

# **Bath and North East Somerset Council**

## **Infrastructure Funding Statement**

Community Infrastructure Levy and Section 106

Annual Report 2024/25

November 2025

**BATH AND NORTH EAST SOMERSET COUNCIL**  
**INFRASTRUCTURE FUNDING STATEMENT**

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## EXECUTIVE SUMMARY

This Infrastructure Funding Statement (IFS), prepared by Bath and North East Somerset Council (B&NES) on an annual basis sets out the details of the infrastructure funding received, and new/improved infrastructure funded by recent developments within the district, through:

- The Community Infrastructure Levy (CIL); and
- Section 106 (s106) planning agreements

This IFS focusses on the last financial year which is 1st April 2024 to 31st March 2025, during which:

- **£ 2,408,553 in CIL receipts were collected in the monitoring year**
- **£ 2,183,540** of “Strategic CIL” was spent on projects (refer to [Table 2](#))
- **£ 83,322** of the CIL receipts were passed to the relevant parish and town councils (refer to [Table 7](#))
- **£ 275,399** of CIL received was retained for Bath unparished area and **£172,367** of Bath Local CIL was spent on projects in Bath (refer to [Table 5](#))
- **£ 1,161,174** of Section 106 financial contributions were received in the monitoring year
- **£ 1,275,300** of Section 106 funds were spent on a wide range of infrastructure including schools and parks to mitigate the impacts of new development (Refer to [Table 8](#))

## Part 1 INTRODUCTION

- 1.1. Welcome to the 2024/2025 Bath and North East Somerset (B&NES) Council Annual Report covering income and expenditure relating to the Community Infrastructure Levy (CIL) and Section 106 (s106) agreements. This report relates to the financial year of 1 April 2024 to 31 March 2025.
- 1.2. We use s106 agreements and CIL to mitigate the impacts of new development and fund infrastructure required to support the sustainable delivery of development within Bath and North East Somerset.
- 1.3. More details of how CIL and S106 is charged and collected can be found at Part 3. In summary when CIL is received, the largest proportion, is allocated by B&NES Council on infrastructure needed to support the development of the Council area, known as “Strategic CIL”. A neighbourhood proportion is passed to the Parish Council or Town Council, or the unparished Bath area where the development took place for spending within their local Parish area. This report focuses on the CIL and S106 spend by B&NES Council, as Parish and Town Councils report separately on Neighbourhood CIL received from CIL generated in their area.
- 1.4. Part 2 sets out details of CIL and S106 income and spend by B&NES Council. This includes:
  - CIL income and how B&NES Strategic CIL and Bath Neighbourhood CIL has been allocated and spent in the reported year.
  - S106 income collected, allocated and spent with remaining balances. We also provide information on S106 contributions and affordable housing secured from planning permissions in the reporting year.
- 1.5. Part 3 provides background information on S106 and CIL and how it is collected.
- 1.6. Appendix A sets out information on the types of infrastructure to which Strategic CIL is allocated.

## Part 2 FINANCIAL REPORTS

### B&NES COMMUNITY INFRASTRUCTURE LEVY (CIL) REPORTING

The following Table 1 sets out the total amount of CIL received in the 2024/2025 year.

#### B&NES TOTAL CIL INCOME

| <b>Table 1: Total CIL Income</b>          | <b>Amount (£)</b> |
|---|-------------------|
| Total amount of CIL received in 2024/2025 | 2,408,553.13      |

The Council did not receive any land or infrastructure payments (i.e. the provision of land or infrastructure in lieu of paying CIL) during 2024/2025.

#### STRATEGIC CIL SPEND 2024/2025

Table 2 shows that the total amount of Strategic CIL spent within 2024/2025 was **£2,183,540** (this was from income collected up to 31 March 2025). The infrastructure that it was spent on was:

