

APPENDIX

B&NES Local Plan 2025-2043

Regulation 19 publication

Draft Infrastructure Delivery Plan

Infrastructure Schedules

These Infrastructure Schedules should be read alongside the B&NES Local Plan 2025-2043 Draft Infrastructure Delivery Plan and the Housing Trajectory. They identify infrastructure currently considered essential to support planned growth, based on the evidence available at the point of publication. Project scope, costs, funding, delivery arrangements and timescales are indicative unless otherwise stated and will be reviewed as schemes, site masterplans and funding programmes progress.

See notes where applicable.

1. Schools and Community Uses

Scheme ref	Sub category	Project description	Policy Area	Site allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery partners	Phasing
1.1	SEND	Contributions to SEND specialist provision	District	All sites	TBC	Essential	S106	B&NES and relevant academy trust / maintained-school partners; DfE where applicable	2026-43
1.2	Early Years	Early Years Facilities to serve Bath allocation sites	Bath	Bath sites	TBC	Essential	S106	B&NES	2026-43
1.3	SEND	1 no 12-place Primary Inclusion Base and 1 no 12-place Secondary Inclusion Base/unit to serve Bath allocations	Bath	Bath sites	TBC	Essential	S106	B&NES and relevant academy trust / maintained-school partners	2028-38
1.4	Primary School	1 no. 2 FE - 420 place primary school located on the development site including Early Years and SEND provision where required	Bristol to Bath Corridor	North Keynsham	16,883,918	Essential	S106	B&NES/ Developer	2028-38
1.5	Primary School	1 no. 1 FE - 210 place primary school located on the development site including Early Years and SEND provision where required	Bristol to Bath Corridor	South West Keynsham	11,116,733	Essential	S106	B&NES/ Developer	2028-38
1.6	Primary School	1 no. 2 FE - 420 place primary school located on the development site including Early Years and SEND provision where required	Bristol to Bath Corridor	West Saltford	16,883,918	Essential	S106	B&NES/ Developer	2028-38
1.7	Primary School	1 no. 3 FE - 630 place primary school located on the development site including Early Years and SEND provision	Bristol to Bath Corridor	East Whitchurch	23,721,012	Essential	S106	B&NES/ Developer	2028-38
1.8	Primary School	1no 2FE and 1no 1FE Primary school or 1no 3FE school located on the development site including Early Years and SEND provision	Bristol to Bath Corridor	Hicks Gate	23,721,012	Essential	S106	B&NES/ Developer	2028-43
1.9	Secondary School	1 no. new 5 FE (650 places) school plus sixth form located on the North Whitchurch development site (to serve the Hicks Gate and Whitchurch allocations) including SEND inclusion resource base	Bristol to Bath Corridor	Whitchurch and Hicks Gate	36,843,300	Essential	S106	B&NES/ Developer	2028-38
1.10	Secondary School	Expansion of Lift Broadlands School including SEND provision where required	Bristol to Bath corridor	Keynsham sites	TBC	Essential	S106	B&NES/ Academy Trust	2028-38

Scheme ref	Sub category	Project description	Policy Area	Site allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery partners	Phasing
1.11	SEND	2 no 12-place Primary Inclusion Bases across the Keynsham/Saltford growth area and 1 no 12-place secondary Inclusion Base	Bristol to Bath corridor	Keynsham and Saltford sites	TBC	Essential	S106	B&NES /Developer / relevant academy trust / maintained-school partners	2028-38
1.12	SEND	1 no 12-place Primary Inclusion Bases within Primary School	Bristol to Bath corridor	Hicks Gate	TBC	Essential	S106	B&NES /Developer	2028-38
1.13	SEND	2 no 12-place Primary Inclusion Bases within Primary School	Bristol to Bath corridor	Whitchurch sites	TBC	Essential	S106	B&NES /Developer	2028-38
1.14	SEND	1 no 12-place Secondary Inclusion Bases /units within North Whitchurch mainstream school	Bristol to Bath corridor	Whitchurch and Hicks Gate sites	TBC	Essential	S106	B&NES /Developer	2028-38
1.15	Primary School	1 no 1FE 210 place expansion of Trinity Church School primary utilising an adjacent area of development land including Early Years and SEND provision where required	Somer Valley	North Radstock	6,837,095	Essential	S106	B&NES/ Developer	2028-38
1.16	Primary School	1 no 1FE 210 place expansion of St Mary's (Writhlington) land including Early Years and SEND provision where required	Somer Valley	Writhlington	6,837,095	Essential	S106	B&NES /Developer	2028-38
1.17	Primary School	1 no 1FE 210 place primary school on site land including Early Years and SEND provision where required	Somer Valley	Farrington Gurney South	11,116,733	Essential	S106	B&NES/ Developer	2028-38
1.18	SEND	2 no 12-place Primary Inclusion Bases and 2 no 12-place Secondary Inclusion Bases	Somer Valley	Somer Valley sites	TBC	Essential	S106	B&NES	2028-38
1.19	Primary School	0.5 FE expansion on the current St Mary's C of E Primary (Timsbury) site including Early Years and SEND provision where required	Rural	Timsbury sites	2,589,300	Essential	S106	B&NES	2028-38
1.20	Primary School	Bishop Sutton Primary School minor extension	Rural	Bishop Sutton site	TBC	Essential	S106	B&NES	2028-38
1.21	SEND	1 no 12-place Primary Inclusion Bases and 1 no 12-place Secondary Inclusion Base/unit on a rural-cluster basis	Rural	Rural Sites	TBC	Essential	S106	B&NES	2028-38
1.22	Health	New health facility/ extension provision	Bath	All site allocations	TBC	Essential	S106	NHS	2026-43
1.23	Health	New health facility/ extension provision	Bristol to Bath Corridor	All site allocations	TBC	Essential	S106	NHS	2026-43
1.24	Health	New health facility/ extension provision	Somer Valley	All site allocations	TBC	Essential	S106	NHS	2026-43

