(No.2) Regulations 2019 came into force on 1 September 2019 and deleted Regulation 123 in its entirety. Regulation 123 lists were replaced by the IFS. Section 2 of the IFS details CIL collection and spending. Section 3 of the IFS details S106 contributions and spending.
- 1.4 Reconciliation is currently taking place between the CIL / S106 administration system and the finance system. An amended statement may need to be issued if required once the reconciliation has been completed.

2 Community Infrastructure Levy (CIL)

- 2.1 CIL was implemented by the Council on 1 April 2014. CIL is a mandatory charge on residential and retail development within the former Taunton Deane part of the district and is calculated per square metre of new gross internal floorspace.
- 2.2 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 payable immediately in cash where planning approval is granted retrospectively.
- 2.3 The Council's CIL Charging zones and Charging Rates Schedule are published on the Council's CIL webpage but can be summarised as:

Levy Rates

The rates below will be charged against the gross internal floor area of:

- All new dwellings
- All other development exceeding 100 sq. m in size

Development Uses	Levy (per sq. m)
Residential Development in Taunton, including urban extensions	£70
Residential Development in Taunton town centre	£0
Residential Development within the settlement limit of Wellington	£0
Residential Development outside the settlement limits of Taunton and Wellington	£125
Retail development (classes A1 – A5) outside Taunton and Wellington town centres	£140
All other development	£0

‘Residential development’ excludes Class C2 but includes student housing and similar types of institutional accommodation.

- 2.4 CIL relief can be claimed by self-builders, charitable institutions, for affordable housing and in exceptional circumstances. CIL is index linked to the RICS CIL Index rate. The CIL Regulations require that CIL funds collected must be spent on the provision, improvement, replacement, operation or maintenance of infrastructure e.g. roads, cycle lanes, schools, flood defence, public realm improvements.
- 2.5 15% of the CIL funds collected by the Council must be passed to the relevant Parish/Town Councils in which the CIL funds were collected. This rises to 25% where an adopted Neighbourhood Development Plan is in place. This is referred to as the ‘Meaningful Proportion’ in the CIL regulations.
- 2.6 Parish/Town Councils must spend their CIL funds within 5 years of receipt on the provision, improvement, replacement, operation or maintenance of infrastructure or anything else that is concerned with addressing the demands that development places on an area. The Parish/Town Councils CIL annual returns, showing what has been allocated to them and spent by them in 2020/21 can be found at the end of the IFS.
- 2.7 CIL is not currently charged in the former West Somerset part of the district.

3 S106 Planning Obligations

- 3.1 S106 Agreements are legal agreements that can be attached to a planning permission to mitigate the impact of the development. They can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind and necessary to make the development acceptable in planning terms.
- 3.2 S106 contributions can either be provided on-site or off-site in the form of financial

payments or infrastructure provision. S106 Agreements are used where appropriate for development throughout the whole District – former Taunton Deane and West Somerset areas.

4 CIL Financial Summary

- 4.1 The total amount of CIL collected between 1 April 2020 and 31 March 2021 was £3,653,137.43.
- 4.2 The total amount of CIL funds passed to Parish/Town Councils between 1 April 2020 and 31 March 2021 was £353,825.48.
- 4.3 The total amount of CIL spent by Parish/Town Councils between 1 April 2020 and 31 March 2021 was £184,644.32.
- 4.4 Some examples of CIL expenditure by Parish/Town Councils in 2020/21 are: maintenance and operation of community buildings, improvement of recreational facilities, litter bins, operation of defibrillators, footpath improvements and children’s play equipment. Full details can be found in Schedule 2, Section 1 i) ii) of the IFS.
- 4.5 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

- 4.6 The total amount of CIL spent by the Council between 1 April 2020 and 31 March 2021 was £91,518.06. This was spent on the GWR surfacing project at Taunton Station.
- 4.7 The total amount of CIL held by the Council to be used for the provision, improvement, replacement, operation or maintenance of infrastructure as at 31 March 2021 was £7,583,346.01. This funding has been allocated to the delivery of infrastructure outlined in

the Table above (para 4.5).

5 S106 Financial Summary

- 5.1 The total amount of money received from S106 obligations between 1 April 2020 and 31 March 2021 was £1,482,982.27.
- 5.2 The total amount of money to be provided by S106 Agreements signed between 1 April 2020 and 31 March 2021 is £72,083.00.
- 5.3 The total amount of S106 contributions allocated to community projects within the district was £1,682,599.41.
- 5.4 The amount of S106 contributions spent between 1 April 2020 and 31 March 2021 was £2,260,016.83. This included affordable housing contributions of £639,890.63, these were off-site financial contributions for affordable housing but in most cases affordable housing is provided on site. The amount of S106 contributions spent on community facilities was £1,620,126.20.
- 5.5 Some examples of S106 expenditure for community facilities included, MUGA's, allotment improvements, community hall improvements, children's play equipment, playing pitch provision, indoor and outdoor sports facilities. Full details can be found in Schedule 3, Section 3 h) i) of the IFS.
- 5.6 The total amount of S106 contributions held by the Council to be spent on affordable housing, allotments, children's play, community facilities (former West Somerset area), community halls, public art and recreational facilities (former West Somerset area) projects at 31 March 2021 was £2,672,107.13.

6 S106 Non-Financial Summary

- 6.1 The S106 Agreements signed between 1 April 2020 and 31 March 2021 also require the provision of 86 affordable homes, submission of affordable housing schemes, notices of commencement of work, provision of Public Open Space, submission of Public Open Space specifications, protection of children's play areas, protection of visibility splays and regulate the use of developments.

7. Links to Corporate Strategy

- 7.1 Our Environment and Economy: Objective 5: provide and maintain green open spaces and parks, enhanced public spaces, as well as additional opportunities to safely walk or cycle in order to encourage active and healthy lifestyles.
- 7.2 Homes and Communities: Objective 1: Increase the number of affordable and social homes in our urban towns, rural and coastal communities; including those built by the Council. Objective 2: Facilitate the development of the residential blocks at Firepool, Taunton, in order to deliver new homes and public open spaces. Objective 7: Seek additional funding for new strategic infrastructure and regeneration projects from developers, investors, Government and other funders, which support or enable existing or new communities within our district.

8. Finance / Resource Implications

This report provides an update only. No decision required that would have financial or resource implications

9. Legal Implications

This report provides an update only. No decision required that would have legal implications.

10. Climate and Sustainability Implications

This report provides an update only. No decision making that would have climate or sustainability implications.

11. Safeguarding and/or Community Safety Implications

This report provides an update only. No decision making that would have safeguarding or community safety implications.

12. Equality and Diversity Implications

This report provides an update only. No decision making that would have equality and diversity implications.

13. Social Value Implications

This report provides an update only. No decision making that would have social value implications.

14. Partnership Implications

This report provides an update only. No decision making that would have partnership implications.

15. Health and Wellbeing Implications

This report provides an update only. No decision making that would have health and wellbeing implications.

16. Asset Management Implications

This report provides an update only. No decision making that would have asset management implications.

17. Data Protection Implications

This report provides an update only. No decision making that would have data protection implications.

18. Consultation Implications

This report provides an update only. No decision making that would have consultation implications.

Democratic Path:

- **Scrutiny - Yes**
- **Cabinet/Executive - No**
- **Full Council - No**

Reporting Frequency: Once only

Contact Officers

Name	Rebecca Staddon
Email	r.staddon@somersetwestandtaunton.gov.uk
Name	Kate Murdoch
Email	k.murdoch@somersetwestandtaunton.gov.uk

