

South Somerset District Council

Report on Infrastructure Planning in South Somerset

Summary

1. Baker Associates with Roger Tym & Partners were commissioned by South Somerset District Council in May 2011 to undertake this Infrastructure Plan (known as an IDP). The plan sets out the infrastructure required to support the growth planned for the district in the Core Strategy (in draft stage at the time of writing). This work has been undertaken using a combination of discussion with the public and private sector infrastructure service providers in South Somerset and desk research.
2. The Infrastructure Plan covers the emerging core strategy which has a target number of dwellings of around 16,000 although the detailed plans developed in support of this have the potential to accommodate a higher figure of up to 18,106 dwellings. Of these over 10,000 dwellings are currently without planning consent. The emerging core strategy also covers 172.5 ha of employment land, of which 109.86 are without current planning consent. The main focus of growth is Yeovil, both within the current urban area and also through an urban extension. This will allow the town to grow in order to meet its economic potential. Chard will also see significant growth, and there will be some growth in the other market towns and villages in the rest of the district.
3. The infrastructure covered by this report includes:

Physical Infrastructure	Social Infrastructure	Green Infrastructure
Highways	Education (primary, secondary, tertiary and early childhood)	Public open space and green space (including woodlands)
Rail	Health – acute and primary	Parks
Buses and other public transport	Social care facilities	Play space
Cycle network	Ambulance	
Pedestrian movement	Police	
Public realm	Fire	
Water supply	Arts and cultural venues	
Energy supply	Sport and recreational facilities	
Waste management	Community halls	
Telecommunications	Facilities for the faith community	
Flood alleviation	Crematoria and cemeteries	

4. The report also considers how the infrastructure might be funded, and the report covers a review of potential funding sources from both the public and private sectors. Underpinning this report is an Infrastructure Schedule in the form of a live database. This database will allow the district council to continue monitoring the infrastructure required in the future.
5. Overall the total cost of the infrastructure required in South Somerset is £466m over the plan period. Of this, funding has been identified for £156m, leaving a funding gap of £311m. For the net 14,671 dwellings yet to be built¹, this is equivalent to a funding gap of £21,000 per dwelling.

¹ 18,106 planned over the period less the 3,435 built

South Somerset Infrastructure Costs and Funding (January 2012)

	Infrastructure costs	Identified Funding	Funding Gap
Physical Infrastructure	£55,766,344	£21,041,642	£34,724,702
Social & Community Infrastructure	£398,992,028	£134,744,919	£264,247,109
Green Infrastructure	£11,723,151	£29,116	£11,694,035
Total	£466,481,523	£155,815,677	£310,665,846

These figures exclude the Yeovil northern urban extension costs as the sustainability appraisal indicates that the southern urban extension is preferable.

6. The funding gap is just over £53m in 2011-16 and rises in subsequent phases and then falls in the last period of the plan. Only Yeovil, Chard, Ilminster, Castle Cary and Martock have specific infrastructure schemes considered critical to delivery over the plan period. Overall the critical infrastructure funding shortfall is £40.7m. The shortfall for the first 5 years is £10.4m.
7. The analysis of potential funding to meet the funding gap suggests that there may be up to £9.87m available in 2011-16, assuming the New Homes Bonus is not available for infrastructure. This is close to the £10.4m required for the critical infrastructure required for 2011-16 but some way short of the total £53.1m infrastructure required for sustainable communities 2011-16.
8. This Infrastructure Plan is underpinned by a database which is intended to form a live record of infrastructure requirements into the future. This will require the District Council to monitor delivery of infrastructure and to identify new requirements as plans develop.

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1 INTRODUCTION

Background

- 1.1 Roger Tym & Partners (RTP) and Baker Associates were commissioned to prepare three documents to provide South Somerset Council with an evidence base to support its planning policies on infrastructure and developer contributions:
- i The first document, and the subject of this report, is the Infrastructure Delivery Plan which sets out requirements, phasing and costs and funding of infrastructure.
 - ii This is supported by a separate viability assessment which seeks to set out the implications of differing levels of viability for a variety of types of developments and locations, and how this might support a Community Infrastructure Levy.
 - iii Finally there is a separate paper setting out options regarding the Community Infrastructure Levy, its relationship with section 106 agreements and an assessment of current draft policy.
- 1.2 Communities and Local Government (CLG) emphasises that Local Development Frameworks (LDFs) have to demonstrate the means of their implementation, with the policy position that they cannot be considered sound unless this is the case. Identifying the means of delivering the infrastructure required is part of the process of demonstrating that the LDF is deliverable.

Objectives

- 1.3 Specifically, the infrastructure requirement study has sought to:
- Highlight infrastructure capacity issues and existing capacity where possible, through the review of existing information and consultation with stakeholders.
 - Identify the infrastructure impacts of additional development in generic and specific terms for main settlements and district basis.
 - Illustrate the net infrastructure impact of new development and highlight significant issues.
 - Provide information on the indicative cost of infrastructure.
 - Identify public funding mechanisms and responsibility for delivery.
- 1.4 The Infrastructure Plan provides a focus for long term strategic financial decisions that will inevitably need to be refined and realigned as the process and time unfolds. In this context, there are a number of important points which should be borne in mind:
- The Infrastructure Plan is not a policy document. Information included in the assessment does not override or amend agreed/adopted strategies, policies and commitments which the Council and other infrastructure providers currently have in place .
 - Infrastructure providers will inevitably review their policies and plans over the life of the Core Strategy and this can impact on the amount and type of infrastructure required.

The Infrastructure Plan sets out a broad framework for infrastructure delivery to 2028 but with more detail for the early part of the plan.

Structure of the Report

- 1.5 Section 2 considers the infrastructure categories included in the report.
- 1.6 Section 3 sets out the expected growth in South Somerset.
- 1.7 Section 4 considers the **physical infrastructure** categories and sets out the context and establishing how infrastructure requirements and costs have been identified and discusses funding and delivery issues.
- 1.8 Section 5 considers the **community infrastructure** categories and sets out the context and establishing how infrastructure requirements and costs have been identified and discusses funding and delivery issues.
- 1.9 Section 6 considers the **green infrastructure** categories and sets out the context and establishing how infrastructure requirements and costs have been identified and discusses funding and delivery issues.
- 1.10 Section 7 summarises the infrastructure schedule by settlement.
- 1.11 Section 8 considers how the infrastructure might be prioritised.
- 1.12 Section 9 considers the funding that may be used to pay for the infrastructure required.
- 1.13 The appendices list the specific infrastructure projects required.

Note

- 1.14 This document reflects a “snapshot in time” of infrastructure requirements and these will be constantly changing to reflect funding arrangements and also changes in growth and priorities. Therefore this Infrastructure Plan must be seen as a living document subject to constant change.

2 INFRASTRUCTURE CATEGORIES

Introduction

- 2.1 The Infrastructure Plan includes different types of infrastructure necessary to deliver the Core Strategy objectives, taking into account requirements ranging from roads to flood mitigation to outdoor play space.

Table 2.1: Infrastructure Categories

Physical Infrastructure	Social Infrastructure	Green Infrastructure
Highways	Education (primary, secondary, tertiary and early childhood)	Public open space and green space (including woodlands)
Rail	Health – acute and primary	Parks
Buses and other public transport	Social care facilities	Play space
Cycle network	Ambulance	
Pedestrian movement	Police	
Public realm	Fire	
Water supply	Arts and cultural venues	
Energy supply	Sport and recreational facilities	
Waste management	Community halls	
Telecommunications (including broadband)	Facilities for the faith community	
Flood alleviation	Crematoria and cemeteries	

- 2.2 Some infrastructure types are critical to enable development to proceed, while other infrastructure is necessary to ensure that communities are sustainable through quality of life and environmental reasons. The Council recognises that whilst it may wish to secure the delivery of all infrastructure items, prioritisation may be required depending on the availability of public and private sector funding sources and service priorities at that time. In light of this, the Infrastructure Plan has adopted a categorisation for each infrastructure item. It should be noted that this categorisation does not imply importance but it does have implications for timing as part of a prioritisation process.
- 2.3 Ultimately the application of these categories is a political decision which is the responsibility of the Councils elected members. While the process of developing the Infrastructure Plan has allowed for member input at the time of writing members have not been required to assess each infrastructure item. Instead our work is informed by our understanding priorities as set out in the draft Core Strategy. Should the Council adopt a

CIL, members will need to identify priorities for spending monies accrued before a CIL is adopted and the infrastructure plan will form a starting point for undertaking this.

- **Critical** - The identified infrastructure is critical, without which development cannot commence e.g. flood risk mitigation, some transport/utility infrastructure
- **Necessary** – The identified infrastructure is necessary to support new development, but the precise timing and phasing is less critical and development can commence ahead of its provision e.g. schools/primary health care
- **Desirable** - The delivery of the identified infrastructure is needed in order to build sustainable communities, but timing is not critical over the plan period e.g. libraries, and other cultural provision

2.4 The study has sought to distinguish between infrastructure:

- To cover existing deficiencies
- Related to new development
- Responding to the area's aspirations

2.5 Each infrastructure area has been taken in turn, examining the infrastructure items within each area, e.g. primary, secondary and special school. The section examines:

- Context, existing strategies and existing capacity to accommodate growth;
- Approaches to calculate or identify infrastructure requirements and generic costs;
- The view on funding and delivery arrangements.

2.6 The study has identified the level of capacity that each of the infrastructure types has to meet current and future needs.

2.7 This study builds upon an exercise undertaken by South Somerset District Council in Autumn 2010. Various service providers were contacted about the infrastructure required to support growth in the district. The results from this exercise were reviewed as part of this work.

2.8 In addition the study team has made contact with service providers. This has included confirming or exploring the responses provided as part of the earlier exercise and following up service providers who were not able to respond earlier. The discussion with service providers was informed by the summary of planned growth, drawn from the information provided by South Somerset District Council on the expected growth in the district. This information is drawn from the work used to inform the development of the LDF Core Strategy derived from the emerging recommendation of the Project Management Board relevant at the time of writing the report.

2.9 It is important to note that different service providers have responded with different levels of detail; and that while some assessments of need are based upon specific plans, others are generated through application of standards. As the date of delivery of the infrastructure comes nearer it is expected that plans will be refined and that the cost estimates will become more robust. It is therefore recommended that the situation is regularly reviewed to ensure that the Infrastructure Plan requirements, costs and funding are as accurate as possible. This will require resourcing within the Council to ensure that the situation is reviewed and the live database is maintained.

3 DEVELOPMENT IN SOUTH SOMERSET

Introduction

- 3.1 This section summarises the growth anticipated in South Somerset over the span of the emerging LDF from 2013 to 2028. The emerging core strategy has a target number of dwellings of around 16,000 although the detailed plans developed in support of this have the potential to accommodate a higher figure of up to 18,106 dwellings. Of these over 10,000 dwellings are currently without planning consent. The emerging core strategy also covers 172.5 ha of employment land, of which 109.86 are without current planning consent from 2006-2028. These figures have been derived from ongoing work undertaken in responding to representations on the draft Core Strategy and emerging further evidence. Whilst the eventual Core Strategy housing and employment provision may differ from these figures growth is expected to be of the same order of magnitude and will need to cover the full extent of potential infrastructure requirements for the Plan period.
- 3.2 In spatial terms the main focus of growth is Yeovil, both within the current urban area and also through an urban extension. This will allow the town to grow in order to meet its economic potential. Chard will also see significant growth, and there will be some growth in the other market towns and villages in the rest of the district.

Table 3.1 Planned growth

	Residential to 2028	Employment to 2028
Yeovil (Urban Area)	Completions - 1221 dwellings Existing commitments - 2,483 dwellings Allocations/residual – 2,396 dwellings Total = 6,100 dwellings	Completions - 3.89 ha Commitments & U/C – 26.72 ha Allocations, lapsed & CS – 14.23 ha Total = 45 ha Employment Land
Yeovil (Urban Extension)	Completions - 0 dwellings Existing commitments - 0 dwellings Allocations/residual – 2,500 dwellings Total = 2,500 dwellings	Completions - 0 ha Commitments & U/C - 0 ha Allocations, lapsed & CS – 11.5ha Total = 11.5 ha Employment Land
Chard	Completions - 370 dwellings Existing commitments - 151 dwellings Allocations/residual – 1,910 dwellings Total = 2,431 dwellings	Completions – 0.63 ha Commitments & U/C - 0.75 ha Allocations, lapsed & CS – 15.76ha Total = 17.5 ha Employment Land
Crewkerne	Completions - 190 dwellings Existing commitments - 186 dwellings Allocations/residual - 652 dwellings Total = 1,028 dwellings	Completions – 0.06 ha Commitments & U/C – 0.02 ha Allocations, lapsed & CS – 10.75 ha Total = 11 ha Employment Land
Ilminster	Completions - 132 dwellings Existing commitments - 67 dwellings Allocations/residual - 332 dwellings Total = 531 dwellings	Completions - 0.85 ha Commitments & U/C - 3.53 ha Allocations, lapsed & CS – 18.87 ha Total = 23.5 ha Employment Land
Wincanton	Completions - 238 dwellings Existing commitments - 454 dwellings	Completions - 0.29 ha Commitments & U/C – 0.17 ha

	Residential to 2028	Employment to 2028
	Allocations/residual - 11 dwellings Total = 703 dwellings	Allocations, lapsed & CS – 8.16 ha Total = 9.0 ha Employment Land
Somerton	Completions - 23 dwellings Existing commitments - 58 dwellings Allocations/residual - 319 dwellings Total = 400 dwellings	Completions – 1.91 ha Commitments & U/C - 0.0 ha Allocations, lapsed & CS – 3.0 ha Total = 5.0 ha Employment Land
Castle Cary and Ansford	Completions - 38 dwellings Existing commitments - 59 dwellings Allocations/residual - 303 dwellings Total = 400 dwellings	Completions - 9.26 ha Commitments & U/C - 0.0 ha Allocations, lapsed & CS – 3.93 ha Total = 13.5 ha Employment Land
Bruton	Completions - 91 dwellings Existing commitments - 22 dwellings Allocations/residual - 104 dwellings Total = 217 dwellings	Completions - 0.56 ha Commitments & U/C - 0 ha Allocations, lapsed & CS - 2 ha Total = 3.0 ha Employment Land
Ilchester	Completions - 0 dwellings Existing commitments - 0 dwellings Allocations/residual - 151 dwellings Total = 151 dwellings	Completions - 0.02 ha Commitments & U/C - 0.0 ha Allocations, lapsed & CS – 2.0 ha Total = 2.5 ha Employment Land
Langport/Huish Episcopi	Completions - 153 dwellings Existing commitments - 89 dwellings Allocations/residual - 158 dwellings Total = 400 dwellings	Completions – 0.44 ha Commitments & U/C - 0.0 ha Allocations, lapsed & CS – 3.0 ha Total = 3.5 ha Employment Land
Martock	Completions - 52 dwellings Existing commitments - 49 dwellings Allocations/residual - 145 dwellings Total = 246 dwellings	Completions – 0.11 ha Commitments & U/C - 0.21 ha Allocations, lapsed & CS – 4.47 ha Total = 5.0 ha Employment Land
Milborne Port	Completions - 126 dwellings Existing commitments - 66 dwellings Allocations/residual - 107 dwellings Total = 299 dwellings	Completions - 0.04 ha Commitments & U/C - 0 ha Allocations, lapsed & CS - 2 ha Total = 2.0 ha Employment Land
South Petherton	Completions - 103 dwellings Existing commitments - 48 dwellings Allocations/residual - 94 dwellings Total = 245 dwellings	Completions – 0.62 ha Commitments & U/C – 1.18 ha Allocations, lapsed & CS - 2 ha Total = 4.0 ha Employment Land
Stoke Sub Hamdon	Completions - 5 dwellings Existing commitments - 1 dwelling Allocations/residual - 49 dwellings Total = 55 dwellings	Completions - 0 ha Commitments & U/C - 0 ha Allocations, lapsed & CS - 2 ha Total = 2 ha Employment Land
Rural Settlements	Completions - 693 dwellings Existing commitments - 574 dwellings Allocations/residual - 1,133 dwellings Total = 2,400 dwellings	Completions – 6.22 ha Commitments & U/C – 2.64 ha Allocations, lapsed & CS - 6 ha Total = 14 ha Employment Land
TOTAL	Completions 2006 – 2010 = 3,435 All commitments at 2010 = 4,307 Allocations/residual to 2028 = 10,364	Completions 2006 – 2010 = 23.7 ha All commitments at 2010 = 35.24 ha Allocations, lapsed & CS to 2028 =

	Residential to 2028	Employment to 2028
		109.86 ha
	Total Dwellings = 18,106	Total Employment = 172.5 ha

- 3.3 An indicative housing trajectory has been developed as part of this study in discussion with South Somerset District Council.

Table 3.2 Phasing

Core strategy target	Completions 2006-2011	Committments and allocations/ residual	<i>Commitments only</i>	2011-2016	2016-2021	2021-2026	2026-2028
18,106	3,435	14,671	4,307	3,859	4,062	4,129	2,621

- 3.4 Note that some of the consents relate to large scale developments that will start in the 2011-16. Taking this into account there will be an estimated 828 completions 2011-16 and 10,364 over the plan period.

4 PHYSICAL INFRASTRUCTURE

Transport and Access

Context

- 4.1 The key documents used to inform the transport infrastructure requirements for South Somerset are the Future Transport Plan (sometimes known as Local Transport Plan 3 or LTP3) produced by Somerset County Council, the Chard Regeneration Plan² and the Review of the Yeovil Eco-urban Extension³:
- 4.2 Future Transport Plan is a 15 year plan for the whole of Somerset, covering the period 2011 – 2026. It aims to deliver a transport system that can meet economic, environmental and social challenges. It also seeks to deliver the aspirations of the councils in Somerset, stakeholders, businesses and the public. The plan was prepared in the context of the Comprehensive Spending Review (CSR) and the Plan for Growth issued by government in 2010. Following this (January 2011) government issued the White Paper; Creating Growth, Cutting Carbon Making Sustainable Transport Happen. The government's transport priorities as set out in the white paper are:
- To help the economy grow, and
 - Tackling carbon emissions
- 4.3 Larger scale interventions such as 'major schemes' are necessarily concentrated on areas where transport issues are most problematic and where future growth is likely to be concentrated. Across the County the current major transport schemes anticipated within the next 15 years include:
- Completion of the A30 Eastern Corridor package in Yeovil (which includes the Fiveways Roundabout).
 - Delivery of the Western Corridor package in Yeovil.
 - A303/A358 Improvement package. This project will be a joint scheme with the Highways Agency who are responsible for the A303. These improvements will concentrate on delivering journey time reliability and improved safety; however the full-scale dualling proposal of a few years ago has been dropped in light of cost concerns.
- 4.4 Recent traffic growth in Yeovil has been highest where there is least existing congestion, indicating that the network is under pressure. In the peak periods the contra flows on the radial routes, outbound in the morning and inbound in the evening, exhibit the greatest growth. Journey times have increased on several routes in Yeovil. Delays can occur during the peak hours at some of the major junctions and the increases in journey time can be higher than the growth in traffic, indicating some rising levels of localised congestion.

² LDA, 2010 for SSDC

³ Parsons Brinkerhoff, 2011 for SCC

4.5 The Yeovil Transport Strategy Review 2 sets out the improvements required:

Non- highways improvements include:

- Car parking review to cover charging regime, approach to employment sites, public off and on road provision;
- Comprehensive walking and cycling network improvements, including radial routes to the town centre
- Pedestrian priority areas within the town centre
- Public information and education programme for behavioural change
- Cycle parking provision at residential and employment developments
- Cycling improvements at Yeovil Hospital
- Cycle link provided on A37 between Ilchester and Yeovil
- School, workplace, residential and personalised travel planning
- Quality Bus Partnerships covering core services
- Bus Station improvements
- Real time passenger information (RTPI) and on-bus electronic information
- Dedicated bus routes and other priority measures

Highways improvements set out in the Eastern and Western Corridor Studies include:

- A30 Reckleford/Market Street
- Reckleford Gyratory Provision
- A30 Sherborne Road/Lyde Road
- Coombe Street Lane/Mudford Road
- Thorne Lane/Western Avenue
- Copse Road/Western Avenue
- Western Way/Preston Road
- Asda Access
- Westland's (Cartgate Link/Bunford Lane)
- Lysander Road/Watercombe Lane
- Horsey (Police Station) Roundabout
- Hospital Roundabout
- Fiveways Roundabouts

Identifying Infrastructure Requirements

4.6 SCC has set out the transport infrastructure required to support development in South Somerset. This is centred on the schemes identified in the Future Transport Plan but also include some additional/amended scheme costs in Yeovil based on discussions with Somerset County Council. These additional scheme costs are presented as high level indicative costs that will be refined as more detailed plans develop.