Scheme ref	Sub category	Project description	Policy Area	Site allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery partners	Phasing
1.25	Health	New health facility / extension provision	Rural Area	All site allocations	TBC	Essential	S106	NHS	2026-43
1.26	Sports Facilities	North Whitchurch secondary school playing pitch – shared use	Bristol to Bath Corridor	Whitchurch and Hicks Gate sites	Part of development	Essential	Part of development	B&NES/ Developer	2028-38
1.27	Sports Facilities	Contributions to Saltford Sports Club.	Bristol to Bath Corridor	West Saltford	TBC	Essential	S106	TBC	2028-33
1.28	Sports Facilities	S106 contributions for Playing pitches to serve new Local Plan growth	District	All site allocations	TBC	Essential	S106	B&NES/ partners	2026-43
1.29	Sports Facilities	S106 contributions for Built Leisure facilities to serve new Local Plan growth	District	All site allocations	TBC	Essential	S106	B&NES/ partners	2026-43
1.30	Community Centre	Multi-functional community space	Bristol to Bath Corridor	North Keynsham	Part of development	Essential	Part of development	Developer	2028-38
1.31	Community Centre	Community Hall	Bristol to Bath Corridor	South West Keynsham	Part of development	Essential	Part of development	Developer	2028-38
1.32	Community Centre	Community Hall	Bristol to Bath Corridor	West Saltford	Part of development	Essential	Part of development	Developer	2028-38
1.33	Community Centre	Multi-functional community space	Bristol to Bath Corridor	East Whitchurch	Part of development	Essential	Part of development	Developer	2028-38
1.34	Community Centre	Community uses in neighbourhood centre	Bristol to Bath Corridor	Hicks Gate	Part of development	Essential	Part of development	Developer	2026-43
1.35	Community Centre	Community facilities	Rural	West of Clutton	Part of development	Essential	Part of development	Developer	2028-38

Notes: Schools provision requires careful phasing of in order to achieve a balance between demand for and supply of school places. On-site provision should be provided at relevant phases of developments.

2. Green Infrastructure

Scheme reference	Sub category	Project description	Policy Area	Site Allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery partners	Phasing
2.1	Green Infrastructure	Open Space Standards, Food Growing, Play area and Youth provision based on accessibility and space standards on site or off site contributions for all sites.	District	All allocations	Various	Essential	Developer S106	Developer / B&NES	2026-43
2.2	Green Infrastructure	Odd Down strategic employment area: New accessible nature park to the south west of the existing Park & Ride (P&R) site which complements and supports the wildlife interests of the P&R and secures the area as a resilient Site of Nature Conservation Interest.	Bath	Odd Down Strategic Employment site	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.3	Green Infrastructure	North Keynsham: New country park associated with the River Avon corridor; including new landscape-led woodland.	Bristol to Bath Corridor	North Keynsham	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.4	Green Infrastructure	South West Keynsham: New semi-natural parkland / country park including new landscape-led woodland connecting with Abbots Wood and linking east west with new woodland and informal treelines.	Bristol to Bath Corridor	South West Keynsham	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.5	Green Infrastructure	South East Keynsham: New country park including new landscape-led woodland connecting with Manor Road Community Woodland and adjacent strategic green spaces; providing secure and improved green gap functions.	Bristol to Bath Corridor	South East Keynsham	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.6	Green Infrastructure	South Saltford: New country park to link with Manor Road Community Woodland and adjacent strategic green spaces; providing secure and improved green gap functions.	Bristol to Bath Corridor	South Saltford	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.7	Green Infrastructure	West Saltford: New country park including new landscape-led woodland connecting with Manor Road Community Woodland and adjacent strategic green spaces; providing secure and improved green gap functions. Strategic woodland mitigation north and south of A4.	Bristol to Bath Corridor	West Saltford	Part of overall development cost	Essential	Developer S106	Developer	2028-43