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/>

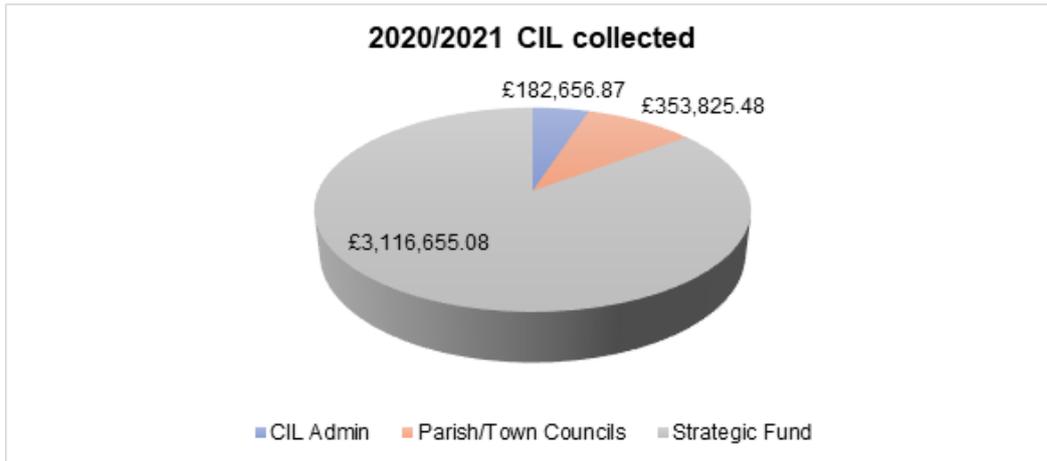


Figure 1

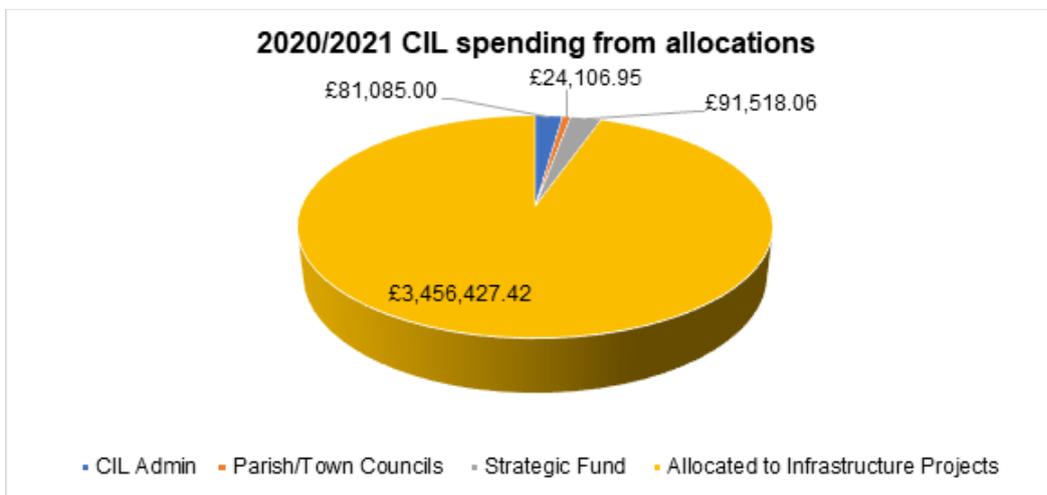


Figure 2

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.

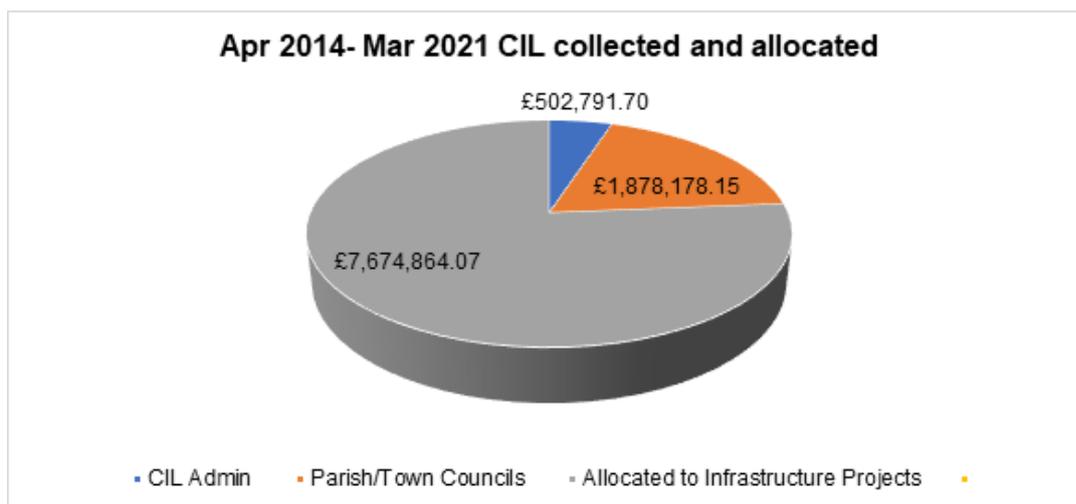


Figure 3

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.

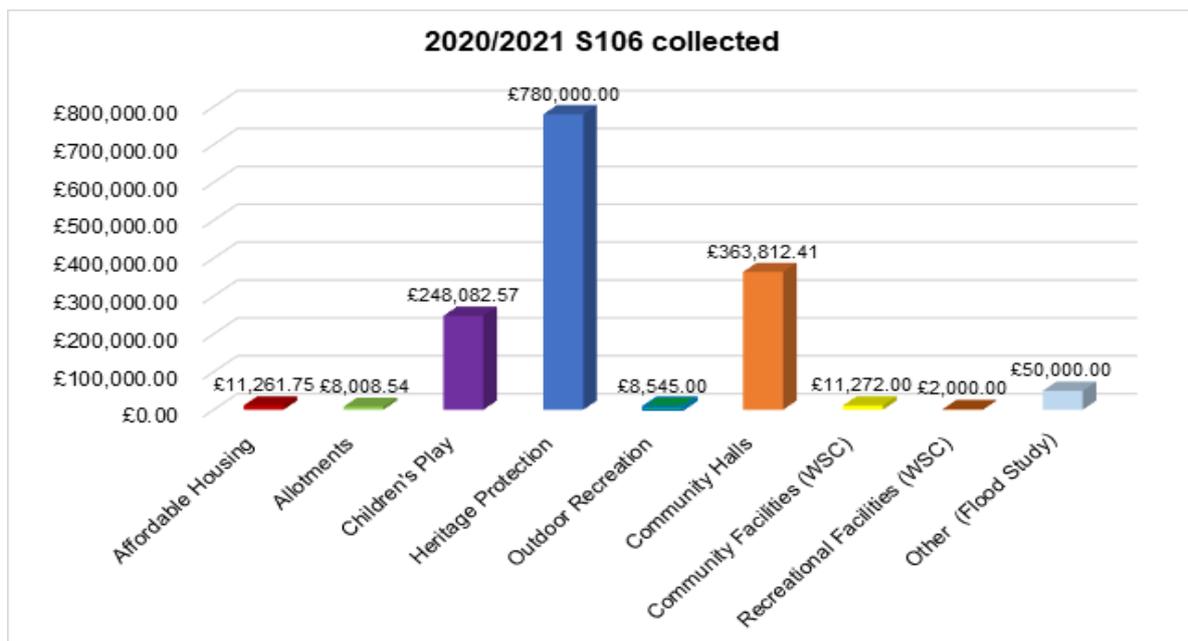


Figure 4

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.

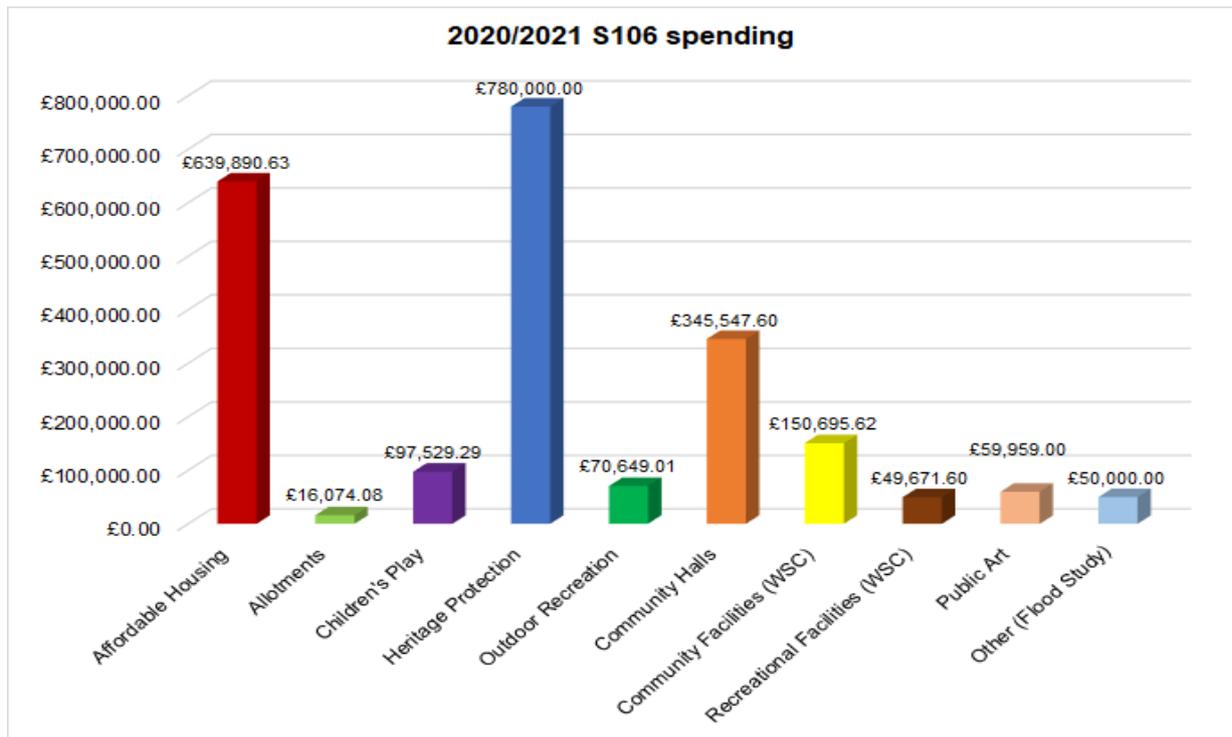


Figure 5

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.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Ash Priors Parish Meeting

