

# Infrastructure Funding Statement for Section 106 Agreements

Reporting Period 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021

North Devon Council

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# 1. Introduction

- 1.1 This Infrastructure Funding Statement (IFS) provides information on the financial and non-financial contributions sought and received by North Devon Council (NDC) from developers as a result of new planning permissions. These contributions are to secure provision of different types of new infrastructure to support the needs arising from these developments. It also sets out subsequent progress by the Council in showing where and on which projects those contributions have been spent or are proposed to be spent. It goes on to set out the future infrastructure priorities that the Council intends may be wholly or partly funded these contributions.
- 1.2 This IFS is the second to be prepared by North Devon Council. It covers the local planning authority area (the parts of the district outside Exmoor National Park) and covers the period for the financial year 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021. Legislation requires Infrastructure Funding Statements to be published annually before the end of each calendar year.
- 1.3 Throughout the IFS, references may be made to the following definitions:
- The Financial Year – the year of 1<sup>st</sup> April 2020 to 31<sup>st</sup> March 2021, unless otherwise stated.
  - The Council – refers to North Devon Council, unless otherwise stated.
  - The County Council – refers to Devon County Council, unless otherwise stated.
  - The Local Plan – the North Devon and Torridge Local Plan (NDTLP) 2011-2031 adopted in October 2018.
  - Allocated – Contributions that have been assigned to a specific project, typically through a resolution by the Council’s Strategy and Resources committee, or formally by the Council’s Executive committee.
  - Unallocated – Contributions that have been received by the Council but are not yet assigned through a resolution of the Council’s Strategy and Resources committee towards a specific infrastructure project on which they are to be spent.
  - Spent – Financial contributions that have been used by the Council with money transferred to the relevant delivery body, often the local parish or town council, with infrastructure having been delivered on site, or in the progress of being delivered.
- 1.4 Due to the report representing data at a given point in time, the content of this report may be subject to change. However, the data within this document is the most robust and correct available at the time of publication.

## 2. Developer Contributions

- 2.1 Planning obligations (also known as section 106 agreements) are legal agreements that can be attached to planning permissions being granted by a local planning authority (the Council) to mitigate the impact of development that would be unacceptable, in order to make it acceptable in planning terms. Under section 106 of the Town and Country Planning Act 1990, a local planning authority can seek planning obligations to address impacts where it is considered that a development would have negative impacts, the results of which could not be managed successfully through use of appropriate planning conditions attached to the planning permission.
- 2.2 The requirements for planning obligations are set out in government legislation and regulations, which can only be sought if the obligation is:
- necessary to make the development acceptable in planning terms;
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development.
- 2.3 Planning obligations can relate to financial or non-financial contributions.
- **Financial contributions** are where money is given to the Council by the developer to be spent on provision of relevant infrastructure in accordance with any restrictions in the relevant section 106 legal agreement.
  - **Non-financial contributions** relate to a legal commitment, as set out in the relevant section 106 agreement, for the developer to provide the relevant infrastructure directly, usually within the application site.
- 2.4 Planning obligations can include on-site and off-site contributions.
- **On-site contributions** are where the infrastructure necessary in order to fulfil the planning obligation is delivered within the boundary of the planning permission, such as the developer building affordable homes or providing public open space within their new development.
  - **Off-site contributions** are where the infrastructure necessary to fulfil the planning obligation is delivered outside the boundary of the planning permission. Planning obligations for off-site contributions are normally fulfilled as a financial payment, payable to the Council or other party, in order to provide necessary infrastructure works off-site. However, sometimes a developer commits to delivering the required infrastructure themselves on other land within their control beyond the application site.
- In some instances, a development may involve a combination of on-site and off-site contributions.
- 2.5 On-site and off-site contributions can relate to a range of different infrastructure requirements across the realms of physical, social, green and economic infrastructure. The Council's requirement for planning obligations are set out in the North Devon and Torridge Local Plan 2011-2031 (NDTLP) and the Infrastructure Delivery Plan.