Scheme reference	Sub category	Project description	Policy Area	Site Allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery partners	Phasing
2.8	Green Infrastructure	East Whitchurch: New semi-formal parkland / country park; including new landscape-led woodland.	Bristol to Bath Corridor	East Whitchurch	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.9	Green Infrastructure	South West Whitchurch: New semi-formal parkland / country park connecting with the former railway corridor.	Bristol to Bath Corridor	South West Whitchurch	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.10	Green Infrastructure	Hicks Gate: New nature / country park and local nature reserve connecting communities to the north and south of the A4 through the retention, protection and enhancement of the existing hedgerow network and watercourse, and with the creation of new landscape-led woodland and natural and semi-natural open spaces.	Bristol to Bath Corridor	Hicks Gate	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.11	Green Infrastructure	South Peasedown: New country park combining new linear landscape-led woodland, parkland and meadow creation and linking with landscape-led woodland planting to east linking the new housing and employment areas through landscape-led GI.	Somer Valley	South Peasedown	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.12	Green Infrastructure	North Radstock: New country park with parkland meadow creation and landscape-led woodland planting.	Somer Valley	North Radstock	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.13	Green Infrastructure	Writhlington: Woodland screening and landscape mitigation.	Somer Valley	Writhlington	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.14	Green Infrastructure	Paulton South: New country park with meadow and wood pasture creation; including landscape-led woodland.	Somer Valley	Paulton South	Part of overall development cost	Essential	Developer S106	Developer	2028-43
2.15	Green Infrastructure	Bishop Sutton: New strategic natural and semi-natural greenspace to deliver habitat buffers and protection to Chew Valley Special Protection Area. Links to and enabling circular nature-based recreational routes.	Rural	Bishop Sutton	Part of overall development cost	Essential	Developer S106	Developer	2028-43

Notes: Requires a management company and maintenance costs of open space agreed as part of S106.

3. Transport

Scheme reference	Sub category	Project description	Policy Area	Site Allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery partners	Phasing
3.1	Active Travel	Area wide active improvements - Lower Weston	Bath	TBC	1,265,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.2	Active Travel	Area wide active improvements - Bathford and Batheaston	Bath	TBC	1,265,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.3	Active Travel	Area wide active improvements - Weston	Bath	TBC	1,265,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.4	Active Travel	Shared use path - Odd Down - Wellsway	Bath	TBC	£ 7,590,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.5	Bus	Travel Hub - Batheaston	Bath	TBC	£ 300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.6	Bus	Travel Hub - Lower Weston	Bath	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.7	Bus	Travel Hub - Odd Down	Bath	TBC	£ 300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.8	Bus	Travel Hub - Uni of Bath	Bath	TBC	£300,000	Placemaking	S106/CIL/Grant funding	B&NES	TBC
3.9	Bus	Travel Hub - Bath Spa	Bath	TBC	£300,000	Placemaking	S106/CIL/Grant funding	B&NES	TBC
3.10	Bus	Travel Hub - Bath Central	Bath	TBC	£300,000	Placemaking	S106/CIL/Grant funding	B&NES	TBC
3.11	Highway	New access to Odd Down P&R and new site	Bath	TBC	£2,000,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.12	Active Travel	Active Travel Hub - Area wide (x11) in Bristol-Bath corridor	Bristol to Bath Corridor	TBC	£ 1,375,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.13	Bus	Transport Interchange - New Major interchange in Hicks Gate	District wide	TBC	£50,000,000	Critical	S106/CIL/Grant funding	B&NES	TBC
3.14	Highway	Highway Access - Highway access to interchange via Hicks Gate roundabout	District wide	TBC	£5,000,000	Critical	S106/CIL/Grant funding	B&NES	TBC
3.15	Active Travel	Walking Route - North Keynsham - Keynsham High Street	Bristol to Bath Corridor	TBC	£1,000,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.16	Active Travel	Shared use path - Avon Mill Lane - Station (North Keynsham)	Bristol to Bath Corridor	TBC	£ 1,950,000	Critical	S106/CIL/Grant funding	B&NES	TBC
3.17	Active Travel	Mixed Traffic - Pixash Lane (North Keynsham)	Bristol to Bath Corridor	TBC	£112,500	Essential	S106/CIL/Grant funding	B&NES	TBC
3.18	Active Travel	Mixed Traffic - Unity Road (North Keynsham)	Bristol to Bath Corridor	TBC	£1,230,500	Essential	S106/CIL/Grant funding	B&NES	TBC
3.19	Bus	Bus Stop improvement - 6 bus stops in North Keynsham	Bristol to Bath Corridor	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.20	Highway	Highway Access - North Keynsham Access Road.	Bristol to Bath Corridor	TBC	£50,000,000	Critical	S106/CIL/Grant funding	B&NES	TBC

