



North Somerset Council Infrastructure Funding Statement 2022/23

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Introduction

Local authorities are required by Government legislation¹ to produce an annual Infrastructure Funding Statement (IFS) which sets out a summary of all income and expenditure relating to the Community Infrastructure Levy (CIL) and Section 106 (S106) legal agreements.

CIL and S106 (often known as 'developer contributions' or 'planning obligations') income is used to help fund the provision of infrastructure associated with new developments. This statement sets out what we have collected and spent over the past year and our planned future expenditure.

These statements are intended to help local communities and developers see how contributions have been spent and understand what future contributions will be spent on, ensuring a transparent and accountable process.

The information included in this report will be updated annually and published on the Council's website. North Somerset Council (NSC) produced its first IFS in December 2020. This is the fourth IFS produced by North Somerset Council. Statements for previous years can be found on NSC's CIL webpages: <http://www.n-somerset.gov.uk/CIL>

The key figures from this statement are:

- The total CIL income during 2022/23 was **£1,082,355.82**
- The total CIL passed to Town and Parish Councils in 2022/23 was **£174,565.70**
- The total S106 income during 2022/23 was **£4,297,396.06**
- The total S106 expenditure during 2022/23 was **£5,837,723.73**

¹ The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

Community Infrastructure Levy (CIL)

Background

NSC started charging the CIL on new developments from 18 January 2018. The CIL is a financial contribution that developers must pay towards the cost of new and improved infrastructure. The CIL is calculated on a pounds (£) per square metre basis of new development. The charge payable depends on the size, type, and location of the development.

CIL charges are based on a tariff of rates that have been set through public consultation and examination by the Planning Inspectorate. The rates are non-negotiable and must be paid within 60 days of commencement of development.

You can find out more about our CIL rates and zones at <http://www.n-somerset.gov.uk/CIL>

The CIL income collected by NSC is required to be spent on infrastructure that supports new development, such as:

- community, leisure, and cultural facilities
- educational facilities
- green infrastructure
- flooding and drainage infrastructure
- transport infrastructure

The amount of CIL that North Somerset Council receives will not be sufficient to meet all infrastructure needs. Decisions on expenditure and priorities will be subject to the Council's normal governance procedures.

CIL Income 01/04/2022 – 31/03/2023

The total CIL income for the period 01/04/2022 –31/03/2022 was **£1,082,355.82**.

The Council did not receive any land or infrastructure payments (i.e., the provision of land or infrastructure in lieu of paying the CIL) during 2022/2023.

The total CIL income in 2022/23 is less than the anticipated figure of £2-£2.5m reported in last year's IFS. This is due to a few major residential developments commencing later than expected; these will therefore be reported on in the IFS for 2023/24.

Details of each CIL receipt and how it was apportioned are set out in Appendix 1.

Allocation of CIL

CIL income is allocated as follows:

- A maximum of 5% of the CIL can be applied towards its implementation, monitoring and ongoing administration,
- 15% of the CIL is passed directly to the Town or Parish Council within whose area the development that paid the CIL is located, for the provision of local infrastructure improvements or other measures to support the development of the area. This increases to a 25% share if the area is covered by an adopted Neighbourhood Plan,
- The remaining amount is kept by the Council and is required to be spent on infrastructure to support development.

These proportions are set out in national regulations.

CIL administrative expenses 01/04/2022 – 31/03/2023

The sum of **£54,117.81** was collected for the administration of CIL in 2022/23. This is the full 5% that can be collected for this purpose.

Money from the CIL Administration pot is used each year to fund the ongoing management, staffing, administration, and IT involved in CIL collection and allocation.

The CIL Team has been working with an external company on a project during 2022/23 which involves moving the management of S106 Agreements to the development contributions software. This will enable both CIL and S106 to be monitored through one system which will be more efficient and transparent for reporting purposes in future years.

Town and Parish Councils

As explained above, 15% of CIL income is passed directly to the Town or Parish Council within whose area the development that paid the CIL is located, for the provision of local infrastructure improvements or other measures as they see fit. This increases to a 25% share if the area is covered by an adopted Neighbourhood Plan.

There were six Neighbourhood Development Plans that were effective during the monitoring period, as set out in the table below.

Neighbourhood Plan	Effective date
Abbots Leigh, Ham Green, Pill and Easton-in-Gordano	9 November 2021
Backwell	24 March 2015
Claverham	20 February 2018
Congresbury	12 November 2019
Long Ashton	10 November 2015
Yatton	23 July 2019

To qualify for the increased percentage (25%) of the CIL, the relevant income must have been received from a development that was granted planning permission in an area covered by a Neighbourhood Development Plan, after the plan had been approved in a local referendum and formally approved by the Council.

The CIL funding passed to Town and Parish Councils in 2022/23 was **£174,565.70** as set out below.

Town or Parish Council	Total Neighbourhood CIL passed
Banwell	£69,177.70
Bleadon	£2,824.97
Churchill	£798.61
Cleeve	£400.28
Clevedon	£3,463.91
Hutton	£499.28
Kenn	£1,330.04
Nailsea	£19,475.77
Pill and Easton-in-Gordano*	£505.06
Portishead	£12,122.24
Weston-Super-Mare	£17,674.96
Winford	£1,080.75
Winscombe and Sandford	£677.01
Wraxall and Failand	£8,433.76
Yatton*	£36,101.36

**Areas with an adopted Neighbourhood Plan.*

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

CIL receipts passed to Town and Parish Councils must be used to support the development of the local area by funding

- a) *the provision, improvement, replacement, operation, or maintenance of infrastructure; or*
- b) *anything else that is concerned with addressing the demands that development places on an area.*

Town and Parish Councils are responsible for preparing their own annual CIL report for each financial year they receive CIL. The report must set out all CIL income and expenditure details including:

- CIL receipts,
- CIL expenditure,
- A summary of items on which CIL has been spent,
- The amount spent on each item,
- The amount of any CIL repaid following a repayment notice,
- The amount of CIL retained at the end of the year,
- The amount of CIL from previous years retained at the end of the year.