- 4.7 There has been discussion about improvements to the Cartgate Roundabout. However the case has not yet been agreed and it is not necessary to include it in the schedule at this time.

Table 4. Additional/amended road requirements

Scheme	Cost provided previously 19/9/11	Additional costs based on further work required
Sherborne Road/Lyde Road; (beyond improvements assumed below)	600k	Possible provision of through lanes, requiring demolition of property - £500K
Preston Road/Larkhill Road	n/a	Possible provision of through lanes, requiring demolition of property/frontage removal £1mn
Fiveways Roundabout	Updated to £700k	Nothing additional
Hospital Roundabout;	Originally £180k	Additional full signalisation £700k
Police Station Roundabout;	£700k (provision of toucans on approaches and alignment review)	Nothing additional
A303/A3088 Cartgate Link Roundabout	n/a	Discussion with HA would be required

Funding and Delivery

- 4.8 Before July 2010 publicly funded major transport infrastructure items costing over £5m were termed 'major schemes' and funding was prioritised at a regional level. However central government has made it clear that no new publicly-funded 'major schemes' will be considered within this spending round, so all authorities across Somerset need to work on the basis of there being no public funding for new major schemes until 2016/17 at the earliest.
- 4.9 The current sources of funding for transport schemes in the County are through the Future Transport Plan (LTP3) and the Local Sustainable Transport Fund (LSTF). The funding through the Future Transport Plan is however limited and the opportunities from LSTF have been prioritised on a County basis with a bid being focused on Bridgwater, although a successful regional bid to enable smartcard technology on public transport across the south west will see benefits rolled out across the region. Based on advice from Somerset County Council we have worked on the basis that there is no identified new public funding for these road schemes. The County Council has noted that transport contributions from private sector planning obligations are starting to become apparent.

Flood Risk and Water Drainage

Context

- 4.10 Local Planning Authorities (LPAs), developers and the Environment Agency (EA) have a role in the flood implications of development, while the developer has the main responsibility for flood defence, with the flood risk management requirements of individual sites borne privately by the developer. As part of any development agreement, a developer has a responsibility to ensure that the new development:
- Is properly defended from external flood risks to an adequate standard
 - Is properly drained, so ensuring that ground water and rainfall does not cause an unacceptable risk of on-site flood problems
 - Does not generate an unacceptable risk flooding on adjacent land as a result of changes to the drainage of their land, beyond what might be considered to be reasonable from a natural (undeveloped) area
- 4.11 Various stakeholders have an involvement in approving arrangements for surface water disposal such as local authorities, the EA, internal drainage boards and sewerage companies. Because of concerns over increasing the risk of downstream flooding of watercourses, there is a general requirement to dispose of run-off as close to the source as possible by means of sustainable urban drainage systems (SUDS). Developers should engage with the relevant stakeholders at an early stage to ensure that adequate land is identified to install SUDS. This is particularly important with small developments and infill sites where increased densities may conflict with achieving SUDS.
- 4.12 The EA can veto development on flood matters and is a statutory consultee for planning purposes, and has the scope to act as a 'showstopper' if there is a major risk of flooding from, or to, any proposed new development.
- 4.13 Within South Somerset the responsibilities for watercourses are split between the EA and South Somerset District Council:
- Ordinary watercourses are the responsibility of South Somerset District Council
 - Main watercourses are the responsibility of the EA

Identifying Infrastructure Requirements

- 4.14 In the course of this study we have been in contact with the relevant individuals in both South Somerset District Council and the EA to understand the infrastructure implications for new development.
- 4.15 In principle there are no clear barriers where the EA will veto the proposed development in South Somerset. However there are some locations where mitigation will be required:
- Yeovil – Both the Southern or the Northern options do not have flooding issues – neither is in the flood plain of a main river. However run off needs to be addressed through SUDS.

- Chard – The settlement is at the top of a main river and no fluvial flood risk is identified. Run off might affect Forton and the reservoir to the SNE of Chard and therefore there will need to be SUDS.
- Crewkerne – the Flood Risk Assessment requires some minor works to support attenuation, which will be at the cost of the developers. In addition the design of development will need to leave the central part of the CLR site green to deal with flood issues from Viney Brook. There is an issue relating to poor culverts in mixed ownership, the EA are seeking funding for the necessary work which may include contributions from the interested parties. Regarding the attachment Crewkerne culvert work is also likely to cost in the region of £500,000.
- Ilminster – The employment site to the west of Ilminster is at risk of flooding so the design will need to consider mitigation and include SUDS. The EA has indicated that there is a need to install new earth embankments to mitigate floodrisk at the cost of the developers.
- Wincanton – The settlement is high in the catchment so the risks to development are small. However there are some flood issues relating to the River Cale so SUDS will be required for development in order that the situation is not exacerbated.
- Somerton – there are potentially problems from development to the NW or to the South, which will need to be addressed by SUDS.
- Castle Cary – It will be important not to increase the run off to the River Cary therefore SUDS will be required.
- Bruton – While there is a flood risk in the middle of the town this is protected by an EA dam. Development to the NE of the town would run off downstream of the dam so this will need to be mitigated by SUDS. The EA have identified a need for future work on the Combe Brook, which may require investment in the future.
- Ilchester – There is a flood risk in relation to the River Yeo running through the town, which is protected by an embankment. The EA has indicated that these defences will require reinforcement in the future. There is surface flooding in the Meads which will need improvement in the future, but this is not in the locations for future development. Development to the North will be on higher ground but there is an increased risk for development to the South and SW.
- Langport – Development to the South and West would be subject to flood risk, while the North should have fewer flood issues. There is scope for improving defences for the overall settlement (attenuation and pumping stations) but it is unlikely that these will be a requirement on new development.
- Martock – The Hurst Brook has significant flood issues and so should be avoided by development. Development to the SE should be on the edge of the flood plain and will require SUDS. The EA has identified a need for new flood mitigation to protect new development at the cost to developers.
- Milborne Port – Generally free from flooding except to the SE outside the settlement limits.
- South Petherton – No significant flooding issues although as it will drain to the Parrett it will require SUDS.

- Stoke Sub-Hamdon – While there are no significant flooding issues although as it will drain to the Martock system it will require SUDS.

Funding and Delivery

- 4.16 The EA will seek funding and deliver flood mitigation to protect existing development from main river flooding. However work to protect new development will be at the cost to the developers concerned. In broad terms the analysis of the flood mitigation required suggests that there are no clear flood issues that will stop the proposed development although this will depend in some cases on the choice of specific location and, in a minority of locations, some new flood defences. The design of development will have to take account of SUDS obligations.
- 4.17 Both funding and delivery will be through the developers and will be taken into account as part of the development viability assessments. Where costs are high it is likely that development will not proceed until values have risen.

Energy Generation, Supply and Distribution

- 4.18 This section covers the provision of electricity and gas supplies. The general principle involved here is that these services are provided by the utility companies as required at their own cost with capital raised through private debt or equity capital as they see fit, and in return for the income generated from sales to domestic and commercial customers. Some additional infrastructure required is paid for by developers, generally relating to specific connection issues.
- 4.19 Our view is that the issues with regard to the utilities are not ones of funding per se, but of whether the regulatory structure for the industries concerned is adequate to ensure that investment takes place at the appropriate time to facilitate growth. We consider this in relation to the energy utilities below.

Context

- 4.20 The electricity and gas industry in the UK has three key levels of responsibility. The top two levels are responsible for ensuring appropriate infrastructure is in place to meet demand. They are:

Table 4.1 Utility Structure

Electricity	Gas
National Electricity Network - Generated electricity flows into the National High Voltage Electricity Transmission network. This is owned and maintained by National Grid. Electricity is then passed through to the regional Distribution networks.	National Gas Network - National Grid owns and operates the National Gas Transmission System throughout Great Britain. Gas is then passed through the strategic network to Distribution Network Operators (DNO).
Distribution Network Operators DNO - are the owners and operators of the network of towers and cables that bring electricity from the National Transmission Network to homes and businesses.	Distributors - are the owners and operators of the local gas distribution network.
Gas and electricity suppliers - are the companies who supply and sell gas and electricity to the consumer, e.g. EON, N-Power, Scottish Power, British Gas etc. The suppliers are the first point of contact for consumers when arranging a gas or electricity supply to domestic, commercial and smaller industrial premises. They are not responsible for infrastructure.	

Electricity Supply

- 4.21 Distribution companies have a regulatory requirement on to provide a supply *where it is economic to do so*. This implies no obligation to provide a supply where this would be considered uneconomic and there is debate between the regulator and distributors about what is considered 'economic'. This lack of clear direction could act as a disincentive to distributors to provide a supply in any instance in which there is no proven end-user demand, such as an allocation of land for development in advance of a developer commitment. However where development is clearly going to take place experience has shown that electricity distribution companies are willing to work to provide suitable supply.
- 4.22 Broadly speaking, over the period of planned growth, there should not be a problem in delivering electricity capacity to support development. While hotspots can occur in specific locations (e.g. a lack of capacity at substations) regular dialogue with DNOs will reduce the risk of this occurring. Contact with Western Power Distribution and Scottish Southern Electricity has not identified anything issues that will constrain development or abnormally add to costs.

Gas Supply

- 4.23 Wales and West Utilities is the local gas transporter for South Somerset. From contact with this company as part of this work there is understood to be no lack of capacity in the area and there is the ability to meet increased demand. Connection costs for new developments

will vary depending on location and existing system but would be considered as part of the normal costs of development.

Water Infrastructure

Context

- 4.24 Water infrastructure includes water supply and sewerage. Drainage and flood risk are considered earlier in this section.
- 4.25 Wessex Water is the provider of water and supply sewerage for South Somerset and forecasts supply and demand, what infrastructure they need to deliver and the effect this would have on customers' bills. This has to be agreed with the regulator OFWAT.
- 4.26 Wessex Water are currently delivering against Asset Management Plan (AMP) 5. By 2013-14 SWW will have to submit details relating to next 5 year period (i.e. AMP6). This will need to identify all new treatment works, bolt-ons to treatment works, pumping stations and trunk sewers required.

Identifying the Infrastructure

- 4.27 A major part of the AMP5 approved by OFWAT is the extension of the company's grid network to enable better use of water resources across the region and so avoid abstraction from sources which can affect river flows during very dry weather. This is almost complete and will guarantee water supply for 2026 and beyond.
- 4.28 Water supply for any proposed employment uses are not likely to be problematic. However this will depend upon the actual activity. Business services may be accommodated but intense manufacturing or food processing could require additional contingencies.
- 4.29 In terms of sewerage capacity it is likely that Yeovil, Chard and Crewkerne are the only settlements where growth may require new infrastructure to increase capacity. However:
- Wessex Water has stated that new sewerage treatment works will not be required although some existing works will need to have their capacity extended.
 - The work to accommodate development will be funded by Wessex Water under the relevant AMP. Whilst there will be no significant cost implications beyond the normal developer costs for connection to the network, there may be implications for phasing.
- 4.30 We are aware from previous discussion with Wessex Water that there can be the opportunity to use temporary solutions to accommodate development in advance of the investment in more permanent solutions, subject to specific local circumstances.
- 4.31 As part of this study question have been raised about the capacity of sewerage pipes in Langport. Wessex Water have stated that recent problems in Langport have been caused by blockages rather than a lack of hydraulic capacity and that any further work to accommodate development in Langport will be funded by Wessex Water under the relevant AMP.

Funding and Delivery

- 4.32 The principle underlying the regulation of the sector is that the water companies such as Wessex Water submit consumer pricing proposals for a five year period regulator for the

water industry to OFWAT. The price structure subsequently agreed with the regulator rewards them with a predetermined return on:

- The asset base which effectively forms their inheritance from the old nationalised system.
- The cost of the additional investment that is required and which has been agreed between OFWAT and Wessex Water.

4.33 The regulator aims to balance the need to allow the water companies enough financial leeway to invest while protecting consumers from predatory pricing.

4.34 For new development, Wessex Water can recover contributions from developers for a range of works, as set out in the Water Industry Act 1991. Developers bear the costs of utilities as part of construction costs rather than alongside other community infrastructure secured through S106 agreements. Wessex Water are planning for future population growth and at this strategic stage it is considered that suitable infrastructure will be provided. However it will be important to maintain a dialogue with Wessex Water to ensure phasing is not compromised.

Telecommunications

4.35 The general principle with telecommunication, as with other utilities, is that telecommunication services are provided as required at their own cost with capital raised through private debt or equity capital as they see fit, and in return for the income generated from sales to domestic and commercial customers.

4.36 The issues with regard to the utilities are not ones of funding per se, but of whether the regulatory structure for the industries concerned is adequate to ensure that investment takes place at the appropriate time to facilitate growth. This is considered in relation to the telecommunications below.

Context

4.37 British Telecom (BT) has a statutory obligation to supply capacity as and when required. When a new housing or employment development is built, infrastructure requirements will also be met by BT.

4.38 The development of Super Fast Broadband today is having the same revolutionary impact as the development of electricity and transportation networks had a century ago. Super Fast Broadband is generally accepted as being access to download speeds in excess of 25mbps. The Devon and Somerset Local Broadband Plan sets out the plan to deliver 100% broadband coverage by 2015, with a minimum of 85% being superfast broadband.

Calculating Infrastructure Requirements

4.39 Historically, there used to be instances of a lack of capacity in exchanges. This problem has virtually disappeared with modernisation and now the main service issues relate to availability of broadband. At the end of the 2005 BT reached over 99% of homes with broadband. In the future broadband is likely to play an increasing role in telephone services.

- 4.40 The main issue at present relates to broadband speeds required for uploading and downloading information. Increasing customer demand is requiring better performance. It must be noted that Broadband speed availability is very specific and determined primarily by the distance from the exchange and quality of cabling.
- 4.41 BT monitors planning applications and produces forecasts when developments are likely to come on stream, determining infrastructure on actual developments proposals. BT forecasts three years ahead because of the cut-off point for planning application implementation. Sites with detailed approval are dealt with within one year. Following this, developers contact BT who supply cabling and ducting to developers, to enable the ducting to be completed and enable BT to put through cables and terminal boxes to houses themselves. With businesses, BT finishes the work once occupiers are in. There is no specific lead time. It depends on the nature and size of developments.
- 4.42 For new infrastructure, the worst case scenario is a whole new exchange. BT usually looks at termination points from local exchanges to see whether they have capacity.
- 4.43 Within South Somerset it has been reported that the North East of the District has relatively poor Broadband availability.

Funding and Delivery

- 4.44 Like other utilities, BT puts forward cases internally to ensure revenue is available to fulfill future needs. Ultimately the provision of telecommunication is generally self-financing.
- 4.45 £30m of funding has recently been agreed to provide superfast Broadband across Devon & Somerset. This funding was secured earlier in 2011 and while it is not yet apparent how it will be deployed it is clear that it is a good prospect for delivery of broadband infrastructure in South Somerset.

Household Waste and Recycling Collection

- 4.46 Somerset Waste Partnership manages recycling and waste services on behalf of Mendip, Sedgemoor, South Somerset and West Somerset District Councils, Taunton Deane Borough Council and Somerset County Council.
- 4.47 Existing recycling centres are located in Castle Cary, Chard, Crewkerne, Somerton and Yeovil. Somerset Waste Partnership operates a composting facility at Dimmer near Castle Cary.

Calculating the infrastructure Requirement

Strategic Waste Facilities

- 4.48 Historically, planned growth for Somerset has focused in particular on Taunton, Bridgwater and Yeovil, and to a lesser extent on the county's smaller market towns. Consequently the spatial strategy for Somerset's waste strategy will be shaped primarily by the waste management need arising from existing and proposed new development. The recent County Council Minerals and Waste Development Framework appraised a set of locations for strategic waste facilities in the County. Yeovil was one of these locations considered but the appraisal concluded that facilities in Taunton and Bridgwater offer the greatest potential to deliver a strategic waste management facility in a sustainable manner. For the

purposes of this study we have not made any allowance for this strategic facility but this issue may need to be revisited as plans develop.

Household Waste Recycling Centres

- 4.49 At present the number of households in Somerset is approximately 232,000 and the number of Household Waste Recycling Centres (HWRC) is eighteen. This provides a ratio of one HWRC per 12,800 households. The South West regional average for HWRC provision is 1 per 22,900 people but this varies heavily between very urban and rural parts of the region and appears dependant on the accessibility of specific facilities and range of other waste and recycling facilities such as bottle banks.
- 4.50 Applying the planned growth for the main urban centres of Yeovil and Chard to the 12,800 standard suggests that there will need to be 0.6 of a new facility in Yeovil and 0.16 of a new facility in Chard.

Table 4.2 Waste Facilities Requirement:

Household Waste Recycling Centres	Standard	Dwellings	Provision
Yeovil	12,800	7,838	0.61
Chard	12,800	2,092	0.16

- 4.51 However it is clear from the current distribution of HWRCs in South Somerset that the centres will also be serving growth across other parts of the district. In addition we are aware from earlier work that the Yeovil HWRC is near capacity. Therefore it is considered that South Somerset will require a new HWRC for Yeovil and an extension of the HWRC in Chard.
- 4.52 Household waste recycling centres can take several forms. Examples range in scale from:
- Islington's new waste transfer station, which was developed as part of the new Arsenal Stadium project and which includes seven compactors in a recycling and transfer facility which will reportedly cost Arsenal £60m; to
 - The new £3.5m Aylesbury Recycling and Reuse Centre, which is primarily aimed at providing a community-based recycling facility.
- 4.53 It appears prudent to assume a minimum cost would be £3.5m to acquire land, develop and equip a new site. Using a pro-rata of this cost with an allowance for the need to accommodate demand from the surrounding area suggest that an allowance of about £800,000 should be made to extend the HWRC in Chard.

Funding and Delivery

- 4.54 The HWRC infrastructure will be delivered through the County Council. It is likely that CIL funds will be part of the funding.

5 SOCIAL AND COMMUNITY INFRASTRUCTURE

Education

- 5.1 Somerset County Council has statutory responsibility for the provision of children's services. It has a duty to ensure that there are sufficient school places in terms of quantity and quality to meet the needs of the population. Future housing developments will lead to an increase in educational age population, which will result in a demand for additional school places for early years 0-5, primary schools and secondary schools, special schools and post 16.

Context

- 5.2 The School Organisation Plan Tables 2011 provide the school population forecasts, school net capacities and places for all Somerset County schools.

Calculating Infrastructure Requirements

- 5.3 The infrastructure impact on Education and Children's Services is generally applicable for all residential developments that result in a net increase in dwellings. The impact from specific types of housing such as one bed flats, sheltered and student accommodation is considered to be negligible. For this study the following infrastructure types have been examined:
- Pre School/Nursery
 - Primary Schools
 - Secondary Schools
 - Further Education
 - Special Schools
- 5.4 The County Council has identified a pupil product ratio for each new residential unit containing two or more bedrooms for early years, primary and secondary schools. Regional standards of provision have been used for special and post 16 requirements. It has been assumed that between 20% and 30% of future development will be in one bedroom properties and therefore will not generate a requirement. The following pupil product ratios have been used to calculate the school place requirement from the residual 9,120 (80%) and 7,980 (70%) dwellings that are likely to have an impact of education services.
- 0.03 pupil per dwelling of early year's age.
 - 0.2 pupil per dwelling of primary education age
 - 0.14 pupil per dwelling of secondary education age
 - 0.02 pupil per dwelling for post 16 provision.
 - 0.005 pupil per dwelling for special school provision
- 5.5 The study has translated the school places requirement for primary and secondary schools into school provision. It is considered that special school requirements will be addressed district wide within existing special schools, therefore a new facilities have not been identified but a financial contribution from new development may still be required.

- 5.6 Nationally the size of primary and secondary schools varies by form entry. A form entry is the number of classes in each year group. This generally varies between 1 to 3 forms for primary school and 4 to 12 forms for a secondary school.