Scheme reference	Sub category	Project description	Policy Area	Site Allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery partners	Phasing
3.21	Bus	Travel Hub - A4, Keynsham	Bristol to Bath Corridor	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.22	Active Travel	Separated provision - Charlton Road (South Keynsham - High Street)	Bristol to Bath Corridor	TBC	£2,387,500	Essential	S106/CIL/Grant funding	B&NES	TBC
3.23	Active Travel	Shared use path - Park House Lane (South Keynsham)	Bristol to Bath Corridor	TBC	£2,139,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.24	Active Travel	Mixed Traffic - St Clements Rd - High St (South Keynsham)	Bristol to Bath Corridor	TBC	£1,112,500	Essential	S106/CIL/Grant funding	B&NES	TBC
3.25	Bus	Bus Stop improvement - 4 bus stops in South Keynsham	Bristol to Bath Corridor	TBC	£200,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.26	Bus	Travel Hub - Ashton Way-Keynsham High St	Bristol to Bath Corridor	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.27	Bus	Travel Hub - Queens Road, Keynsham	Bristol to Bath Corridor	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.28	Bus	Travel Hub - Charlton Road	Bristol to Bath Corridor	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.29	Highway	Highway Traffic Management - St Ladoc road / Charlton Road junction upgrade	Bristol to Bath Corridor	TBC	£500,000	Essential	S106/S278/CIL/Grant funding	B&NES	TBC
3.30	Active Travel	Mixed Traffic - Silbury Rise - Chandag Rd (South Keynsham)	Bristol to Bath Corridor	TBC	£1,812,500	Essential	S106/CIL/Grant funding	B&NES	TBC
3.31	Bus	Travel Hub - Chandag Road, Keynsham	Bristol to Bath Corridor	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.32	Active Travel	Walking Route - Hicks Gate to Whitchurch	Bristol to Bath Corridor	TBC	£ 3,250,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.33	Active Travel	Shared use path - Durley Hill (Hicks Gate)	Bristol to Bath Corridor	TBC	£3,705,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.34	Bus	Bus Stop improvement - 4 bus stops in Hicks Gate	Bristol to Bath Corridor	TBC	£200,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.35	Active Travel	Separated provision - Access road (included in Highway)	Bristol to Bath Corridor	TBC	Included in new highway	Essential	S106/CIL/Grant funding	B&NES	TBC
3.36	Active Travel	Separated provision - Access road (included in Highway)	Bristol to Bath Corridor	TBC	Included in new highway	Essential	S106/CIL/Grant funding	B&NES	TBC
3.37	Active Travel	Mixed Traffic - Norman Road (Saltford)	Bristol to Bath Corridor	TBC	£1,150,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.38	Active Travel	Mixed Traffic - Grange Rd (Saltford)	Bristol to Bath Corridor	TBC	£529,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.39	Active Travel	Quiet Lane - Saltford to Bristol-Bath cycle path	Bristol to Bath Corridor	TBC	£1,250,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.40	Bus	Bus Stop improvement - 2 bus stops in Saltford	Bristol to Bath Corridor	TBC	£100,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.41	Active Travel	Mixed Traffic - Staunton Lane - Sleep Lane (Whitchurch)	Bristol to Bath Corridor	TBC	£960,000	Essential	S106/CIL/Grant funding	B&NES	TBC