Town and Parish Councils must publish the report on their website and send a copy of the report to the NSC CIL Team to review.

Further information on projects Town and Parish Councils have funded via CIL funds between 18/01/2018 – 31/03/2023 are set out in Appendix 4. This will be updated in each IFS.

North Somerset Council CIL expenditure 01/04/2022 – 31/03/2023

No CIL has been spent during the reporting period.

However, during the year a number of projects were approved by the Council's capital programme board and will be allocated to the following projects:

1. £250k of CIL towards Home to School Transport costs at Ravenswood School in Nailsea (brought forward from the previous year)
2. £250k of CIL towards the Leisure Assets Programme (District wide)
3. £320k of CIL towards the Weston to Clevedon Cycleway
4. £1m of CIL towards the Asset Management Programme (District wide)
5. £4.2m of CIL towards the Banwell Bypass.

Once projects have received CIL contributions this will be reported on in the Infrastructure Funding Statement for the relevant reporting year.

CIL financial summary

The CIL financial summary for 2022/23 (excluding administrative expenses) is set out below.

	2018/19	2019/20	2020/21	2021/22	2022/23
Opening balance	£0.00	£74,797.20	£1,525,928.33	£2,078,617.46	£4,767,210.40
Total CIL Income	+£95,856.38	+£1,816,442.92	+£856,528.93	+£3,694,879.86	£1,082,355.82
CIL administrative expenses	-£4,792.82	-£90,822.17	-£42,826.45	-£184,743.99	-£54,117.81
CIL passed to Town and Parish Councils	-£16,266.36	-£274,489.62	-£146,812.35	-£571,542.93	-£174,565.70
Expenditure	-£0.00	-£0.00	-£114,201.00	-£250,000.00	£0.00
Balance at year end	£74,797.20	£1,525,928.33	£2,078,617.46	£4,767,210.40	£5,620,882.71

Anticipated CIL Income for 2023/24

As a result of some major residential developments commencing later in 2023 than expected, the CIL has been collected during the 2023/24 financial year. Over £2m of CIL has been collected in the first three quarters of the 2023/24 financial year. As a result, CIL income for 2023/24 will be higher than that of 2022/23.

Section 106

Background

Under Section 106 (S106) of the Town and Country Planning Act 1990 a Local Planning Authority can seek obligations, both for on-site works and contributions towards off-site works when it is considered that a new development will have impacts that cannot be dealt with through conditions attached to the planning permission. S106 Agreements are used to mitigate the impacts of developments and ensure that our policy requirements are met.

Examples of contributions that we secure through legal agreements include on site play areas, pitches and green infrastructure, biodiversity mitigation works, on-site drainage schemes, site access works and road safety improvements needed as a result of the development to link the site to local facilities.

The obligations may be provided 'in kind' where the developer builds or provides something to fulfil the obligation. Alternatively, planning obligations can be in the form of financial payments to the Council to provide the works. In some cases, it can be a combination of both.

You can find out more in our Development Contributions Supplementary Planning Document at www.n-somerset.gov.uk/spds

S106 contributions balance 01/04/2022

This report covers the period 01/04/2022 – 31/03/2023. The 'opening balance', money available from previous years, at the start of the period was **£21,030,439.34**. This was split by category as follows.

Infrastructure type	S106 monies available
Capital – Primary Education	£3,986,319.57
Capital – Secondary Education	£279,099.34
Capital – Special Education	£140,166.61
Capital – Post 16 Education	£2,905.90
Capital – Early Years Education	£1,128,918.05
Capital – General (not specific) Education	£453,908.15
Capital – Youth & Community	£17,465.56
Capital – Youth & Community Old	£132.53
Capital – Community Specific	£30,747.50
Capital – Affordable Housing	£1,728,557.85
Capital – Public Health	£470,090.86
Capital – Built Sports & Leisure	£1,081,064.56
Capital – Public Open Space	£510,026.21
Capital – Pedestrian Crossing/Safety	£75,098.76
Capital – Public Transport	£943,751.22
Capital – Bus Stops/Shelters	£57,427.72
Capital – Footpaths & PROW	£205,475.89

Infrastructure type	S106 monies available
Capital – Signage	£247,798.98
Capital – Flood/Drainage	£51,258.60
Capital – Libraries	£121,862.69
Capital – Other/projects	£1,167,857.05
Capital – Highways/J21	£658,930.87
Maintenance / Commuted Sums	£7,126,893.49
Other – S106 other deposits	£326,270.72
Other – S106 S38 Maintenance	£218,410.67

S106 contributions received in 2022/2023

During this monitoring period we received a total of **£4,297,396.06** shown by category below. Appendix 2 sets out a full list of each of the individual sites that contributions were received from.

Infrastructure type	S106 monies received
Capital – Primary Education	£1,138,436.88
Capital – Secondary Education	£301,552.53
Capital – Special Education	£105,961.47
Capital – Early Years Education	£213,218.24
Capital – General (not specific) Education	£192,420.76
Capital – Youth & Community	£43,000.00
Capital – Community Specific	£26,510.88
Capital – Affordable Housing	£-54,341.63
Capital – Public Health	£300,380.96
Capital – Built Sports & Leisure	£425,394.24
Capital – Public Open Space	£187,361.89
Capital – Pedestrian Crossing/Safety	£62,798.06
Capital – Libraries	£23,706.54
Maintenance / Commuted Sums	£1,320,760.98
Other – S106 other deposits	£10,234.26

S106 contributions spent in 2022/2023

During the period a total of **£5,837,723.73** was spent. This was split by service area as shown in the following table, and the specific projects the money was spent on are listed in more detail at Appendix 3.