Reported year: 2020/21

Total CIL receipts for reported year: NIL

Total CIL expenditure for reported year: NIL

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
N/A	-	N/A

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: NIL

Total CIL receipts from previous years retained for future spending: NIL

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: BATH EALTON

Reported year: 2020 - 2021

Total CIL receipts for reported year: NIL

Total CIL expenditure for reported year: NIL

Summary of CIL expenditure: NIL

**Item Amount (£) Spending Justification – Compliance
with CIL Reg. 59C**

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC:

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC:

Total CIL receipts from this reported year retained for future spending:

Total CIL receipts from previous years retained for future spending:

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Bishops Hull

Reported year: 2020/21

Total CIL receipts for reported year:

£NIL

Total CIL expenditure for reported year:

£54,131.41

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Contribution to building of Bishops Hull HUB	£50,000	New Community Facility
New gates at the Allotment	£1,422.04	Benefit to Local Community
Contribution to Drainage works at Playing Fields	£2,709.37	To enable better use of Community Facility

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending:

£NIL

Total CIL receipts from previous years retained for future spending:

£13,105.14

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: BISHOPS LYDEARD AND COTHELSTONE

Reported year: 1st April 2020 to 31st March 2021

Total CIL receipts for reported year: £186245.33

Total CIL expenditure for reported year: £53342.00

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Improvements to Wombat Cricket Club, Bishops Lydeard by replacing garage and purchasing new maintenance equipment for the ground.	£53342.00	59C(a) the expenditure enabled the improvement and replacement of infrastructure in the parish, namely Wombat Cricket Club.

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC:

£0.00

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC:

£0.00

Total CIL receipts from this reported year retained for future spending:

£165827.90

Total CIL receipts from previous years retained for future spending:

£0.00

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Bradford on Tone

Reported year: 20/21

Total CIL receipts for reported year: £0

Total CIL expenditure for reported year: £0

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending: Nil

Total CIL receipts from previous years retained for future spending: Nil

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: BURROWBRIDGE

Reported year: 1/4/20 – 31/3/21

Total CIL receipts for reported year: £9908.33

Total CIL expenditure for reported year: £5605.08

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Trailer	250.00	Trailer purchased to help for community use, especially in a flood emergency
Grit Bin	119.35	Grit Bin purchased for a high risk bend on a road which is an ice risk
Shipping Container	2880.00	Shipping container purchased for storage of flood equipment. Use of the community village hall and storage of trailer. (Maintenance)
Shelving for Container	155.73	Storage for flooding equipment
Building work for historic Building – The Old Coach House	2200.00	Development of a historic building. The building is being made safe and developed to be a central point in the community by a village garden and seating area for visitors to the area and local residents.

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: £8882.91

Total CIL receipts from previous years retained for future spending: NIL

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Report to be published on Parish Council website by 31 December 2021.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: - Cheddon Fitzpaine

Reported year: 2020-21

Total CIL receipts for reported year: (@ March 2021 – Nil)

Total CIL expenditure for reported year: **£3,591.00 (listed below)**

Summary of CIL expenditure:

ITEM	AMOUNT (£)
Waste Bin – Pyrland Farm	£365.00
Waste Bin – A3259	£469.86
Portable Defibrillator (part)	£372.00
Portion of NP Sign boards	£609.14
Parish Website	£1,775.00
Total expenditure	£3,591.00

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to **SWTC: NIL**

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to **SWTC: NIL**

Total CIL receipts from this reported year retained for future spending: **Nil**

Total CIL receipts from previous years retained for future spending:
£6,432.74 minus £3,591 = balance of £2,841.74

Copy of report to be emailed to cil@somersetwestandtaunton.gov.uk

Report to be published on Parish Council website by 31 December 2021

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: CHURCHSTANTON PARISH COUNCIL

Reported year: 2020-2021

Total CIL receipts for reported year: £0.00

Total CIL expenditure for reported year: £0.00

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: £0.00

Total CIL receipts from previous years retained for future spending: £2885.08

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Combe Florey

Reported year: 2020/21

Total CIL receipts for reported year: £4,905.96

Total CIL expenditure for reported year: Nil

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending: £4,905.96

Total CIL receipts from previous years retained for future spending: £176.46

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: COMEYTROWE PARISH COUNCIL

Reported year: 2020/21

Total CIL receipts for reported year: £10,586.60

Total CIL expenditure for reported year: £7,420.00

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Fencing around the Stream near play area in Penny's Field.	£7,420.00	To benefit the Local Community

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC:

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC:

Total CIL receipts from this reported year retained for future spending:
£10,568.60

Total CIL receipts from previous years retained for future spending:
£5,114.46

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Corfe

Reported year: 2020

Total CIL receipts for reported year: Nil

Total CIL expenditure for reported year: Nil

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC:

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC:

Total CIL receipts from this reported year retained for future spending: Nil

Total CIL receipts from previous years retained for future spending: £365.63

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: COTFORD ST LUK

Reported year: 2020/21

Total CIL receipts for reported year: NA

Total CIL expenditure for reported year: £2375.26

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Narke Design: fee for designing new web site	£469.00	Provision of digital infrastructure
Courtcare cleaning of MUGA and tennis court	£1400.00	Maintenance of infrastructure
TLS Security Padlock and keys for tennis court	£480.26	Operation and improvement of infrastructure
Signs express sign for tennis court	£26.00	Operation of infrastructure

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: NIL

Total CIL receipts from previous years retained for future spending: £28203.39

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Creech St Michael

Reported year: 2020/21

Total CIL receipts for reported year: £2664.10

Total CIL expenditure for reported year: £6,159.76

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Fencing of Rec Park	£6,159.76	the provision, improvement or maintenance of infrastructure.

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending: Nil

Total CIL receipts from previous years retained for future spending: Nil

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Durston Parish Meeting

Reported year: 2020-21

Total CIL receipts for reported year: zero

Total CIL expenditure for reported year: zero

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Not applicable as never received any CIL £		

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: N/A

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: : N/A

Total CIL receipts from this reported year retained for future spending: : N/A

Total CIL receipts from previous years retained for future spending: : N/A

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Report to be published on Parish Council website by 31 December. We don't have one!

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Fitzhead Parish Council

Reported year: 01/04/2020 – 31/03/2021

Total CIL receipts for reported year: NIL

Total CIL expenditure for reported year: NIL

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending: £0

Total CIL receipts from previous years retained for future spending: £0

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Halse Parish Council

Reported year: April 2020 to March 2021

Total CIL receipts for reported year: Nil

Total CIL expenditure for reported year: Nil

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending: Nil

Total CIL receipts from previous years retained for future spending: £2,857.64

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Hatch Beauchamp

Reported year: 20/21

Total CIL receipts for reported year: NIL

Total CIL expenditure for reported year: NIL

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending: Nil

Total CIL receipts from previous years retained for future spending: Nil

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Kingston St Mary

Reported year: 2020/21

Total CIL receipts for reported year: Nil

Total CIL expenditure for reported year: Nil

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending: Nil

Total CIL receipts from previous years retained for future spending: Nil

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL:

Reported year: Oct 2020 – Apr 2021

Total CIL receipts for reported year: **£1330.46** (April 2020)

Total CIL expenditure for reported year: **NIL**

Summary of CIL expenditure: **N/A**

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: **N/A**

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: **N/A**

Total CIL receipts from this reported year retained for future spending: **£1330.46**

Total CIL receipts from previous years retained for future spending: **£323.57**

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Lydeard St Lawrence and Tolland

Reported year: 2020/21

Total CIL receipts for reported year: £0

Total CIL expenditure for reported year: £570

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Outreach Post office service	£570	Community asset

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC:

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC:

Total CIL receipts from this reported year retained for future spending: £0

Total CIL receipts from previous years retained for future spending: £1682

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Milverton Parish Council

Reported year: April 2020 to March 2021

Total CIL receipts for reported year: Nil

Total CIL expenditure for reported year: Nil

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending: Nil

Total CIL receipts from previous years retained for future spending: Nil

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Neroche Parish Council

Reported year: 1 April 2020 and 31 March 2021.