Scheme reference	Sub category	Project description	Policy Area	Site Allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery partners	Phasing
3.42	Active Travel	Quiet Lane - Queen Charlton Ln - Whitchurch 1	Bristol to Bath Corridor	TBC	£1,020,000	Essential	S106/S278/CIL/Grant funding	B&NES	TBC
3.43	Bus	Bus Stop improvement - 4 bus stops in South Whitchurch	Bristol to Bath Corridor	TBC	£200,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.44	Bus	Travel Hub (with 50 space parking) - Whitchurch	Bristol to Bath Corridor	TBC	£750,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.45	Highway	Highway Traffic Management - Whitchurch Village (Staunton Ln to Ridgeway - safety measures: Refresh road markings, Reduce speed limit to 20 mph throughout, Vehicle activated speed signs, 1km route improvement - traffic calming, Improved crossings	Bristol to Bath Corridor	TBC	£1,125,000	Essential	S106/S278/CIL/Grant funding	B&NES	TBC
3.46	Highway	Highway Traffic Management - Sturminster Rd / Craydon Rd / Stockwood Rd junction reconfigured	Bristol to Bath Corridor	TBC	£250,000	Essential	S106/S278/CIL/Grant funding	B&NES	TBC
3.47	Highway	Highway Access - New Access road from Bristol Rd to Stockwood lane	Bristol to Bath Corridor	TBC	£28,000,000	Critical	S106/S278/CIL/Grant funding	B&NES	TBC
3.48	Highway	Highway Traffic Management - Sturminster Road - safety measures: Refresh road markings, Reduce speed limit to 20 mph throughout, Vehicle activated speed signs, route improvement - traffic calming, Improved crossings	Bristol to Bath Corridor	TBC	£1,000,000	Essential	S106/S278/CIL/Grant funding	B&NES	TBC
3.49	Active Travel	Quiet Lane - Peasedown	Somer Valley	TBC	Committed scheme	Essential	S106/CIL/Grant funding	B&NES	TBC
3.50	Bus	Travel Hub (with 50 space parking) - Peasedown North	Somer Valley	TBC	£750,000	Critical	S106/CIL/Grant funding	B&NES	TBC
3.51	Bus	Travel Hub (with 50 space parking) - Peasedown South	Somer Valley	TBC	£750,000	Critical	S106/CIL/Grant funding	B&NES	TBC
	Bus	Travel Hub (with 50 space parking) North Radstock	Somer Valley	TBC	£750,000	Critical	S106/CIL/Grant funding	B&NES	TBC
3.52	Bus	Bus Stop improvement - 8 bus stops in Peasedown	Somer Valley	TBC	£400,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.53	Highway	Highway Access - A367 route from South Peasedown to Clandown: Provide controlled crossings	Somer Valley	TBC	£500,000	Essential	S106/S278/CIL/Grant funding	B&NES	TBC
3.54	Active Travel	Mixed Traffic - Chilcompton - High St (Midsomer Norton South)	Somer Valley	TBC	£2,250,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.55	Active Travel	Mixed Traffic - Norton Hill (Midsomer Norton)	Somer Valley	TBC	£1,782,500	Essential	S106/CIL/Grant funding	B&NES	TBC