Infrastructure type	S106 monies spent
Capital – Primary Education	£775,150.81
Capital – Special Education	£4,210.26
Capital – General (not specific) Education	£37,614.31
Capital – Youth & Community	£10,545.13
Capital – Community Specific	£7,800.00
Capital – Affordable Housing	£1,531,878.35
Capital – Public Health	£770,471.82

Infrastructure type	S106 monies spent
Capital – Built Sports & Leisure	£121,637.19
Capital – Public Open Space	£23,431.03
Capital – Pedestrian Crossing/Safety	£7,689.71
Capital – Public Transport	£125,000.00
Capital – Footpaths & PROW	£70,509.97
Capital – Signage	£4,871.48
Capital – Flood / Drainage	£2,700.00
Capital – Libraries	£26,027.80
Capital – Other/projects	£58,227.00
Capital – Highways/J21	£600,866.49
Maintenance / Commuted Sums	£1,635,092.38
S38 Maintenance	£24,000.00

S106 contributions balance at 31/03/2023

We have a current balance of **£19,602,304.40**.

Monies secured through S106 agreements must be spent on the specific project for which they were collected. Some expenditure is spent over a long period of time, for example, the expenditure of maintenance contributions and school transport sums is often planned to be spread across 10 or more years.

Other larger projects are reliant on funds from multiple developments, which means that the contributions accumulate for several years before there is sufficient money to proceed. This is particularly the case for transport and education schemes.

Balance brought forward 01/04/2022	£21,030,439.34
S106 contributions received in year	£4,297,396.06
S106 contributions spent 2022/2023	-£5,837,723.73
Impairment adjustment	£60,668.99
Internal interest	£51,523.74
Balance at 31/03/2023	£19,602,304.40

S106 contributions anticipated for 2023/24

It is currently anticipated that S106 contributions received during 2023/24 will be in the region of £4.9 – 5.1m. This figure has been forecast by looking at income received at the time of preparing this statement and assessing which trigger points may be received in time for monies to be invoiced and received by year end.

Appendices

Appendix 1: CIL Income received by site 01/04/2022 – 31/03/2023

Application	Site Address	Neighbourhood Zone	Total collected
21/P/1735/RM	Land West Of Wolverhill Road, North Of Wolverhill Park And Knightcott Park, Banwell	Banwell	£461,184.68
21/P/0786/FUL	Wallflower House, 30 Coronation Road, Bleadon, Weston-super-Mare, BS24 0PG	Bleadon	£8,833.12
22/P/1993/FUL	Woodlands Farm, Mearcombe Lane, Bleadon, North Somerset, BS24 0NZ	Bleadon	£10,000.00
22/P/1033/MMA	Land At Pudding Pie Lane, Langford, Churchill	Churchill	£5,324.07
19/P/0242/FUL	68 Main Road, Cleeve	Cleeve	£2,668.53
20/P/1719/FUL	10A Parnell Road, Clevedon, BS21 6DB	Clevedon	£9,665.91
21/P/3307/FUL	10 Seymour Close, Clevedon, North Somerset, BS21 6DU	Clevedon	£7,331.95
22/P/1479/FUL	32 Strode Road, Clevedon, BS21 6QA	Clevedon	£6,094.87
22/P/2494/FUL	Ozmandene, 15 Banwell Road, Hutton, BS24 9TZ	Hutton	£3,328.56
22/P/1808/FUL	Stonehouse Farm, Kenn Street, Kenn, BS21 6TN	Kenn	£8,866.95
20/P/0861/FUL	Land To East Of Youngwood Lane, Nailsea	Nailsea	£129,127.10
22/P/0979/MMA	Land East Of Youngwood Lane, Nailsea	Nailsea	£711.36
19/P/3003/FUL	Lodway Service Station, 19 Lodway, Pill, BS20 0DH	Pill and Easton-in-Gordano	£4,090.50
18/P/3817/FUL	124 Slade Road, Portishead, Bristol, BS20 6BB	Portishead	£6,250.00
18/P/3817/FUL	124 Slade Road, Portishead, Bristol, BS20 6BB	Portishead	£6,250.00

Application	Site Address	Neighbourhood Zone	Total collected
18/P/3817/FUL	124 Slade Road, Portishead, Bristol, BS20 6BB	Portishead	£6,250.00
21/P/2310/FUL	113 Avon Way, Portishead, North Somerset, BS20 6LT	Portishead	£4,851.38
18/P/3072/FUL	232 Down Road, Portishead, BS20 8DG	Portishead	£6,032.00
21/P/2655/FUL	6 Ranchway, Portishead, North Somerset, BS20 8DQ	Portishead	£31,086.34
21/P/2983/CM2 A	28 - 30 High Street, Portishead, Somerset, BS20 6EN	Portishead	£20,605.95
19/P/1790/FUL	62 High Street, Portishead, Bristol, BS20 6EH	Portishead	£2,999.43
18/P/3817/FUL	124 Slade Road, Portishead, Bristol, BS20 6BB	Portishead	£2,500.00
21/P/3523/FUL	34-36 Trewartha Park, Weston-super-Mare, Somerset, BS23 2RT	Weston-Super-Mare	£193.63
21/P/1574/FUL	5 Churchill Road, Weston-super-Mare, BS23 3HD	Weston-Super-Mare	£1,210.06
21/P/3284/FUL	First Floor, 168 - 170 High Street, Worle, Weston-super-Mare, BS22 6JD	Weston-Super-Mare	£6,881.45
22/P/1013/FUL	40 Moorland Road, Weston-super-Mare, BS23 4HN	Weston-Super-Mare	£4,560.24
21/P/1844/FUL	10 Fulmar Road, Weston-super-Mare, BS22 6YU	Weston-Super-Mare	£2,018.96
21/P/1077/MMA	38-40 Birnbeck Road, Weston-super-Mare, BS23 2BX	Weston-Super-Mare	£61,782.09
21/P/1077/MMA	38-40 Birnbeck Road, Weston-super-Mare, BS23 2BX	Weston-Super-Mare	£41,186.65
19/P/0663/CQA	Agricultural Land And Buildings To The North West Of Parsonage Lane, Winford, North Somerset, BS40 8DH	Winford	£7,205.03