Identifying the Cost

- 5.7 Cost multipliers provided by Department of Further Educations and Skills (DfES) identify the indicative cost per pupil for the construction of accommodation to provide for additional pupil places. It has been assumed that the costs of special school places are similar to that of post 16 provision.
- Early years and Primary - £11,521 per place
 - Secondary - £17,361 per place
 - Post 16 and Special School - £19,894 per place
- 5.8 Based on these standards the County Council has indicated that a primary school will cost in the region of £5,045,000 and that a new secondary school will cost in the region of £26,325,000. Some parts of South Somerset utilise a first schools and these are estimated to cost £2,880,000. Some of the future education provision will require extensions to existing schools and these have been costed using the DFES standards.
- 5.9 It is acknowledged that costs will vary dependant on location size and facilities, but our research with other authorities across the South West confirmed that theses costs a broadly comparable with other examples.

Funding and Delivery

- 5.10 The comprehensive spending review has curtailed the Building Schools for the Future programme (BSF) and therefore the prospect of funding for rebuilding or refurbishing existing schools is considered to be unlikely within the next 5 years. Originally these programmes covered ten year time horizons and allowed Council's to factor additional housing development into the size of the new schools.
- 5.11 The Department of Education (DfE) allocates funding to support local authorities in their statutory duty to ensure sufficient school places, by ensuring the provision of new school places where they are needed. Somerset County Council is provided with Basic Need funding for new places in any type of school (including all types of maintained schools (including VA), Academies and Free Schools). Devolved formula capital funding is also allocated by the Department of Education to Somerset County Council each year to primary and secondary schools for priority work on buildings, ICT and other capital needs.
- 5.12 The withdrawal of central government schemes such as BSF has meant that the Council has had to pick up projects and channel funding to issues that were to be addressed through that funding stream. The significant cuts in resources compared to 2008/9 capital allocations will mean that the Council will be increasingly reliant on developer contributions via S106 or CIL in the short term.
- 5.13 There is a statutory process for establishing a new school. Current legislation requires the local authority to run a competition for providers to bid to run the school, including bodies such as church trusts, foundations or parent groups. The local authority may also bid in if it

wishes. The process also requires local consultation and can take up to eighteen months to complete. After this, the design and build of the new school can take place. The local authority is responsible for the statutory process and subsequent delivery.

- 5.14 The local authority has a legal duty to educate all pupils living in the area. In real terms, this means that as soon as the first child moves into a house on a development the local authority must have a school place available. It would, however, not be economically viable to have a new school built and staffed before any children had moved onto the new development. To be economically viable, the school needs to be near its capacity. The critical phasing point would come at the point where approximately half of the houses were occupied with the new school opening, preferably, at the start of an academic year, i.e. September. The local authority would have to put interim arrangements in place for the children to attend other schools until the new school had opened and then it would be parental choice as to whether or not the children moved to the new school. Overall, the lead-in time to establish, design and build a new school is approximately three years.

Sport and Leisure

- 5.15 The recreation and leisure assessment includes facilities such as playing pitches, equipped play areas and built leisure.

Context

- 5.16 One of the objectives of the draft core strategy is to promote health and well being through providing greater access to high quality provision and facilities. In pursuit of this objective the Council is developing plans for a Sports Zone in Yeovil, which could provide a 50m-competition pool, leisure pool with flumes, fitness gym, indoor sports halls and climbing centre. Other provision will be needed for the rest of the district.

Calculating Infrastructure Requirements

- 5.17 South Somerset District Council has undertaken an exercise base on the standards for provision of new facilities for increased population. This has provided the study with a comprehensive list of sport and leisure infrastructure, which includes strategic sport provision (particularly as part of the Yeovil Sport Zone) and local facilities.
- 5.18 As well as the sports facilities, other leisure requirements include an extension to the Octagon Theatre, local play areas, new community halls and youth facilities.

Identifying the Costs

- 5.19 As part of the exercise to calculate requirements, South Somerset District Council has used the Sport England Facilities Calculator to estimate costs. These include:
- Swimming pools - £16,500,00 for the 8 lane 50m pool to £4,000,000 for a community pool
 - 8 court sports hall - £7,300,000
 - Youth Facilities - £150,000
 - Community hall - £800,000
 - Play areas - £75,000

- Synthetic turf pitch - £600,000

5.20 There are also some individual costs for extensions to existing facilities.

5.21 Examples of recent built leisure facilities also illustrate the wide variation in costs depending on the content and scale of facilities:

- Wednesbury Leisure Centre. This £12 m, 5,000 sq m facility features a six-lane, 25m swimming pool; a leisure pool with flume and wave machines as well as a 140-station gym; a group training studio; café and children's play area;
- Cotswold Leisure Centre, Cirencester. The £7m, 5,000 sq m new building will house a 25-metre by six-lane pool, a small pool, three squash courts, a six-court sports hall, sauna, steam and relaxation area, fitness/dance studio and a coffee shop;
- Longwell Green Swimming Pool and Gym consisting of a 25m swimming pool, learner pool and gym equipped with more than 60 pieces of equipment. The facility cost £6m and opened in 2006;
- Leeds Armley Leisure Centre and Morley Leisure Centre will cost £30 m total. The Armley scheme will feature a 25m swimming pool, 10m learner pool, hydrotherapy pool, a 100-station Bodyline gym, a four-court sports hall, a two-court sports hall, a dance studio and a bar/café. The Morley centre will host a 25m swimming pool and 10m learner pool, 150-station Bodyline gym, six-court and four-court sports halls, a multi-activity hall, a dance studio and a bar/café;
- John Warner Sports Centre, Hoddesdon. The £7m facilities at the site include a 25m stainless steel pool, the largest in the country, a learner pool, a gym, exercise studio, squash courts and multi-purpose sport hall.
- St Johns Leisure Centre, Worcester. This £4m centre opened in 2008 and includes a 4 court sports hall with under floor heating, air conditioned 56 station fitness suite, air conditioned dance studio with sprung wooden floor, multi purpose room with under floor heating and two floodlit outdoor 5-a-side 3G all weather pitches;

Funding and Delivery

5.22 Local authority funding is required to provide facilities along with developer contributions. Funding for sport and leisure is available through the Sport England Lottery Fund or from the Football Foundation for some facilities; and where such funding has been agreed this is included in the infrastructure schedule.

Health

5.23 Health infrastructure includes a variety of primary and secondary care facilities, ranging from general and community hospitals to health centres with general practitioners.

5.24 The Somerset Primary Care Trust (PCT) provides the strategic view about the health provision required for South Somerset.

Calculating Infrastructure Requirements

5.25 The PCT has identified the health infrastructure required for South Somerset. Typical standards suggest that there should be approximately 1GP for about every 1,800 patients.

However single practices are rare and new single handed practices would not be considered viable. Therefore, the critical mass for provision of a new doctor's surgery is about 4,000 – 6,000 people. As a result, there is very often no requirement to provide a new GP surgery for each new development. Where there is a small growth in population this may mean extending an existing practice premises or increasing capacity within a practice with an additional (perhaps part-time) GP, rather than building a new practice premises.

- 5.26 Where new-build provision is required, “branch” surgeries can be opened to treat a smaller, more local population. However, whilst branch provision might be a flexible way of addressing growth in an area in the short term, it is important to note that they may not be the best approach in the long term or best suited to address the needs of large housing developments.
- 5.27 The PCT preferred approach would be new surgeries in the main growth areas; these would have the advantage of being able to:
- reduce A&E attendance integrating GP, out of hours GP, and A&E into one acute service that would be provided at primary care premises
 - be more economically efficient, with shared ancillary and support facilities
 - offer wider range of co-located primary services which provides a wider choice and access for patients
- 5.28 There is no specific investment identified for Yeovil Hospital, partly because of the changing structure of healthcare provision identified above, with increased primary care and more efficient ways of working.

Identifying the Cost

- 5.29 The cost of health facilities to meet future needs is dependant on the size of facility and contents. The Department of Health Healthcare Premises Cost Guides (2010) can be used to carry out cost estimates of healthcare buildings.
- 5.30 Health centres and clinics can vary in size from 600 sq m to 6,000 sq m and some individual GP practices are as small as 95 sq m. The Department of Health Healthcare Premises Cost Guides (2010) identified a cost of £2,100 per sq m. Baker Associates have benchmarked this figure with cost work undertaken by the Kier Group who have worked as cost advisors to PCTs. This work benchmarked the construction costs for recent health centres and concluded that typical healthcare buildings are in the order of £2,105 per sq m to £2,359 per sq m.
- 5.31 The second source for benchmarking has been to identify the cost of real facilities as set out in the NHS Primary and Social Care Premises Planning Design Guidance. Table H2 below sets out the benchmarked costs of several facilities:

Table 5.1 Benchmarked national cost of Health Centres:

Facility	Patients	Floorspace	Overall Cost	Cost per sq m
Horfield, Bristol	13,500	1,460 sq m	£2,300,000	£1575.34
Ashby, Scunthorpe	6,000	1,590 sq m	£2,750,000	£1,729.55
Prospect, Newcastle	14,000	1,100 sq m	£2,000,000	£1818.18
Manor Park, London	14,000	2,500 sq m	£5,000,000	£2,000

- 5.32 Table H2 highlights that the cost of these specific health centres varies significantly depending on the composition of facilities, and the size of facility does not directly correlate with the level of patients that can be serviced. The average cost per sq m for the three real examples that support between 13,500 and 14,000 patients is £1797.84.
- 5.33 This study has used some indicative initial costs to provide the basis for the Infrastructure Plan. These use a provisional £2,100 per sqm for a development of about 1,400 sqm for each new health centre. Clearly these estimates will be refined as the detailed plans for each of the centres are developed.

Funding and Delivery

- 5.34 The cost of health facilities is further complicated by the funding mechanisms for delivery. Costs above relate to the physical cost of construction. There are different approaches to funding and these have an impact on overall facility cost. The main sources of funding for new and expanded health facilities are:
- private finance initiative for major projects;
 - trusts/PCTs' borrowing facilities;
 - third party development (rental reimbursement).
- 5.35 The PCT has chosen to develop the required health facilities in South Somerset using its own borrowing.

Community

- 5.36 Libraries, museums, community and cultural facilities play a key role in underpinning education and quality of life in its broadest sense. The information and stimulation they supply promotes a wider understanding of the past, offers individuals the opportunity to acquire new skills and knowledge and gives everyone the opportunity to enjoy a rich and varied cultural life.
- 5.37 New developments impose extra costs on the service providers at a time when resources are stretched. Central Government states in PPS1 that
- “Development plans should promote development that creates socially inclusive communities, including suitable mixes of housing. Plan policies should address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities”.

5.38 The community at large should not suffer as a result of new development proposals and it is therefore reasonable to expect new development to contribute towards the costs of community infrastructure where the need for those facilities arises directly from the development.

Context

5.39 The Infrastructure Study focuses on social infrastructure such as libraries, community centres and places of religious worship. We have determined requirements based on national standards of provision for libraries and places of religious worship. South Somerset District Council has provided an assessment of new community facilities, also based on benchmarked standards.

5.40 Somerset County Council provides reference, lending and information services through a network of 34 libraries. It also operates 6 mobile libraries. Within South Somerset the libraries are:

- Bruton
- Crewkerne
- Castle Cary
- Yeovil
- Chard
- Wincanton
- Milborne Port
- Somerton
- Martock
- Langport
- Ilminster

5.41 The County Council is proposing to reduce the Library Service budget by a total of 25% over the three years from 1 April 2011 and this will have an impact on the way services are delivered. It is proposed that there will be a three tier service as follows:

- Hub Libraries - Taunton, Yeovil, Bridgwater and Frome, which are the largest and busiest in the county
- Market Town Libraries - These medium-sized libraries should provide most of the services found in Hub Libraries. This would include Chard, Crewkerne, Langport and Wincanton
- Community Libraries - These are libraries serving smaller catchment populations. Under the present proposal all but one of these libraries would cease to be funded by the County Council. Options for community management through volunteering and local funding would be fully explored.). The libraries affected in South Somerset include Ilminster, Bruton, Castle Cary, Martock, Milborne Port, Somerton and South Petherton

Calculating Infrastructure Requirements

- 5.42 Library authorities have a statutory duty to provide a public library service and to ensure that it is “comprehensive and efficient”. In addition to its statutory duties, the library service has to meet a number of National Library Standards which together constitute a nationally recognised acceptable level of service. Additional development will have a direct effect on a number of these standards⁴. The Town and Country Planning Association Cultural and Planning Toolkit identifies a standard of 30 sqm per 100 people and in general community libraries are between 300 sqm and 400 sqm. However the clear indications above are that the main issue with library provision relates to meeting operating costs rather than capital investment, and that even if new library provision was planned in to meet the needs of the proposed new development there will not be revenue funding available to operate it. At the current time we have therefore concluded that new library provision will not be included within the Infrastructure Plan, but that this should be reviewed if the revenue funding provision.
- 5.43 Community centres and religious buildings provide valuable facilities to promote community cohesion. It is important that with significant levels of residential development in the future that community meeting space is provided to address the increased requirements for such facilities. Strategic studies into infrastructure impacts have been used to provide standard assumptions on the provision of community centres and places of worship.
- 5.44 South Somerset District Council has produced a set of community centre infrastructure requirements to meet the growth planned in the district. This includes youth facilities as well as general community meeting space in Yeovil, Chard, Crewkerne, Ilminster, Wincanton, Somerton, Castle Cary, Bruton, Ilchester, Langport, Martock, Milborne Port, South Petherton and Stoke sub Hamdon. Some of the new requirements relate to extension of existing provision while the locations for the main bulk of the growth (e.g. Yeovil, Chard) have requirements for new facilities.

Funding and Delivery

- 5.45 Libraries are operated by the County Council. As discussed above it seems unlikely that new library provision will be funded or delivered in the short to medium term, particularly as there is unlikely to be any revenue funding to operate them.
- 5.46 Community facilities are operated by a variety of providers including the local authority, community groups and town/parish councils. In terms of new provision we have assumed new facilities will be delivered and operated by parish councils. While these councils have the opportunity to gather funds through prudential borrowing and precepts on Council Tax it

⁴ These standards will be affected:

- 88% of the population to live within 1 mile of a static library;
- 100% of the population to live within 2 miles of a static library. (Whilst the Department for Culture, Media and Sport (DCMS) will take into account mobile library provision, the above standards are a requirement towards which the Council is expected to work).
- the provision of 6 electronic workstations per 10,000 population
- the provision of 216 new items of stock added per year per 1,000 population

is likely that the majority of funding will originate from developers. Other funding sources could include:

- reaching communities programme;
- big lottery funding;
- DCSF new youth facilities funding.

5.47 Community facilities are an important aspect of creating sustainable and successful communities. It is considered that facilities need to be front-loaded in the phasing process to ensure that they are available when new resident population needs them. In reality, new facilities need a critical mass of people to support them in order to run in an economical way. Given the lead time of two years to design and build a community facility, they could be provided midway through the delivery of future developments.

Emergency Services

5.48 Emergency infrastructure includes the requirements of the police, fire brigade and ambulance service. Increased development levels create new areas that will require emergency service coverage and new people who increase emergency incidents.

5.49 To date there has been limited input from these services into this study. It is clear that some organisations such as the police have an overwhelming focus on managing the impact of budget cuts on service provision. Therefore the issue of new physical facilities is a secondary consideration as the current view is that there will not necessarily be staff to occupy them. However we recommend that this issue is kept under review as the situation may change through the plan period.

5.50 We are aware that the emergency services are continuing to develop new responses to improve services. This includes co-responding, where fire and rescue service staff are commissioned to attend incidents when they will arrive more quickly than ambulance personnel.

Police

5.51 The Somerset and Avon Constabulary has the responsibility for ensuring that an efficient and effective police service is provided to the people of South Somerset. The Constabulary has not identified any specific requirements or new facilities required to serve the planned growth in the District. We are aware that an increased population does not necessarily result in a need for single use police facilities, with the use of safer neighbourhoods initiatives already being deployed in the District.

Fire

5.52 The Devon and Somerset Fire and Rescue service works to keep South Somerset communities safe and helping to prevent fires and other incidents occurring. The Service responds to floods, road traffic collisions, rail incidents and confined space rescue. Within South Somerset there is a wholtime station at Yeovil and retained stations at Chard, Crewkerne, Martock, Somerton, Ilminster, Castle Cary and Wincanton.

5.53 The Fire and Rescue Service has not identified any specific requirements or new facilities required to serve the planned growth in the District. However modern dwellings have hard

wired smoke alarms which reduce the danger from fire, and this helps reduce the demand on fire and rescue services from new development.

Ambulance

- 5.54 The requirement for ambulance services is set by national targets to respond to 95% of emergency incidents with 19 minutes and 75% of life-threatening incidents within eight minutes.
- 5.55 South Somerset is served by the South Western Ambulance Service NHS Trust. Within South Somerset there are ambulance stations in:
- Castle Cary
 - Ilminster
 - Yeovil
- 5.56 While ambulance stations continue to play a role in service provision, modern practices include ambulances located in lay-bys across the district, in order to ensure response time targets are met. This method of working reduces the capital infrastructure implications of new development and increased population.

Calculating the Infrastructure Impact

- 5.57 None of the emergency services have identified any need for new police, fire or ambulance stations.

Funding and Delivery

- 5.58 There is no identified need for new emergency service infrastructure in South Somerset. However this may need to be reviewed as the revenue funding situation for the emergency services changes.

Religion

Calculating the Infrastructure Impact

- 5.59 'Facilities for Faith Communities in New Developments in the Cambridge Sub-Region' (Three Dragons 2008) has identified that 6% of the population actively participate in religion. Therefore a population increase of 35,000 people⁵ could generate potentially 2,100 new active religious participants.
- 5.60 The Three Dragons report suggests an indicative standard of 0.5 ha per 3,000 dwellings based on case studies, but states that provision should be based on an assessment of local religious need. Using the standard 10,000 dwellings would generate a potential requirement of 1.6 ha. The report recommends that 0.5 ha is considered the smallest size site. Depending on local needs and the built form of the development, this contribution could be taken in the form of:
- all land (requiring the faith group to fund its own premises);

⁵ i.e. 15,700 dwellings with an average of 2.22 people

- smaller amount of land plus a building;
- a financial contribution based on the value of land required which was to be used to refurbish an existing building which would meet the faith needs of local people.

5.61 Much of the additional population is spread around the district and is likely to be adequately served by existing provision. However there may be a need for new provision in Yeovil (c.1,000 new religious participants).

Funding and Delivery

5.62 It is recommended that the need for new religious infrastructure is met by the provision of a 0.5 ha land allocation in the masterplanning for the Urban Extension in Yeovil

Burial and Cremation

Context

- 5.63 Burials usually take place in cemeteries and churchyards but there is nothing in UK law which prevents the burials in other ground. Up to one body can be buried on private land, more than that requires a licence from the home office.
- 5.64 The Council has a statutory duty to provide burial sites and the discretion to provide cremation facilities. Within South Somerset the main crematorium is located in Yeovil and operated by Yeovil Town Council. The crematorium handles around 1,700 people per year and has two cremators. The cemetery handles about 60 burials a year. There are a number of graveyards located across the district, many of which are part of local churchyards. The district is also served by crematoria in neighbouring districts, such as Taunton.

Calculating the Infrastructure Required

- 5.65 There has been a long term trend towards cremation which has reduced the need to provide cemetery space. There has been discussion about installation of a third cremator in Yeovil crematorium to respond to the increased size of bodies. There is also a need to update the emissions control to meet new regulation. Neither of these issues relate to additional housing development and population growth.
- 5.66 The current cemetery is reaching capacity but the Town Council owns an adjacent plot which will be used as an extension.
- 5.67 There is no identified need to provide additional infrastructure.

Delivery and Funding

5.68 There is no identified need for new cremation or burial infrastructure in South Somerset.

6 GREEN INFRASTRUCTURE

Open Space and Green Infrastructure

- 6.1 The consideration of open space and green infrastructure has included open space, children's play space, facilities, green infrastructure, including environmental assets, and public rights of way. In this context woodlands with public access are included in the definition of open space and green infrastructure.
- 6.2 South Somerset District Council is committed to improving recreation sport, open space and children's play provision across the district. New residential development will place increased pressure on existing provision and require new provision. The Council's responsibility is to co-ordinate the provision of open spaces and leisure facilities; ensuring they are located in the right places, are sufficient in size and quality, offer opportunities for biodiversity and are well maintained to meet the needs of the community.