Scheme reference	Sub category	Project description	Policy Area	Site Allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery partners	Phasing
3.56	Active Travel	Mixed Traffic – Thicket Mead	Somer Valley	TBC	TBC	Essential	S106/CIL/Grant funding	B&NES	TBC
3.57	Bus	Travel Hub - Thicket Mead	Somer Valley	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.58	Bus	Travel Hub - Midsomer Norton South 1	Somer Valley	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.59	Bus	Travel Hub - Midsomer Norton South 2	Somer Valley	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.60	Bus	Travel Hub - Midsomer Norton Central	Somer Valley	TBC	£300,000	Placemaking	S106/CIL/Grant funding	B&NES	TBC
3.61	Bus	Bus Stop improvement - 6 bus stops in Midsomer Norton	Somer Valley	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.62	Active Travel	Walking Route - Bristol Rd (North Radstock)	Somer Valley	TBC	£1,000,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.63	Active Travel	Active Travel Hub - North Radstock	Somer Valley	TBC	£125,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.64	Active Travel	Walking Route - Frome Road (North Radstock)	Somer Valley	TBC	£1,237,500	Essential	S106/CIL/Grant funding	B&NES	TBC
3.65	Active	Quiet Lane - Gassons to Braysdown Ln (Radstock - Peasedown)	Somer Valley	TBC	£537,500	Essential	S106/CIL/Grant funding	B&NES	TBC
3.66	Bus	Bus Stop improvement - 2 bus stops in North Radstock	Somer Valley	TBC	£100,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.67	Bus	Travel Hub (with 50 space parking) - North Radstock	Somer Valley	TBC	£750,000	Critical	S106/CIL/Grant funding	B&NES	TBC
3.68	Active Travel	Quiet Lane - Writhlington - Greenway (Radstock)	Somer Valley	TBC	£387,500	Essential	S106/CIL/Grant funding	B&NES	TBC
3.69	Active Travel	Shared use path - Haydon - Radstock	Somer Valley	TBC	£1,375,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.70	Active Travel	Area wide active improvements - Farrington Gurney	Somer Valley	TBC	£1,265,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.71	Active Travel	Area wide active improvements - Paulton	Somer Valley	TBC	£1,265,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.72	Bus	Travel Hub - Travel Hub - Paulton & Hallatrow	Somer Valley	TBC	£300,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.73	Bus	Travel Hub (with 50 space parking) - Farrington Gurney	Somer Valley	TBC	£750,000	Critical	S106/CIL/Grant funding	B&NES	TBC
3.74	Active Travel	Area wide active improvements - Area wide improvements - Clutton and Temple Cloud	Rural Areas	TBC	£1,265,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.75	Bus	Travel Hub (with 50 space parking) - Clutton	Rural Areas	TBC	£750,000	Critical	S106/CIL/Grant funding	B&NES	TBC
3.76	Bus	Travel Hub (with 50 space parking) - Temple Cloud	Rural Areas	TBC	£750,000	Critical	S106/CIL/Grant funding	B&NES	TBC

Scheme reference	Sub category	Project description	Policy Area	Site Allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery partners	Phasing
3.77	Active Travel	Area wide active improvements - Area wide improvements - Farmborough	Rural Areas	TBC	£1,265,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.78	Active Travel	Area wide active improvements - Area wide improvements - Timsbury	Rural Areas	TBC	£1,265,000	Essential	S106/CIL/Grant funding	B&NES	TBC
3.79	Highway	Highway Traffic Management - A36/ Timsbury Road: signalise the junction, improve visibility through signage relocation and vegetation clearance, renew road markings, and tighten corner radii to improve safety and operation	District wide	TBC	£850,000	Essential	TBC	B&NES	TBC
3.80	Highway	Highway Access - A367 / Northdown Road junction: signalise junction	District wide	TBC	£1,000,000	Essential	TBC	B&NES	TBC
3.81	Highway	Highway Access - A362 / A366 / B3139 crossroads south-east of Radstock: signalise junction	District wide	TBC	£1,000,000	Essential	TBC	B&NES	TBC
3.82	Highway	Highway Access - A367 / Tunley Road junction: signalise junction	District wide	TBC	£1,000,000	Essential	TBC	B&NES	TBC
3.83	Highway	Highway Access - A36 Brassknocker Hill: reduce speed limit and refresh road markings, add HFS at junction	District wide	TBC	£45,000	Essential	TBC	B&NES	TBC
3.84	Highway	Highway Access - A36 Branch Road: Refresh road markings and HFS on mainline, Improve visibility to signs by mounting on backboard & tighten corner radii on Branch Road	District wide	TBC	£130,000	Essential	TBC	B&NES	TBC
3.85	Highway	Highway Access - A36 near Kingcopse Wood – (nr Petrol station): Add HFS and Slow road marking& Vegetation clearance to improve visibility to signs and accesses	District wide	TBC	£70,000	Essential	TBC	B&NES	TBC
3.86	Highway	Highway Access - A36 B3110 Frome Rd: Clear vegetation / tree branches that are obstructing lighting columns and signage	District wide	TBC	£20,000	Essential	TBC	B&NES	TBC
3.87	Highway	Highway Traffic Management - No change: committed scheme at SVL	District wide	TBC	No change	Essential	TBC	B&NES	TBC
3.88	Highway	Highway Access - A38 / Barrow Lane junction: signalise junction	District wide	TBC	£2,000,000	Essential	TBC	B&NES	TBC
3.89	Highway	Highway Traffic Management - B3114 / A39 Chewton Mendip: Refresh road markings and add slow markings	District wide	TBC	£20,000	Essential	TBC	B&NES	TBC
3.90	Highway	Highway Traffic Management - A37 / Station Rd Clutton & A37 / Stowey Rd: Refresh road markings and HFS & traffic calming measures	Rural Areas	TBC	£225,000	Essential	TBC	B&NES	TBC
3.91	Highway	Highway Access - A37 / A39 Wells Road traffic signals: High Friction Surfacing	District wide	TBC	£25,000	Essential	TBC	B&NES	TBC
3.92	Bus Service Improvements	No 9 Brislington P&R - Bristol City Centre - Portway P&R	District wide	TBC	£5,250,000	Essential	TBC	WECA/B&NES	TBC