Application	Site Address	Neighbourhood Zone	Total collected
21/P/3102/MMA	5 Helens Road, Sandford, Somerset, BS25 5PD	Winscombe and Sandford	£698.36
18/P/4357/FUL	Laurel Farm, Barton Road, Winscombe, BS25 1DX	Winscombe and Sandford	£2,670.58
18/P/4357/FUL	Laurel Farm, Barton Road, Winscombe, BS25 1DX	Winscombe and Sandford	£1,907.55
21/P/1357/FUL	Belle Vista, West Hill, Wraxall, Bristol, BS48 1PL	Wraxall and Failand	£61,577.55
18/P/3959/FUL	Land At Chestnut Farm, North End Road, Yatton	Yatton	£121,084.62
21/P/2777/FUL	Land Northeast Of, The Old Granary, North End Road, Bristol, Yatton, BS49 4AR	Yatton	£18,930.04
21/P/2933/FUL	Orchard Bank, Westfield Lodge, Streamcross, Claverham, North Somerset, BS49 4QD	Yatton	£2,005.55
22/P/2171/FUL	Oxhouse Farm, Claverham Drove, Lower Claverham	Yatton	£1,000.00
22/P/2171/FUL	Oxhouse Farm, Claverham Drove, Lower Claverham	Yatton	£1,000.00
22/P/2171/FUL	Oxhouse Farm, Claverham Drove, Lower Claverham	Yatton	£1,000.00
22/P/2171/FUL	Oxhouse Farm, Claverham Drove, Lower Claverham	Yatton	£1,000.00
22/P/2171/FUL	Oxhouse Farm, Claverham Drove, Lower Claverham	Yatton	£390.76
Total			£1,082,355.82

Appendix 2: Town and Parish Council CIL Expenditure reported between 18/01/2018 – 31/03/2023

Note: Where Town and Parish Councils have not reported to NSC on CIL expenditure it is assumed that no CIL funds have been spent. Annual CIL reports are published on each Town and Parish Council's website where they have received funds or carried forward a balance.

Town/Parish Council	Project description	CIL contribution to project
Abbots Leigh Parish Council	Provision of galvanised steel tree guards for Treescape Funding Trees	£770.35
Backwell Parish Council	Provision of a bird nest swing for Oatfield Estate Play Area, Downside, Backwell.	£5,284.00
Banwell Parish Council	Provision of wet pour under nest swing at the Recreation Ground, Banwell	£3,695.00
Churchill Parish Council	Conversion of community club room into a community cafe/hub at Churchill Community Club, Ladymead Lane, Churchill	£5,904.96
Churchill Parish Council	Provision of additional dog waste bins	£472.10
Churchill Parish Council	Improvements to the access to the recreation area car park at Community Club, Ladymead Lane, Churchill	£10,030.00
Congresbury Parish Council	Provision of additional standpipe and taps at the allotments in Congresbury	£600.00
Congresbury Parish Council	Provision of new gates on the footpath between A370 and Wood Hill	£673.32
Kewstoke Parish Council	Improvements to the Bus Terminus Car Park and toilet block/kiosk off Beach Road, Kewstoke. The creation of a rewilding/green area.	£1,167.59
Locking Parish Council	Improvements to the Public Right Of Way surface at The Spinney, Locking	£1,600.00
Locking Parish Council	Installation of 2no. Solar streetlights at the park at Grenville Avenue, Locking, BS24 8AR and the installation of 3no. Solar streetlights at the car park at Old Banwell Road, Locking, BS24 8BT	£7,170.00
Long Ashton Parish Council	Contribution to footpath works at Keed's Lane and Monarch's Way	£1,450.00
Long Ashton Parish Council	Expenditure towards the proposed Skate Park project in Long Ashton	£2,625.00
Long Ashton Parish Council	Funding of a Village Enhancement Scheme	£4,400.00
Long Ashton Parish Council	Resurfacing works at Gardener's Walk	£2,450.00
Pill and Easton in Gordano Parish Council	Provision of new seesaw at Hardwick Road Play Area	£1,075.80

Town/Parish Council	Project description	CIL contribution to project
Pill and Easton in Gordano Parish Council	Upgrading of existing street lighting to LED lighting at Hardwick Road Play Area	£2,233.79
Portishead Town Council	Improvements to the play area climbing wall at Mead Road Play Area, Portishead	£1,130.48
Winscombe and Sandford Parish Council	Creation of a new Railway Garden.	£1,878.15
Winscombe and Sandford Parish Council	Repairs to the drainage and carriageway to the entrance road at the War Memorial Recreation Ground, Winscombe.	£11,000.00
Wrington Parish Council	Funding towards provision of mobile Youth Club at the Recreation Ground Car Park.	£4,685.64
Wrington Parish Council	Provision of play equipment for Redhill Play Area	£1,250.00
Yatton Parish Council	Enhancement of facilities at Hangstones Recreation Fields.	£6,144.00
Yatton Parish Council	Provision of a noticeboard in the Chestnut Park development at North End, Yatton.	£2,131.49
Yatton Parish Council	Provision of replacement play equipment at Hangstones Recreation Fields	£11,136.41
Total		£90,958.08

Appendix 3: S106 income 01/04/2022 – 31/03/2023

Address	Application	Total
Arnolds Way, Yatton (CON) - Primary School Transport	14/P/0191/O	£39,043.17
Arnolds Way, Yatton (Phase 2) CON - Secondary School Transport	15/P/1488/O	£136,391.25
Barrow Hospital, Barrow Gurney, Parcels A-D - Early Years	15/P/2301/F	£47,700.54
Barrow Hospital, Barrow Gurney, Parcels A-D - Primary School	15/P/2301/F	£146,648.79
Barrow Hospital, Barrow Gurney, Parcels A-D - Special Needs	15/P/2301/F	£10,919.17
Barrow Hospital, Barrow Gurney, Parcels A-D (CON) - Secondary School Transport	15/P/2301/F	£48,456.20
Barrow Hospital, Barrow Gurney, Parcels A-D (CON) - Primary School Transport	15/P/2301/F	£64,010.04
Barrow Hospital, Barrow Gurney, Parcels A-D (CON) - Youth: Flax Bourton	15/P/2301/F	£684.81
Barrow Hospital, Barrow Gurney, Parcels A-D (CON) - Youth: Long Ashton	15/P/2301/F	£684.81
Cox's Green, Wrington - Allotments	16/P/1291/O	£49,263.62
Cox's Green, Wrington - Fire Hydrant	16/P/1291/O	£-11,266.62
Cox's Green, Wrington - Playing Pitches Off-site	16/P/1291/O	£44,791.57
Cox's Green, Wrington - Primary Special Education Needs	16/P/1291/O	£10,491.37
Cox's Green, Wrington - Secondary School Transport	16/P/1291/O	£77,356.67
Cox's Green, Wrington - Secondary Special Education Needs	16/P/1291/O	£6,161.60
Cox's Green, Wrington - Sport & Leisure Off-site	16/P/1291/O	£76,989.33
Cox's Green, Wrington - Woodland	16/P/1291/O	£16,503.08
Cox's Green, Wrington - Youth Provision	16/P/1291/O	£2,020.40
Egret Drive, Yatton (CON) - Secondary school transport	19/P/0834/FUL	£150,303.27
Engine Lane, Nailsea - travel plan	17/P/1250/F	£12,760.00
Gatcombe Farm, Wrington (CON) - Fire Hydrant	21/P/0019/OUT	£3,403.21
Golden Acres, Tickenham-Public open space	20/P/1260/FUL	£30,802.74
Golden Acres, Tickenham-School transport(CON)	20/P/1260/FUL	£19,244.89
Land at 57 Beach Road (Somerset Legion House), WSM-Sustainable travel	21/P/1002/FUL	£45,348.08
Land at Marina Gardens,49 Martingale Way, Portishead-Bus infrastructure(CON)	21/P/0301/FUL	£69,092.54
Land at Marina Gardens,49 Martingale Way, Portishead - Green infrastructure	21/P/0301/FUL	£98,917.66
Land at Marina Gardens,49 Martingale Way, Portishead - Home to school transport (CON)	21/P/0301/FUL	£30,797.28
Land at Rolstone Farm, Hewish - Traffic signage	21/P/0094/FUL	£4,590.00
Land on the North Side of Bleadon Hill (CON) - Fire Hydrant	17/P/1138/O	£5,602.07

Address	Application	Total
Land on the North Side of Bleadon Hill (CON) - Highways safety measures	17/P/1138/O	£13,693.96
Land on the North Side of Bleadon Hill (CON) - Travel plan	17/P/1138/O	£8,963.32
North End, Yatton, East - Community Facility	15/P/0946/O	£26,510.88
North End, Yatton, East - Early Years Provision	15/P/0946/O	£77,819.07
North End, Yatton, East - Leisure	15/P/0946/O	£12,050.40
North End, Yatton, East - Libraries	15/P/0946/O	£25,173.62
North End, Yatton, East - Off site sports: Strode Leisure Centre	15/P/0946/O	£8,141.26
North End, Yatton, East - Off site sports: Yatton Rugby Club	15/P/0946/O	£8,141.26
North End, Yatton, East - Primary School	15/P/0946/O	£775,150.81
North End, Yatton, East - Special Needs	15/P/0946/O	£4,086.66
North End, Yatton, East - Yatton Gateway public art	15/P/0946/O	£9,245.83
North End, Yatton, East (CON) - Primary School Transport	15/P/0946/O	£33,963.02
North End, Yatton, East (CON) - Millennium Planting Scheme	15/P/0946/O	£2,465.55
North End, Yatton, East (CON) - PROW	15/P/0946/O	£785.90
North End, Yatton, East (CON) - Secondary School Transport	15/P/0946/O	£33,963.02
North End, Yatton, East (CON) - Yatton Gateway: public art maintenance	15/P/0946/O	£3,081.94
North End, Yatton, East (CON) - Youth	15/P/0946/O	£1,525.56
Old Coach Station, Winford - Affordable Housing(xca209)	12/P/0390/O	£-54,341.63
Old Coach Station, Winford - Informal Open Space(xcp225)	12/P/0390/O	£-867.96
Old Coach Station, Winford - Libraries(xcl480)	12/P/0390/O	£-1,467.08
Old Coach Station, Winford - Sport & Built Leisure(xcp352)	12/P/0390/O	£-3,992.32
Oldmixon Road, Hutton - Built Sport & Leisure	16/P/0150/O	£135,191.67
Oldmixon Road, Hutton - Pedestrian & Cycle Connections	16/P/0150/O	£62,798.06
Oldmixon Road, Hutton - Secondary Education	16/P/0150/O	£301,552.53
Oldmixon Road, Hutton - Special Education Needs	16/P/0150/O	£74,302.67
Oldmixon Road, Hutton (CON) - Bus Service	16/P/0150/O	£38,794.13
Oldmixon Road, Hutton (CON) - Local Employment Provision	16/P/0150/O	£97,964.98
Oldmixon Road, Hutton (CON) - Youth Services	16/P/0150/O	£7,837.20
Phase Three, Locking Parklands - GP Practice	13/P/0997/OT2	£300,380.96
Phase Three, Locking Parklands (CON) - Bus Services and sustainable transport contribution	13/P/0997/OT2	£41,792.53
Scot Elm Drive, West Wick-Sustainable transport (CON)	20/P/0792/FUL	£7,796.37
Stancombe Quarry Community Fund		£10,234.26
The Perrings and east of Youngwood Lane, Nailsea (CON) - Fire hydrant	20/P/0861/FUL	£1,620.40

