

Somerset West and Taunton Council Community Infrastructure Levy  
Infrastructure Projects Funding Application Form

<b>1.1 Organisation / Company:</b>	Somerset West and Taunton Council	
<b>1.2 Address:</b>	The Deane House, Belvedere Rd, Taunton	
<b>1.3 Phone number:</b>	07760 474406	
<b>1.4 Email:</b>	<a href="mailto:Joe.wharton@somerset.gov.uk">Joe.wharton@somerset.gov.uk</a>	
<b>1.5 Contact Name</b>	Joe Wharton	
<b>2.1 Project Title:</b>	Coal Orchard public realm	
<b>2.2 Location of Project:</b>	Taunton	
<b>2.3 Description of the Project Proposal:</b>		
<p>This request is for a contribution to the cost of the high quality public realm and riverside steps delivered as part of the Coal Orchard scheme.</p> <p>The overall cost of the scheme has been subject to overspend due to the impact of the main contractor going into administration in Jan 2022.</p>		
<b>2.4 Identify any Project Partners &amp; their role within the bid:</b>		
<ul style="list-style-type: none"> <li>• Homes England: Contributed £889k in grant funding</li> <li>• MHCLG – FHSF grant provision £1.25m</li> <li>• Environment Agency</li> </ul>		
<b>2.5 Indicate your organisations current commitment to the project:</b>	Fully committed	X
	Partly committed	
	Uncommitted	

**2.6 Please expand on your answer to 2.5 including any board/committee or Cabinet resolutions:**

Full Council – 16th July 19: Original approval

Full Council – 5<sup>th</sup> July 2022: Additional funding approved

Executive – 16 March 2023: Transfer of CIL Town Centre Regen budget to Coal Orchard project for this purpose.

<b>3.1 Is the Project in the Council’s Infrastructure Delivery Plan?</b>	Yes		
	No	X	
<b>3.2 How will the proposal help address the demands of development in the area?</b>			
<p>The project has created a new high quality public realm, including additional flood mitigation in the town centre on the site of an end of life public swimming pool and car park. The public realm supports 40 one and two bed apartments, and eight commercial units, as well as creating and augmenting the surrounding Taunton Independent Quarter, Brewhouse, and riverside footpath.</p> <p>Whilst the works sit outside of the Infrastructure Delivery Plan, they are part of the approved capital delivery plan for SWT.</p>			
<b>3.3 Please provide details of any evidence which supports the bid from the local community:</b>			
<p>The scheme has both an outline and detailed planning permission, which included the usual public consultation period. Prior to the planning application, the scheme had part of a range of consultations on the Local Area Action Plan, as well as consultation on the scheme itself:</p> <p><a href="#">Coal Orchard   Lavigne Lonsdale</a></p> <p><a href="#">Coal Orchard development plans public consultation in Taunton   Somerset County Gazette</a></p>			
4.1 Aside from funding is the project ready to commence?	Yes		
4.2 If the answer to 4.1 is No, please list briefly the main constraints:			
5.1 Please indicate the total cost of the project:	Approx £15.5m for the total project		
5.2 How much funding does the project currently	75-100%	X	
	50-74%		
	25-49%		
	Up to 25%		

have?	None	
	Uncertain / unknown	

5.3 Please provide a detailed summary of the total CIL funding required, broken down into required funding phases. Please also use this space to explain how non-CIL funding is obtained:

	2019-20	2020-21	2021-22	2022-23	2023-34	Allocation Totals: £000's
FHSF			1,000	250		1,250
CIL - Taunton Town Centre Regeneration				420		420
Capital Receipts		7,699				7,699
Grant Homes England		870				870
Other (Grants, other EMRs, underspends)	1,771			80		1,851
Borrowing				3,910*		3,910
	<b>Total</b>					<b>£16,000</b>

\*Borrowing costs spread across life of project, but shown here for completeness.

<b>5.4 Is there a related revenue spend (i.e. day-to-day running costs, maintenance etc.) associated with the Project? If so please set out the details:</b>			
No			
<b>5.5 Is the project expected to receive any S.106 funding?</b>			No
<b>5.6 Does the Project help secure the release of additional funding?</b>		Yes (already received)	
5.7 If Yes, please indicate what other priority projects would be delivered: Please see additional funding received above.			
<b>6.1 What is the current delivery timescale for the Project:</b>	Immediate		X
	Up to 5 years		
	5-10 years		
	10-15 years		
	More than 15 years		
<b>6.2 Please provide further details on the programme for delivering the project:</b>			
<ul style="list-style-type: none"> <li>The construction project has effectively completed, with the exception of defects.</li> <li>23 of the 40 flats have completed, therefore 40% of the capital receipts have yet to be collected (circa £3m). 38 out of 40</li> </ul>			
<b>7.1 Please show what constraints (if any) apply to your project:</b>			
Physical and environmental impacts e.g flood risk, contamination, topography, biodiversity, noise etc	Yes		
Approvals and licences e.g planning permissions	Yes		
Ownership, acquisition or compulsory purchase order issues	Yes		
Partnership and governance issues		No	
Dependency on other projects going ahead		No	
<b>7.2 If the answer to any of the questions in 7.1 is Yes, please provide further details here, including the extent to which the issues concerned can be overcome by mitigation:</b>			
<p>Flood risk assessments were undertaken at the start of the project. The public realm has been specifically designed to act as a flood mitigation device to prevent the river from over topping. In addition, the topography of the hard surfacing has been designed to allow surface water to escape readily to the river. The Environment Agency have been an integral partner in the delivery of the scheme.</p> <p>All Planning permissions have been obtained.</p>			

Issues with title and ownership that have been raised throughout the project have been resolved.

## Section 8: Governance

8.1 Please indicate what governance structures you have in place for this project:

Approval for spending the grant from SWT Executive Committee – 16<sup>th</sup> June 2021 and Full Council – 06 July 2021  
 Responsibility of Cllr Mike Rigby, Portfolio Holder for Planning and Transportation, Portfolio Holder for Asset Management and Economic Development  
 Executive approval for allocation of CIL budget to this scheme – 15/03/2023  
 Report Author: Joe Wharton, Assistant Director of Major and Special Projects


## Section 9: Evidence

9.1 Have you provided evidence to support your application?

Yes

9.2 If the answer to 9.1 is Yes, please list the evidence included:

### Internal Office Use Only:

<i>Approved by s151 Officer:</i>	P Fitzgerald	YES X	NO <input type="radio"/>	<i>Date:</i> 16.03.23
<i>Approved by Senior Responsible Officer: (HoF or Director)</i>	C Hall	YES X	NO <input type="radio"/>	<i>Date:</i> 16.03.23
<i>Approved by Planning Portfolio Holder:</i>		YES X	NO <input type="radio"/>	<i>Date:</i> 28.03.23
<i>Circulated to Members for call in:</i>	R Staddon	YES X	NO <input type="radio"/>	<i>Date:</i> 28.03.23
<i>Release of CIL funds approval process complete:</i>		<input type="radio"/>	<input type="radio"/>	<i>Date:</i>