Total CIL receipts for reported year: Nil

Total CIL expenditure for reported year: Nil

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending: Nil

Total CIL receipts from previous years retained for future spending: Nil

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: North Curry

Reported year: 2020/21

Total CIL receipts for reported year: NIL (April & Oct 2020)

Total CIL expenditure for reported year: £4,390.50

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
26/06/2020 Centrewire	£833.50	Contribution towards Kissing Gates for footpath improvement.
12/02/2021 Centrewire	£575.00	Contribution towards Kissing Gates for footpath improvement.
12/03/2021 NCVH – J S Constuction	£2,982.00	Contribution towards the cost of widening the entrance to North Curry Village Hall Car Park

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: NIL

Total CIL receipts from previous years retained for future spending: £54,058.48

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Norton Fitzwarren

Reported year: 1.4.20 to 31.3.21

Total CIL receipts for reported year: NIL

Total CIL expenditure for reported year: NIL

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
	NIL	

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: NIL

Total CIL receipts from previous years retained for future spending: £6657.22

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: NYNEHEAD PARISH COUNCIL

Reported year: 1ST APRIL 2020 – 31ST MARCH 2021

Total CIL receipts for reported year: NIL

Total CIL expenditure for reported year: NIL

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: NIL

Total CIL receipts from previous years retained for future spending: £1,032.04

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: OAKE

Reported year: 2020/21

Total CIL receipts for reported year: £0

Total CIL expenditure for reported year: £1,188.07

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Community noticeboard	£1,188.07	the provision, improvement, replacement, operation or maintenance of infrastructure;

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: £0

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: £0

Total CIL receipts from this reported year retained for future spending: £0

Total CIL receipts from previous years retained for future spending: £0

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: OTTERFORD PARISH COUNCIL

Reported year: 2020/21

Total CIL receipts for reported year: NIL

Total CIL expenditure for reported year: £306.26

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
New seats for children's swings	306.26	Compliance with CIL Reg 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: NIL

Total CIL receipts from previous years retained for future spending: £3712.65

Copy of report to be emailed to r.staddon@somersetwestandtaunton.gov.uk

Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Pitminster

Reported year: 2020/2021

Total CIL receipts for reported year: NIL

Total CIL expenditure for reported year: £7323

Summary of CIL expenditure:

ITEM	AMOUNT (£)
Community Infrastructure. Works to Church to enable to use as a community meeting place.	£3000.00
Community Infrastructure. Speed Indicator Device for use in parish to monitor speed of traffic. Increase in demand.	£4020.00
Maintenance of Defibrillator pads	£78.00
Maintenance of Defibrillator Battery	£225.00

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: NIL

Total CIL receipts from previous years retained for future spending: £16252.84

Copy of report to be emailed to cil@tauntondeane.gov.uk

Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Ruishton & Thornfalcon Parish Council

Reported year: 1.4.20-31.3.21

Total CIL receipts for reported year: £5705.18

Total CIL expenditure for reported year: Nil

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending:
£5705.18

Total CIL receipts from previous years retained for future spending: Nil

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Staplegrove Parish Council

Reported year: 2020/21

Total CIL receipts for reported year: NIL

Total CIL expenditure for reported year: NIL

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: NIL

Total CIL receipts from previous years retained for future spending: NIL

Copy of report to be emailed to r.staddon@somersetwestandtaunton.gov.uk

Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Stawley

Reported year: 2020-2021

Total CIL receipts for reported year: £0

Total CIL expenditure for reported year: £0

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: £0

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: £0

Total CIL receipts from this reported year retained for future spending: £0

Total CIL receipts from previous years retained for future spending: £466

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Stoke St Gregory Parish Council

Reported year: April 2020 – March 2021

Total CIL receipts for reported year: £33,102.77

Total CIL expenditure for reported year: Nil

Summary of CIL expenditure: Nil

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: Nil

Total CIL receipts from this reported year retained for future spending: £33,102.77

Total CIL receipts from previous years retained for future spending: Nil

Copy of report to be emailed to r.staddon@somersetwestandtaunton.gov.uk

Report to be published on Parish Council website by 31 December.

PARISH COUNCIL: STOKE ST MARY

Reported year: 2020/21

Total CIL receipts for reported year: £0.00

Total CIL expenditure for reported year: £2332.02

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Repair/ Replacement of Village Hall Roof	2332.02	The replacement and maintenance of infrastructure

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: **NIL**

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: **NIL**

Total CIL receipts from this reported year retained for future spending: **NIL**

Total CIL receipts from previous years retained for future spending: **NIL**

Copy of report to be emailed to r.staddon@somersetwestandtaunton.gov.uk

Report to be published on Parish Council website by 31 December 2021.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: THE CHARTER TRUSTEES FOR TAUNTON

Reported year: 2020-2021

Total CIL receipts for reported year: £12,363.86

Total CIL expenditure for reported year: £0

Summary of CIL expenditure: £0

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to SWT: Nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to SWT: Nil

Total CIL receipts from this reported year retained for future spending: £12,363.86

Total CIL receipts from previous years retained for future spending: £103,264.08

Copy of report to be emailed to r.staddon@somersetwestandtaunton.gov.uk

Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Trull

Reported year: 2020/21

Total CIL receipts for reported year: NIL

Total CIL expenditure for reported year: £151.99

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Defibrillator pads	151.99	

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: NIL

Total CIL receipts from previous years retained for future spending: £7,061.32

Copy of report to be emailed to r.staddon@somersetwestandtaunton.gov.uk

Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: WELLINGTON WITHOUT

Reported year: 2020 TO 2021

Total CIL receipts for reported year: £0

Total CIL expenditure for reported year: £0

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: £0

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: £0

Total CIL receipts from this reported year retained for future spending: £0

Total CIL receipts from previous years retained for future spending: £0

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: West Bagborough

Reported year: 01/04/2020 to 31/03/2021

Total CIL receipts for reported year: **Nil**

Total CIL expenditure for reported year: **Nil**

Nil

Summary of CIL expenditure:

ITEM	AMOUNT (£)

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: **Nil**

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: **Nil**

Total CIL receipts from this reported year retained for future spending: **Nil**

Total CIL receipts from previous years retained for future spending: **zero**

Copy of report to be emailed to cil@tauntondeane.gov.uk

Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: West Buckland

Reported year: 2020-2021

Total CIL receipts for reported year: 633.10

Total CIL expenditure for reported year: £2635.97

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Refurbishment of directional signage	2635.97	Improvement of infrastructure and addressing the demands that development places on an area

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC:

£0

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC:

£0

Total CIL receipts from this reported year retained for future spending:

£633.10

Total CIL receipts from previous years retained for future spending:

£2365.29

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Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: WEST HATCH

Reported year: 2020-2021

Total CIL receipts for reported year: NIL

Total CIL expenditure for reported year: NIL

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: NIL

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: NIL

Total CIL receipts from this reported year retained for future spending: NIL

Total CIL receipts from previous years retained for future spending: NIL

Copy of report to be emailed to r.staddon@somersetwestandtaunton.gov.uk

Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: West Monkton Parish Council

Reported year: 1 April 2020 to 31 March 2021

Total CIL receipts for reported year: £60,912.23

Total CIL expenditure for reported year: £30656.55

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
Outdoor Gym equipment	4315.00	Provision and development of play park to address the demands that development places on an area
Maidenbrook Country Park works	1449.05	Provision and development of parkland to address the demands that development places on an area
Bus shelters x2	10621.90	Provision and improvement of infrastructure
Refurbishment of café at Tacchi-Morris Arts Centre as community hub	12316.11	Provision and development of Arts Centre community café to address the demands that development places on an area
Parks signage	1162.48	Improvement of infrastructure and addressing the demands that development places on an area
Sports pitches provision	319.44	Provision of sports pitches to address the demands that development places on an area
Footpath restoration	472.57	Improvement of infrastructure and addressing the demands that development places on an area.

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: nil

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: nil

Total CIL receipts from this reported year retained for future spending: £60,912.23

Total CIL receipts from previous years retained for future spending: £120396.11

Copy of report to be emailed to r.staddon@somersetwestandtaunton.gov.uk

Report to be published on Parish Council website by 31 December.

COMMUNITY INFRASTRUCTURE LEVY ANNUAL REPORT

PARISH COUNCIL: Wiveliscombe

Reported year: 2020/2021

Total CIL receipts for reported year: £6878.97

Total CIL expenditure for reported year: £2465.75

Summary of CIL expenditure:

Item	Amount (£)	Spending Justification – Compliance with CIL Reg. 59C
New Dog Bin	£465.75	
Play equipment in the Recreation Ground	£2000	

NB: All CIL monies must be spent within 5 years of receipt.

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during the reported year, required to be repaid to TDBC: £0.00

Total value of CIL receipts, subject to notices served in accordance with Regulation 59E during any year, not yet repaid to TDBC: £0.00

Total CIL receipts from this reported year retained for future spending: £6878.97

Total CIL receipts from previous years retained for future spending: £384.80

Copy of report to be emailed to r.staddon@somersetwestandtaunton.gov.uk

Report to be published on Parish Council website by 31 December.