Address	Application	Total
The Perrings and east of Youngwood Lane, Nailsea (CON) - Sustainable travel	20/P/0861/FUL	£1,814.84
Tickenham Garden Centre, Tickenham - Leisure	16/P/0032/O	£13,158.28
Tickenham Garden Centre, Tickenham (CON) - Libraries	16/P/0032/O	£8,001.18
Tickenham Garden Centre, Tickenham (CON) - Transport	16/P/0032/O	£4,794.71
Weston Park, Airfield, WSM (Haywood Village) - Community Development	10/P/0756/OT2	£43,000.00
Weston Park, Airfield, WSM (Phase 2) - (CON) Joint Marketing	12/P/1510/OT2	£9,071.56
Weston Park, Airfield, WSM (Phase 2) - Primary School supervision fee	12/P/1510/OT2	£192,420.76
Weston Villages (CON) - Joint Marketing	12/P/1266/OT2	£8,765.60
Wolvershill Road, Banwell-Fire hydrants (CON)	18/P/4735/OUT	£3,349.78
Wolvershill Road, Banwell-Secondary school transport (CON)	18/P/4735/OUT	£183,354.93
Wolvershill Road, Banwell-Sustainable travel (CON)	18/P/4735/OUT	£7,235.53
Woodborough Farm, Winscombe - Early Years Education	15/P/1979/O	£87,698.63
Woodborough Farm, Winscombe - Primary Education	15/P/1979/O	£216,637.28
Woodborough Farm, Winscombe - Winscombe Community Centre	15/P/1979/O	£130,922.79
Woodborough Farm, Winscombe (CON) - Secondary School Transport	15/P/1979/O	£39,276.84
Woodborough Farm, Winscombe (CON) - Youth Services	15/P/1979/O	£45,822.98

Appendix 4: S106 spend 01/04/2022 – 31/03/2023

Address	Application	Total
Airport Roundabout, WSM - Superpond	16/P/2268/F	£2,700.00
Apple Tree Farm, WSM - Youth and Community	05/P/1310/F	£3,147.35
Arnolds Way, Yatton (CON) - Primary School Transport	14/P/0191/O	£25,316.47
Arnolds Way, Yatton (CON) - Secondary School Transport	14/P/0191/O	£6,841.80
Arnolds Way, Yatton (Phase 1) - Pedestrian & cycling route	14/P/0191/O	£58,000.00
Arnolds Way, Yatton (Phase 1)- Libraries Contribution	14/P/0191/O	£2,695.00
Arnolds Way, Yatton (Phase 2) - Fire Hydrants	15/P/1488/O	£3,245.68
Arnolds Way, Yatton (Phase 2) CON - Secondary School Transport	15/P/1488/O	£62,400.35
Arnolds Way, Yatton (Phase 2) CON - Transport - non motorised audit/ footway and cycleway	15/P/1488/O	£31,463.17
Ashlands - Grass Pitches	00/P/1884/OT2	£25,810.70
Ashlands - Land at WW/ Conference Way - LAP Commuted Sum	00/P/1884/OT2	£172.80
Ashlands - Open Space Maintenance	00/P/1884/OT2	£87,734.53
Ashlands - Trees	00/P/1884/OT2	£172.80
Ashlands Supplemental - Portbury Wildlife Reserve	06/P/0927/F	£2,015.45
Barrow Hospital, Barrow Gurney - Affordable Housing	13/P/0473/F	£156,803.89
Barrow Hospital, Barrow Gurney, Parcels A-D (CON) - Secondary School Transport	15/P/2301/F	£15,505.98
Barrow Hospital, Barrow Gurney, Parcels A-D (CON) - Primary School Transport	15/P/2301/F	£20,483.21
Battens Orchard, Portishead - Affordable Housing	15/P/2100/O	£85,754.00
Beckets Lane, Nailsea - Open Space Maintenance		£237.53
Brackenwood Gardens, PHead - Affordable Housing First Tranche	14/P/0467/F	£70,000.00
Brackenwood Gardens, PHead - Affordable Housing Second Tranche	14/P/0467/F	£26,080.11
Brampton Way, P'Head - Traffic Regs	04/P/3331/F	£600.00
Bristol Airport - Public Transport	09/P/1020/OT2	£125,000.00
Burwalls, Leigh Woods - Affordable Housing	14/P/0944/F	£105,836.06
Byways, Strode Rd, Clevedon - Libraries	11/P/0382/F	£3,291.85
Byways, Strode Rd, Clevedon - Youth & Community	11/P/0382/F	£570.00
Cadbury Garden Centre South, Congresbury (CON) - Secondary School Education Transport	16/P/2982/O	£14,080.68
Charlcombe Caravan Park, Portishead - Public Open Space		£4,447.58
Clevedon Hall, Clevedon - North Field Affordable Housing	15/P/1538/MMA	£261,231.31
Clevedon Hall, Clevedon - North Field Libraries	15/P/1538/MMA	£8,842.90
Clevedon Hall, Clevedon - South Field Libraries	15/P/1538/MMA	£7,044.12
Cobthorn Way, Congresbury - Libraries	15/P/0519/O	£400.00

Address	Application	Total
Cobthorn Way, Congresbury - Secondary School Transport	15/P/0519/O	£29,463.27
Cobthorn Way, Congresbury - Sports & Leisure: local built facilities	15/P/0519/O	£22,000.00
Cobthorn Way, Congresbury: local playing pitches	15/P/0519/O	£7,684.65
Cox's Green, Wrington - Fire Hydrant	16/P/1291/O	£1,609.52
Cox's Green, Wrington - Secondary School Transport	16/P/1291/O	£39,017.54
Cox's Green, Wrington - Woodland	16/P/1291/O	£295.68
Diamond Batch - Play Area Commuted Sum	10/P/1339/F	£833.28
Diamond Batch - Public Open Space Areas Commuted Sum	10/P/1339/F	£18,187.90
Down Road/Valley Rd, Portishead Open Space Maintenance		£3,112.45
Ebdon Grounds, Worle - Open Space Maintenance		£4,324.32
Egret Drive, Yatton (CON) - Fire Hydrants	19/P/0834/FUL	£1,503.59
Egret Drive, Yatton (CON) - Secondary school transport	19/P/0834/FUL	£53,529.65
Elborough Village, WSM Open Space Maintenance		£2,081.27
Elm Farm, Nailsea - Play Areas x3	02/P/2328/F	£1,211.52
Elm Farm, Nailsea Public Open Space D6131	02/P/2328/F	£634.92
Elm Farm, Nailsea Public Open Space D6131	02/P/2328/F	£15,463.51
Farleigh Hospital, Backwell - Open Space Maintenance	96/1750	£2,785.60
Flowerdown Railway Triangle - Ready4Work (CON)	06/P/1019/F	£1,998.00
Goding Lane, Banwell - Banwell Village Hall play equipment	16/P/2094/OF	£21,727.03
Goding Lane, Banwell (CON) - Fire Hydrants	16/P/2094/OF	£2,603.50
Goding Lane, Banwell (CON) - Secondary School Transport	16/P/2094/OF	£22,589.31
Golden Acres, Tickenham-Affordable housing	20/P/1260/FUL	£49,605.83
Golden Acres, Tickenham-Fire hydrant	20/P/1260/FUL	£1,550.18
Golden Acres, Tickenham-Public open space	20/P/1260/FUL	£19.20
Golden Acres, Tickenham-School transport (CON)	20/P/1260/FUL	£6,158.36
Gordano Gate Business Park/ Sainsburys, Portishead - Cabstand Contribution	11/P/0955/F	£4,554.03
Gordano Gate Business Park/ Sainsburys, Portishead - Town Centre Signage	11/P/0955/F	£317.45
Ham Green Hosp, Easton in Gordano Woodland Trust		£13,170.30
Harbour Road South, loc8, Portishead - Pedestrian Crossing and TRO	13/P/2079/F	£7,689.71
Highcliffe Hotel, Clevedon (CON) - Libraries	12/P/0430/F	£5,620.09
Hinkley Point C, Somerset - Housing Fund		£86,947.55
Knapps Drive, Winscombe - Woodland Maintenance		£1,743.44
Land at Marina Gardens, 49 Martingale Way, Portishead-Green infrastructure	21/P/0301/FUL	£90.24
Land at Marina Gardens, 49 Martingale Way, Portishead-Home to school transport (CON)	21/P/0301/FUL	£9,855.13

Address	Application	Total
Land North of Wilson Gardens / Scot Elm Drive WsM - Fire Hydrant	19/P/0978/MMA	£1,562.63
Land North West of Hope Cottages, Congresbury (CON) - Fire Hydrant	20/P/2144/FUL	£1,533.67
Land on the North Side of Bleaddon Hill (CON) - Fire Hydrant	17/P/1138/O	£5,602.07
Land to the West, Locking Parklands - Infrastructure and Services	16/P/1881/OT2	£58,227.00
Langford Studios, Langford Rd WSM - Open Space (XCP210)	15/P/1616/F	£5.87
LC - Open Space Maintenance		£43,433.55
LC Avon Resid Balance		£777.31
LC RT Community Land Contribution - allotments		£74.88
LC Vale Mill - Off site POS		£19.20
LC WW - Open Space Maintenance		£45,063.16
Marine Hill, Former Convent of Mercy, Clevedon - Playing Pitches		£8,939.26
Marine Parade, Clevedon - Affordable Housing	15/P/2172/F	£29,582.20
Mendip Rd, WSM - Open Space Maintenance	12/P/0906/F	£1,913.28
Mendip Rd, WSM (CON) - Employment Contribution	12/P/0906/F	£1,190.00
Moor Lane, Backwell - Library	15/P/1916/O	£8,764.95
Nailsea Police Station - Library (CON)	15/P/2851/F	£2,272.50
Nailsea Police Station, Nailsea - Affordable Housing	15/P/2851/F	£395,250.00
Nailsea Police Station, Nailsea - Leisure Facilities	15/P/2851/F	£25,500.00
National Grid, Hinkley Point C (CON) - Public Rights of Way		£93,125.97
National Grid, Hinkley Point C (CON) - Wildlife Site Maintenance		£17,535.30
National Grid, Hinkley Point C (CON) - Woodland Management		£1,278.00
North End, Yatton 1 - Open Space Maintenance - 99/0142		£506.35
North End, Yatton 3 - Public Rights of Way- 04/P/2824/0	04/P/2840/O	£5,186.14
North End, Yatton 4, A.Way - Open Space - 04/P/2827/0 - commuted sum	04/P/2827/0	£7,429.50
North End, Yatton, East - Libraries	15/P/0946/O	£3,633.09
North End, Yatton, East - Primary School	15/P/0946/O	£775,150.81
North End, Yatton, East - Special Needs	15/P/0946/O	£4,086.46
North End, Yatton, East (CON) - Primary School Transport	15/P/0946/O	£23,522.16
North End, Yatton, East (CON) - Secondary School Transport	15/P/0946/O	£17,207.39
North End, Yatton, East (CON) - Transport: safety and transport improvements	15/P/0946/O	£176,380.46
Observatory Fields, Winscombe - Open Space Maintenance		£3,831.00
Old Coach Station, Winford - Affordable Housing(xca209)	12/P/0390/O	£47,606.38
Oldmixon Road, Hutton (CON) - Bus Service	16/P/0150/O	£74,590.20

