

COMMUNITY INFRASTRUCTURE LEVY (CIL) ALLOCATIONS 2026/27

1. INTRODUCTION

Strategic CIL income available for spending in the financial year 2026/27 is forecast to be around £1.5m.

CIL funding will make an important contribution to fulfilling the Core Strategy requirement that new development must be properly aligned with infrastructure. It also makes a significant contribution to the Council's Capital Programme.

In addition, it is anticipated that local communities will receive around £0.25m of income for local spending through Parishes or the Bath Advisory Board.

2. CIL SPENDING PRINCIPLES

The Council's principles underpinning decisions on spending of CIL funds are:

- CIL regulations require that funding can only be spent on Infrastructure;
- Priority is given to infrastructure in the Infrastructure Delivery Plan (IDP) which is critical to support planned growth;
- Spend should be aligned with the Council's Capital Programme, where revenue budget is being proposed this is typically for early stage feasibility work;
- Decisions are made annually but based on a longer-term programme of spend to ensure a co-ordinated approach;
- Spend should take account of the location of developments where CIL is generated;
- Strategic and Local CIL spend should be aligned where it is beneficial.

3. CIL SPENDING PRIORITIES FOR 2026/27

Based on the CIL Spend Principles above, the infrastructure projects to be funded by CIL in 2026/27 are summarised in Table 1 below, some of which are additions to on-going projects. The need to focus on infrastructure which addresses the Climate & Ecological Emergency concerns has been given greater priority across all the categories, so it does not appear as a separate item. Table 2 illustrates changes to previous allocations.

Should further amendments for 2026/27 be required these will then be approved by the Executive Director of Sustainable Communities in consultation with the Cabinet Member for Resources.

The Capital Programme has been updated to include CIL funding.

4. PRIOR YEAR RE-ALLOCATION

CIL previously allocated has been realigned as part of programme reviews is summarised in Table 2. The Capital Programme has been updated to show these changes.

Table 1: CIL Spend projects 2026/27

Infrastructure Item	Allocation (£)	Commentary
Flood Risk Management	500,000	
Bath Quays Flood Defences	500,000	Council to repay WECA £0.5m p.a., in line with terms of Revolving Infrastructure Fund Agreement for Bath Quays Flood Defence Scheme.
Green Infrastructure	350,000	
Bathscape area Green Infrastructure Improvements	25,000	Contribution to the existing project which entails improving access from the city to countryside and delivering nature recovery network.
Bath River Line Green Infrastructure	50,000	Contribution to deliver access and biodiversity improvements from East of Bath to City Centre.
Landscape City	45,000	To support WECA GRF funded Landscape City project, extends into countryside access into urban areas delivering nature recovery.
Somer Valley Rediscovered	25,000	A further contribution to the Somer Valley Rediscovered Project, WECA GRF funded, which aims to improve biodiversity on 5 key sites located along the Wellow Brook and its tributaries.
Keynsham Memorial Park Weir Removal	25,000	This is for early stage works with funding for the main project being prepared for 2025/26 budget setting. This is recognised as a priority project by Bristol Avon River Trust, WECA, and contributions from the other parties. B&NES own the weir which has large silt build up and restricts fish movement. Bristol Water have committed £840,000 through the WIENP to support weir removal/modifying to improve the water course and address flood risk.

Waterspace Green Infrastructure Programme Improvements	25,000	A contribution towards projects, to access grant funding to deliver access and biodiversity improvements 3.4km stretch of river between Keynsham Lock and Hanham Lock.
Bio-diversity Net Gain (BNG) Pathfinders	25,000	Development of Council owned sites to prepare for BNG requirements for new development through the planning system. We will create natural sites and carry out land management. (£30k revenue budget, £20k provisional capital budget)
Nature Recovery Maintenance	50,000	Ecological Emergency Action Plan identified bringing council owned Sites of Nature Conservation Interest into good ecological status. This also links across to Local Plan. Sites include Roundhill Park, Charlcombe, Springfield Quarry and habitat management work. (Revenue budget) BNG Pathfinder and Nature Recovery Maintenance asks are being pulled together to support the delivery of 30by30 Nature Recovery.
Tree Planting/Doubling Woodland Cover	80,000	Delivering the Cabinet commitment to double tree coverage by 2050 in line with the Forest of Avon Plan. (£45k revenue budget, £50k provisional capital budget)
Waste	330,000	
Waste Infrastructure Modernisation	330,000	Development of enhanced facilities for Council Recycling and cleansing operations, in part to allow the housing construction to commence at former Midland Road site. CIL use will replace need for Council borrowing.
Community	330,000	
Haycombe Cemetery	330,000	Haycombe has approximately 7 years of burial space remaining available, with plots for faith groups further restricted. The Council owns a 10-acre field directly behind the Crematorium being brought forward the expansion of provision. CIL will replace need for Council borrowing.
TOTAL	1,510,000	

Table 2: CIL Reallocations from previous years

Infrastructure Item	Allocation (£)	Commentary
Healthcare Projects to Increase Clinical Capacity	(57,000)	Combe Down Surgery completed below budget and works proposed at St Michaels Surgery did not proceed.
TOTAL	(57,000)	