| <b>Table 2: Strategic CIL spending on Infrastructure Projects</b>         | <b>Amount (£)</b> |
|---|-------------------|
| <b>Spend on Infrastructure Projects</b>                                   |                   |
| St Keyna Primary Expansion  | 280,575           |
| Oldfield Secondary School Expansion                                       | 425,187           |
| Twerton Infants School condition projects                                 | 23,054            |
| St Marks School capacity improvements                                     | 18,023            |
| Healthcare Clinical capacity projects                                     | 166,514           |
| Bath City Centre Renewal Programme  | 97,130            |
| Keynsham High Street Public Realm Improvements                            | 30,000            |
| Midsomer Norton Public Realm & Wayfinding                                 | 59,148            |
| Local Centres   | 22,943            |
| Radstock Methodist Church Community Centre                                | 200,000           |
| City Centre Security highway infrastructure                               | 50,000            |
| Local Transport Improvement Projects                                      | 50,317            |
| Keynsham Memorial Park  | 30,387            |
| Royal Victoria Park   | 320               |
| Larkhall Sports Club Playing Field Surface                                | 100,000           |
| Odd Down Sports Ground  | 74,942            |
| Writhlington Tennis Courts Floodlighting                                  | 55,000            |
| <b>Repayment of money borrowed for Infrastructure Item (nil interest)</b> |                   |
| Flood Defences  | 500,000           |
| <b>Grand Total</b>  | <b>2,183,540</b>  |

The total amount of Strategic CIL receipts collected before the reported year i.e. 2024-2025, but which have not been allocated is £2,601,165. (NB. Detail of timing: The CIL has now been allocated).

The total amount of Strategic CIL receipts, collected before the reported year and which have been allocated in the reported year is £ 1,980,400.

The total amount of Strategic CIL receipts, whenever collected, which were allocated but not spent during the reported year is £5,406,241. This has been fully approved for spending.

Table 3 shows unspent Strategic CIL Allocations (for example where project timelines have been delayed, or where CIL is reserved/ secured for longer term projects)

| <b>Table 3: Strategic CIL receipts, whenever collected, which were allocated but not spent during the reported year</b> | <b>Amount</b>     |
|---|-------------------|
| Highways:   | £2,233,331        |
| Schools:  | £591,170          |
| Parks & Green Spaces  | £1,453,561        |
| Public Facilities:  | £1,010,179        |
| Other   | £118,000          |
| <b>Total</b>  | <b>£5,406,241</b> |

The following Table 4 shows the amount of Strategic CIL retained at the end of the year. This includes Strategic CIL unspent but allocated and committed.

| <b>Table 4: Strategic CIL Amounts Retained at End of Year (Includes CIL Committed and Allocated)</b> | <b>Amount</b> |
|--|---------------|
| CIL receipts for the reported year retained at the end of the reported year                          | £1,929,404    |
| CIL receipts from previous years retained at the end of the reported year                            | £620,765      |

Strategic CIL allocated for the year 2025/2026 (i.e. current year /year after monitoring year) equates to £2,291,000 and is set out in the Cabinet report (February 2025). The Cabinet report can be found at this [LINK](#)

## **BATH NEIGHBOURHOOD CIL**

As Bath does not have a Parish or Town Council, it was agreed that a CIL for Bath Panel is appointed by Bath and North East Somerset Council and will act as the body which reviews and assesses projects and requests for CIL on behalf of the community. More details can be found at this [LINK](#)

Table 5 below shows the amount of neighbourhood CIL retained for the Bath area and the projects in Bath on which CIL was spent.

| <b>Table 5: Bath Neighbourhood CIL Income and Spend</b>              | <b>£ Amount</b>  |
|--|------------------|
| Total CIL receipts retained for Unparished Bath Local CIL in 2024/25 | 275,399          |
|  |                  |
| <b>Bath CIL Project Spend in Bath in 2024/2025</b>                   | <b>Spend (£)</b> |
| Broad St Place Community Garden                                      | 1,713            |
| Bath Parks Activator Programme                                       | 15,000           |
| Canal and River Trust – Bathwick towpath                             | 20,000           |
| More trees for B&NES project   | 9,164            |
| The Tumps BMX track – Odd Down                                       | 20,000           |
| Larkhall United Reformed Church Youth Hub                            | 6,556            |

|  |                |
|--|----------------|
| Henrietta Park - relining of the ornamental pond         | 20,000         |
| Active Weston – improvements to Weston Recreation Ground | 58,125         |
| Ride to work by Bike, Transition Bath project            | 21,209         |
| Shaftesbury Road Memorial Gardens - handrail             | 600            |
| <b>Sub Total</b>   | <b>172,367</b> |

The following Table 6 shows the amount of Bath Local CIL retained at the end of the year. This includes CIL unspent but allocated and committed.

| <b>Table 6: Bath Neighbourhood CIL Amounts Retained at End of Year (Includes CIL Committed and Allocated)</b> | <b>£ Amount</b> |
|---|-----------------|
| Bath Local CIL receipts for the 2024/2025 year retained at end of 2024/2025                                   | 311,608         |
| Bath Local CIL receipts from previous years retained at end of 2024/2025                                      | 215,766         |

## PARISH /TOWN COUNCIL CIL

A proportion of the total CIL collected is passed to the Parish /Town Council or unparished area where the development subject to a CIL payment has taken place.

Parishes that have a 'made' Neighbourhood Plan receive 25% of CIL receipts. Parishes without a 'made' plan, receive 15%, capped at £100 per dwelling per annum (indexed) in accordance with the CIL Regulations. Parish/Town Councils must publish on their websites (by the 31 December 2025) the amount of CIL received by the Parish or carried forward and the items that the CIL was spent on.

No notices requesting repayment of misspent (or unspent after 5 years) CIL funds passed to Parish /Town Councils have been issued.

Table 7 shows the amounts of CIL passed to the relevant Parishes.

| <b>Table 7: CIL passed to Parish /Town Councils</b> | <b>Amount £</b> |
|---|-----------------|
| Total amount of CIL passed to Parish Councils       | 83,322.33       |
|   |                 |
| Bathampton Parish Council                           | 0               |
| Batheaston Parish Council                           | 4,726.58        |
| Bathford Parish Council                             | 0               |
| Camerton Parish Council                             | 0               |
| Charlcombe Parish Council                           | 0               |
| Chelwood Parish Council                             | 0               |
| Chew Magna Parish Council                           | 7,751.69        |
| Chew Stoke Parish Council                           | 0               |
| Claverton Parish Council                            | 0               |
| Clutton Parish Council                              | 2,429.14        |
| Combe Hay Parish Council                            | 0               |
| Compton Dando Parish Council                        | 0               |
| Compton Martin Parish Council                       | 0               |
| Corston Parish Council                              | 0               |

|                                    |                   |
|------------------------------------|-------------------|
| Dunkerton & Tunley Parish Council  | 0                 |
| East Harptree Parish Council       | 0                 |
| Englishcombe Parish Council        | 0                 |
| Farmborough Parish Council         | 0                 |
| Farrington Gurney Parish Council   | 0                 |
| Freshford Parish Council           | 125.31            |
| High Littleton Parish Council      | 0                 |
| Hinton Blewett Parish Council      | 0                 |
| Hinton Charterhouse Parish Council | 0                 |
| Keynsham Town Council              | 2,016.26          |
| Marksbury Parish Council           | 0                 |
| Midsomer Norton Town Council       | 37,624.71         |
| Monkton Combe Parish Council       | 6,171.40          |
| Nempnett Thrubwell Parish Council  | 0                 |
| Newton St Loe Parish Council       | 2,330.13          |
| Norton Malreward Parish Council    | 0                 |
| Paulton Parish Council             | 3,894.20          |
| Peasedown St. John Parish Council  | 6,589.95          |
| Priston Parish Council             | 0                 |
| Publow and Pensford Parish Council | 0                 |
| Radstock Town Council              | 4,987.63          |
| Saltford Parish Council            | 0                 |
| Shoscombe Parish Council           | 0                 |
| South Stoke Parish Council         | 0                 |
| Stanton Drew Parish Council        | 0                 |
| Stowey Sutton Parish Council       | 0                 |
| Swainswick Parish Council          | 0                 |
| Temple Cloud and Camerton          | 0                 |
| Timsbury Parish Council            | 794.36            |
| Ubley Parish Council               | 0                 |
| Wellow Parish Council              | 0                 |
| West Harptree Parish Council       | 0                 |
| Westfield Parish Council           | 3,580.97          |
| Whitchurch Parish Council          | 300.00            |
| <b>Sub Total</b>                   | <b>£83,322.33</b> |

## CIL ADMINISTRATION

Under the CIL Regulations 5% of the total CIL receipts collected (**£120,427.66**) in 2024/2025 is used towards the management, staffing, administration, IT and legal costs involved in CIL collection and allocation.

## CIL DEMAND NOTICES

The Total value of CIL set out in all demand notices (excluding any relief granted) issued in 2024/2025 was **£3,576,190.16**



It should be noted that not all of this CIL would have been expected to be received during 2024/2025. This is because (1) CIL liabilities of over £ 25,000 are payable in 3 instalments over an 18 month period, and (2) any CIL liabilities contained in Demand Notice issued towards the end of 2024/2025 may not become payable until 2025/26.

## SECTION 106 (S106) PLANNING OBLIGATIONS REPORTING

### S106 INCOME IN 2024/2025

The total amount of S106 planning obligations financial contributions received in 2024/2025 was **£1,161,174**.

### S106 SPEND IN 2024/2025

The total amount of S106 money which was spent (including transferring it to another organisation to spend) = **£1,275,300**

The S106 spent was from income from previous years and the reported year.

The items are shown in Table 8 below.

**Table 8: S106 spent during 2024/2025**

| Project   | £ Amount Spent    |
|---|-------------------|
|   |                   |
| Affordable Housing project - Argyle Yard              | £400,000          |
| Affordable Housing project - Danes Lane, Keynsham     | £458,626          |
| Affordable Housing project - Milsom Street, Bath      | £31,670           |
| Radstock Healthy Living Centre project                | £7,000            |
| SEND projects   | £2,466            |
| Childcare Expansion Early Years & Wraparound projects | £40,980           |
| Play Area Replacement Programme                       | £29,553           |
| Sandpits Park project                                 | £19,975           |
| Linear Park project                                   | £11,084           |
| Brickfields Park project                              | £9,357            |
| Foxhill parks project                                 | £17,292           |
| Bath River Line project                               | £11,790           |
| Combe Down Allotments                                 | £18,225           |
| Manor Road Woodland project                           | £62,436           |
| Abbots Wood project                                   | £10,442           |
| Windsor Bridge – Lower Bristol Road Signals project   | £60               |
| Trees - Green Streets project                         | £304              |
| Midsomer Norton Toucan, Gateway + Speed Limit project | £5,827            |
| Local Area Travel Schemes                             | £24,142           |
| Keynsham Station CCTV project                         | £57,792           |
| Waste Depot improvements                              | £56,279           |
| <b>Total</b>  | <b>£1,275,300</b> |

Nil money from S106 contributions was spent on repaying money borrowed.

The total amount of money from planning obligations allocated towards infrastructure during the reported year but not spent was £2,851,907 (refer to Table 9).

| <b>Table 9: Planning Obligations allocated during the reported year but not spent</b> | <b>Amount</b>     |
|---|-------------------|
| Highways  | 204,356           |
| Housing   | 494,703           |
| Parks & Green Spaces  | 2,069,570         |
| Education   | 83,278            |
| <b>Total</b>  | <b>£2,851,907</b> |

The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority is £11,047,887. This is because some S106 has been put towards projects in development - for example preparing feasibility studies, masterplans, and projects requiring additional funding to be progressed.

Details of infrastructure in the pipeline and completed can be found at the [Draft Interim Infrastructure Delivery Plan](#).

#### **S106 CONTRIBUTIONS TO BE SECURED FROM PLANNING OBLIGATIONS SIGNED 2024/2025**

The Section 106 Agreements secured relating to new planning permissions in 2024/2025 are as below. It is important to note that developments may not be implemented, or another scheme may come forward on the same site, therefore the contributions cannot be allocated until development has started. CIL will also be charged, when applicable, for these sites. The tables below show a summary of the contributions to be received and the sites that they relate to.

**Table 10: S106 to be secured from agreements signed in 2024/2025**

| <b>Contribution Type</b>                        | <b>£ Amount excluding indexation</b> |
|---|--------------------------------------|
| Affordable Housing Contribution                 | 211,477                              |
| Open/Green Space Contributions                  | 799,149                              |
| Playing Fields/Pitches Contribution             | 132,080.28                           |
| Bus Stop/Shelter Contribution                   | 34,000                               |
| Targeted Recruitment and Training Contributions | 55,055                               |
| Carbon Offsetting Contributions*                | 1,128,830.58                         |
| Fire Hydrants Contributions                     | 10,500                               |
| Cycle Network Contribution                      | 80,955.75                            |
| Footpaths and Cycleways Contribution            | 86,892.50                            |
| Highways Contributions                          | 416,727.08                           |
| Parking Contribution                            | 25,000                               |
| Traffic Management Contributions                | 251,106.51                           |
| Travel Plan Contributions                       | 9,550                                |
| Public Transport Contributions                  | 606,588.44                           |
| <b>Grand Total</b>                              | <b>£3,847,912.14</b>                 |

| <b>Fees Type</b>                | <b>£ Amount</b> |
|---------------------------------|-----------------|
| Affordable Housing Enabling Fee | 135,700         |

|                                      |                 |
|--------------------------------------|-----------------|
| Biodiversity Net Gain Monitoring Fee | 3,000           |
| Section 106 Monitoring Fees          | 12,375          |
| Travel Plan Monitoring Fee           | 4,775           |
| Traffic Regulation Orders Fees       | 14,351          |
| <b>Grand Total</b>                   | <b>£170,201</b> |

\*There is provision for Carbon Offsetting Contributions to be reduced if reductions in On-site Residual Tonnes of Carbon Emission are demonstrated.

Table 11 is a summary of non-financial section 106 secured by type (refer above for detail).

| <b>Table 11: Non-Financial Contributions secured in Section 106 agreements in 2024/2025</b> | <b>Contribution Totals</b> |
|---|----------------------------|
| Affordable Housing Units Total  | 236                        |
| 1 x nursery unit for use as a creche, day nursery or day centre                             |                            |
| Provision of a new toucan crossing on Windsor Bridge Road                                   |                            |

## Table 12: S106 Contributions by Site

Note - In kind contributions are non-financial contributions, for example the provision of infrastructure or services by the developer as opposed to a financial contribution to the Council to deliver the infrastructure.

Fees are paid to the Council for processing the obligations, and are separate from the obligation. Note the Public open space contributions include a percentage for managing the delivery of the open space.

| <b>App Ref / Obligation Type</b> | <b>Site / Obligation category</b>  | <b>Date S106 Signed/ Amount exc Indexation/ Detail</b> |
|----------------------------------|--|--|
| <b>22/02932/FUL</b>              | <b>26-28 Orchard Vale, Midsomer Norton</b><br><br><b><i>Demolition of Nos. 26 and 28 Orchard Vale and development of 54 new homes with open space, landscaping and all associated infrastructure (Cross Boundary Application with Somerset).</i></b>         | <b>Signed 14/10/2024</b>                               |
| Fees                             | Affordable Housing Enabling Fee  | £1,150   |
| Financial                        | Bus Shelter Contribution   | £34,000  |
| Financial                        | Cycle Network Contribution   | £80,955.75   |
| Financial                        | Employment TR&T Contribution   | £3,685   |
| Financial                        | Footpaths and Cycleways Contribution   | £86,892.50   |
| Financial                        | Playing Fields/Pitches Contribution  | £132,080.28  |
| Fees                             | TRO(s) Fees/Contributions  | £4,351   |
|                                  |  |  |
| <b>22/03224/EFUL</b>             | <b>Former Gasworks, Windsor Bridge Road, Twerton, Bath</b><br><br><b><i>Demolition of existing buildings and decontamination/remediation of the site to facilitate redevelopment for a residential-led mixed-use development, comprising residential</i></b> | <b>Signed 13/12/2024</b>                               |

|                     |  |                          |
|---------------------|--|--------------------------|
|                     | <b><i>dwelling (Class C3 Use) and provision of Class E floorspace (Class E(b) and (f) Uses), together with associated infrastructure, landscaping, and car and cycle parking, engineering works (on site and to associated areas) and access and works to the existing river wall, infrastructure and gasholder voids.</i></b> |                          |
| Fees                | Affordable Housing Enabling Fee  | £106,375                 |
| Fees                | BNG Monitoring Fee   | £3,000                   |
| Financial           | Carbon Offsetting Contribution   | £225,310                 |
| Financial           | Employment TR&T Contribution   | £40,150                  |
| Fees                | Travel Plan Monitoring Fee   | £4,775                   |
| Financial           | Highways Contribution – Upper Bristol Road/Windsor bridge Road Paving  | £11,700                  |
| Financial           | Traffic Signal Upgrade Contribution  | £191,106.51              |
| Fees                | Traffic Management Enforcement Contribution  | £60,000                  |
| Financial           | Transport Works Contribution Midland Road/Upper Bristol Road   | £169,707.08              |
| Financial           | Sustainable Transport Contribution   | £606,588.45              |
| Financial           | Parks and Greenspace Contribution  | £707,709.00              |
| Financial           | Fire Hydrants Contribution   | £6,000                   |
| Fees                | S106 Monitoring Fee  | £6,174                   |
| In kind             | 1 x nursery unit for use as a creche, day nursery or day centre  |                          |
| In kind             | Provision of a new toucan crossing on Windsor Bridge Road  |                          |
|                     |  |                          |
| <b>23/01619/FUL</b> | <b>Buildings South Of The Stables, Pipehouse, Freshford</b><br><br><b><i>Conversion and alteration of agricultural buildings to 5 No. dwellings, demolition of barn and erection of single storey garage, and landscaping, drainage and access works</i></b>   | <b>Signed 26/09/2024</b> |
| Financial           | Affordable Housing Commuted Sum  | £211,477                 |
| Fees                | S106 Monitoring Fee  | £441                     |
|                     |  |                          |
| <b>23/03390/OUT</b> | <b>Treetops Nursing Home, St Clement's Road, Keynsham</b><br><br><b><i>Outline planning application for demolition of existing care home and erection of 2no. three-storey buildings comprising 36no. self-contained flats (Use Class C3), with matters of Access Layout, Scale, and Appearance to be determined.</i></b>      | <b>Signed 06/03/2025</b> |
| Fees                | S106 Monitoring Fee  | £800                     |
| Financial           | Employment TR&T Contribution   | £990                     |
| Financial           | Off Site Public Open Space Contribution  | £91,440                  |
| <b>23/03774/FUL</b> | <b>Sulis Hospital Bath, Foxcote Avenue, Peasedown St John</b>  | <b>Signed 10/10/2024</b> |

|                     |   |                          |
|---------------------|---|--------------------------|
|                     | <b><i>Erection of single storey extension, with roof top plant, landscaping and associated infrastructure (to create Sulis Orthopaedic Elective Centre).</i></b>  |                          |
| Financial           | Parking Contribution  | £25,000                  |
| Fees                | Travel Plan Monitoring Contribution   | £4,775                   |
|                     |   |                          |
| <b>23/04754/FUL</b> | <b>Beazer House, Lower Bristol Road, Westmoreland, Bath</b><br><br><b><i>Erection of a 152-bedroom hotel (Class C1) and associated works, to follow demolition of existing office.</i></b>  | <b>Signed 05/09/2024</b> |
| Fees                | S106 Monitoring Fee   | £2,205                   |
| Fees                | Travel Plan Monitoring Fee  | £4,775                   |
| Financial           | Targeted Recruitment and Training Contribution  | £6,545                   |
| Financial           | Carbon Offsetting Contribution  | £869,178                 |
| Fees                | TRO(s) Fees/Contributions   | £10,000                  |
| Financial           | Fire Hydrants Contribution  | £1,500                   |
| Financial           | Active Travel Plan Contribution   | £235,320                 |
|                     |   |                          |
| <b>24/01118/FUL</b> | <b>Garages To West Of Wedmore Road Car Park, Kelston Close, Saltford</b><br><br><b><i>Demolition of existing garages and the erection of 4 No. affordable dwellings, parking and associated works.</i></b>  | <b>Signed 05/09/2024</b> |
| Fees                | S106 Monitoring Fee   | £440                     |
| Fees                | Affordable Housing Enabling Fee   | £2,300                   |
|                     |   |                          |
| <b>24/02402/VAR</b> | <b>The Vine House , Bailbrook Lane, Lower Swainswick, Bath</b><br><br><b><i>Variation of condition 7 of application 10/01067/FUL (Erection of a sustainable dwelling (known as Bath Springs) following demolition of existing dwelling (known as Vine House) (Revised proposal)).</i></b> | <b>Signed 09/01/2025</b> |
| Fees                | S106 Monitoring Fee   | £463                     |
|                     |   |                          |
| <b>24/04238/FUL</b> | <b>Tintagel Close, Keynsham</b><br><br><b><i>Erection of 45no. dwellings and enhanced public open space with associated works, following demolition of existing building.</i></b>   | <b>Signed 25/03/25</b>   |
| Fees                | S106 Monitoring Fee   | £1,852                   |
| Fees                | Affordable Housing Enabling Fee   | £25,875                  |
| Financial           | Targeted Recruitment and Training Contribution  | £3,685                   |
| Financial           | Fire Hydrants Contribution  | £3,000                   |
| Financial           | Carbon Offsetting Contribution  | £34,342.58               |

|  |  |                      |
|--|--|----------------------|
|  |  |                      |
|  | <b>Total Contributions Secured</b>     | <b>£3,847,912.14</b> |
|  | <b>Total fees for monitoring, TROs</b> | <b>£170,201</b>      |
|  | <b>Total</b>                           | <b>£4,018,113.14</b> |

### Part 3: SECTION 106 & CIL BACKGROUND

1. The main planning tools for securing developer contributions to be used towards infrastructure that is required to support development are planning obligations, as secured through Section 106 (S106) legal agreements, and the Community Infrastructure Levy (CIL). The way each of these tools can be used is prescribed in the CIL Regulations 2010 (as amended).
2. S106 is used to address site specific impacts arising from individual developments and to secure planning policy requirements. It is the main tool used to secure affordable housing linked to the grant of planning permission. CIL on the other hand is a strategic tool that is used to address the area wide and cumulative impacts of development.
3. Guidance on how planning obligations are used and secured through S106 legal agreements linked to the grant of planning permission in Bath and North East Somerset Council is set out in our [Planning Obligations Supplementary Planning Document](#) (SPD) that was adopted by the Council in 2015 with amendments relating to green infrastructure in 2019. The document sets out the Council's approach, policies and procedures on the requirement and use of planning obligations. It also sets out the relationship between planning obligations and the application of CIL. It should be noted that at the time of writing the Planning Obligations SPD is currently being updated and a draft SPD has been subject to consultation in July /August 2025. Refer to the draft SPD update document at this [LINK](#).
4. The Bath and North East Somerset Council CIL Charging Schedule was approved by Full Council on 17th February 2015 and came into effect on 6th April 2015. Planning applications determined on or after the 6th April 2015 may therefore be subject to CIL.
5. Guidance on how CIL is secured and spent can be found at the Council's Website at this [View Guidance on Section 106 planning obligations and Community Infrastructure Levy \(CIL\)](#) and the Government Planning Practice Guidance on [Community Infrastructure :Levy](#)
6. Guidance to Town and Parish Councils can be found here- [B&NES Parish and Town Council Guidance Notes re Community Infrastructure Levy](#)
7. The CIL liability is calculated based on the relevant £ per square metre on qualifying development floorspace following the grant of a relevant planning permission. New developments that create one or more new dwellings of any size or development of 100 square metres or more are liable for the levy. Some developments may be eligible for relief or exemption from CIL. CIL is only required to be paid by developers if development commences on site. The CIL Demand Notice is issued on commencement of development. Strict requirements apply to the collection of CIL based on the CIL Regulations.
8. Strategic CIL must be spent on infrastructure needed to support the development of the Council's area. See Appendix A below for the Council's Infrastructure List setting out the types of infrastructure that the Council allocates CIL to.



## **APPENDIX A. BATH & NORTH EAST SOMERSET COUNCIL INFRASTRUCTURE LIST**

The following is a statement of the infrastructure projects or types of infrastructure which Bath and North East Somerset Council intends will be, or may be, wholly or partly funded by CIL (“the infrastructure list”);

The Items on the List are as follows (subject to the exclusions below)

- Strategic Transport Infrastructure including cycling and walking infrastructure, and public transport infrastructure
- Green infrastructure to deliver the requirements set out in the Green Infrastructure Strategy, including specific green space requirements identified in the Green Space strategy
- The Early Years provision set out in the Childcare Sufficiency Assessment
- School Schemes set out in the Schools Organisation Plan; Special Education Needs Development and Alternative Education Provision
- Social Infrastructure, including social and community facilities, sports, recreational, play infrastructure and youth provision, and cultural facilities
- Strategic Energy Infrastructure
- Health and Well-being Infrastructure
- Strategic Waste Facilities
- Strategic Flood Risk Management Infrastructure

It is important to note that the above list excludes infrastructure projects that are required to make a development acceptable in planning terms in accordance with the planning policies set out in the B&NES adopted development plan.

Whilst CIL will be the Council's main mechanism for securing funding towards the infrastructure that is required to support development in Bath and North East Somerset, there will be some instances where individual developments give rise to their own requirements for infrastructure in order to make the development acceptable in planning terms. Such infrastructure will be secured as part of the development through the use of planning conditions or Section 106 planning obligations. The Planning Obligations Supplementary Planning Document (SPD) sets out details where planning obligations apply.

This list therefore explicitly excludes the provision of infrastructure that is required to make a development acceptable in planning terms and which meets the legal tests of Regulation 122 of the CIL Regulations. B&NES Council retains its discretion to negotiate necessary planning conditions and s106 planning obligations to secure such infrastructure.

The above list of infrastructure is not in order of priority and does not guarantee that CIL will be allocated to a specific category.