Context

- 6.3 There has been a national recognition in recent years of the continuing importance of parks and green spaces. Various policies and strategies have shown a commitment to renewal of this vital part of our heritage including government Planning Policy Guidance Note 17: 'Planning for open space, sport and recreation' and the CABI Green Space Report: 'A guide to producing parks and green space management plans'. The role that green spaces can have in meeting policy objectives linked to other agendas, such as education, diversity, health, safety, environment and regeneration is also recognised.

Calculating Infrastructure Requirements

- 6.4 The key source for considering the need for green space in new development is the South Somerset Open Space Strategy 2011, which sets out the proposed standards for open space in the future.

Table 6.1 Open space requirement

Type	Ha per 000 population
Parks and Public Gardens	0.19
Informal Recreational Open Space	0.55
Green Corridors	At least 0.6 (based on current provision)
Natural Open Spaces	1.594

- 6.5 In addition to these generic open space requirements there is also a requirement for a variety of multi-use trails, which fulfil a combination of transport and open space functions. The identified requirements include a variety of specific routes and route improvements.
- 6.6 In practice some of the green space provision for new development has been through the enhancement of existing provision, such as the provision of pathways, fencing, bins and so on; and in some cases, increased size of existing open space. However the quantity of development proposed for Yeovil and Chard may require new provision in addition to the open space provided as part of development.

- 6.7 Part of the additional green space provision in the district has been through additional maintenance to mitigate the impact of extra wear and tear from the additional use, thereby maintaining the standard of provision.

Identifying the Costs

- 6.8 We have discussed the appropriate costs to use for green space. South Somerset District Council has calculated a rate for provision of green space for new development, based upon costs of new provision (in the past this has typically been new/improved facilities to increase capacity and quality of existing sites) and additional maintenance; and then benchmarked against other authorities. The figures are presented by bedroom, which we have also expressed as cost per typical three bedroom dwelling.

Table 6.2 Green space costs

Type	Per bedroom	Per three-bed dwelling
New facilities	£169.75	£509.25
Additional maintenance	£72.75	£218.25
Total cost	£242.50	£727.50

- 6.9 We have applied these costs to the planned residential development in South Somerset, based on 3 bed dwellings.

Funding and Delivery

- 6.10 Provision of open and green space is generally through developer contributions. In the past this has been through S106 agreements although this is unlikely to remain a suitable vehicle for off-site strategic provision in the future as it will become more difficult to pool contributions. CIL will be a likely replacement funding vehicle.

7 INFRASTRUCTURE SCHEDULE BY SETTLEMENT

Introduction

- 7.1 This section summarises the Infrastructure Schedule by settlement in South Somerset broken down into the following settlements/sub areas:

Strategically Significant Town/City

- Yeovil Urban Area
- Yeovil Urban Extension (two options)

Market Towns

- Chard
- Crewkerne
- Ilminster
- Wincanton
- Somerton
- Langport/Huish Episcopi
- Castle Cary and Ansford

Rural Centres

- Bruton
- Ilchester
- Martock
- Milborne Port
- South Petherton
- Stoke Sub Hamdon

Other

- District Wide
- Rural Settlements

- 7.2 The following paragraphs and schedules provide a commentary on infrastructure requirements, costs and specific infrastructure implications of strategic development options where these have been identified. The detailed project costs and funding can be found grouped by settlement in the appendix.

- 7.3 In terms of transport, the majority of the costs allocated to the required infrastructure proposals have been based on current data available from service providers. There are a number of areas where available data has varied – for example there has been much more detail available for Chard because of the masterplanning and associated surveyors report, compared to the urban extension planned for Yeovil where there is not any detail available. Although some modelling work has been undertaken in places, design or feasibility works have not always been carried out and as such generic costs have been allocated if

possible. This is also the case for social and green infrastructure, such as public realm provision where costs have largely not yet been identified.

- 7.4 Part of the infrastructure planning process has been to consider whether there are any ‘showstoppers’ – i.e. insurmountable infrastructure requirements that would render the proposed development impossible to deliver. We have not identified any showstoppers although there are some funding issues to resolve in due course.

District

- 7.5 Overall the total cost of the infrastructure required in South Somerset is £466m over the plan period. Of this, funding has been identified for £156m, leaving a funding gap of £311m. For the net 14,671 dwellings yet to be built⁶, this is equivalent to a funding gap of £21,000 per dwelling.

Table 7.1 South Somerset Infrastructure Costs and Funding

	Infrastructure costs	Identified Funding	Funding Gap
Physical Infrastructure	£55,766,344	£21,041,642	£34,724,702
Social & Community Infrastructure	£398,992,028	£134,744,919	£264,247,109
Green Infrastructure	£11,723,151	£29,116	£11,694,035
Total	£466,481,523	£155,815,677	£310,665,846

These figures exclude the Yeovil northern urban extension costs as the sustainability appraisal indicates that the southern urban extension is preferable.

Strategically Significant Town Infrastructure Requirements

- 7.6 The following paragraphs set out a commentary on the infrastructure requirements of development levels in Yeovil, the only Strategically Significant Town in South Somerset District.

Yeovil (including Urban Extension)

- 7.7 A significant scale of growth beyond the existing built up area is required to service and enable the Yeovil economy to grow to its expected potential, and the plans are for the future development of 8,600 dwellings and 56.5 ha of employment land, split between development within and outside the current urban area boundaries. Yeovil will require new infrastructure to support development within the existing urban area and at either of the two potential urban extension locations:
- Northern urban extension
 - Southern urban extension

⁶ 18,106 planned over the period less the 3,435 built

- 7.8 We have considered the different costs of the southern and northern urban extension locations. This is within the context of the separate sustainability appraisal undertaken by the Council, which has already indicated that the southern option is preferable.
- There are a number of infrastructure items included within the schedule that are applicable to either of the urban extension locations, particularly the requirements for social and community infrastructure (which will include the new secondary school), and the green infrastructure requirement.
 - The differences in the costs relate to the different physical infrastructure required, with more requirements in the northern location (total £53.9m compared to £47.4m for the southern urban extension).
 - The net effect is that on the basis of the infrastructure requirement identified to date, the northern urban extension is more expensive to deliver than the southern urban extension.
- 7.9 The study has identified that the direct costs of the urban extension have a significant impact on its development viability, but that this can be addressed to ensure delivery. The overall cost of the Council's southern option is cheaper and this has therefore been included within the schedule.

Market Town Infrastructure Requirements

- 7.10 The following paragraphs set out a commentary on the infrastructure requirements of development levels in the South Somerset Market Towns. Whilst the eventual Core strategy growth may differ from this it is expected to be the same order of magnitude and to cover the full extent of potential infrastructure requirements for the plan period.

Chard

- 7.11 It is planned that there will be development of 2,431 dwellings and 18.65 ha of employment land. Chard will require new infrastructure to support development within the existing urban area and at Chard East. The proposed development has been masterplanned and costed, and we have used this information to inform the Infrastructure Plan. The planned development at Chard will extend beyond the Core Strategy plan period.
- 7.12 The physical infrastructure improvements in both the first 5 years and second 5 years relate to transport and utility improvements for Chard East.
- 7.13 Social and green infrastructure requirements have also been identified including community, education, leisure and health requirements over the plan period, including a new primary school an extension to Avishayes Primary, replacement health centre and news sports and play equipment, including a new community swimming pool.

Crewkerne

- 7.14 It is planned that there will be development of 1,028 dwellings and 11.23 ha of employment land. Of the proposed housing development, the majority will fall within the Maiden Beech site to the north and the CLR site to the east.
- 7.15 Three specific physical infrastructure schemes have been identified, including improvements at Crewkerne Railway station, flood alleviation improvements and drainage

culverts. There are no major infrastructure requirements that abnormally effect one development location opposed to another.

- 7.16 The study has also identified several community, education, leisure and health requirements over the plan period, including a new first school, replacement health centre and new sports and play equipment, including sports ground.

Ilminster

- 7.17 It is planned that there will be development of 531 dwellings and 23.92 ha of employment land. Of the three options for the location of growth the initial preference was Option 2, to the south west. However, there has been strong local support for Option 1 to the south east, and this has now emerged as the preferred option even though it requires a new road to access the housing. We have included the cost of this new road in the infrastructure schedule, with the expectation that this will be include as part of the private sector cost of development.
- 7.18 The only physical infrastructure requirement for development at Ilminster apart from the road discussed above is fluvial flood risk defences. Social and Green Infrastructure requirements include leisure, community and health provision.

Wincanton

- 7.19 It is planned that there will be development of 703 dwellings and 8.74 ha of employment land. Based on the sustainability appraisal development to the west of the town is preferred as well as the identified sites within the urban area. There are no specific infrastructure requirements that abnormally effect one strategic development location opposed to another.

Somerton

- 7.20 It is planned that there will be development of 400 dwellings and 5.25 ha of employment land. There are areas of flood risk to the north, east and south of the town so the growth will be located to the west. Outside the flood zones, there are no specific infrastructure requirements that abnormally effect one development location opposed to another.

Langport/Huish Episcopi

- 7.21 It is planned that there will be development of 400 dwellings and 3.63 ha of employment land. The town is almost surrounded by areas of flood risk which has constrained the quantum of growth; and the locations for development have been planned accordingly.

Castle Cary and Ansford

- 7.22 It is planned that there will be development of 400 dwellings and 13.64 ha of employment land. The preferred location for growth is to the north west of the town. There are no specific infrastructure requirements that abnormally affect one development location opposed to another.
- 7.23 Three specific physical infrastructure schemes have been identified, including improvements to Castle Cary Railway station, cycle improvements to the N26 route and the Torbay link road to serve to serve proposed development.

- 7.24 The study has also identified several community, education, leisure and health requirements over the plan period, including a new primary school, replacement health centre and news sports, and play equipment. The costs for the proposed social and community facilities are quite substantial, including an allowance for £11m sports leisure facilities.

Rural Centre Infrastructure Requirements

- 7.25 The following paragraphs set out a commentary on the infrastructure requirements of development levels in the South Somerset Rural Centres.

Bruton

- 7.26 It is planned that there will be development of 217 dwellings and 2.56 ha of employment land. There is a risk of flooding along the course of the river and its tributary Combe Brook, and this places some constraints on the locations for development. Two specific physical infrastructure schemes have been identified, including improvements at Bruton Railway station and flood alleviation measures at Combe Brook. The study has identified several community, leisure and health requirements over the plan period, some of which are funded.

Ilchester

- 7.27 It is planned that there will be development of 151 dwellings and 2.02 ha of employment land. Growth in Ilchester has been constrained by flood risk and by the noise contours from nearby RNAS Yeovilton.
- 7.28 No specific physical infrastructure requirements have been identified. Social and green infrastructure requirements relate to leisure and community schemes.

Martock

- 7.29 It is planned that there will be development of 246 dwellings and 4.22 ha of employment land. The Hurst Brook presents flood risk issues that constrain the location of development.

Milborne Port

- 7.30 It is planned that there will be development of 299 dwellings and 2.04 ha of employment land. Areas of flood risk run through the centre from the north to the south.

South Petherton

- 7.31 It is planned that there will be development of 245 dwellings and 2 ha of employment land. There are some areas of flood risk to the north of the town.

Stoke Sub Hamdon

- 7.32 It is planned that there will be development of 55 dwellings and 2 ha of employment land.

Other Locations

- 7.33 The following paragraphs set out a commentary on the infrastructure requirements of remaining development levels across the district and South Somerset Rural Settlements.

District Wide

- 7.34 In addition to the infrastructure to support development in specific locations there is also a set of social/community and green infrastructure required to support the district wide growth. The identified infrastructure requirements are all leisure, culture and green infrastructure related and include, a new 50 m competition swimming pool, indoor tennis centre, expansion of the Octagon theatre, strategic cycle route improvements and new competition sports hall.

Rural Settlements

- 7.35 It is planned that there will be development of 2,400 dwellings and 6 ha of employment land spread across the other rural settlements. There will need to be a set of community and green infrastructure facilities to support this growth.

Summary

- 7.36 Overall the total cost of the infrastructure required in South Somerset is £466m over the plan period. Of this, funding has been identified for £156m, leaving a funding gap of £311m. For the net 14,671 dwellings yet to be built⁷, this is equivalent to a funding gap of £21,000 per dwelling.

⁷ 18,106 planned over the period less the 3,435 built

8 INFRASTRUCTURE DELIVERY

Introduction

- 8.1 Infrastructure requirements identified in Section 7 have been combined to create summary tables which illustrate delivery trajectories/funding shortfalls. The study has examined the indicative phasing of new development across South Somerset and infrastructure requirements have been positioned within time bands dependent on when they are required by new development. This creates an indicative infrastructure cost trajectory for South Somerset.

Prioritisation

- 8.2 As collectors of developer contributions and custodians of relevant policy, it is likely that South Somerset District Council will need to promote a corporate prioritisation process as the demand on CIL and S106 increases. A framework for prioritisation will need to operate and the first steps towards such a framework are to take account of the two defining parameters.
- Prioritisation needs to reflect the intended spatial pattern of growth.
 - Prioritisation needs to reflect the importance of enabling physical infrastructure required to develop.
 - Prioritisation may also respond to opportunities to deliver specific pieces of infrastructure e.g. through new funding opportunities.
- 8.3 In short infrastructure related to strategic growth locations that are programmed to come forward in the first five or ten years of the plan period are likely to form the initial focus for investment, especially if they are required to enable development e.g. physical infrastructure such as access roads, flood prevention and utilities without which developments would be inhabitable.
- 8.4 Clearly, a balance needs to be struck between different types of infrastructure needed to make viable places aligned to government thinking on sustainable development. There may well be tensions between competing objectives, especially enabling infrastructure and support infrastructure such as schools that would be considered necessary to create a sustainable development.

Overall Requirements

Table 8.1 Overall Costs and Funding

Infrastructure Costs and Funding 2010 – 2031 £s					
	2010-2015	2016-2020	2021-2025	2026-2031	2010-2031*
Yeovil	40,522,875	30,239,000	28,273,000	8,691,188	107,726,063
Yeovil (UE South)	-	9,626,850	36,873,900	-	47,420,750
Chard	13,481,094	19,601,978	33,498,922	5,262,628	71,844,622
Crewkerne	4,268,250	9,342,528	1,041,863	1,804,033	17,356,674
Ilminster	5,172,023	9,566,250	4,272,750	472,750	19,483,773
Wincanton	9,145,063	2,760,383	1,341,468	636,375	13,883,289
Somerton	2,482,945	3,000,000	-	459,323	5,942,268
Langport/Huish Episcopi	1,172,750	10,440,750	34,193	-	11,647,693
Castle Cary and Ansford	4,219,748	16,785,750	372,750	353,108	21,731,356
Bruton	3,522,553	304,375	2,232,738	-	6,059,666
Ilchester	636,375	4,036,375	62,103	-	4,734,853
Martock	1,550,925	4,314,750	17,460	-	5,883,135
Milborne Port	3,243,650	304,108	29,100	-	3,576,858
South Petherton	4,543,650	272,555	29,100	-	4,845,305
Stoke Sub Hamdon	-	230,825	62,550	-	293,375
District Wide	6,360,000	23,800,000	15,050,000	-	45,210,000
Rural Settlements	17,659,718	24,727,375	17,727,375	21,727,375	78,841,843
TOTAL COST	117,981,619	172,823,852	142,729,272	39,406,780	474,761,523
Public Funding/Bids	46,565,000	40,188,000	25,440,000	11,600,000	123,793,000
Private Funding	18,353,151	10,931,380	10,068,484	29,662	40,302,677
OVERALL SHORTFALL	53,063,468	121,704,472	107,220,788	27,777,118	310,665,746

- 8.5 The table above sets out the overall funding gap by phase. The gap is just over £53m in 2011-16 and rises in subsequent phases and then falls in the last period of the plan. Some of the critical infrastructure – for example in Ilminster, Castle Cary and Martock – is expected to be funded by developer contributions on site although no funding is yet secured for these.

Critical Infrastructure

- 8.6 To ensure delivery it is important that critical infrastructure is provided and to this end we have sought views on what infrastructure is the highest priority. To assist in this process we have identify what we consider to be critical for delivery of the Core Strategy. This generally

relates to physical infrastructure such as transport, flood prevention and utilities, including gas, electricity and water/sewerage.

Table 8.2 Critical Funding Trajectory

Infrastructure Funding Trajectory 2010 – 2031 £ (millions)					
	2010-2015	2016-2020	2021-2025	2026-2031	2010-2031*
Yeovil	8,841,600	5,180,000	-	-	14,021,600
Yeovil (UE South)	-	107,000	760,000	-	1,787,000
Chard	6,447,344	7,295,478	4,562,422	-	18,305,244
Crewkerne	-	-	-	-	-
Ilminster	1,500,000	202,500	3,800,000	-	5,502,500
Wincanton	-	-	-	-	-
Somerton	-	-	-	-	-
Langport/Huish Episcopi	-	-	-	-	-
Castle Cary and Ansford	855,000	-	-	-	855,000
Bruton	-	-	-	-	-
Ilchester	-	-	-	-	-
Martock	500,000	-	-	-	500,000
Milborne Port	-	-	-	-	-
South Petherton	-	-	-	-	-
Stok Sub Hamdon	-	-	-	-	-
District Wide	-	-	-	-	-
Rural Settlements	-	-	-	-	-
TOTAL COST	18,143,944	16,254,978	13,932,422	-	49,251,344
Public Funding/Bids	-	-	-	-	-
Private Funding	13,672,142	4,624,500	9,370,000	-	28,586,642
OVERALL SHORTFALL	10,394,344	15,409,978	13,932,422	-	40,656,744

8.7 Table 8.2 illustrates that only Yeovil, Chard, Ilminster, Castle Cary and Martock have specific infrastructure schemes considered critical to delivery over the plan period. Overall the critical infrastructure funding shortfall is £40.7m. The shortfall for the first 5 years is £10.4m.

9 FUNDING

- 9.1 Over the last five years or so, funding for infrastructure would have been expected from a number of mainly public sector sources. We summarise the key traditional sources of funding and the key implications for change in the future below but note that the general climate for investment in the next few years is gloomy:
- Mainstream government departmental budgets have generally been increasing over the last decade but the CSR sets out deep cuts.
 - Transport – some contribution towards the cost of strategic highways might have been expected from the RFA bidding process provided that there was a robust transport case. Following the Comprehensive Spending Review It is now unlikely that there will be Departmental funding available for any significant strategic road improvement in South Somerset in the short term. Funding from SCC for local transport improvements will also be very limited.
 - Flood prevention – flood prevention schemes continue to be funded on a case by case basis but it is likely that the scale of funding will be reduced.
 - Housing – housing grant for RSL projects was never easy to obtain and recent announcements from the HCA about overall reductions in the support for affordable housing (linked to funding packages rather than projects) has meant that the levels of grant successfully secured for South Somerset are likely to be much less in the future.
 - Growth Area funding via CLG is to be replaced by the Regional Growth Fund for which the CSR allocates £1.4 billion over the next three years. We consider this funding source in more detail later.
 - RDA funding of economic development initiatives will cease and be replaced by initiatives promoted by Local Economic Partnerships. It is unclear how these initiatives might be funded.
- 9.2 We draw five key implications from this initial review. First, there will be much more limited mainstream funding from central government. Second, there is considerable uncertainty concerning the availability and extent of both capital and revenue support for programme delivery in growth areas. Third, for local authorities such as SSDC wishing to promote their own economic and associated housing growth within the “localism” agenda, there is an onus on making as much progress as possible in the short term using locally derived resources. Fourth, forward funding of some key infrastructure elements will be required and if grant or loan bids are not successful SSDC will have to consider borrowing and seek to recoup the up-front costs from CIL or New Homes Bonus receipts. Fifth, it will be essential for the Council to work closely with other agencies such as the HCA and the HA as well as private sector partners.

Proportion for Neighbourhoods

- 9.3 In addition to service providers receiving CIL to help fund delivery of infrastructure, there is a requirement for a ‘meaningful proportion’ of the CIL funds raised in an area to be spent by neighbourhood groups such as town or parish councils. The interpretation of a meaningful proportion is part of the CLG consultation taking place at the time of writing but it seems

clear that the effect will be to reduce the amount of CIL available for the charging authority to distribute on infrastructure. However, where there is a good set of communication between the District and Parish/Town Councils, it is likely that there will be overlap between local and district priorities. It is possible that some or all of the 'meaningful proportion' may be passed back by Town and Parish council's to SSDC/SCC for funding broader infrastructure rather than more local initiatives.