Scheme reference	Sub category	Project description	Policy Area	Site Allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery partners	Phasing
3.93	Bus Service Improvements	No 41 Bath City Centre - Odd Down Park & Ride (4 to 6 buses per hour)	District wide	TBC	£400,000	Essential	TBC	WECA/B&NES	TBC
3.94	Bus Service Improvements	X39 Bath to Bristol (4 to 6 buses per hour)	District wide	TBC	£1,610,000	Essential	TBC	WECA/B&NES	TBC
3.95	Bus Service Improvements	No 174 Bath - Peasedown St John - Radstock - Midsomer Norton - Wells (6 to 8 buses per hour)	District wide	TBC	£3,020,000	Essential	TBC	WECA/B&NES	TBC
3.96	Bus Service Improvements	No 522 Bath - Bristol via Radstock, Midsomer Norton and Paulton (1 to 3 buses per hour)	District wide	TBC	£1,970,000	Essential	TBC	WECA/B&NES	TBC
3.97	Bus Service Improvements	No 376 Yeovil – Bristol via A37 /Clutton/Temple Cloud (3 to 4 buses per hour)	District wide	TBC	£2,930,000	Essential	TBC	WECA/B&NES	TBC
3.98	Bus Service Improvements	New Hengrove - Whitchurch - Keynsham - bus service - 2 buses per hour	Bristol to Bath corridor	TBC	£1,660,000	Essential	TBC	WECA/B&NES	TBC
3.99	Bus Service Improvements	New Whitchurch – Bristol bus service - 2 buses per hour	Bristol to Bath corridor	TBC	£780,000	Essential	TBC	WECA/B&NES	TBC
3.100	Bus Service Improvements	No 424 Midsomer Norton – Frome (1 to 3 buses per hour)	Somer Valley	TBC	£2,930,000	Essential	TBC	WECA/B&NES	TBC

Notes: Active Travel and Bus service improvements and measures will be required to be in place prior to occupation.

4. Utilities

Scheme reference	Sub category	Project description	Policy Area	Site Allocations	Indicative Project cost (£)	Status	Funding sources	Lead Delivery Partners	Phasing
4.1	Water Supply	Water supply connections	District wide	All sites	NA	Critical	Bristol Water/Wessex Water	Bristol Water /Wessex Water/	2026-2043
4.2	Wastewater	Saltford WRC capacity upgrade	Bath	Bath sites	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.3	Wastewater	Keynsham WRC capacity upgrade	Bristol to Bath Corridor	Keynsham and Saltford sites	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.4	Wastewater	Avonmouth WRC potential capacity upgrade	Bristol to Bath Corridor	Hicks Gate and Whitchurch sites	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.5	Wastewater	Cam Valley WRC capacity upgrade	Somer Valley/Rural	Peasedown sites ; East Timsbury site	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.6	Wastewater	Shoscombe WRC capacity upgrade	Somer Valley	Peasedown South; Bath Business Park	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.7	Wastewater	Paulton WRC capacity upgrade	Somer Valley / Rural	Paulton, High Littleton, Clutton, Farrington Gurney and Temple Cloud sites	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.8	Wastewater	Radstock WRC capacity upgrade	Somer Valley	North Radstock; Writhlington; Westfield; Haydon sites	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.9	Wastewater	Stanton Drew WRC capacity upgrade	Rural	Publow Lane, Pensford	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.10	Wastewater	Chew Stoke WRC capacity upgrade	Rural	Chew Stoke; Bishop Sutton	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.11	Wastewater	Farmborough WRC capacity upgrade	Rural	South Farmborough	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.12	Wastewater	Network capacity improvements to support development	Bristol to Bath/ Somer Valley	Various sites	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.13	Wastewater	Implementation of an agreed foul-drainage solution, including treatment and network capacity where required	All areas	All sites	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.14	Wastewater	Connections where sewers do not exist. Development Impact Assessments	Rural	-Box Road, Bathford -Clutton West	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043