Somerset West and Taunton Council

Corporate Scrutiny Committee 5 January 2022

Commercial Property Investment Strategy, Six Monthly Performance Review and Asset Management Strategy

This matter is the responsibility of Executive Councillor Ross Henley

Report Author: Chris Hall, Director – Development and Place

1 Executive Summary / Purpose of the Report.

- 1.1 The Commercial Property Investment Strategy (CPIS) was approved in December 2019 as part of the Council's response to the financial challenge we face. This challenge remains and this report identifies the performance of the portfolio following recent acquisitions and its completion.
- 1.2 The portfolio is forecast to deliver a net income after management costs of approximately £5.1m this year, rising to £6.8m from next financial year. The investment performance is managed also taking into account provisions for financing costs, debt repayment and allocations to reserves to manage risk and future landlord costs. On average the estimated net contribution to the annual budget to fund services is £2.9m after covering these costs. This financial year the net contribution is projected to be £3.7m due to lower financing costs.
- 1.3 An updated strategy is appended, it reflects the completion of the Commercial Investment portfolio and focus on ongoing management, where the previous version was focused on acquisition.
- 1.4 The Asset Management Strategy is also appended, setting out how property will be managed during the transition phase to a Unitary Council.

2. Recommendations

- 2.1 Full Council is requested to support the following recommendations: -
 - a) Note the six-monthly update information.
 - b) Adoption of the revised Commercial Investment Strategy at Appendix 2.
 - c) Adopt the Asset Management Strategy as an interim document pending transition to a Unitary authority (Appendix 3).

3. Risks

- 3.1 **COVID 19** - The structure of the portfolio is designed to protect against market volatility and to gain exposure to the property market as a whole. This is achieved

through diversification across regions, sectors, and the safe guards which are in place of lot size and single tenant exposure.

The Council entered the market after the initial lockdown period had been implemented and therefore, we have always been aware of the risk that Covid poses. We are continuing to monitor the Covid situation and any impacts on our portfolio or the market more generally.

- 3.2 **UK exit from the EU** – Similar mitigations as identified above with the variety of property type and user spreading any risk protecting against market volatility. As with the pandemic risk we did not enter the market until after the announcement of Brexit and the first stage of the UK leaving Europe was complete. Therefore, the risk has always been known, we have always been conscious of the effects this may have on the UK economy.

Properties and tenant covenants are selected and considered in the light of how they may be affected by the UK exiting the EU and their resilience to an economic downturn.

- 3.3 **Risk of tenant default** – We undertake due diligence on all property purchases including the protection offered by the lease and the financial position of the tenants. Whilst it is an inherent risk that a tenant may be unable to meet their financial obligations our choice of property minimises this. We have also chosen property where we anticipate capital appreciation providing choice for us if a tenancy fails. No defaults have been experienced to date.
- 3.4 **Failure to adequately manage property assets** - The strategy identifies the mechanism for managing assets. The usual systems are in place for capital and revenue repairs and maintenance. All matters of compliance are managed within the leases for tenanted property in commercial investment portfolio or by the Asset Management team for property outside of this portfolio.
- 3.5 **Income Volatility** – Income may vary from budget estimates for a number of reasons such as tenant default, voids, rent reviews, and so on. This risk is managed through setting realistic and reasonable budget estimates, with significant reserves set aside as part of the financial strategy to underwrite significant volatility. This protects the General Fund budget and services from adverse impact of in-year investment performance.
- 3.6 **Financing** – The plan for this strategy is to finance upfront investment costs through borrowing. This will be through a combination of ‘internal borrowing’ from cash reserves and ‘external borrowing’ from loans and/or other facilities. Acquisition of borrowing is managed by the Finance team in line with the Council’s approved Capital, Investment and Treasury Management Strategies. There are risks in terms of borrowing costs through interest rates and access to different lenders. Risk is mitigated through effective treasury management. The plan also includes an annual Minimum Revenue Provision (MRP) charge to the revenue budget for the repayment of capital borrowing, reducing the capital financing requirement, and therefore refinancing risk, over time.

4. **Commercial Property List**

- 4.1 The Commercial Property Investment Strategy (CPIS) was approved by Full Council on 17 December 2019. The strategy identifies that update reports will be provided on a six-monthly basis.

- 4.2 Below is a full asset list of the commercial investment properties. No disposals have taken place.

Table 1: List of Investment Properties Acquired Since April 2020

Date	Property Type	Total Purchase Costs £000	Annual Rental Income £000	Net Initial Yield
28/08/2020	730 Waterside Drive, Aztec West, Almondsbury. BS32 4UE	9,573	759.2	7.93%
11/09/2020	The Range, Pellon Lane, West Yorkshire, HX1 5QE	5,781	418.4	7.24%
11/11/2020	B&Q, Sanquhar Farm Rd, Ayr, Scotland	6,998	520.0	7.43%
18/12/2020	Wickes Extra, Aldridge Road, Tameside Business Park, Birmingham	9,816	733.3	7.47%
05/11/2021	Jaguar Land Rover, Preston Farm Ind. Estate, Stockton On Tees	6,130	446.4	7.28%
31/03/2021	One Quinton Business Park, Birmingham	5,766	372.5	6.46%
09/04/2021	North Shields Business Park, North Shields	12,585	970.7	7.71%
11/05/2021	Fenick House, Hamilton, Glasgow	4,783	364.3	7.62%
24/05/2021	Cardiff Audi, Cardiff	7,195	519.9	7.23%
15/12/2021	Reflex Group, Barwell	5,433	327.0	6.03%
15/12/2021	Reflex Group, Ossett	2,635	164.8	6.28%
TBC	Industrial property due for completion December 2022	22,272	1,342.8	6.03%
	Total	98,965	6,939	7.01%

- 4.3 As the table above shows the total amount of investment to date is £98.965m, representing almost 99% of the authorised £100m Fund capital budget total, leaving a current balance of £1.053m not yet invested. The advice from officers is that this balance is too small to invest in the context of our portfolio balance, risk, and management costs. It is therefore recommended by the Investment Board that the initial build of the portfolio is considered complete with no further acquisitions planned.
- 4.4 It is therefore proposed to close the Capital Budget at the end of the current financial year. Future asset management and landlord costs will be covered by the sinking fund or a future business case to be approved as necessary.

5. Investment Performance

- 5.1 The implementation of the fund has successfully delivered a balanced property portfolio that meets the parameters set out in the Strategy. The blended Net Initial Yield for all the assets in the Fund is 7.01% which is a significant achievement considering the length of the secured income streams in the portfolio. The weighted average unexpired lease term as at the 25th of December 2021 is 10.91 years meaning the income from the portfolio should be much more stable than was anticipated by the original investment strategy.

- 5.2 The 2021/22 Original Budget approved by Council in February 2021 set a net income target (gross income less finance and management costs) for the portfolio of £2.9m (not including legacy investment assets). Due to the unpredictable nature of securing properties to establish the portfolio over the first few years an optimism bias of £0.8m was included within the budget estimates for this year.
- 5.3 Following a review of progress in the early part of the year and the S151 Officer's updated assessment of financing costs, reflecting our treasury management approach and performance, a Revised Budget was approved by Council in October. This increased the net budgeted contribution from the portfolio to £3.65m and enabled the Council to set aside the additional £750k into the Investment Finance Reserve to contribute to debt repayment costs in 2022/23.
- 5.4 The table below sets out the 2021/22 budget, the performance to date against the revised budget, the end of year forecast and the forecast variance against the revised budget.

Table: Investment Budget Performance 2021/22

	2021/22 Original Budget £000	2021/22 Revised Budget £000	2021/22 Q1+Q2 Actual £000	2021/22 Forecast Full Year Outturn £000	2021/22 Forecast Outturn Variance £000
Capital Investment					
2021/22 Budget	55,937	55,937	24,562	54,881	-1,056
Total Cumulative Investment including 2020/21 + 2021/22	100,000	100,000	68,625	98,965	-1,056
Revenue Budget					
Rent Income	-6,035	-6,035	-3,123	-5,412	623
Management Costs	257	257	153	257	0
Optimism Adjustment*	803	723	0	0	-723
Net Income	-4,975	-5,055	-2,970	-5,155	-100
<i>Financing:</i>					
Notional Interest Charge	1,275	525	243	556	31
MRP**	800	880	0	880	0
Investment Income Net of Financing Costs	-2,900	-3,650	-2,727	-3,719	-69

*An optimism adjustment is included during 2020/21 and 2021/22 to manage the risks associated with timing of buying properties and building out the portfolio. This to ensures the assumptions being made from this project are not overstated in the MTFP. The progress made in completing the portfolio in 2021/22 means the optimism adjustment is not required in 2022/23 budget.

**MRP will be posted as a single transaction for the year in Q3.

- 5.5 The forecast indicates a good performance against revised budget with a net contribution to the Revenue Budget of £3.719m which is surplus against revised budget of £69k. This is pleasing both in terms of reasonableness of budget estimates and the Council's performance in delivering the portfolio on target overall. At this stage it is assumed this surplus if realised will be transferred to the Risk Reserve pending consideration at the year end.
- 5.6 As reported through the Finance Strategy and budget setting reports, the Council has established a portfolio risk reserve to protect the annual budget from income volatility from the investment fund. This fund has been 'front-loaded' to provide immediate

resilience during the initial phase of growing the portfolio as well as for ongoing risk management. The biggest risk in the early years of the portfolio is from tenants defaulting and the costs and unanticipated capital expenditure which may be incurred as a result. This reserve helps to mitigate that risk. The Council agreed in October (Financial Strategy Report, Appendix A) to split the risk reserve and sinking fund amounts, and to create the Investment Financing Reserve. The projected balance in the reserves is as follows:

Table 2: Investment Risk Reserve

	Reserve Balance £000
Balance 1 April 2021	3,674
Transfers to other Investment Reserves	-674
Forecast surplus against budget for 2021/22	69
Projected Balance 31 March 2022	3,069

Table 3: Investment Sinking Fund Reserve

	Reserve Balance £000
Balance 1 April 2021	0
Transfer from Investment Risk Reserve	500
Projected allocations in 2021/22	0
Projected Balance 31 March 2022	500

Table 4: Investment Financing Reserve

	Reserve Balance £000
Balance 1 April 2021	0
Transfer from Investment Risk Reserve	174
Transfer Revised Budget Net Income increase to reserve	750
Transfer from Business Rates Volatility Reserve	1,250
Projected Balance 31 March 2022	2,174

- 5.7 The risk reserve provides significant financial resilience to income volatility. For example, this would mitigate, say, a fall of 43% in gross income in 1 year, or 14% annually over a 3 year period. The sinking fund provides a good up-front sum for landlord costs to effectively manage the assets and meet landlord obligations. The financing reserve provides for the planned financing of debt repayment in 2022/23 per the Financial Strategy.
- 5.8 The intention is to use at least £2m of the financing reserve to fund MRP in 2022/23. The demand on income volatility and sinking costs will vary over time therefore flexibility can potentially be applied between the reserves if required.

Asset Valuations

- 5.9 An external valuation of the portfolio has been required annually since March 2021 in accordance with CIPFA and the **Page 109** valuation regulations and accounting

policies. Valuation changes only impact the Council at the point of disposal of an asset, and the carrying value of assets on the Balance Sheet. They do not impact on usable resources. Increases in value are credited to the Revaluation Reserve and decreases below historic cost are written off to the Capital Adjustment Account without affecting the General Fund balance.

- 5.10 The next valuation of the portfolio will be reported to members in the end of year investment report.

Medium Term Forecasts

- 5.11 Medium forecasts have been updated to reflect the performance in delivering the strategy and the current portfolio position. This maintains the positive income contribution of the portfolio in line with previous longer term projections, with a slight improvement in 2022/23. Although the Council's treasury approach takes advantage of lower cost debt in the short term the financing costs estimates allow for risk of increased costs through refinancing.

Table 5: Medium Term Forecasts

	2022/23 £000	2023/24 £000	2024/25 £000
Capital Investment (not including asset management costs)	0	0	0
Revenue Estimates			
Rent Income	-6,930	-6,930	-6,930
Management Costs	150	150	150
Optimism Adjustment	0	0	0
Net Income	-6,780	-6,780	-6,780
<i>Financing:</i>			
Notional Interest Charge	750	1,500	1,500
MRP	2,000	2,000	2,000
Investment Income Net of Financing Costs	-4,030	-3,280	-3,280
Contribution to Investment Reserves	0	380	380
Net Contribution to Revenue Budget	-4,030	-2,900	-2,900

Financing

- 5.12 The financing of the portfolio is planned to be financed through borrowing, the arrangements for which are implemented through the Council's treasury management team in line with the Treasury Management Strategy. Borrowing decisions take into account the Council's overall approach to managing cash flow, investment and borrowing risk in line with the Treasury Management Code and Prudential Code. Detailed information on borrowing is reported 6-monthly to Members through the Audit and Governance Committee – the last report being on 13 December 2021. Any borrowing is not attached to any specific or individual asset; it is based on the Council's overall capital financing requirement to meet the total General Fund and HRA capital programmes.
- 5.13 A notional interest charge is applied to the investment portfolio budget based on an annual estimate of the average interest costs related to investment and borrowing.

6. Links to Corporate Strategy

- 6.1 The Council's Corporate Strategy under the Enterprising Council Theme states that we will become a financially self-sufficient Council which has expanded its commercial activity and generated more income in order to support service provision. Whilst the Commercial Property Investment Portfolio alone cannot deliver this it is a significant provider of income to fund local services.

Objectives

- Pursue commercial investment opportunities that generate additional income that can be reinvested in service delivery in order to protect or enhance services on which our communities rely. Supported by a Commercial Property Investment Strategy
- Meet the challenge of Government completely withdrawing the Council's grant funding
- Ensure our land and property assets support the achievement of the council's objectives (including service delivery, regeneration projects and community initiatives).

7. Finance / Resource Implications

- 7.1 The investment in property continues to deliver a key element of the wider financial strategy and MTFP, as well as diversifying the Council's income streams in the face of significant reductions and uncertainty in government funding and through business rates retention.
- 7.2 Performance of the fund and against capital and revenue budgets is reported above, which shows positive performance outcomes.
- 7.3 Financial risks related to this investment activity are mitigated through robust due diligence, effective portfolio management, use of reasonable estimates for budget purposes, prudent reserves to mitigate investment asset costs and income volatility, and prudent plans to repay debt through the annual Minimum Revenue Provision charge to the revenue budget.
- 7.4 As stated above, the council has an increased borrowing requirement as a result of the capital expenditure on investment property acquisition. As previously reported, the PWLB on 26 November 2020 tightened its lending rules particular to authorities investing in assets primarily for yield. CIPFA are also expecting to publish updated Prudential and Treasury Management Codes in December 2021, with local authorities expected to fully comply with the new Prudential Code by April 2023 (recommended by April 2022). This is intended to prevent further acquisition of investment properties with authorities encouraged to reduce investment exposure in future to reduce risk. It is anticipated this will be a key consideration for the new Somerset unitary authority following local government restructuring.

8. Legal Implications

- 8.1 Section 12 of the Local Government Act 2003 specifically provides the Council with the power to invest for any purpose relevant to its functions, and for the purpose of prudent management of its financial affairs.
- 8.2 The Council is required to 'have regard to' the Prudential Code when considering capital investment decisions, as well as Capital Investment statutory guidance.

9. Climate and Sustainability Implications

- 9.1 Opportunities to make investments in the renewables sector were examined for suitability and 'fit' within the strategy but not deemed to meet the investment criteria to be brought forward to the Commercial Assessment Panel and Board.

10. Social Value Implications

- 10.1 Currently no opportunities which offer any direct additional social value benefits have come forward since the beginning of this reporting period. However, the income generated from the investment programme will in part be used to support the council's frontline services.

11. Asset Management Implications

- 11.1 The Asset Management Strategy is attached as Appendix 3, it is a light touch review that takes us to a Unitary authority.
- 11.2 The need for a 30 year costed maintenance plan was established and resourced during the early part of 2021. The work was scheduled and underway with our surfaced car parks taking much of the early focus. During this time the employee left for another role and despite multiple attempts to replace them we have been unable to do so. This has impacted on our ability to complete the work to support a more detailed review of the Asset Management Strategy.
- 11.3 The authority remains committed to maintaining the assets we have to a compliant standard, this is a continuous challenge not only in terms of changing legislation but also, in the financial constraints caused by the current supply issues for labour and materials.
- 11.4 A review of the legacy income generating assets was undertaken. Appendix 4 (confidential) identifies the early proposals for those assets. These will be considered in the context of Local Government Reorganisation and where a disposal is suggested they will follow the decision-making process as set out in the strategy. There is no proposed change to the disposal arrangements for asset that are not part of the commercial portfolio.

12. Scrutiny Comments / Recommendation(s)

- 12.1 Publication of the Full Council report will happen prior to the Corporate Scrutiny meeting occurring, and therefore a verbal update will be provided for Full Council.

Democratic Path:

- Corporate Scrutiny – 5 January 2022
- Executive – No
- Full Council – 18 January 2022

Reporting Frequency: Annually

Appendices:

Appendix 1 Audit Report / Appendix 1.1 Audit appendix
Appendix 2 Commercial Property Investment Strategy - CONFIDENTIAL
Appendix 3 Asset Management Strategy - CONFIDENTIAL
Appendix 4 Legacy Commercial Investment Assets – CONFIDENTIAL
Appendix 5 Commercial Property Investment Strategy 20-21 CONFIDENTIAL

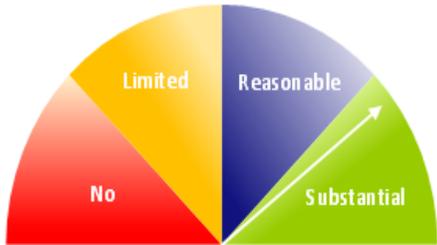
Contact Officers

Name	Chris Hall
Direct Dial	01823 217578
Email	c.hall@somersetwestandtaunton.gov.uk

Audit Objective

To ensure that Commercial Investment decisions are being made in line with the Commercial Strategy and progress is being monitored and reported to Members.

Assurance Opinion



A sound system of governance, risk management and control exists, with internal controls operating effectively and being consistently applied to support the achievement of objectives in the area audited.

Number of Actions

Priority	Number
Priority 1	-
Priority 2	-
Priority 3	2
Total	2

Risks Reviewed

Inadequate decision-making processes lead to the acquisition of commercial investments which do not provide the required outcomes and/or cause financial loss to the Council.

Assessment

**Medium
(Due to financial values involved)**

Key Findings

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	The Project Group is not being used as described in the strategy, while this does not result in a weakness of process the Strategy should be updated to reflect what the actual process is.
	Acquisition forms are not being fully completed to record and sign off approval to bid and approval to complete. They have the space to record this built in it is just not being used.
	Due diligence is carried out for all proposed investment opportunities and the results of these are presented to the Investment Panel and Investment Board for consideration within the decision-making process.
	Reports are submitted to Members to update them on the progress of the investment portfolio.

Audit Scope

This audits scope was to review the approval process being used for the commercial investments and to provide assurance to Members that it is in line with the strategy they approved.

The audit looked at the below controls:

- Investments are approved in line with the process outlined in the Commercial Investment Strategy and records are maintained that demonstrate the process has been correctly followed.
- Due diligence is carried out before the purchase is completed and records are maintained. Outcomes of due diligence are correctly reported to those involved in the approval process.
- Investment performance is monitored and reported.

Summary

The process for approving the investment opportunities is happening mostly in line with the strategy. The Investment Group is meeting but not being used in the way originally envisioned but as this was to develop the business case for each rather than as a decision-making group this does not impact on the validity of the decisions being made. The risk has been assessed as Medium as although this is well controlled the financial values and risks involved leave this as an inherently risky area.

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

Full Council Meeting – 7 December 2021

Report of Councillor Mike Rigby – Planning and Transportation

Quality Review Panel

As set out in the Districtwide Design Guide SPD due to be adopted at Full Council on 7 December 2021 the Council has established a Quality Review Panel to be externally managed. The Panel has been established to support the achievement of high quality, innovative and sustainable placemaking.

Applicants are encouraged to make use of the panel at an early stage in the design process to identify and test the proposed design's key objectives and assumptions. The Council will generally expect schemes of more than 50 homes or 5,000 sq metres of commercial/other floorspace to be informed by review. Other smaller complex schemes may also be appropriate for review.

The panel's advice to the applicants and to the Local Planning Authority will support sound planning decisions in respect of design quality and the advice provided will be a material planning consideration in the determination of planning applications. It is intended to assist Council officers and applicants to achieve design improvements and support planning committee decisions, where design quality is a key consideration.

The Quality Review Panel provides independent, objective, expert advice on development proposals. Generally, schemes benefit most if they are referred to the panel at an early stage to identify and consider the key assumptions of the proposed design as the advice given by the panel is likely to be most effective when given before a scheme becomes too fixed. Early engagement with the Quality Review Panel should reduce the risk of delay at application stage by ensuring that designs reach an acceptable standard. The panel brings together leading professionals with a broad range of expertise so that its remit is much wider than pure 'design'. More details can be found at

<https://www.somersetwestandtaunton.gov.uk/planning/quality-review-panel/>

A358 Taunton to Southfields dualling scheme National Highways Consultation

The Council has submitted its formal response to the recent 6 week public consultation exercise (deadline for comments was 22 November 2021) undertaken by National Highways on their proposal to improve and dual the A358 between the Southfields Roundabout in Ilminster and junction 25 of the M5 motorway.

The Council continues to support improvements to the A358 between Taunton and Southfields. The Council's existing statutory planning policy, Taunton Deane Core Strategy Policy SP2 (Realising the Vision for Taunton), supports the provision of: "...a Henlade Bypass, traffic calming and improved junctions as part of A303/A358 improvement package..." as part of the infrastructure provision which would help the town to realise its potential.

It is recognised that the economic benefit for the wider south west peninsula remains well established and the Council continues to welcome the fact that National Highways is bringing forward plans for improvements following Government's announcements in 2014. The improvement of the A358 should provide important improvements to the accessibility of Taunton as a high quality multifunctional sub-regional service centre and thereby further enhance its attractiveness and success.

It is the Council's view that the scheme does not adequately demonstrate how it is responding to the climate emergency and the Climate Change Act and further consideration should be given to opportunities to reduce, mitigate and offset emissions; as well as deliver a fast and direct strategic cycle route.

The public consultation documents are not the final version. The plans and the detail are likely to be altered in the light of public comment and there will be a public inquiry into the proposals later next year.

Local Cycling and Walking Infrastructure Plan

The Taunton Local Cycling and Walking Infrastructure Plan (LCWIP) has now been published on the Somerset County Council website. It is intended to be regularly updated. SWT continue to work with colleagues in Somerset County Council on refining and prioritising schemes within the LCWIP with the intention of developing detailed project delivery proposals. Work is now beginning to scope out how the garden communities will link into the strategic routes prioritised in the LCWIP and how other missing links can be delivered.

Phosphates Budget Calculator

The Phosphate Budget Calculator is complete and is available on the Councils website, it has been approved by Natural England. It is a tool that can be used by developers across Somerset to provide a standardised and transparent decision-making tool for the Local Authority and developers. It will be updated shortly.

Strategic Solution to Phosphates

The wider project is being led by policy officers in SWT on behalf of the Somerset authorities and in collaboration with other partners. As previously advised, consultants were appointed in March 2021 to support the work there are a number of elements to this project.

The complexities of water movement on the Levels have led to delays on producing a definitive map. It affects land north east of Bridgwater and land around Glastonbury (i.e. land beyond SWT). The consultants are awaiting a response from the Internal Drainage Board before sending the final boundary to Natural England for sign off. Along with addressing a number of other matters raised during the stakeholder briefing events in August, this has caused delay in the production of the strategy document. This work is expected to be completed by January 2022.

In the meantime, as Members are aware, on 5 October 2021, Full Council approved a [Phosphorus Mitigation Programme of Interim Measures](#) which includes: a £2million budget for the creation of phosphate credits on a financially recoverable basis. This interim programme aims to unlock between 700 to 1,350 homes in the River Tone Catchment area and a planning phosphates sub-committee is presently being set up to manage this programme. The Council sought to recruit a phosphates planner and nutrient neutrality officer but was unsuccessful. Additional resource and expertise has therefore been seconded into the team from Arup to assist with moving forward the work programme.

Neighbourhood Planning

West Monkton & Cheddon Fitzpaine (WM&CF) parishes have submitted a revised Neighbourhood Plan to the Council. This has been published for consultation from 5 November until 17 December 2021 and is an update to their current Neighbourhood Plan. The Plan is scheduled to go to examination in early 2022 and revises a

number of policies in the Plan with the aim of: increasing the climate and ecological robustness, conforming with Taunton Garden Town Vision, supporting the Declarations of Climate and Ecological Emergency, and updating Local Green Space designations.

Planning Policy Updates

Recruitment

The following roles have been filled to provide additional capacity for planning policy and implementation including:

Garden Town Implementation Manager - Jenny Clifford

Green Infrastructure Officer – Omri Ben-Chetrit

Infrastructure Planner - James Holbrook

Planning Policy Officer - Sophie Jones

SWT Local Plan 2040

In light of the timetable for the new unitary proposals, the Council has not progressed work which could be abortive or a waste of money. The focus has therefore been on evidence-based studies and elements of the future preparation of the Local Plan which will also help inform a new Unitary Development Plan. The timetable and future progress of any new Unitary Plan will need to be considered as part of the transitional arrangements for the new unitary council and the structural changes order which will set out the timescale. The new Unitary Plan will also need to be considered in the context of the forthcoming Planning Bill.

The team has been focussing on the implementation of a number of placed based and other priority projects including phosphates work, Wellington Station project, Firepool, climate change and funding bids. The team has also been reviewing where each of the Somerset district councils are in terms of their existing and in-progress evidence base.

Current work areas

- Site assessments (~128 no.) these are considered essential to improve our evidence base for maintaining a 5-year housing land supply. This has become a more critical issue because of the impact of phosphate requirements on sites coming through the planning system. The site assessment work should support our 5-year housing land supply as well as being critical for the preparation of a new Local Plan (regardless of geographical scope following the Unitary authority decision).
- Progress Conservation Area Appraisals from SW Heritage Trust.
- Local Housing Need Assessment – Completed. Published October 2021.
- Economic Development Needs Assessment – Completed. Published October 2021.
- Gypsy and Traveller Needs Assessment - commissioned jointly with Somerset Authorities. Due for completion during 2021.
- Renewable Energy Feasibility Study - Council priority project hoping to be commissioned jointly with SCC and Somerset Authorities.

Town Centres health check

To provide evidence for Plan making, we will be going out to tender during November 2021 for consultants to produce:

A report on Town Centre Health Checks, Retail Area Boundary Reviews and consideration as to whether an Article 4 Direction should be made. This commission will comprise:

- Town Centre Health Checks for Taunton, Wellington, Minehead, Williton and Watchet
- Retail Area Boundary Reviews for the town centres of Taunton, Wellington, Minehead, Williton and Watchet
- A Recommendation Report on whether an Article 4 Direction to remove permitted development rights regarding the change of use from class E use (commercial, business and service uses) to C3 use (dwelling houses) should be made by the Council for any or parts of Taunton, Wellington, Minehead, Williton and Watchet town centres and define its extent

Should the Council decide following the report to make an Article 4 Direction (s) for any of the town centres, the consultants would lead on the public consultation process.

Taunton Garden Town Infrastructure Delivery Plan

Following procurement Ove Arup and partners were commissioned in October 2021 to produce three outputs:

1. The Production of an Infrastructure Delivery Plan for Taunton Garden Town - The IDP will explain how the Council will deliver on its strategic ambitions. It will set out the necessary governance, partners, funding, and a programme of projects and initiatives to implement the ideas set out within the Garden Town Vision. It will also establish the mechanisms by which the progress and success of the Garden Town can be measured. It will be designed as a living document.
2. The Production of a Stewardship Report - The report is to advise on options for the ongoing long-term management and maintenance of community facilities and open space within Taunton Garden Town.
3. The delivery of an Online Infrastructure Engagement Platform - The online infrastructure engagement platform is seeking to provide up-to-date information about strategies, projects and activities and allow the public to identify, suggest and comment upon new infrastructure.

Completion is anticipated for March 2022.

Wellington Station

The Government's autumn budget sets out £5 million of funding to develop new railway stations at Wellington and Cullompton. This funding will enable the project to advance to the next stage of development and follows the submission of a business case to the Department for Transport earlier in the year.

The funding announcement is preceded by months of hard work, research and partnership building to develop the case for the proposed new train stations at Wellington and Cullompton by the Steering Group and WSP Consulting.

Firepool

The Planning Performance Agreement for Firepool has now been signed between the Council as Local Planning Authority and the Council as Developer, in the interests of improving transparency and certainty and moving the project forwards. It is intended that this will lead to public consultation on a well-evidenced and justified Draft Firepool Masterplan and Design Guidance document in spring 2022, and subsequent approval by the LPA as a material consideration in the assessment and determination of relevant planning applications. The LPA and Developer teams are meeting regularly to resolve key issues and move things forward. A series of workshops with key stakeholders are currently in train to help support refinement of the Draft Masterplan which will be reported to members in due course ahead of public consultation. Planning applications for Block 3, levels and drainage across the site, and for the Trenchard Way access have now been validated and planning officers are considering them.

5 Year Housing Land Supply (5YHLS)

On 23 November 2021 SWT will publish an addendum to the Strategic Housing Land Availability Assessment (SHLAA) stating the former West Somerset Council area has a 10.1 years of housing land supply.

On 23 November 2021 the West Somerset Local Plan to 2032 (WSC LP) will be five years old. From this date the Council can use the Governments Standard Method (SM) for calculating the housing requirement instead of the housing figures in WSC LP. Under the SM, which is calculated annually, the local housing requirement will be 99dw per annum (94dw + 5% buffer) as opposed to 199dw per annum (155dw WSCLP + previous years shortfall + 5% buffer). The buffer figure is set by the Housing Delivery Test Measurement (HDT) published in February; in 2021 it was a "pass" at 107% so a 5% buffer is added. Information on the large sites (10+ dwellings) that SWT consider to be deliverable and developable has been updated for the addendum. The total supply of deliverable plots is 1,000 over 5 years providing 10.1 years housing land supply.

These figures will be recalculated in March 2022. It is proposed to keep the calculations separate for the two former authorities. We currently estimate that the former West Somerset area will have in excess of 5 years, but the former Taunton Deane area may drop below 5 years. A factor will be the Housing Delivery Test (HDT) figures due to be published by DLUHC in February 2022. A HDT Measurement above 85% is a 5% buffer on the local housing need figure; below 85% is a 20% buffer and below 75% is presumption in favour of sustainable development. The past three years have seen a significant decline in delivery of sites across SWT primarily as a result of the phosphates issue and there is therefore a risk that the next HDT Measurement will be below the 75% threshold.

Net Zero Carbon Toolkit

Work has begun on adapting a Net Zero Carbon Toolkit originally published by Cotswold, West Oxfordshire and Forest of Deane Councils for use as an SWT document. The Toolkit is intended to help communicate what is entailed in both delivering new net zero compliant buildings and retrofitting existing buildings in striving towards Net Zero and make knowledge on these issues more accessible. It is aspirational and a guidance and communication tool, rather than a policy position. The new build element aligns well with and would neatly complement the aspirational standards included in the Districtwide Design Guide SPD due to be adopted by Full Council on 7 December 2021. Retrofit is an area where we have far less influence

(beyond our own stock). The Toolkit could help us in responding to community retrofit and communication actions in the CNCR Action Plan. It is intended that the Toolkit will be ready for publishing in early 2022 alongside potential updates to Climate Positive Planning.

Development Management Update

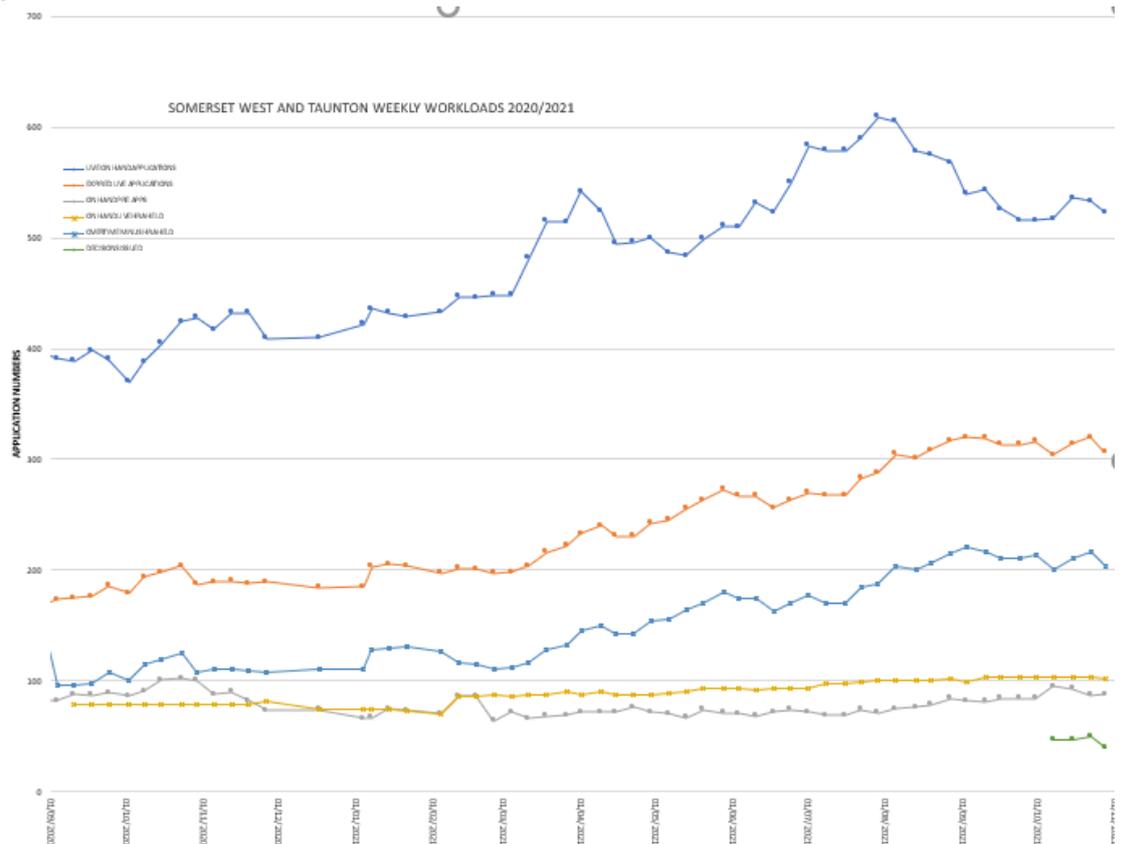
Recruitment

The Planning Specialist vacant post has been filled and a new officer will join the team in January 2022. However, another Planning Specialist has recently handed their notice in and their role is currently being advertised.

Planning Enforcement Officers have been appointed and both will be in post by mid December 2021. There will be a short handover period from the current contractors before they leave to ensure that the new officers are fully briefed on existing cases. A Phosphate Planning Specialist and a Nutrient Neutrality Officer have joined the team on secondment.

Performance

Workloads remain high due to the change in officers and increased amount of applications being submitted. An agency planning officer will be recruited to help reduce backlogs.



The graph above provides an overview of applications and pre-apps on hand.