- 2.6 Policy ST23: *Infrastructure* of the NDTLP sets out the following requirements for infrastructure and development:
- (1) Developments will be expected to provide, or contribute towards the timely provision of physical, social and green infrastructure made necessary by the specific and/or cumulative impact of those developments.
  - (2) Where on-site infrastructure provision is either not feasible or not desirable, then off-site provision or developer contributions will be sought to secure delivery of the necessary infrastructure, through methods such as planning obligations or the Community Infrastructure Levy.
  - (3) Developments that increase the demand for off-site services and infrastructure will only be allowed where sufficient capacity exists or where the extra capacity can be provided, if necessary through developer-funded contributions.
- 2.7 The Council is not a Community Infrastructure Levy (CIL) authority, therefore this report will only include details of developer contributions in relation to section 106 agreements and section 111 contributions.
- 2.8 All figures reported in this statement relate to the financial contributions received and spent by North Devon Council. In some instances, planning obligations will specify contributions that are transferred from the developer to external bodies, such as Devon County Council (DCC) in their role as the local education authority and local highway authority. DCC will be producing its own IFS so any agreements relating to contributions received by the County Council will be reported in its own IFS.
- 2.9 During the financial year 2020/21, no financial contributions were received by North Devon Council then transferred to the County Council nor any other relevant reporting body.

### 3. Financial Contributions

#### Balance of financial contributions received before 1<sup>st</sup> April 2020

- 3.1 At 1<sup>st</sup> April 2020, the Council held a balance of financial contributions towards new infrastructure totalling £2,836,976 which had been collected over previous years but had not yet been spent. The relevant planning obligations (section 106 legal agreements) set out restrictions on where and on what these financial contributions can be spent. The breakdown of this total figure is set out in Tables 1 and 2. Some of this money had been allocated to specific projects prior to 1<sup>st</sup> April 2020 but had not yet been spent.

Table 1: Unspent capital financial contributions received before 1st April 2020 by infrastructure type

Type of Infrastructure	Financial Contributions received before 1 <sup>st</sup> April 2020
Public Open Space	£1,893,416
Affordable Housing	£314,654
Car Parking	£190,285
Flood Defences	£96,648
Heritage	£80,000
Community Facilities	£19,934
Public Conveniences	£15,000
CCTV	£11,170
Sustainable Transport	£8,200
<b>TOTAL</b>	<b>£2,629,306</b>

Table 2: Unspent revenue financial contributions received before 1st April 2020 by infrastructure type

Type of Infrastructure	Financial Contributions received before 1 <sup>st</sup> April 2020
Public Open space maintenance	£207,669
<b>TOTAL</b>	<b>£207,669</b>

### New financial contributions agreed through planning obligations during the financial year 2020/21

3.2 Table 3 below sets out the new planning obligations agreed during the financial year 2020/21 where they contain new financial contributions. These figures do not consider indexation (inflation/deflation) that may be applied when the money becomes due.

Table 3: New financial contributions agreed through planning obligations during the financial year 2020/21

Application Number	Address	Financial Contribution	Type of infrastructure
56351	Land off North Lane, Bickington, Barnstaple	£305,606	Open Space Off Site Affordable Housing On Site Education Braunton Burrows SAC Transport
61689	Land adj. Station Hill & Archipark, Swimbridge	£103,035	Affordable Housing On Site Education Open Space Off Site Transport
64203	Land West of Oakland Park South, Barnstaple	£288,128	Transport Affordable Housing On Site Education Open Space Off Site Braunton Burrows SAC
64683	Sunsets, Lee	£45,000	Affordable Housing off
64794	The Garden, Sandy Lane, Croyde	£0.00	Affordable Housing On Site
64829	Nadrid Farm, North Molton	£40,438	Transport Education Open Space Off Site
64973	Land at Coombe Cross, Goodleigh	£75,899	Education

Application Number	Address	Financial Contribution	Type of infrastructure
			Affordable Housing On Site Open Space Off Site Monitoring Fee
65427	Myrtle Farm, 7 Jones Hill, Croyde	£99,100	Braunton Burrows SAC* Affordable Housing Off Site
66058	22-23 High Street, Barnstaple	£19,570	Braunton Burrows SAC* Open Space Off Site
66342	Land North of Merewood Close, Prieford	£100	Braunton Burrows SAC* Affordable Housing On Site
66349	Land adj. Filleigh Village Hall	£190,688	Open Space Off Site Open Space On Site Public Transport Education Affordable Housing Off Site Affordable Housing On Site
70249	Barum Gate Premier Inn, Whiddon Drive, Barnstaple	£19,658.36	Braunton Burrows SAC* Open Space Off Site
70262	The Old Tannery, East Street, South Molton	£213,825	Education Open Space Off Site Affordable Housing Off Site Open Space On Site
70366	Land at Willingcott Holiday Village, West Down	£10,700	Braunton Burrows SAC*
70637	Park Farm, Lower Park Road, Braunton	£31,568	Braunton Burrows SAC* Education Open Space Off Site
70669	Bengal Spice, 36 Greenclose Road, Ilfracombe	£9,254	Open Space Off Site
70716 & 70733	Land off Sampson's Plantation	£376,472	Education Braunton Burrows SAC* Open Space Off Site Affordable Housing On Site Transport
70987	Gordon Lodge, Chapel Hill, Mortehoe	£2,743	Open Space Off Site