4.15	Wastewater	Sewer capacity improvements redevelopment of brownfield sites offers an opportunity to deliver separate systems of drainage and prevent rainwater mixing with sewage	All areas	All sites	TBC	Critical	Wessex Water AMP	Wessex Water	2026-2043
4.16	Electricity	New ground mounted substation needed	Bath	-Bath Equestrian Centre - North of Napier Road, Weston - Kingswood School playing fields -Territorial Army site	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.17	Electricity	Connected from existing network - reinforcement required funded by NGED	Bath	-Pure Gym site -McDonald's site -Avon Buildings -Bathwick Tyres site -East of Lidl -Roseberry Place -Crescent Lane, Julian Road	Part of development	Critical	NGED	NGED/Developer	2028-2038
4.18	Electricity	New High Voltage Meter (HVM) and/or multiple ground mounted substations.	Bristol to Bath	-North Keynsham -West Saltford -South West Keynsham (South)	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.19	Electricity	New HVM or ground mounted substation.	Bristol to Bath	-South East Keynsham -West Keynsham (North) -South Saltford	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.20	Electricity	New HVM and/or multiple ground mounted substations.	Bristol to Bath	-East Whitchurch	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.21	Electricity	Multiple ground mounted substations plus 11KV and 33KV reinforcement	Bristol to Bath	Hicks Gate	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.22	Electricity	Ground mounted substation	Bristol to Bath	Devonport House and Durley Farm, Keynsham	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.23	Electricity	New ground mounted substations to be installed. Potential Overhead HV network reinforcement funded by NGED.	Somer Valley	Farrington Gurney South	Part of development	Critical	Developer	NGED/Developer	2028-2038

4.24	Electricity	Potential to be fed via a pole mounted transformer - Likely developer will want a new ground mount.	Somer Valley	Chilcompton Road, Midsomer Norton	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.25	Electricity	New ground mounted substation needed	Somer Valley	Thicket Mead, Midsomer Norton	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.26	Electricity	Fed via existing network - NGED reinforcement likely	Somer Valley	-Farrington Road North Paulton -Farrington Road South Paulton	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.27	Electricity	New ground mounted substation. HV reinforcement funded by NGED	Somer Valley	Paulton South	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.28	Electricity	Fed via existing network with NGED reinforcement.	Somer Valley	Paulton Mendip Close	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.29	Electricity	New transformer needed for site. Pole or Ground mounted	Somer Valley	Lower Peasedown	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.30	Electricity	Multiple Ground mounted substations required. Subject to final loading, it is likely 33KV reinforcement work is needed	Somer Valley	South Peasedown	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.31	Electricity	New Ground mounted substation. HV network reinforcement funded by NGED	Somer Valley	Fosseway, Peasedown	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.32	Electricity	Multiple Ground mounted substations required. Subject to final loading, it is likely 11KV and 33KV reinforcement work is needed funded by NGED	Somer Valley	Writhlington	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.33	Electricity	Multiple Ground mounted substations required. Subject to final loading, it is likely 11KV and 33KV reinforcement work is needed funded by NGED	Somer Valley	North Radstock	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.34	Electricity	New ground or pole mounted transformer needed.	Somer Valley	Haydon	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.35	Electricity	Connected to existing network	Rural	- Ashley Road, Bathford - Bathford Nurseries (South)	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.36	Electricity	Connected to existing network - with NGED funded Reinforcement	Rural	Old Tennis Courts, Chew Magna	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.37	Electricity	New substation required.	Rural	Hedgehogs, Chew Stoke	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.38	Electricity	New Ground Mounted substation required	Rural	West of Clutton	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.39	Electricity	New substation or upgrading of an existing	Rural	Maypole, Clutton	Part of development	Critical	Developer	NGED/Developer	2028-2038

4.40	Electricity	New Ground Mounted substation required with NGED funded reinforcement	Rural	Temple Cloud	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.41	Electricity	Connected to existing network - with NGED funded Reinforcement	Rural	Timsbury Road (East FAR08) Farmborough	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.42	Electricity	New pole or Ground transformer needed	Rural	Timsbury Road (West part) Farmborough	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.43	Electricity	New Ground Mounted substation required	Rural	Bishop Sutton West	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.44	Electricity	New Ground mounted substation needed with NGED reinforcement	Rural	West Timsbury	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.45	Electricity	New Ground mounted substation needed with NGED reinforcement	Rural	East Timsbury	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.46	Electricity	New pole or ground mounted substation	Rural	North of Fox Fields, Hallatrow	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.47	Electricity	New pole or ground mounted substation	Rural	Corston	Part of development	Critical	Developer	NGED/Developer	2028-2038
4.48	Digital	Broadband District Wide	District	All sites	Part of development	Essential	Developer	Developer	2028-2038

Note: