



COMMUNITY INFRASTRUCTURE LEVY 25/26 YEOVIL TOWN COUNCIL



11/414 COMMUNITY INFRASTRUCTURE LEVY 2025/26

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Meeting: Executive

Date: 29th September 2026

Executive is **RECOMMENDED:**

- (1) to note the report; and
- (2) to approve the attached Community Infrastructure Levy return for 2025/26 for publication and submission to the Section 151 Officer at Somerset Council in accordance with Regulation 62A of the Community Infrastructure Levy Regulations

Purpose of Report

To provide an update on Community Infrastructure Levy (CIL) receipts and expenditure for 2025/26 and to seek approval of the annual CIL reporting return for publication and submission to Somerset Council in accordance with the CIL Regulations

Background

The Community Infrastructure Levy (CIL) is a charge on new development intended to help fund infrastructure required to support growth. Within the former South Somerset area, CIL is generally levied on residential development at £40 per square metre and on large out-of-town retail development at £100 per square metre. Certain forms of development are exempt, including affordable housing, self-build developments and developments where alternative planning obligations apply.

Town and Parish Councils receive a proportion of CIL receipts generated within their area. Where no Neighbourhood Plan is in place, councils receive 15% of receipts from development within the parish, subject to an annual cap of £100 per existing dwelling. Where a Neighbourhood Plan is in place, councils receive 25% of receipts with no upper limit. Yeovil does not currently have a Neighbourhood Plan.

CIL funds may be used to support infrastructure and projects that address the impacts of development, including transport, open spaces, educational facilities, medical facilities, sporting and recreational facilities, social and community facilities, affordable housing, and the preparation of a Neighbourhood Plan.

Under Regulation 62A of the Community Infrastructure Levy Regulations, the Council is required to publish details of CIL receipts and expenditure annually and provide a copy of the report to the Section 151 Officer at Somerset Council by 31 December following the end of the reporting year. Unspent CIL should generally be utilised within five years of receipt.

Financial Implications

During 2025/26, Yeovil Town Council received £3,332.42 in CIL funding. Total expenditure during the year amounted to £5,902.79, representing a capital contribution towards the cost of the Octagon Theatre Redevelopment Project. This expenditure falls within the categories of sporting and recreational facilities permitted under the Community Infrastructure Levy Regulations.

As a result of this expenditure, the Council's CIL balance at 31st March 2026 was £0.00.

The accompanying annual CIL return details all receipts, expenditure and balances in accordance with the statutory reporting requirements and is submitted for approval prior to publication and submission to Somerset Council.