Address	Application	Total
Oldmixon Road, Hutton (CON) - Libraries	16/P/0150/O	£190,027.53
Phase Three, Locking Parklands - GP Practice	13/P/0997/OT2	£300,380.96
Phase Three, Locking Parklands - North South Link and off-site transport Contribution	13/P/0997/OT2	£556,338.85
Phase Three, Locking Parklands (CON) - Bus Services and sustainable transport contribution	13/P/0997/OT2	£35,000.00
Portishead East Quay - Open Space Maintenance		£1,207.68
Portishead Wyndham Way Open Space Maintenance		£10,000.00
Portishead Marine - Open Space Maintenance	05/P/1945/F	£33,262.94
Pudding Pie Lane East, Langford - Built Sports & Leisure	15/P/1414/O	£3,094.05
Railway Inn, Pill - Library Services	11/P/0053/F	£425.86
Research Station, LA - Special Educ	02/P/1036/O	£123.80
S278 - Clevedon Hall, Clevedon, Elton Road	18/P/3077/FUL	£15,000.00
S38 - Bond for East View Yatton (17/P/0895/F) (CON)	(17/P/0895/F)	£9,000.00
Says Lane, Langford (CON) - Libraries	15/P/1313/O	£1.14
Scot Elm Drive, West Wick-Fire hydrants (CON)	20/P/0792/FUL	£1,582.70
Severn Paper Mill, Harbour Road, Portishead - Built Sports & Leisure	16/P/1608/F	£22,901.24
Severn Paper Mill, Harbour Road, Portishead - Open Space Maintenance (CON)	16/P/1608/F	£2,124.96
Severn Paper Mill, Harbour Road, Portishead - Portbury Ditch Pathway	16/P/1608/F	£5,308.38
Shrubbery Rd 24, WSM - Public Open Space	05/P/1664/F	£257.51
Shrubbery Rd 24, WSM - Youth & Community	05/P/1664/F	£3,343.96
St Georges Sthn Consortium		£182.40
St Georges, Locks Paddock - POS at St Georges	05/P/0082/F	£10,729.69
St Georges, Poplars - Public Open Space	03/P/2095/F	£8,234.00
St Georges, Rose Cottages - Youth & Community	04/P/1358/F	£3,483.82
St Georges, Walford Ave - Play Facilities / POS	03/P/1892/F	£1,421.94
St Georges, Willow Close - Open Space Maintenance		£2,170.08
St Georges, WSM - Community Facilities (Brimbleworth Lane)	14/P/0224/MOD	£7,800.00
St Joseph's school, Portishead - Education	13/P/1809/F	£11,757.27
St Joseph's school, Portishead - Open Space Maintenance	13/P/1809/F	£3,416.52
Station Rd, Worle - Built Sport & Leisure	13/P/1286/F	£3,644.79
Sycamore House, Nailsea - Affordable Housing	14/P/1844/F	£217,181.02
The Perrings and east of Youngwood Lane, Nailsea (CON) - Fire hydrant	20/P/0861/FUL	£1,620.40
The Regent, Hill Rd, Clevedon - Libraries	12/P/1749/F	£520.84
Tickenham Garden Centre, Tickenham (CON) - Libraries	16/P/0032/O	£8,001.18
Tickenham Garden Centre, Tickenham (CON) - Secondary School Transport	16/P/0032/O	£9,188.18

Address	Application	Total
Tickenham Garden Centre, Tickenham (COND) - Primary School Transport	16/P/0032/O	£36,752.71
Totterdown Lane South East Side, WSM - Hutton Moor swimming facilities	15/P/0983/O	£14,965.84
Venus Street, Congresbury - Local Leisure Facilities	16/P/0147/F	£119.59
Venus Street, Congresbury (CON) - Library	16/P/0147/F	£195.00
Venus Street, Congresbury (CON) - Pedestrian Connection (CON)	16/P/0147/F	£2,147.67
Venus Street, Congresbury (CON) - Traffic Calming (Highways)	16/P/0147/F	£3,943.22
Watery Lane, Nailsea - Open Space Maintenance		£3,342.19
Wemberham Lane, Yatton - Smart Systems - Footpath/ Cycleway	14/P/1914/F2	£27,000.00
Westacres Farm, West Wick (CON) - Fire Hydrants	19/P/0413/FUL	£1,574.74
Westbury Crescent, WSM - Informal POS	12/P/0081/F	£589.67
Weston Gateway Caravan Park - Cycle & Footpath Crossing	11/P/0675/F	£17,527.64
Weston Park, Airfield, WSM (Haywood Village) CON - Commuted Sum - Community Facilities	10/P/0756/OT2	£5,017.00
Weston Park, Airfield, WSM (Haywood Village) CON - Commuted Sum - Junior Pitch	10/P/0756/OT2	£5,006.20
Weston Park, Airfield, WSM (Haywood Village) CON - Commuted Sum - MUGA	10/P/0756/OT2	£1,001.26
Weston Park, Airfield, WSM (Haywood Village) CON - Commuted Sum - Play Area	10/P/0756/OT2	£1,600.00
Weston Park, Airfield, WSM (Phase 2) - (CON) - Bus Services	12/P/1510/OT2	£85,000.00
Weston Park, Airfield, WSM (Phase 2) - (CON) Joint Marketing	12/P/1510/OT2	£10,304.00
Weston Park, Airfield, WSM (Phase 2) - Health Facilities	12/P/1510/OT2	£470,090.86
Weston Park, Airfield, WSM (Phase 2) - Weston Villages Education	12/P/1510/OT2	£25,857.04
Weston Villages (CON) - Green Infrastructure & Play Areas	12/P/1266/OT2	£15,819.36
Weston Villages (CON) - Joint Marketing	12/P/1266/OT2	£7,870.02
Wingard Close Uphill, WSM - Open Space Maintenance		£13.73
Wolvershill Road, Banwell-Fire hydrants (CON)	18/P/4735/OUT	£3,349.78
Wolvershill Road, Banwell-Secondary school transport (CON)	18/P/4735/OUT	£58,673.58
Woodborough Farm, Winscombe (CON) - Fire Hydrant (Avon Fire Brigade)	15/P/1979/O	£9,976.27
Woodborough Farm, Winscombe (CON) - Secondary School Transport	15/P/1979/O	£12,568.59