Grant and Loan Funding

- 9.4 Given the limited extent of mainstream departmental funding from central government in the short term the main priorities for sourcing capital funding are the new proposed grant regimes; namely the Regional Growth Fund, the funding directed through the Local Investment Plan and the Green Investment Bank.

Grant Funding

Regional Growth Fund

- 9.5 The Regional Growth Funding is an initiative by the Coalition Government to encourage enterprise and to rebalance the economy of areas which currently are heavily reliant on public sector jobs. The RGF will support bids that remove barriers to private sector-led economic growth and this can include infrastructure. It will provide funds to support:
- private sector investment that triggers growth and jobs
 - some basic infrastructure that triggers private sector led economic growth as part of a wider investment
- 9.6 The first round of successful RGF bids (submitted in January 2011) included:
- The Haribo factory going ahead with planned expansion of its site near Wakefield, safeguarding the existing factory;
 - The development of a former eye hospital in Manchester into a biomedical centre of excellence, which will receive match funding through the European Regional Development Fund as well;
 - General Motors in Luton announced recently that the next generation Vivaro van will be built at its plant in Luton, safeguarding around 1,500 jobs, helped by a conditional RGF allocation;
 - Construction of a manufacturing plant on the Lotte Chemical site in Teesside to develop resins for food and drink packaging;
 - Opening the Gateway to the Sheffield City Region - construction of a link road to facilitate wider housing, industrial and commercial development south of Doncaster; and
 - Development of a new factory, R&D laboratory and HQ office facility for Holroyd Precision Ltd in Rochdale.
- 9.7 RGF bids need to be submitted either by the private sector or by public/private joint bids. There is a minimum bid limit of £1 million per bid and to be successful it is anticipated that bids should lever in additional funding besides the grant itself. The second round of RGF bids have just been submitted (July 2011) and have included an unsuccessful bid for

infrastructure (e.g. roads, sewerage, landscaping) to support B1 development on the Bunford site in Yeovil.

- 9.8 Further RGF rounds after the first two are expected although the programme expects to distribute the majority of the funds through the early stages.

New Homes Bonus

- 9.9 The New Homes Bonus started in 2011-12 and is intended to provide £196 m in year 1, rising to £250 m in the following three years. Beyond 2014-15 the overall amount of New Homes Bonus is not specified. It is stated that where there is a two tier local government structure some 80% of the New Homes Bonus will go to the lower tier authority⁸. CLG suggests that *“Until now, increased housing in communities has meant increased strain on public services and reduced amenities... .The New Homes Bonus will remove this disincentive by providing local authorities with the means to mitigate the strain the increased population causes.”* However the funding is not ringfenced to provision of infrastructure although there is clearly some anticipation that this will be where it is directed – *“communities will have the freedom to spend New Homes Bonus revenues according to local wishes - for example, improving play areas, transport improvements, town centre regeneration, council tax discounts etc.”*
- 9.10 In 2011/12 South Somerset received £601,146 New Homes Bonus based on the quantity of new dwellings delivered in 2009/10. The payment on these dwellings will continue for another five years, totalling £3.6m. In terms of the funding available for the first five years to the end of 2015, the NHB for the 2009/10 completions will be £2,404,584 (i.e. four of the total six years).
- 9.11 In order to provide a flavour of what might be the financial implications of future New Homes Bonus payments, we use the CLG’s published New Homes Bonus calculator to assess what revenue streams might arise:
- Looking at the housing development trajectory, there should be 7,564 new dwellings 2010-2015. Of these 3,435 were completed as of June 2011, leaving a balance of 4,129. Excluding the 600 dwellings (7/09 – 6/10) already included in the recent NHB payments, and adding the 7/10-6/11 completions 1,059 back in (as they have not yet received their NHB), there may be another 5,188 dwellings attracting NHB by the end of 2015.
 - If these 5,188 dwellings are input into the New Homes Bonus calculator for South Somerset along with the 23% achieved affordable proportion across all recent residential development, then SSDC will receive around £35.6m million in addition to the £3.6m discussed above. However this payment would be spread over 2012-2021 at a rate dependent on the actual delivery of housing.

⁸ CLG’s website states that this split is a starting point for local negotiation.

9.12 The table below uses these assumptions to estimate what New Homes Bonus payments might accrue to the Council through to the end of 2015. This combines the estimated housing completions with the payment estimates from CLG's NHB calculator and then factors in the payment time lag. The figures are just those to the District – the County will receive an additional sum equivalent to 25% of these amounts.

Table 9.1 Estimated New Homes Bonus Payments to SSDC

Year	Completions	Payments	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Total to end 2015
2009-10	600 Actual		£0	£0	£601,146	£601,146	£601,146	£601,146	£2,404,584
2010-11	1,059 Actual		£0	£0	£0	£1,211,320	£1,211,320	£1,211,320	£3,633,960
2011-12	1,032 Forecast		£0	£0	£0	£0	£1,180,686	£1,180,686	£2,361,372
2012-13	1,032 Forecast		£0	£0	£0	£0	£0	£1,180,686	£1,180,686
2013-14	1,032 Forecast		£0	£0	£0	£0	£0	£0	£0
2014-15	1,032 Forecast		£0	£0	£0	£0	£0	£0	£0
		Total Payments							£9,580,602

9.13 It would seem that the New Homes Bonus could represent £9.6 m funding for SSDC for the period to the end of 2015. However, this is not ring-fenced for infrastructure and a proportion of the New Homes Bonus receipts might need to substitute for the reductions in revenue grant from Government to councils. Discussion with the Council has indicated that the priority for the New Homes Bonus funds will be maintaining services and therefore we have not included this source in the funding schedule at the moment, whilst recognising that it may be used for infrastructure in the future.

Growing Places Fund

9.14 The Coalition Government has recently launched the £500m Growing Places Fund to deliver infrastructure to support economic growth. This will be accessed via Local Enterprise Partnerships (LEPs) and will allocate funding using an un-ringfenced approach, which comes with the single condition that it is spent on capital projects. It is also expected that funding to be used to establish recoverable models to take forward infrastructure projects. CLG will use a simple formula based on population and employed earnings as a proxy for the economic activity. In order to access funds the LEPs need to demonstrate that they are committed to using the Growing Places Fund to generate economic activity in the short term by addressing immediate infrastructure and site constraints which promote the delivery of jobs and housing. South Somerset is working with the Heart of the SW LEP to access this funding, with a current bid for part of the Western Corridor.

Housing & Communities Agency (HCA)

9.15 HCA investments include⁹:

- The National Affordable Housing Programme. Between 2008-9 and 2010-11 this programme expects to invest £97m in Somerset.
- This will be followed by the Affordable Homes Programme 2011-15, which aims to increase the supply of new affordable homes in England. The HCA will invest £4.5bn in

⁹ Source Somerset Local Investment Plan 2010-2015.

affordable housing through the Affordable Homes Programme and existing commitments from the previous National Affordable Housing Programme. The majority of the homes built will be made available as Affordable Rent with some for affordable home ownership, supported housing and in some circumstances, social rent.

- The HCA is delivering existing commitments from the previous Housing Stimulus Programme, including Kickstart and Local Authority New Build. Kickstart has supported infrastructure and development costs plus support for affordable housing and HomeBuy Direct (HBD). Previous investments in South Somerset include Wyndham Park, Yeovil (£296,297 for 15 HBD); and Maiden Beech, Crewkerne; (£1,656,186 for 20 social rented and 22 HBC).
- The Gypsy and Traveller Site Grant funds the provision of new publicly owned sites and refurbishment of existing ones. Recent investments have been to South Somerset DC comprising Site Acquisition fund (£100k), Pitney Hill site (£150k) and Tintinhull site (£720k).

9.16 The HCA has deployed £33.5 m in South Somerset during 2008/11 and a further £16.3 m for projects concluding in 2011/12. However since April 2011 the availability of HCA support for affordable housing has significantly reduced and it is unlikely that funding will follow previous levels.

Local Sustainable Transport Fund (LSTF)

9.17 The LSTF allocates funding in two tranches, 2011 and 2012. Councils were allowed one submission and for Somerset the priority project was Bridgwater. This was not successful in getting funding in the 2011 round but was invited to resubmit for 2012. SSDC put forward representations for schemes in the District but this was not successful. There is no apparent opportunity for South Somerset from LSTF.

Local Transport Plan (LTP3)

9.18 The Somerset Future Transport Plan runs from 2011-2026. There are some indicative allocations of funding for the current year, with a total of £2.5 m across the County. It is not clear what the allocation will be in the future as the LTP funding is not ring fenced. The County Council members are allocating the County total for 2011-12 and the results of this are expected during the summer of 2011.

Local Investment Plan

9.19 A Local Investment Plan (LIP) is the mechanism for agreeing investment delivery in a location in line with locally determined priorities. It is an agreed document between a local authority or a group of local authorities and the Homes and Communities Agency (HCA). The Somerset LIP has been agreed with the HCA.

9.20 The investment priorities in the LIP will be delivered primarily through a strategy which supports the prioritisation of investment to deliver strategic levels of development in Taunton, Yeovil and Bridgwater, locally significant development in Somerset's market towns, and local needs development in the villages and rural areas.

- 9.21 The investment priorities identified in South Somerset are the
- Yeovil Eastern Corridor package to unlock town centre regeneration
 - Yeovil Western Corridor
 - Key infrastructure to develop strategic sites, including Chard
- 9.22 Whilst the LIP sets out a number of priorities, it does not mean that funding is guaranteed. The LIP recognises that there is little funding available but if any does come forward that it should be spent on the agreed priorities.

Funding for Education

- 9.23 The Building Schools for the Future (BSF) programme was cancelled in July 2010. The established LEPs will continue to deliver their BSF projects that have been funded, with new and refurbished schools opening well into 2014. In July 2011 the Department for Education launched a new privately financed programme to provide school facilities called the Priority School Building Programme (PSBP). The programme is intended to address those schools in the worst condition. Ministers may also take into account pressing cases of basic need (the requirement for additional school places) and other ministerial priorities. The programme is likely to include a mix of primary schools, secondary schools, special schools, sixth form colleges and alternative provision.
- 9.24 The reduction in funding from the BSF to PSBP will mean that the County Council will have to pick up projects and channel funding to issues that may have been addressed via BSF. The significant cuts in resources compared to 2008/9 capital allocations will mean that the County Council will be more reliant on alternative sources of funding in the short term.

New pupil places (Basic Need) funding

- 9.25 The Department of Education (DfE) allocates funding to support local authorities in their statutory duty to ensure sufficient school places, by ensuring the provision of new school places where they are needed. While allocations are made to local authorities the funds should be used to provide places in any type of school (including all types of maintained schools (including VA), Academies and Free Schools).
- 9.26 The resources available are allocated to local authority areas on the basis of relative need. For this purpose 'need' is measured in terms of forecast pupil growth for the period (provided by local authorities through the School Capacity returns). Weightings are applied to take account of whether places are in primary or secondary schools, and are also adjusted to reflect the relative costs of building work in different regions across the country.
- 9.27 Basic Need grants are paid in nine monthly installments – May 2011 to January 2012. These grants are not ring fenced. For Somerset County Council the 2011-2012 allocation was £4,118,462. It is considered that this is the core source of funding for new education infrastructure and based on this years allocation could represent funding in the region of £82 million over twenty years. Based on a simple population split as a proxy (South Somerset has 32% of the County's population), this suggests that around £1.3m might be spent in South Somerset per annum from this source.

Devolved formula capital (DFC)

- 9.28 Funding is also allocated by the Department of Education each year to primary and secondary schools for priority work on buildings, ICT and other capital needs. For 2011-12 the programme provides £182m for maintained schools including £36m for voluntary-aided (VA) schools. Somerset County Council has been allocated £1,721,520 for local authority schools and £263,579 for VA schools for 2011-2012.
- 9.29 The grants may be used for improvements to buildings and other facilities, including ICT, or capital repairs/refurbishment in accordance with priorities set by each school and in line with the local asset management plan. VA schools cannot spend the grant on playing fields or buildings on those fields.
- 9.30 The DFT administer grants via local authorities to Voluntary Controlled, Community and Foundation schools, and directly to Voluntary Aided schools. The capital grants are paid in two instalments in May (40%) and July (60%) (where this is paid through local authorities these should be passed on to the schools accordingly).
- 9.31 The formula for allocation includes an amount per school plus an amount per pupil. For VA schools these are adjusted for each Governing Body's contribution and eligibility for VAT.

Table 9.2 Allocations

	LA school	VA school
Per school sum	£4,000	£4,320
Per primary pupil	£11.25	£12.15
Per secondary pupil	£16.875	£18.23
Per SEN/Boarding/PRU pupil	£33.75	£36.45

Local Authority Capital Maintenance and Local Authority Co-ordinated Voluntary Aided Programme (LCVAP)

- 9.32 The Department of Education allocates funding for local authorities to maintain and improve the condition of the school and Sure Start estate. Priorities for investment in school buildings and facilities are decided locally, in line with priorities set out in local asset management plans.
- 9.33 The DFT administer grants to local authorities for Voluntary Controlled, Community and Foundation schools and Sure Start Centres (i.e. for local authority prioritised projects), and directly to Voluntary Aided schools (for projects agreed through the Local Authority Co-ordinated Voluntary-Aided Programme (LCVAP) process).
- 9.34 The resources available are allocated to local authority areas on the basis of "relative need". For this purpose 'need' is measured in terms of schools and pupils, for those schools which are expected to be maintained by the LA as at 1 April. Weightings are applied to take account of whether or not schools have been modernised.
- 9.35 Allocations are also adjusted to reflect the relative costs of building work in different regions across the country. Allocations for LA sector and VA schools are calculated separately. For 2011-2012 Somerset County Council have been allocated £10,411,450 for LA schools and £1,477,672 for VA Schools.

- 9.36 LA capital maintenance grants are paid in nine monthly installments – May 2011 to January 2012. Grants to local authorities are not ring fenced. VA capital payments are paid on receipt of claims and invoices for work carried out.

Other Grant Funding

- 9.37 There will continue to be other specialised sources of funds (e.g. Lottery) for narrowly defined projects and wherever the opportunity arises, sources of central funding which can be bid into. However, funding from these directions cannot be guaranteed.
- 9.38 Former grant mechanisms include the Regional Funding Allocation (RFA), which is no longer available.

Loan Funding

Green Infrastructure Bank

- 9.39 The Local Growth White Paper indicates support for low-carbon energy and climate change adaptation, including the creation of a UK-wide Green Investment Bank (GIB) that will be capitalised with a £1 billion spending allocation and additional proceeds from the sale of Government owned assets to catalyse significant additional investment in green infrastructure.
- 9.40 It was reported in March 2011¹⁰ that the GIB will start lending money to fund low-carbon energy projects from April 2012, a year earlier than initially planned. Possible early priorities are offshore wind, waste, and non-domestic energy efficiency. The bank is also set to borrow money from April 2015 onwards, provided that national debt starts falling as a percentage of Britain's Gross Domestic Product (GDP).
- 9.41 However it has recently been announced that under state aid rules the bank will need to be approved by the European Commission and until then, the Government will make direct, state aid-compliant investments in green infrastructure projects from April 2012.
- 9.42 In the immediate short term it is too early to submit bids and the mechanism for disbursing funding is not yet known. However, since it is planned that the urban extension for Yeovil will follow ecotown principles there may be the potential for using the GIB for strategic schemes in the future.

Regional Infrastructure Fund

- 9.43 The SW Regional Infrastructure Fund (RIF) was set up to forward fund developer contributions to major infrastructure schemes enabling earlier delivery of essential measures such as local health facilities, open space and leisure facilities, schools, bus networks and highways improvements. The principle behind the RIF is that it recovers its investments as development occurs, and is working to attract private finance into the delivery of its projects. The RIF is therefore a revolving fund which over time should be able

¹⁰ <http://www.reuters.com/article/2011/05/23/us-green-investment-bank-idUSTRE74M2KR20110523>

to be applied several times to enable development to proceed. Initially the fund was set up using money from the RFA and the SWRDA's economic development funds.

- 9.44 Schemes that have been supported include the Cranbrook Phase Two Access Strategy - £6.5m for improvement of highway infrastructure at junctions 29 and 30 of the M5 in order to facilitate growth east of Exeter, repayable through s.106 contributions; and Cranbrook Railway Station - £3.5m for a new rail station to serve Cranbrook, east of Exeter, again repayable through s.106 contributions.
- 9.45 The money from RIF has been largely committed and there is not likely to be any money returned from the original schemes until 2013 at the earliest.

Prudential and other Borrowing

Prudential Borrowing

- 9.46 The Prudential framework was first introduced in 2004 and emphasises the links with strategic planning and asset management. The framework (*Code*) freed authorities from government control allowing them to borrow to finance capital investment in fixed assets so long as they can demonstrate that it was prudent, affordable and sustainable. The framework is underpinned by a set of Prudential Indicators.
- Service objectives, i.e. strategic planning for the authority
 - Stewardship of assets, e.g. asset management planning
 - Value for money, e.g. option appraisal
 - Prudence and sustainability, e.g. implications for external borrowing and whole life costing
 - Affordability, e.g. implications for council tax
 - Practicality, e.g. achievability of the plan
- 9.47 The LGA and CIPFA have reviewed the effectiveness of The Prudential Code in Capital Finance for Local Authorities and concluded that the prudential borrowing system has worked very well. Future use of this vehicle could provide some of the necessary infrastructure in South Somerset, although the Council would then have to take responsibility for servicing the debt. To date the Council has not sought to borrow funds from this or other sources so using this opportunity would represent a change in direction.

PFI

- 9.48 The Private Finance Initiative (PFI) enables local authorities to enter into a contract with the private sector for the provision of services involving new or improved capital assets. Support can be allocated by central Government departments towards the cost of the capital element of PFI projects. PFI credits are a measure of the private sector investment which will be supported by central government sponsoring departments. Issuing a PFI credit letter is a promise that PFI revenue grant can be claimed once the project is operational.

- 9.49 The number of PFI credits issued each year over the period 2004 to 2009 has increased from £1bn to £2.4BN with over 50% of the 2009 credits relating to education¹¹. Typically schemes have to be of a certain size to be considered for PFI, which automatically rules out a number of smaller capital projects.
- 9.50 The last Labour government was a big supporter of PFI and although the Coalition Government is more coy, it has continued to approve large PFI schemes. There is continued debate about the terms of some of the PFI arrangements, where it has become clear that some projects have resulted in some high public sector costs. Subject to suitable terms PFI may offer opportunities for funding infrastructure in South Somerset, although these will have to be above the £10m cost threshold.

Local Sources of Funding

- 9.51 There are potential local sources of funding additional to any costs which are already being financed through the Council tax or existing charges:
- Section 106 contributions
 - Enhanced user charges
 - Local asset backed borrowing
 - Adoption of a consortium approach to the selection of RSLs
 - Business rates bonus & TIF.
 - Prudential and other borrowing
 - Commercial activity

Section 106

- 9.52 The scope of Section 106 has been reduced back to its initial role to cover local site mitigation and affordable housing contributions. The Government's intention is that where development need to contribute towards the costs of the infrastructure required to support growth, this is through a Community Infrastructure Levy. As a result the scope for funding wider infrastructure requirements from S106 is very limited.
- 9.53 In essence, the key difference between the current Section 106 and the CIL regimes is that Section 106 agreements allow more flexibility to negotiate on a site by site basis whereas CIL provides a generic overall standard charge approach which could be easier and quicker to apply once the charging schedules have been formally approved following an EIP. However to use a CIL it will be necessary to have an adopted core strategy and a charging schedule.
- 9.54 It is envisaged that Section 106 agreements will be site-based and will relate to affordable housing contributions, the provision of land for local community facilities and open space provision and both on-site and off-site environmental mitigation measures. The Infrastructure Plan schedules forming part of this document have allowances for S106 built

¹¹ http://www.cipfa.org.uk/pt/download/CIPFA_and_LGA_Prudential_Framework_report.pdf

in where agreements have been reached or it is likely that the will be reached. However there is some infrastructure required to support growth for which it is not possible to specify at this stage whether developer contributions will be sought or whether they will be delivered through other mechanisms. Examples might include play areas, which will probably be an intrinsic part of larger developments but may be funded through other mechanisms for smaller developments.

S278

- 9.55 Agreements for the private-sector funding of works on the strategic road network are made under section 278 of the Highways Act 1980¹². These agreements provide a financial mechanism for ensuring delivery of mitigation works identified and determined as necessary for planning permission to be granted.
- 9.56 Somerset County Council has identified an overall sum of £1.5m collected by S278 agreements in South Somerset, although the detail of how this is apportioned to different schemes is not yet available.

User Charges

- 9.57 The Audit Commission has recently indicated that some 12% of local government spending is financed through user charges such as car parking charges, fees for hiring Council venues and the like. It is possible that the Council may be able to raise more revenue through an increased commercial approach to use of its assets although if this is the case increased charges may be used to provide for the Council's revenue spending.

Local Asset Backed Vehicles

- 9.58 The well known Croydon URV provides a model for asset backed borrowing, with council assets used to match developer resources to raise equity and undertake the development. The profits from these ventures are then shared between the partners. SSDC has already explored the use of joint ventures with the private sector, such as the 30 acre Lufton 2000 Business Park, developed on a former army base in a joint venture with Abbey Manor and other nearby examples include the Taunton Deane ownership of the old cattle market site to form a joint venture with St Modwen to develop Firepool
- 9.59 There may be additional opportunities to use SSDC land and property assets in the future in order to either form joint ventures which will release capital value / income stream or as an asset which can be used as collateral for a loan: through
- Joint venture development
 - Lease of assets to produce an income stream and/or to secure a loan
 - Sale of assets and investment of proceeds to produce an income and/or secure a loan.

¹² Amended by section 23 of the New Roads and Street Works Act 1991

Co-ordinated Comprehensive Approach to Procurement of RPs

- 9.60 If the costs of affordable housing can be limited so that less subsidy from market housing is required then, all other things being equal, there would be more of a CIL/Section 106 contribution for wider infrastructure requirements. Clearly the Government's introduction of the affordable rent regime (new affordable rents to be set at 80% of market rents) would be a first step in reducing the amount of cross subsidy for affordable housing from market housing. In the remainder of this sub-section we consider the potential for other cost savings.
- 9.61 The early provision of affordable housing will assist in achieving and then maintaining the planned level of housing completions – for example the of the 600 completions in South Somerset in 2010-11, around 400 were affordable. Unless there is a consistent programme of affordable housing provision the housing targets will not be achieved. Furthermore, there may be opportunities to limit the scale of cross-subsidy needed for affordable housing. Thus, there are two issues to address – how to accelerate the programme and how to reduce costs so that the cross-subsidy to affordable housing development through Section 106 contributions can be limited so that the amount available from CIL for general infrastructure provision can be maximised.
- 9.62 First, developers generally claim that the private sector can build affordable housing at a lower cost than RPs and this has generally become standard practice, especially in recent years when the housing market has become more muted. This is because of lower overheads and greater efficiencies. Cost reductions of 10% or thereabouts are suggested. Under this approach a house builder will complete affordable housing units and RPs will then buy the housing from the house builder, often in a competitive market. In recent years this has increasingly become standard practice where affordable housing is provided as part of a market housing led project. Moreover, developers prefer to manage both the design of affordable housing to match their own designs and influence sale returns.
- 9.63 Second, if a developer is building affordable housing then in the early years of the development of a strategic site it can be beneficial for the house builder to provide a good proportion of affordable housing so as to generate cash flow for subsequent phases of development through sales to RPs. This will have the effect of accelerating the overall rate of housing delivery.
- 9.64 Third, it is evident that very large RPs, or a consortia of RPs can obtain loans for affordable housing at lower rates of interest than smaller RPs. Typically a small or medium sized RSL individually might borrow for development at about 6%- 6.5% pa on loans secured against 100% of the value of the completed dwelling and with (at present) relative security of a guaranteed stream of income for loan repayments due to Housing Benefit. Large RPs are able to secure more favourable loan terms. The effect of this is to increase the amount of capital that can be borrowed by £15,000 per unit or so. At present there is no large RP consortia operating in Somerset nor a policy of seeking to deliberately promote the appointment of large scale RP consortia, although a similar approach has been adopted by the HCA at Cranbrook in Exeter.

- 9.65 A combination of house builder led construction and collective negotiation of loans for RPs to purchase the completed affordable units could bring down costs by up to 15% or so and assist in maintaining a good level of completions. Despite the uncertainty arising from Government's proposal to cap housing benefit it may be worth investigating the possibility of inviting RPs across Somerset to bid for selection on a County-wide basis with a reduced requirement for grant or Section 106 subsidy. For this to work it would be necessary to cover a large area encompassing either the whole County or groups of local authorities. We recommend that early discussions are held with the HCA in order to progress this approach.
- 9.66 Savings achieved in this way would be in addition to the savings which are likely to be achieved as a consequence of the Government's proposal to increase affordable housing rents to 80% of market rents.

Other Incentives for Growth – Local Government Resource Review

- 9.67 The White Paper highlights that the Government has been developing proposals for the following innovative forms of financing local government spending:
- Business Increase Bonus – similar in concept to the New Homes Bonus but based on additional business rates.
 - Retention of locally-raised business rates – a more advance version of the above.
 - Tax Increment Financing – borrowing against projected increases in business rates; At the time of writing there is a DCLG consultation setting out the coalition Government's proposals to allow the local retention of business rates by councils and to let them borrow against future rate income. One option set out in the consultation would allow local authorities to have "free and unfettered access" to TIF and would see councils take on the risks alone. Under this option, authorities would be free to recoup a share of a levy that would be set up by the Government to recoup a share of any disproportionate financial gain arising from councils retaining their business rate income. The second option set out would see the Government "take a more centralised approach and impose a limit on the number of schemes". Under this model, any additional business rates growth arising from TIF would be retained for a period of time.
- 9.68 It is too early to assess the potential arising from these White Paper initiatives. We would imagine that it will take a year or more for detailed models to be agreed and adopted.

Local Authority Commercial Development Activity

- 9.69 In addition to the land dealings discussed as part of joint venture arrangements, local authorities can also buy and sell assets in order to pay for infrastructure. It is possible that this process may involve profits as well as seeking disposal value.

Service Providers

- 9.70 Some of the infrastructure providers will have funding to deliver infrastructure:
- Water and sewerage companies have investment budgets which are drawn from charges to customers.

- Gas and electricity companies, and telecoms companies also have investment budgets which are drawn from charges to customers.
- The Environment Agency has funds from DEFRA to provide and maintain flood defences to protecting existing development – but this does not extend to new development which is expected to fund its own flood risk mitigation.
- Education providers (either through the LEAs or as independent Academies) are funded on the basis of their pupil roll. However this is often barely adequate for operational costs, with little opportunity for capital development. This is discussed earlier in this section.

9.71 While the service provider budgets are list as part of the potential funding for infrastructure, the money will be routed directly to the projects rather than through local authorities.

Funding Summary

9.72 The table below summarises the potential sources of infrastructure in the first five years of the Core Strategy.

Table 9.3 Infrastructure costs and funding summary

Source	Amount to end 2016	Notes
Grant Funding		
RGF	£0	Current round 2 bid being assessed – but primarily relates to site specific infrastructure i.e. making site deliverable rather than meeting wider infrastructure needs
NHB	£0	Based on actual and forecast completions – although this funding is not ringfenced for infrastructure. Discussion has indicated that the £9.58m potentially available will be used for service provision in the first instance.
Growing Place Fund	£?	Current deadline is tight and no bid is apparent. However future rounds may be fruitful.
HCA	£?	Unclear funding for District from HCA – and likely to be for affordable housing rather than infrastructure
LSTF	£0	No projects in District
LTP3	£0	No un-ring fenced funds – where there are specific LTP3 funds these are already allowed for in the relevant projects
LIP	£0	No funds
New Pupil Places	£5.27m	Based on simple share of county funding for education
Devolved Formula Capital	£0	Although there may be funds from this source the focus is on improvement
Loan Funding		
GIB	£0	Too embryonic to assess
RIF	£0	Already committed and uncertain about what will happen to funds as they are released
Prudential Borrowing	£?	Up to SSDC to consider change of approach to borrowing
PFI	£0	Threshold too high for most projects
Local Funding		
S106	£0	Already ring fenced and allowed for in the projects
S278	£1.5m	Scheme detail not available at time of writing
User Charges	£0	Likely to relate to servicing revenue costs rather than infrastructure
LABVs	£0	More of a delivery mechanism than infrastructure funding
Affordable Housing Procurement	£0	More of a delivery mechanism than infrastructure funding, and some aspects already in place following recent HCA funding
Service Provider Funds	£0	Already ring fenced and allowed for in the projects
CIL	£3.1m	Based on separate CIL viability report
Total for first five years	£9.87m	

- 9.73 Of this funding, some will be routed through South Somerset while other elements will be spent directly by the service providers in South Somerset. In addition some of the CIL funds collected through South Somerset District Council will be passed to the Parish/Town Councils for them to spend locally. The relative freedom of Parish/Town Councils to spend money according to local priorities might enable development to come forward in their area if their 'meaningful proportion' of CIL is spent on infrastructure to enable development.

APPENDIX 1

Schedule – January 2012

Note that these schedules are extracts from the more detailed infrastructure database underpinning this report.

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
222	Castle Cary and Ansford	Transport	2010 - 2015	Torbay Road/Station Road Link	£855,000	£855,000	£0	£0	Somerset County Council	1. Critical
072	Chard	Transport	2010 - 2015	Road infrastructure related to Chard East - Phase 1	£2,505,542	£2,505,542	£0	£0	Developer/Somerset County Council	1. Critical
073	Chard	Transport	2010 - 2015	Road Infrastructure related to Chard East - Phase 2a	£200,000	£0	£0	£200,000	Developer/Somerset County Council	1. Critical
075	Chard	Transport	2010 - 2015	Road Infrastructure related to Chard East - Phase 2b	£2,741,802	£0	£0	£2,741,802	Developer/Somerset County Council	1. Critical
076	Chard	Transport	2010 - 2015	Road infrastructure related to Chard East - Phase 2c	£1,000,000	£0	£0	£1,000,000	Developer/Somerset County Council	1. Critical
081	Chard	Transport	2016 - 2020	Highways provision related to Chard East Phase 3a	£4,991,656	£0	£0	£4,991,656	Developer/Somerset County Council	1. Critical
084	Chard	Transport	2016 - 2020	Road Infrastructure related to Chard East Phase 3b	£2,303,822	£0	£0	£2,303,822	Developer/Somerset County Council	1. Critical
086	Chard	Transport	2021 - 2025	Road infrastructure related to Chard East Phase 4a	£4,562,422	£0	£0	£4,562,422	Developer/Somerset County Council	1. Critical

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
071	Ilminster	Flood Alleviation	2010 - 2015	Fluvial flood risk defences (Horts Bridge)	£1,500,000	£1,500,000	£0	£0	Environment Agency	1. Critical
398	Ilminster	Transport	2016 - 2020	Transport Improvements for Ilminster, including 20mph signing, traffic calming and junction signalistaion (two junctions)	£202,500	£202,500	£0	£0	Somerset County Council	1. Critical
002	Ilminster	Transport	2021 - 2025	Ilminster Relief Road	£3,800,000	£3,800,000	£0	£0	SSDC/Somerset County Council	1. Critical
070	Martock	Flood Alleviation	2010 - 2015	Fluvial flood risk defences	£500,000	£500,000	£0	£0	Environment Agency	1. Critical
001	Yeovil	Transport	2010 - 2015	Highway improvements at A30 Reckleford/Market Street	£450,000	£0	£0	£450,000	Somerset County Council	1. Critical
004	Yeovil	Transport	2010 - 2015	Highway Improvements - Combe Street Lane/Mudford Road	£390,000	£310,000	£0	£80,000	Somerset County Council	1. Critical
007	Yeovil	Transport	2010 - 2015	Highway Infrastructure Improvements - Western Avenue/Preston Road plus other non-Highway Improvements	£3,359,600	£3,359,600	£0	£0	Somerset County Council	1. Critical
009	Yeovil	Transport	2010 - 2015	Highway Infrastructure Improvements - Westland's (Cartgate Link/Bunford Lane)	£2,060,000	£2,060,000	£0	£0	Somerset County Council	1. Critical

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
010	Yeovil	Transport	2010 - 2015	Highway Infrastructure Improvements - Lysander Road/Watercombe Lane	£1,270,000	£1,270,000	£0	£0	Somerset County Council	1. Critical
026	Yeovil	Transport	2010 - 2015	Highway improvements - Western Avenue/Thorne Lane Junction	£562,000	£562,000	£0	£0	Somerset County Council	1. Critical
224	Yeovil	Transport	2010 - 2015	Highway infrastructure Improvements - Western Avenue/Bluebell Roundabout	£420,000	£420,000	£0	£0	Somerset County Council	1. Critical
225	Yeovil	Transport	2010 - 2015	Highway Infrastructure Improvements - Lyde Road/Mudford Road	£330,000	£330,000	£0	£0	Somerset County Council	1. Critical
003	Yeovil	Transport	2016 - 2020	Highway Improvements - A30 Sherbourne Road/Lyde Road	£1,100,000	£500,000	£0	£600,000	Somerset County Council	1. Critical
006	Yeovil	Transport	2016 - 2020	Highway Infrastructure Improvements - Copse Road/Western Avenue	£800,000	£270,000	£0	£530,000	Somerset County Council	1. Critical
011	Yeovil	Transport	2016 - 2020	Highway Infrastructure Improvements - Horsey (police station) Roundabout	£700,000	£75,000	£0	£625,000	Somerset County Council	1. Critical
012	Yeovil	Transport	2016 - 2020	Highway Infrastructure Improvements - Hospital Roundabout	£880,000	£0	£0	£880,000	Somerset County Council	1. Critical

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
013	Yeovil	Transport	2016 - 2020	Highway Infrastructure Improvements - Fiveways Roundabout	£700,000	£0	£0	£700,000	Somerset County Council	1. Critical
269	Yeovil	Transport	2016 - 2020	Highway improvements. Preston Road/Larkhill Road	£1,000,000	£0	£0	£1,000,000	Somerset County Council	1. Critical
020	Yeovil (UE North)	Transport	2016 - 2020	Highways Improvements - Distributor link road from A3088 to Ball's Hill.	£3,150,000	£3,150,000	£0	£0	South Somerset County Council	1. Critical
027	Yeovil (UE North)	Transport	2016 - 2020	Highway Improvements - Associated earthworks for Distributor link road from A3088 to Ball's Hill. (cutting and embankment)	£220,000	£220,000	£0	£0	Somerset County Council	1. Critical
028	Yeovil (UE North)	Telecoms	2016 - 2020	Diversion of over head BT telephone lines	£100,000	£100,000	£0	£0	British Telecom	1. Critical
023	Yeovil (UE North)	Electricity	2021 - 2025	Diversion of OH Electricity	£150,000	£150,000	£0	£0	Western Power Distribution	1. Critical
024	Yeovil (UE North)	Transport	2021 - 2025	Highway Improvements - Associated stream crossing works for Distributor link road from A3088 to Ball's Hill. (box culverts and headwalls)	£30,000	£30,000	£0	£0	Somerset County Council	1. Critical
025	Yeovil (UE North)	Gas	2021 - 2025	Western Avenue/Thorne Lane Junction - Relocation of Gas Valve Compound	£500,000	£500,000	£0	£0	Wales and West Utilities	1. Critical

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
029	Yeovil (UE North)	Transport	2021 - 2025	Highways Improvements - New 4 arm roundabout at Western Avenue	£500,000	£500,000	£0	£0	Somerset County Council	1. Critical
030	Yeovil (UE North)	Electricity	2021 - 2025	Thorne Lane (Western Avenue to Larkhill Road) Over head electrical apparatus would need diverting	£100,000	£100,000	£0	£0	Western Power Distribution	1. Critical
031	Yeovil (UE North)	Transport	2021 - 2025	Highway Improvements - Associated diversion of Balls Hill to facilitate Distributor link road from A3088 to Ball's Hill.	£1,130,000	£1,130,000	£0	£0	Somerset County Council	1. Critical
032	Yeovil (UE North)	Transport	2021 - 2025	Highway improvements - New 3 arm roundabout on A3088.	£2,400,000	£2,400,000	£0	£0	Somerset County Council	1. Critical
041	Yeovil (UE South)	Transport	2016 - 2020	Highways Improvements - New Junction with A30 West Coker Road.	£7,000	£7,000	£0	£0	Somerset County Council	1. Critical
042	Yeovil (UE South)	Telecoms	2016 - 2020	Overhead British Telecom Line alterations	£100,000	£100,000	£0	£0	British Telecom	1. Critical
043	Yeovil (UE South)	Transport	2021 - 2025	Highways Improvements - Keyford Roundabout (additional arm onto A37 Dorchester Road roundabout - 5 arms in total)	£118,000	£118,000	£0	£0	Somerset County Council	1. Critical
044	Yeovil (UE South)	Transport	2021 - 2025	Highway Improvements - Placket Roundabout (new 3 arm roundabout)	£642,000	£642,000	£0	£0	Somerset County Council	1. Critical

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
046	Yeovil (UE South)	Transport	Unspecified	Highway Improvements - Little Tarrat Roundabout (Conversion of existing A37/Little Tarrat Lane and A37/Two Tower Lane to 5 arm roundabout)	£920,000	£920,000	£0	£0	Somerset County Council	1. Critical
069	Bruton	Flood Alleviation	2010 - 2015	Combe Brook fluvial flood risk defences	£500,000	£0	£500,000	£0	Environment Agency	2. Necessary
103	Bruton	Health	2010 - 2015	Replacement facilities for Bruton Surgery	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
303	Bruton	Open space	2010 - 2015	Open space and natural green space provision	£22,553	£0	£0	£22,553	South Somerset District Council	2. Necessary
189	Bruton	Leisure	2016 - 2020	1 new equipped play areas / expand existing provision	£200,000	£61,677	£0	£138,323	SSDC / Bruton TC	2. Necessary
190	Bruton	Leisure	2016 - 2020	Expansion of existing youth facilities	£68,000	£11,546	£0	£56,454	SSDC / Bruton TC	2. Necessary
191	Bruton	Leisure	2016 - 2020	Extend existing community hall provision	£0	£0	£0	£0	SSDC / Bruton TC	2. Necessary
304	Bruton	Open space	2016 - 2020	Open space and natural green space provision	£36,375	£0	£0	£36,375	South Somerset District Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
188	Bruton	Leisure	2021 - 2025	1 new sports ground / extend existing provision 2.6 hectares (formal pitches) and changing facilities	£2,000,000	£5,309	£200,000	£1,794,691	SSDC	2. Necessary
265	Bruton	Leisure	2021 - 2025	2 new equipped play areas / expand existing provision	£200,000	£0	£0	£200,000	SSDC / Bruton TC	2. Necessary
305	Bruton	Open space	2021 - 2025	Open space and natural green space provision	£32,738	£0	£0	£32,738	South Somerset District Council	2. Necessary
097	Castle Cary and Ansford	Health	2010 - 2015	Replacement facilities for Millbrook Surgery, Castle Cary	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
185	Castle Cary and Ansford	Leisure	2010 - 2015	1 new equipped play areas / expand existing provision	£300,000	£0	£0	£300,000	SSDC / Parish / Town Council	2. Necessary
299	Castle Cary and Ansford	Open space	2010 - 2015	Open space and natural green space provision	£64,748	£0	£0	£64,748	South Somerset District Council	2. Necessary
055	Castle Cary and Ansford	Education	2016 - 2020	New Primary School (2 form entry)	£5,045,000	£0	£0	£5,045,000	Somerset County Council	2. Necessary
184	Castle Cary and Ansford	Leisure	2016 - 2020	1 new sports ground 12 hectares (formal pitches) and changing facilities	£11,000,000	£0	£1,000,000	£10,000,000	SSDC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
186	Castle Cary and Ansford	Leisure	2016 - 2020	Expansion of existing youth facilities	£68,000	£0	£0	£68,000	SSDC / Parish / Town Council	2. Necessary
187	Castle Cary and Ansford	Leisure	2016 - 2020	Extend existing community hall provision	£300,000	£0	£150,000	£150,000	SSDC / Parish / Town Council	2. Necessary
266	Castle Cary and Ansford	Leisure	2016 - 2020	2 new equipped play areas / expand existing provision	£300,000	£0	£0	£300,000	SSDC / Parish / Town Council	2. Necessary
300	Castle Cary and Ansford	Open space	2016 - 2020	Open space and natural green space provision	£72,750	£0	£0	£72,750	South Somerset District Council	2. Necessary
267	Castle Cary and Ansford	Leisure	2021 - 2025	1 new equipped play areas / expand existing provision	£300,000	£0	£0	£300,000	SSDC / Parish / Town Council	2. Necessary
301	Castle Cary and Ansford	Open space	2021 - 2025	Open space and natural green space provision	£72,750	£0	£0	£72,750	South Somerset District Council	2. Necessary
268	Castle Cary and Ansford	Leisure	2026 - 2028	1 new equipped play areas / expand existing provision	£300,000	£0	£0	£300,000	SSDC / Parish / Town Council	2. Necessary
302	Castle Cary and Ansford	Open space	2026 - 2028	Open space and natural green space provision	£53,108	£0	£0	£53,108	South Somerset District Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
057	Chard	Education	2010 - 2015	Extension to Avishayes Primary School, Chard	£720,000	£0	£0	£720,000	Somerset County Council	2. Necessary
101	Chard	Health	2010 - 2015	Replacement health facilities for Tawstock Medical Centre	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
159	Chard	Leisure	2010 - 2015	Enhance the existing sand dressed Synthetic Turf Pitch	£150,000	£0	£75,000	£75,000	SSDC/YTFC	2. Necessary
161	Chard	Leisure	2010 - 2015	7 new equipped play areas / expand existing provision	£2,000,000	£11,385	£0	£1,988,615	SSDC/Chard TC	2. Necessary
162	Chard	Leisure	2010 - 2015	1 new youth facilities / expand existing provision	£400,000	£0	£0	£400,000	SSDC/Chard TC	2. Necessary
230	Chard	Leisure	2010 - 2015	1 new youth facilities / expand existing provision	£400,000	£0	£0	£400,000	SSDC/Chard TC	2. Necessary
279	Chard	Open space	2010 - 2015	Open space and natural green space provision	£363,750	£0	£0	£363,750	South Somerset District Council	2. Necessary
056	Chard	Education	2016 - 2020	New Primary School (2 form entry) at Chard East	£5,045,000	£0	£0	£5,045,000	Somerset County Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
221	Chard	Waste	2016 - 2020	Extension to Household Waste Recycling Centre in Chard to meet demand from new development in Chard and surrounding area.	£800,000	£0	£0	£800,000	Local Authority/Somerset Waste Partnership	2. Necessary
226	Chard	Leisure	2016 - 2020	7 new equipped play areas / expand existing provision	£2,000,000	£0	£0	£2,000,000	SSDC/Chard TC	2. Necessary
229	Chard	Leisure	2016 - 2020	1 new youth facilities / expand existing provision	£400,000	£0	£0	£400,000	SSDC/Chard TC	2. Necessary
231	Chard	Leisure	2016 - 2020	1 new community halls	£3,000,000	£0	£1,800,000	£1,200,000	SSDC/Chard TC	2. Necessary
280	Chard	Open space	2016 - 2020	Open space and natural green space provision	£436,500	£0	£0	£436,500	South Somerset District Council	2. Necessary
157	Chard	Leisure	2021 - 2025	New 270sqm community swimming pool	£4,000,000	£34,706	£2,000,000	£1,965,294	SSDC	2. Necessary
158	Chard	Leisure	2021 - 2025	New 6 court sport hall	£5,800,000	£0	£3,300,000	£2,500,000	SSDC	2. Necessary
160	Chard	Leisure	2021 - 2025	2 new sports ground 20 hectares (formal pitches) and changing facilities	£10,700,000	£5,981	£1,600,000	£9,094,019	SSDC/Chard TC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
163	Chard	Leisure	2021 - 2025	1 new community halls	£3,000,000	£0	£1,800,000	£1,200,000	SSDC/Chard TC	2. Necessary
227	Chard	Leisure	2021 - 2025	7 new equipped play areas / expand existing provision	£2,000,000	£0	£0	£2,000,000	SSDC/Chard TC	2. Necessary
232	Chard	Leisure	2021 - 2025	1 new community halls	£3,000,000	£0	£1,800,000	£1,200,000	SSDC/Chard TC	2. Necessary
281	Chard	Open space	2021 - 2025	Open space and natural green space provision	£436,500	£0	£0	£436,500	South Somerset District Council	2. Necessary
228	Chard	Leisure	2026 - 2028	6 new equipped play areas / expand existing provision	£2,000,000	£0	£0	£2,000,000	SSDC/Chard TC	2. Necessary
233	Chard	Leisure	2026 - 2028	1 new community halls	£3,000,000	£0	£1,800,000	£1,200,000	SSDC/Chard TC	2. Necessary
282	Chard	Open space	2026 - 2028	Open space and natural green space provision	£262,628	£0	£0	£262,628	South Somerset District Council	2. Necessary
067	Crewkerne	Flood Alleviation	2010 - 2015	Drainage culverts	£100,000	£0	£100,000	£0	Environment Agency	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
068	Crewkerne	Flood Alleviation	2010 - 2015	Flood attenuation improvements	£50,000	£0	£0	£50,000	Environment Agency	2. Necessary
099	Crewkerne	Health	2010 - 2015	Replacement facilities for South Street Surgery	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
166	Crewkerne	Leisure	2010 - 2015	3 new play areas	£900,000	£150,000	£0	£750,000	SSDC/Crewkerne TC	2. Necessary
283	Crewkerne	Open space	2010 - 2015	Open space and natural green space provision	£218,250	£0	£0	£218,250	South Somerset District Council	2. Necessary
234	Crewkerne	Leisure	2010 - 2028	3 new playareas	£900,000	£0	£0	£900,000	SSDC/Crewkerne TC	2. Necessary
053	Crewkerne	Education	2016 - 2020	New First School at Crewkerne	£2,880,000	£2,162,626	£0	£717,374	Somerset County Council	2. Necessary
164	Crewkerne	Leisure	2016 - 2020	New 3G Synthetic Turf Pitch	£600,000	£40,650	£0	£559,350	SSDC	2. Necessary
165	Crewkerne	Leisure	2016 - 2020	1 New sports ground / extend existing provision 3.3 hectares (formal pitches) and changing facilities	£3,000,000	£310,378	£300,000	£2,389,622	SSDC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
167	Crewkerne	Leisure	2016 - 2020	1 new youth facility / expand existing provision	£117,028	£117,028	£0	£0	SSDC/Crewkerne TC	2. Necessary
168	Crewkerne	Leisure	2016 - 2020	1 new community halls/extend existing provision	£1,700,000	£0	£1,200,000	£500,000	SSDC/Crewkerne TC	2. Necessary
235	Crewkerne	Leisure	2016 - 2020	3 new playareas	£900,000	£0	£0	£900,000	SSDC/Crewkerne TC	2. Necessary
284	Crewkerne	Open space	2016 - 2020	Open space and natural green space provision	£145,500	£0	£0	£145,500	South Somerset District Council	2. Necessary
236	Crewkerne	Leisure	2021 - 2025	3 new playareas	£900,000	£0	£0	£900,000	SSDC/Crewkerne TC	2. Necessary
285	Crewkerne	Open space	2021 - 2025	Open space and natural green space provision	£141,863	£0	£0	£141,863	South Somerset District Council	2. Necessary
237	Crewkerne	Leisure	2026 - 2028	2 new community halls/extend existing provision	£1,700,000	£0	£1,200,000	£500,000	SSDC/Crewkerne TC	2. Necessary
286	Crewkerne	Open space	2026 - 2028	Open space and natural green space provision	£104,033	£0	£0	£104,033	South Somerset District Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
148	District Wide	Leisure	2010 - 2015	New Indoor tennis centre	£6,360,000	£0	£4,360,000	£2,000,000	SSDC/Lawn Tennis Association	2. Necessary
142	District Wide	Leisure	2016 - 2020	New 50 m 8 lane Competition Swimming pool	£16,500,000	£845,897	£7,500,000	£8,154,103	South Somerset District Council	2. Necessary
143	District Wide	Leisure	2016 - 2020	New 8 court competition sports hall	£7,300,000	£386,410	£2,300,000	£4,613,590	South Somerset District Council	2. Necessary
147	District Wide	Leisure	2021 - 2025	Expansion of Octagon Theatre	£14,000,000	£109,097	£6,440,000	£7,450,903	SSDC	2. Necessary
193	Ilchester	Leisure	2010 - 2015	1 new equipped play area / expand existing provision	£100,000	£0	£0	£100,000	SSDC / Ilchester TC	2. Necessary
195	Ilchester	Leisure	2010 - 2015	Extend existing community hall provisions	£500,000	£0	£400,000	£100,000	SSDC / Ilchester TC	2. Necessary
307	Ilchester	Open space	2010 - 2015	Open space and natural green space provision	£36,375	£0	£0	£36,375	South Somerset District Council	2. Necessary
192	Ilchester	Leisure	2016 - 2020	1 new sports ground / extend existing provision 4.1 hectares (formal pitches) and changing facilities	£4,000,000	£0	£400,000	£3,600,000	SSDC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
308	Ilchester	Open space	2016 - 2020	Open space and natural green space provision	£36,375	£0	£0	£36,375	South Somerset District Council	2. Necessary
194	Ilchester	Leisure	2021 - 2025	Expansion of existing youth facilities	£25,000	£0	£0	£25,000	SSDC / Ilchester TC	2. Necessary
309	Ilchester	Open space	2021 - 2025	Open space and natural green space provision	£37,103	£0	£0	£37,103	South Somerset District Council	2. Necessary
095	Ilminster	Health	2010 - 2015	Replacement facilities for North Street Surgery and Summervale Medical Centre	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
170	Ilminster	Leisure	2010 - 2015	New 3 G Synthetic Turf Pitch	£600,000	£0	£400,000	£200,000	SSDC	2. Necessary
287	Ilminster	Open space	2010 - 2015	Open space and natural green space provision	£72,023	£0	£0	£72,023	South Somerset District Council	2. Necessary
169	Ilminster	Leisure	2016 - 2020	New 4 court sports hall	£3,900,000	£29,523	£2,400,000	£1,470,477	SSDC	2. Necessary
171	Ilminster	Leisure	2016 - 2020	1 new sports ground / extend existing provision 4.5 hectares (formal pitches) and changing facilities	£4,000,000	£91,273	£400,000	£3,508,727	Ilminster TC / SSDC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
172	Ilminster	Leisure	2016 - 2020	2 new equipped play areas	£400,000	£47,623	£0	£352,377	SSDC / Ilminster TC	2. Necessary
173	Ilminster	Leisure	2016 - 2020	Expansion of existing youth facilities	£91,000	£7,039	£0	£83,961	SSDC / Ilminster TC	2. Necessary
174	Ilminster	Leisure	2016 - 2020	1 new community hall / extend existing provision	£900,000	£7,020	£700,000	£192,980	SSDC / Ilminster TC	2. Necessary
288	Ilminster	Open space	2016 - 2020	Open space and natural green space provision	£72,750	£0	£0	£72,750	South Somerset District Council	2. Necessary
238	Ilminster	Leisure	2021 - 2025	2 new equipped play areas	£400,000	£6,958	£0	£393,042	SSDC / Ilminster TC	2. Necessary
289	Ilminster	Open space	2021 - 2025	Open space and natural green space provision	£72,750	£0	£0	£72,750	South Somerset District Council	2. Necessary
239	Ilminster	Leisure	2026 - 2028	2 new equipped play areas	£400,000	£29,662	£0	£370,338	SSDC / Ilminster TC	2. Necessary
290	Ilminster	Open space	2026 - 2028	Open space and natural green space provision	£72,750	£0	£0	£72,750	South Somerset District Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
197	Langport	Leisure	2010 - 2015	New 3 G Synthetic Turf Pitch at Huish Episcopi School	£600,000	£0	£400,000	£200,000	SSDC / YTFC	2. Necessary
199	Langport	Leisure	2010 - 2015	3 new equipped play areas / expand existing provision	£300,000	£7,550	£0	£292,450	SSDC / Parish / Town Council	2. Necessary
201	Langport	Leisure	2010 - 2015	Extend existing community hall provision	£200,000	£0	£0	£200,000	SSDC / Parish / Town Council	2. Necessary
311	Langport	Open space	2010 - 2015	Open space and natural green space provision	£72,750	£0	£0	£72,750	South Somerset District Council	2. Necessary
196	Langport	Leisure	2016 - 2020	New 270 sq m community swimming pool	£4,000,000	£24,041	£2,320,000	£1,655,959	SSDC	2. Necessary
198	Langport	Leisure	2016 - 2020	1 new sports ground / extend existing provision 6.4 hectares (formal pitches) and changing facilities	£6,000,000	£121,431	£500,000	£5,378,569	SSDC	2. Necessary
200	Langport	Leisure	2016 - 2020	Expansion of existing youth facilities	£68,000	£11,361	£0	£56,639	SSDC / Parish / Town Council	2. Necessary
240	Langport	Leisure	2016 - 2020	2 new equipped play areas / expand existing provision	£300,000	£7,550	£0	£292,450	SSDC / Parish / Town Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
312	Langport	Open space	2016 - 2020	Open space and natural green space provision	£72,750	£0	£0	£72,750	South Somerset District Council	2. Necessary
313	Langport	Open space	2021 - 2025	Open space and natural green space provision	£34,193	£0	£0	£34,193	South Somerset District Council	2. Necessary
203	Martock	Leisure	2010 - 2015	1 new equipped play areas / expand existing provision	£200,000	£0	£0	£200,000	SSDC / Martock PC	2. Necessary
205	Martock	Leisure	2010 - 2015	1 new community hall	£800,000	£0	£600,000	£200,000	SSDC / Martock PC	2. Necessary
315	Martock	Open space	2010 - 2015	Open Space and natural green space provision	£50,925	£0	£0	£50,925	South Somerset District Council	2. Necessary
202	Martock	Leisure	2016 - 2020	1 new sports ground / extend existing provision 4.4 hectares (formal pitches) and changing facilities	£4,000,000	£0	£400,000	£3,600,000	SSDC / Martock PC	2. Necessary
204	Martock	Leisure	2016 - 2020	Expansion of existing youth facilities	£42,000	£0	£0	£42,000	SSDC / Martock PC	2. Necessary
241	Martock	Leisure	2016 - 2020	2 new equipped play areas / expand existing provision	£200,000	£0	£0	£200,000	SSDC / Martock PC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
316	Martock	Open space	2016 - 2020	Open space and natural green space provision	£72,750	£0	£0	£72,750	South Somerset District Council	2. Necessary
317	Martock	Open space	2021 - 2025	Open space and natural green space provision	£17,460	£0	£0	£17,460	South Somerset District Council	2. Necessary
206	Milborne Port	Leisure	2010 - 2015	1 new sports ground / extend existing provision 3.5 hectares (formal pitches) and changing facilities	£3,000,000	£0	£300,000	£2,700,000	SSDC	2. Necessary
207	Milborne Port	Leisure	2010 - 2015	2 new equipped play areas / expand existing provision	£200,000	£0	£0	£200,000	SSDC / Milborne Port PC	2. Necessary
319	Milborne Port	Open space	2010 - 2015	Open space and natural green space provision	£43,650	£0	£0	£43,650	South Somerset District Council	2. Necessary
208	Milborne Port	Leisure	2016 - 2020	Expansion of existing youth facilities	£51,000	£0	£0	£51,000	SSDC / Milborne Port PC	2. Necessary
242	Milborne Port	Leisure	2016 - 2020	1 new equipped play areas / expand existing provision	£200,000	£0	£0	£200,000	SSDC / Milborne Port PC	2. Necessary
320	Milborne Port	Open space	2016 - 2020	Open space and natural green space provision	£53,108	£0	£0	£53,108	South Somerset District Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
321	Milborne Port	Open space	2021 - 2025	Open space and natural green space provision	£29,100	£0	£0	£29,100	South Somerset District Council	2. Necessary
102	Rural	Health	2010 - 2015	Replacement facilities for Church View Surgery, Broadway	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
217	Rural	Leisure	2010 - 2015	6 new equipped play areas / expand existing provision	£2,000,000	£20,662	£0	£1,979,338	SSDC / TC / PC	2. Necessary
218	Rural	Leisure	2010 - 2015	1 new youth facilities / expand existing provision	£400,000	£0	£0	£400,000	SSDC / TC / PCs	2. Necessary
219	Rural	Leisure	2010 - 2015	4 new community halls	£12,000,000	£0	£8,000,000	£4,000,000	SSDC / TC / PCs	2. Necessary
331	Rural	Open space	2010 - 2015	Open space and natural green space provision	£259,718	£0	£0	£259,718	South Somerset District Council	2. Necessary
105	Rural	Health	2016 - 2020	New Medical Centre, Merriott	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
216	Rural	Leisure	2016 - 2020	4 hectares (formal pitches) and changing facilities	£7,000,000	£111,974	£600,000	£6,288,026	SSDC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
244	Rural	Leisure	2016 - 2020	7 new equipped play areas / expand existing provision	£2,000,000	£0	£0	£2,000,000	SSDC / TC / PC	2. Necessary
247	Rural	Leisure	2016 - 2020	1 new youth facilities / expand existing provision	£400,000	£0	£0	£400,000	SSDC / TC / PCs	2. Necessary
250	Rural	Leisure	2016 - 2020	4 new community halls	£12,000,000	£0	£8,000,000	£4,000,000	SSDC / TC / PCs	2. Necessary
332	Rural	Open space	2016 - 2020	Open space and natural green space provision	£327,375	£0	£0	£327,375	South Somerset District Council	2. Necessary
245	Rural	Leisure	2021 - 2025	7 new equipped play areas / expand existing provision	£2,000,000	£0	£0	£2,000,000	SSDC / TC / PC	2. Necessary
248	Rural	Leisure	2021 - 2025	1 new youth facilities / expand existing provision	£400,000	£0	£0	£400,000	SSDC / TC / PCs	2. Necessary
251	Rural	Leisure	2021 - 2025	5 new community halls	£12,000,000	£0	£8,000,000	£4,000,000	SSDC / TC / PCs	2. Necessary
333	Rural	Open space	2021 - 2025	Open space and natural green space provision	£327,375	£0	£0	£327,375	South Somerset District Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
243	Rural	Leisure	2026 - 2028	4 hectares (formal pitches) and changing facilities	£7,000,000	£0	£600,000	£6,400,000	SSDC	2. Necessary
246	Rural	Leisure	2026 - 2028	7 new equipped play areas / expand existing provision	£2,000,000	£0	£0	£2,000,000	SSDC / TC / PC	2. Necessary
249	Rural	Leisure	2026 - 2028	1 new youth facilities / expand existing provision	£400,000	£0	£0	£400,000	SSDC / TC / PCs	2. Necessary
252	Rural	Leisure	2026 - 2028	5 new community halls	£12,000,000	£0	£8,000,000	£4,000,000	SSDC / TC / PCs	2. Necessary
334	Rural	Open space	2026 - 2028	Open space and natural green space provision	£327,375	£0	£0	£327,375	South Somerset District Council	2. Necessary
181	Somerton	Leisure	2010 - 2015	1 New sports ground / extend existing provision 2.2 hectares (formal pitches) and changing facilities	£2,000,000	£22,235	£200,000	£1,777,765	SSDC	2. Necessary
182	Somerton	Leisure	2010 - 2015	3 new equipped play areas / expand existing provision	£300,000	£12,236	£0	£287,764	SSDC / Somerton TC	2. Necessary
183	Somerton	Leisure	2010 - 2015	Expansion of existing youth facilities	£68,000	£4,805	£0	£63,195	SSDC / Somerton TC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
295	Somerton	Open space	2010 - 2015	Open space and natural green space provision	£114,945	£0	£0	£114,945	South Somerset District Council	2. Necessary
098	Somerton	Health	2016 - 2020	Replacement facilities for Somerton Surgery	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
253	Somerton	Leisure	2026 - 2028	2 new equipped play areas / expand existing provision	£300,000	£0	£0	£300,000	SSDC / Somerton TC	2. Necessary
298	Somerton	Open space	2026 - 2028	Open space and natural green space provision	£159,323	£0	£0	£159,323	South Somerset District Council	2. Necessary
096	South Petherton	Health	2010 - 2015	Replacement facilities for South Petherton Surgery	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
209	South Petherton	Leisure	2010 - 2015	Extend existing provision 1.2 hectares (formal pitches) and changing facilities	£1,000,000	£16,770	£100,000	£883,230	SSDC	2. Necessary
210	South Petherton	Leisure	2010 - 2015	2 new equipped play areas / expand existing provision	£200,000	£79,622	£0	£120,378	SSDC / South Petherton PC	2. Necessary
212	South Petherton	Leisure	2010 - 2015	Extend existing community hall provision	£300,000	£0	£150,000	£150,000	SSDC / South Petherton PC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
323	South Petherton	Open space	2010 - 2015	Open space and natural green space provision	£43,650	£29,116	£0	£14,534	South Somerset District Council	2. Necessary
211	South Petherton	Leisure	2016 - 2020	Expansion of existing youth facilities	£42,000	£42,000	£0	£0	SSDC / South Petherton PC	2. Necessary
264	South Petherton	Leisure	2016 - 2020	1 new equipped play areas / expand existing provision	£200,000	£22,583	£0	£177,417	SSDC / South Petherton PC	2. Necessary
324	South Petherton	Open space	2016 - 2020	Open space and natural green space provision	£30,555	£0	£0	£30,555	South Somerset District Council	2. Necessary
325	South Petherton	Open space	2021 - 2025	Open space and natural green space provision	£29,100	£0	£0	£29,100	South Somerset District Council	2. Necessary
213	Stoke Sub Hamdon	Leisure	2016 - 2020	Extend existing provision 0.2 hectares (format pitches) and changing facilities	£200,000	£0	£18,000	£182,000	SSDC	2. Necessary
215	Stoke Sub Hamdon	Leisure	2016 - 2020	Expansion of existing youth facilities	£9,000	£0	£0	£9,000	SSDC / Stoke sub Hamdon PC	2. Necessary
328	Stoke Sub Hamdon	Open space	2016 - 2020	Open space and natural green space provision	£21,825	£0	£0	£21,825	South Somerset District Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
214	Stoke Sub Hamdon	Leisure	2021 - 2025	Expansion of existing equipped play facilities	£48,000	£0	£0	£48,000	SSDC / Stoke sub Hamdon PC	2. Necessary
329	Stoke Sub Hamdon	Open space	2021 - 2025	Open space and natural green space provision	£14,550	£0	£0	£14,550	South Somerset District Council	2. Necessary
054	Wincanton	Education	2010 - 2015	New Primary School (2 form entry at New Barns Farm)	£5,045,000	£1,030,724	£0	£4,014,276	Somerset County Council	2. Necessary
100	Wincanton	Health	2010 - 2015	Replacement facilities for Wincanton health centre	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
178	Wincanton	Leisure	2010 - 2015	3 new equipped play areas / expand existing provision	£600,000	£0	£0	£600,000	SSDC / Wincanton	2. Necessary
180	Wincanton	Leisure	2010 - 2015	Extend existing community hall provision	£300,000	£0	£50,000	£250,000	SSDC	2. Necessary
291	Wincanton	Open space	2010 - 2015	Open space and natural green space provision	£200,063	£0	£0	£200,063	South Somerset District Council	2. Necessary
177	Wincanton	Leisure	2016 - 2020	1 new sports ground / extend existing provision 2.2 hectares (formal pitches) and changing facilities	£2,000,000	£22,980	£200,000	£1,777,020	SSDC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
179	Wincanton	Leisure	2016 - 2020	1 new youth facility	£100,000	£0	£0	£100,000	SSDC / Wincanton TC	2. Necessary
254	Wincanton	Leisure	2016 - 2020	2 new equipped play areas / expand existing provision	£600,000	£600,000	£0	£0	SSDC / Wincanton	2. Necessary
292	Wincanton	Open space	2016 - 2020	Open space and natural green space provision	£60,383	£0	£0	£60,383	South Somerset District Council	2. Necessary
175	Wincanton	Leisure	2021 - 2025	Upgrade Wincanton Pool adding separate teaching pool	£700,000	£12,088	£300,000	£387,912	SSDC	2. Necessary
176	Wincanton	Leisure	2021 - 2025	New / existing 3G Synthetic Turf Pitch	£600,000	£0	£0	£600,000	WRT / Wincanton TC / SSDC	2. Necessary
293	Wincanton	Open space	2021 - 2025	Open space and natural green space provision	£41,468	£0	£0	£41,468	South Somerset District Council	2. Necessary
255	Wincanton	Leisure	2026 - 2028	3 new equipped play areas / expand existing provision	£600,000	£0	£0	£600,000	SSDC / Wincanton	2. Necessary
294	Wincanton	Open space	2026 - 2028	Open space and natural green space provision	£36,375	£0	£0	£36,375	South Somerset District Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
008	Yeovil	Transport	2010 - 2015	Highway Infrastructure Improvements - Asda Access	£0	£0	£0	£0	Somerset County Council	2. Necessary
014	Yeovil	Transport	2010 - 2015	Non-Highways Improvements - Walking and Cycling Network Improvements (including radial routes to the town centre)	£0	£0	£0	£0	Somerset County Council	2. Necessary
015	Yeovil	Transport	2010 - 2015	Non-Highway Improvements - Pedestrian priority area within Yeovil Town centre	£0	£0	£0	£0	Somerset County Council	2. Necessary
016	Yeovil	Transport	2010 - 2015	Non-Highway Improvements - Cycle Parking Provision	£0	£0	£0	£0	Somerset County Council	2. Necessary
017	Yeovil	Transport	2010 - 2015	Non-Highway Improvements - Bus Station improvements	£0	£0	£0	£0	Somerset County Council	2. Necessary
018	Yeovil	Transport	2010 - 2015	Non-Highway Improvements - Real Time Passenger Information (RTPi) and on bus electronic information	£0	£0	£0	£0	Somerset County Council	2. Necessary
019	Yeovil	Transport	2010 - 2015	Non-Highway Improvements - Dedicated bus routes and other priority measures	£0	£0	£0	£0	Somerset County Council	2. Necessary
021	Yeovil	Transport	2010 - 2015	Non-Highway Improvements - Cycling Improvements at Yeovil Hospital	£0	£0	£0	£0	Somerset County Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
049	Yeovil	Education	2010 - 2015	New Primary School (2 form entry Lyde Road)	£5,045,000	£1,333,536	£0	£3,711,464	Somerset County Council	2. Necessary
058	Yeovil	Transport	2010 - 2015	Non-Highway Improvements - Cycling Improvements at Yeovil Hospital	£0	£0	£0	£0	Somerset County Council	2. Necessary
059	Yeovil	Transport	2010 - 2015	Non-Highway Improvements - Cycle link provided on A37 between Ilchester and Yeovil	£550,000	£0	£0	£550,000	Somerset County Council	2. Necessary
093	Yeovil	Health	2010 - 2015	Extension of Hendford Lodge Medical Centre	£500,000	£0	£500,000	£0	Primary Care Trust	2. Necessary
094	Yeovil	Health	2010 - 2015	Replacement facilities for Abbey Manor Medical Practice	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
104	Yeovil	Health	2010 - 2015	Replacement facilities for Penn Hill Surgery	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
145	Yeovil	Leisure	2010 - 2015	New Sand Dressed Synthetic Turf pitch	£600,000	£450,000	£100,000	£50,000	South Somerset District council/YTFC	2. Necessary
146	Yeovil	Leisure	2010 - 2015	New 3G Pitch to replace existing Yeovil Town Football Club Synthetic Turf Pitch	£800,000	£400,000	£200,000	£200,000	SSDC/Yeovil Town Football Club	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
150	Yeovil	Leisure	2010 - 2015	17 new equipped play areas/ expanded existing provision	£4,500,000	£67,634	£0	£4,432,366	SSDC/Yeovil Town/Parish Councils	2. Necessary
151	Yeovil	Leisure	2010 - 2015	2 new youth facilities / expand existing provision	£900,000	£5,871	£0	£894,129	SSDC/Yeovil Town/Parish Councils	2. Necessary
152	Yeovil	Leisure	2010 - 2015	1 new community halls	£2,400,000	£0	£0	£2,400,000	SSDC/Yeovil Town/Parish Councils	2. Necessary
223	Yeovil	Education	2010 - 2015	New primary School (2 Form Entry Lufton)	£5,045,000	£1,038,863	£0	£4,006,137	Somerset County Council	2. Necessary
271	Yeovil	Open space	2010 - 2015	Open space and natural green space provision	£1,171,275	£0	£0	£1,171,275	South Somerset District Council	2. Necessary
048	Yeovil	Education	2016 - 2020	New Primary School (2 form entry Brimsmore)	£5,045,000	£1,219,270	£0	£3,825,730	Somerset County Council	2. Necessary
106	Yeovil	Health	2016 - 2020	New Health Centre in Yeovil Urban Extension	£3,000,000	£0	£3,000,000	£0	Primary Care Trust	2. Necessary
149	Yeovil	Leisure	2016 - 2020	New Sports Ground (12 hectares) with formal pitches and changing facilities	£11,000,000	£0	£1,000,000	£10,000,000	SSDC/YTFC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
256	Yeovil	Leisure	2016 - 2020	11 new equipped play areas/ expanded existing provision	£4,500,000	£0	£0	£4,500,000	SSDC/Yeovil Town/Parish Councils	2. Necessary
259	Yeovil	Leisure	2016 - 2020	1 new youth facilities / expand existing provision	£900,000	£0	£0	£900,000	SSDC/Yeovil Town/Parish Councils	2. Necessary
270	Yeovil	Transport	2016 - 2020	A303/A3088 Cartgate Link Roundabout	£0	£0	£0	£0	Somerset County Council	2. Necessary
272	Yeovil	Open space	2016 - 2020	Open space and natural green space provision	£614,000	£0	£0	£614,000	South Somerset District Council	2. Necessary
153	Yeovil	Leisure	2021 - 2025	News sports ground 11 Hectares (formal pitches) and changing facilities	£10,000,000	£524,345	£0	£9,475,655	SSDC/YTFC	2. Necessary
154	Yeovil	Leisure	2021 - 2025	38 new equipped play areas	£2,900,000	£0	£0	£2,900,000	SSDC	2. Necessary
155	Yeovil	Leisure	2021 - 2025	4 new youth facilities	£600,000	£0	£0	£600,000	SSDC	2. Necessary
156	Yeovil	Leisure	2021 - 2025	2 new community halls	£1,600,000	£0	£0	£1,600,000	SSDC	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
257	Yeovil	Leisure	2021 - 2025	15 new equipped play areas/ expanded existing provision	£4,500,000	£0	£0	£4,500,000	SSDC/Yeovil Town/Parish Councils	2. Necessary
260	Yeovil	Leisure	2021 - 2025	2 new youth facilities / expand existing provision	£900,000	£0	£0	£900,000	SSDC/Yeovil Town/Parish Councils	2. Necessary
262	Yeovil	Leisure	2021 - 2025	1 new community halls	£2,400,000	£0	£0	£2,400,000	SSDC/Yeovil Town/Parish Councils	2. Necessary
273	Yeovil	Open space	2021 - 2025	Open space and natural green space provision	£873,000	£0	£0	£873,000	South Somerset District Council	2. Necessary
397	Yeovil	Transport	2021 - 2025	Provision of a new 1,000 space car park in Yeovil town centre	£4,500,000	£0	£0	£4,500,000	South Somerset District Council	2. Necessary
258	Yeovil	Leisure	2026 - 2028	15 new equipped play areas/ expanded existing provision	£4,500,000	£0	£0	£4,500,000	SSDC/Yeovil Town/Parish Councils	2. Necessary
261	Yeovil	Leisure	2026 - 2028	2 new youth facilities / expand existing provision	£900,000	£0	£0	£900,000	SSDC/Yeovil Town/Parish Councils	2. Necessary
263	Yeovil	Leisure	2026 - 2028	1 new community halls	£2,400,000	£0	£0	£2,400,000	SSDC/Yeovil Town/Parish Councils	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
274	Yeovil	Open space	2026 - 2028	Open space and natural green space provision	£891,188	£0	£0	£891,188	South Somerset District Council	2. Necessary
050	Yeovil (Urban Extension)	Education	2016 - 2020	New Primary School (2 form entry within urban extension)	£5,045,000	£0	£0	£5,045,000	Somerset County Council	2. Necessary
220	Yeovil (Urban Extension)	Waste	2016 - 2020	New Household Waste Recycling Facility for growth in Yeovil and surrounding area	£3,500,000	£0	£0	£3,500,000	Local Authority/Somerset Waste Partnership	2. Necessary
275	Yeovil (Urban Extension)	Open space	2016 - 2020	Open space and natural green space provision	£72,750	£0	£0	£72,750	South Somerset District Council	2. Necessary
276	Yeovil (Urban Extension)	Open space	2016 - 2020	Open space and natural green space provision	£902,100	£0	£0	£902,100	South Somerset District Council	2. Necessary
051	Yeovil (Urban Extension)	Education	2021 - 2025	New Primary School (2 form entry within urban extension)	£5,045,000	£0	£0	£5,045,000	Somerset County Council	2. Necessary
052	Yeovil (Urban Extension)	Education	2021 - 2025	New Secondary School (within urban extension)	£26,325,000	£0	£0	£26,325,000	Somerset County Council	2. Necessary
144	Yeovil (Urban Extension)	Leisure	2021 - 2025	New 4 Court Sports Hall (alongside new community school)	£3,900,000	£0	£0	£3,900,000	South Somerset District Council	2. Necessary

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
277	Yeovil (Urban Extension)	Open space	2021 - 2025	Open space and natural green space provision	£843,900	£0	£0	£843,900	South Somerset District Council	2. Necessary
062	Bruton	Transport	Unspecified	Non-highway improvements - Bruton railway station improvements	£0	£0	£0	£0	Somerset County Council	3. Desirable
063	Castle Cary and Ansford	Transport	2016 - 2020	Non-highway improvements - Castle Cary railway station improvements	£0	£0	£0	£0	Somerset County Council	3. Desirable
066	Castle Cary and Ansford	Transport	2016 - 2020	Non-highway improvements - improving sections of NR26 cycle route	£0	£0	£0	£0	Somerset County Council/Sustrans	3. Desirable
065	Chard	Transport	2016 - 2020	Non-highway improvements - improving sections of the Stop Line Way (cycle route)	£625,000	£5,000	£0	£620,000	Somerset County Council	3. Desirable
064	Crewkerne	Transport	Unspecified	Non-highway improvements - Crewkerne railway station improvements	£0	£0	£0	£0	Somerset County Council	3. Desirable
141	District Wide	Green Infrastructure	2021 - 2025	Strategic Multi-user Cycle Route / Trail between Langport, Martock to Cartgate (Yeovil)	£1,050,000	£0	£0	£1,050,000	SSDC, Langport TC, Martock PC, Sustrans, SCC	3. Desirable
107	Yeovil	Public Realm	2010 - 2015	Creating Green Boulevard along Reckleford Road (Ref UDF - Avenue)	£1,300,000	£0	£0	£1,300,000	Somerset County Council	3. Desirable

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
108	Yeovil	Public Realm	2010 - 2015	Creating Market Street public realm improvements	£2,700,000	£0	£0	£2,700,000	Somerset County Council	3. Desirable
109	Yeovil	Public Realm	2010 - 2015	Princes Street Improvements Phase 2	£170,000	£0	£130,000	£40,000	SSDC/Somerset County Council	3. Desirable
110	Yeovil	Public Realm	2010 - 2015	Improving Subways - A30 Reckleford Underpass and A37 Kingston Underpass	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
060	Yeovil	Transport	Unspecified	Non-highway improvements - Yeovil Pen Mill railway station improvements	£0	£0	£0	£0	Somerset County Council	3. Desirable
061	Yeovil	Transport	Unspecified	Non-highway improvements - Yeovil Junction railway station improvements	£0	£0	£0	£0	Somerset County Council	3. Desirable
111	Yeovil	Public Realm	Unspecified	Hospital Underpass x 2	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
112	Yeovil	Open space	Unspecified	Extension of green space at North lane (around St John's Church)	£0	£0	£0	£0	Town Council/St John's	3. Desirable
113	Yeovil	Public Realm	Unspecified	Public realm improvements to Queenway Place, West Hendford and Waterloo Lane.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
114	Yeovil	Public Realm	Unspecified	Public Realm Improvements to Petter Way and environment around Octagon (Museum and Maltravers House)	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
115	Yeovil	Public Realm	Unspecified	Improvements to Park Street and South Street Pavements	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
116	Yeovil	Public Realm	Unspecified	Old Station Road, improvements to public realm including tree planting	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
117	Yeovil	Green Infrastructure	Unspecified	Naturalisation of Dodham brook and tree planting (cycle path)	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
118	Yeovil	Public Realm	Unspecified	At grade crossing Crescent /Queensway, including tree planting and improvements to pavement.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
119	Yeovil	Public Realm	Unspecified	Tree planting and improvements to Lysander Way and Hendford pavements contribution to at grade crossing	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
120	Yeovil	Public Realm	Unspecified	Queensway South of West Hendford, avenue planting and wide pavements on both sides of Queensway Ave. tree planting on central reservation	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
121	Yeovil	Public Realm	Unspecified	Queensway South of West Hendford, avenue tree planting and wide pavements on east side of Queensway Ave. tree planting on central reservation.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
122	Yeovil	Public Realm	Unspecified	Queensway South of Huish, avenue planting and wide pavements on west side of Queensway Ave. Avenue planting on central reservation	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
123	Yeovil	Public Realm	Unspecified	Avenue tree planting and wide pavements on both sides of Queensway Avenue (planting on central reservation).	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
124	Yeovil	Public Realm	Unspecified	Avenue tree planting and wide pavements on north side of Reckleford Ave. Pedestrian crossing over Reckleford between the Avenue and the Cattle Market site. Small public square on the north side of Reckleford	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
125	Yeovil	Public Realm	Unspecified	Avenue tree planting and wide pavements on south side of Reckleford Ave.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
126	Yeovil	Public Realm	Unspecified	West Hendford, introduction of demand lights and at grade crossing in place of underpass. Introduction of bus crossing and access to Queensway. Public realm improvements and avenue tree planting on north side of West Hendford	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
127	Yeovil	Public Realm	Unspecified	Huish, introduction of demand lights and at grade pedestrian crossing in place of footbridge. Introduction of bus crossing and access to Queensway. Public realm improvements to Westminster Street.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
128	Yeovil	Public Realm	Unspecified	Ilchester Road, pavement, cycle lane and public realm improvements with avenue tree planting.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical
129	Yeovil	Public Realm	Unspecified	Kingston, introduction of 4-way junction and at grade pedestrian crossing with demand lights in place of Hospital roundabout and underpass.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
130	Yeovil	Public Realm	Unspecified	Public realm improvements to Sherborne Road Middle Street (lower section). Improved pedestrian crossing of Central Road	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
131	Yeovil	Public Realm	Unspecified	Hendford, Avenue tree planting on Hendford, demand lights on Brunswick Street, footpath improvements to Goldenstones Car Park.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
132	Yeovil	Public Realm	Unspecified	Penn Hill/ Country Park Avenue tree planting on Petters Way, lighting of footpath through Penn Hill Park, demand lights on Brunswick Street.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
133	Yeovil	Public Realm	Unspecified	Country Park, Avenue tree planting on Park Street, Footpath improvements to Dodham Brook and Ninesprings	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
134	Yeovil	Public Realm	Unspecified	Urban Village, avenue planting on new streets in urban village, footpath improvements to Dodham Brook and Ninesprings	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
135	Yeovil	Public Realm	Unspecified	Mill Lane, Avenue tree planting	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable
136	Yeovil	Public Realm	Unspecified	Stars Lane Avenue tree planting footpath improvements.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable

Ref	Spatial Location	Category	Phasing	Infrastructure Description	Infrastructure Cost	Private Funding	Public Funding	Funding Gap	Local Delivery Organisation	Critical / Non-Critical	
137	Yeovil	Green Infrastructure	Unspecified	Central Road, Avenue tree planting	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable	
138	Yeovil	Public Realm	Unspecified	Revealing of Dodham Brook with natural banks and restoration of natural habitat, improvements to cycle path, double avenue tree planting along promenade, bus route for future park and ride scheme.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable	
139	Yeovil	Public Realm	Unspecified	Town Centre Public Realm Improvements including High Street, Westminster Street, Church Street, Church Path and others.	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable	
140	Yeovil	Public Realm	Unspecified	Underpasses at Hendford and Hospital (General Environmental improvements)	£0	£0	£0	£0	SSDC/Somerset County Council	3. Desirable	
					Total Cost	Total Private	Total Public	Total Net Cost			
					£474,761,523	£40,302,677	£123,793,000	£310,665,846			