Application Number	Address	Financial Contribution	Type of infrastructure
71266	Hunters Inn, Newton Tracey	£5,851.20	Open Space Off Site
71363	Gonville House, The Esplanade, Woolacombe	£44,772	Monitoring Fee Transport Open Space Off Site Education
71686	Gordon Lodge, Chapel Hill, Morteohoe	£2,158	Open Space Off Site
72000	Gonville House, The Esplanade, Woolacombe	£33,707	Open Space Off Site Transport Education
72059	Land at Carrick, Lake Hill, Barnstaple	£10,722	Open Space Off Site Braunton Burrows SAC*
72060	Land at Carrick, Lake Hill, Barnstaple	10,722	Open Space Off Site Braunton Burrows SAC*
72235	Wick House, Harracott, Barnstaple	£6,619	Open Space Off Site
72361	22-23 High Street, Barnstaple	£14,240	Open Space Off Site Braunton Burrows SAC*
<b>Sub-total</b>		<b>£1,885,283.56</b>	

\*S111 financial contribution.

3.3 The majority of the financial contributions secured through new planning obligations relate to the provision of new public open spaces near the approved development sites and/or the enhancement of existing public open spaces and associated facilities. The policies in the adopted North Devon and Torridge Local Plan require on-site provision of affordable housing for eligible developments unless there are exceptional justification for off-site provision and this has been the case for some planning permissions during this monitoring period. A schedule of new affordable housing delivered on-site is set out in Table 13.

3.4 All of the figures in Tables 3 are liable to change because they are index-linked to the relative annual changes in BCIS index to reflect changes in build costs arising as a result of future inflation.

### **New financial contributions received through planning obligations during the financial year 2020/21**

3.5 Tables 4 and 5 sets out the financial contributions received by the Council during the financial year 2020/21. Table 4 shows those contributions received towards provision of new public open spaces, including enhancements of existing public open spaces. Table 5 shows the financial contributions received towards provision of affordable housing.

Table 4: New public open space financial contributions received through planning obligations during the financial year 2020/21

Application Number	Address	Financial Contribution
61139	Land East of South Park, Braunton	£55,491
61532	Land adj Solefield, Croyde	£23,018
66763	Seaview Haven, Highfield Rold, Ilfracombe	£6,600
58728	South Leigh Hotel, Runnacleave Road, Ilfracombe	£13,806
62955	Land at Greenclose R (Rear 51 High Street), Ilfracombe	£22,741
65847	The Ilfracombe Arms, 71 High Street, Ilfracombe	£5,600
58606/58626	Land North of Marine Parade, Instow	£10,775
66937	Higher Westaway, Newton Tracey	£12,192
62450 64494	Land Greenacres, Poltimore Road, South Molton	£18,623
72235	Wick House Road from Combes Cross to Week Lane End, Harracott	£6,469
70987	Gordon Lodge, Mortehoe	£2,743
71686	Gordon Lodge, Mortehoe	£2,158
<b>Sub-total</b>		<b>£180,217</b>

Table 5: New affordable housing financial contributions received through planning obligations during the financial year 2020/21

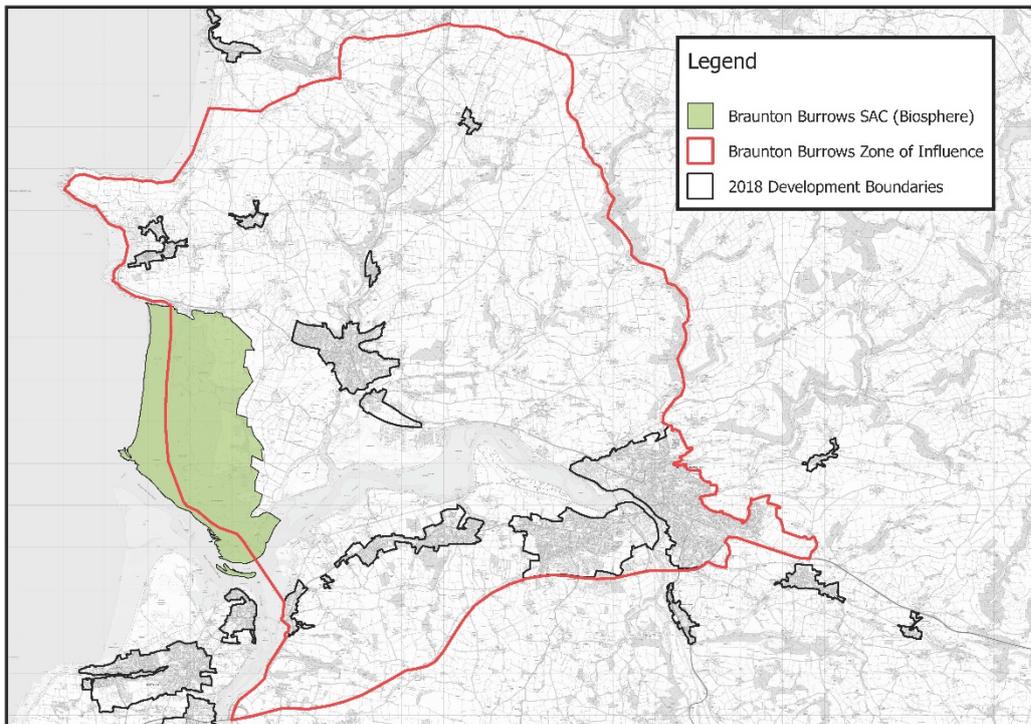
Application Number	Address	Financial Contribution
63692	Land adj. Villa Park, Kings Nympton	£45,000
64683	Sunsets, Lee, Ilfracombe	£45,000
<b>Sub-total</b>		<b>£90,000</b>

- 3.6 As for new financial contributions secured through new planning obligations (Table 3 above), the majority of financial contributions received by the Council during the financial year 2020/21 relate to the provision of new public open spaces and/or the enhancement of existing public open spaces and associated facilities.
- 3.7 The new financial contributions received during 2020/21 have been in relation to settlements across the local planning authority area, both in urban and rural areas.
- 3.8 Notwithstanding that exceptional justifications are required for off-site provision of affordable housing, there was £90,000 collected for off-site provision of affordable housing to help meet the needs of King Nympton and Ilfracombe.

3.9 No new financial contributions were received during the financial year for revenue purposes towards future maintenance.

3.10 In addition to financial contributions collected towards delivery of new infrastructure, the Council has collected financial contributions to mitigate the adverse recreational impact on the Branton Burrows Special Area of Conservation (SAC) arising from new residential and tourism development. The decision to start collecting such financial contributions was taken in July 2019 at £100 per unit. These contributions are collected under section 111 of the 1972 Local Government Act and/or as section 106 agreements for new residential and tourism development within an identified zone of influence. The extent of this zone of influence is shown in Figure 1, alongside the extent of Branton Burrows SAC and the development boundaries for identified settlements in the NDTLP.

Figure 1: Branton Burrows Zone of Influence



3.11 At 31<sup>st</sup> March 2021, a total of £14,300 had been collected (£9,600 in 2020/21) and none had been spent within the financial year. A mitigation strategy action plan to prioritise how the contributions should be spent to deliver the required mitigation was approved by the council in May 2021.

### **Financial contributions spent during the financial year 2020/21**

3.12 Table 6 below summarises out the financial contributions spent by the Council during the financial year 2020/21. This includes some of the financial contributions brought forward from the end of the previous financial year

(see Table 1) and some of the financial contributions collected during this financial year (see Table 3).

3.13 Tables 7 and 8 split this financial expenditure into expenditure of capital and revenue funds, as well as between those contributions spent on provision of new public open spaces, including enhancements of existing public open spaces, and financial contributions spent on provision of affordable housing

Table 6: Summary of capital and revenue financial contributions spent during the financial year 2020/21

Type of Infrastructure	Capital Financial Contribution spent	Revenue Financial Contribution spent
Public Open Space	£506,349 *	£4,033*
Affordable Housing	£0	£0
Biodiversity	£0	£0
Town Centre mitigation	£0	£0
Heritage	£29,892*	
<b>Sub-totals</b>	<b>£806,349</b>	<b>£33,925*</b>

\* Indicates the original financial contribution has not yet been spent in full

Table 7: Capital financial contributions spent during the financial year 2020/21

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution spent *
Public Open Space	65759	Fold Yard, Oxenpark Lane, Berrynarbor	£16,994*
Public Open Space	45399	Land off Higher Park Road, Braunton	£347*
Public Open Space	56158	Land off Leigh Road, Chulmleigh	£27,717*
Public Open Space	57663	Land Adj B3233, West Yelland	£2,810*
Public Open Space	60234	Land off Mead Park, Bickington	£23,816*
Public Open Space	53881	Land West of Tews Lane, Barnstaple	£34,289
Public Open Space	65004	Land at Chivenor Cross	£11,477*
Public Open Space	58119	Land off Velator Close, Braunton	£8,880*
Public Open Space	62465	Higher Lincombe Farm, Ilfracombe	£2,583
Public Open Space	61085	Former Waterworks, Higher Slade Road, Ilfracombe	£9,687
Public Open Space	58606/58626	Land North of Marine Parade, Instow	£3,673

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution spent *
Public Open Space	58606/58626	Land North of Marine Parade, Instow	£5,225*
Public Open Space	63692	Land adj Villa Park, Kingsnympton	£10,050*
Public Open Space	57410	Loring Fields - Land adj to Denes Road & Birch Road, Landkey	£322*
Public Open Space	63543	Lower Poole Barns, Fore Street, North Molton	£24,995*
Public Open Space	33413	Comm Sum, Open Space, Raleigh Park, South Molton	£46,109
Public Open Space	56599	Rear of Cooks Cross, South Molton (Raleigh Mead/Summerland Place)	£14,290
Public Open Space	56599	Rear of Cooks Cross, South Molton (Raleigh Mead/Summerland Place)	£14,290
Public Open Space	46111	Old Savoy Cinema, South Molton	£7,297
Public Open Space	51996	Land West of Station Road, South Molton	£95,636
Public Open Space	60152	Land off Nadder Lane, South Molton	£60,526
Public Open Space	60871	Land East of Old Torrington Road	£85,336
Heritage	57519	Fremington Army Camp	£29,892*
<b>Capital Sub-Total</b>			<b>£536,243*</b>

\* Indicates the original financial contribution has not yet been spent in full

Table 8: Revenue financial contributions spent during the financial year 2020/21

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution spent *
Public Open Space		Parsonage Lane, S Molton - Commuted Sum	£504*
Public Open Space		Pathfields Industrial Estate - Commuted	£418*
Public Open Space	45777	S106 Former Brannoc Fibres Site, Braunton	£970*
Public Open Space		Comm Sum Adoption of play area at Aspen Grove, Barn Park Road	£324*
Public Open Space	48593	Comm Sum, Land Adj S Molton hospital, S Molton	£123*

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution spent *
Public Open Space		Comm Sum, transfer POS to Cleave Road, Barnstaple	£391*
Public Open Space	28379	Land of Longmeadow Drive, Barnstaple	£768*
Public Open Space	49961	Former St Joseph's nursing home, Newport, Barnstaple	£535*
<b>Revenue Sub-Total</b>			<b>£4034*</b>

\* Indicates the original financial contribution has not yet been spent in full

3.14 Tables 6, 7 and 8 indicate that the majority of financial contributions spent during the financial year 2020/21 related to capital expenditure (96%), all of which related to delivery of off-site public open space provision. The figures in Table 8 relate to the location of the approved developments from which the financial contributions were received, whilst the relevant planning obligations generally contained restrictions that the expenditure of these contributions needed to be delivered in the locality of those developments.

3.15 During the financial year 2020/21, no financial contributions were transferred to any other relevant delivery body.

### **Financial contributions towards Monitoring of Planning Obligations**

3.16 During the financial year 2020/21, the Council received £6,420 through planning obligations, which has been spent during the year on monitoring the delivery of requirements set out within all planning obligations .

### **Allocation of received financial contributions to particular infrastructure projects**

3.17 Funds are allocated by Strategy and Resources committee as a commitment for spending on particular projects. Table 9 provides details of what resources have been allocated during the monitoring period and how much of these funds had been spent by the 31<sup>st</sup> March 2021.

Table 9: Details of the allocation of funds in 2020/21

Organisation	Project description	Allocation 20/21	Type of Infrastructure	Month allocated at SR committee	Spend in 20/21	allocated not spent in 20/21
South Molton Football Club	purchase of land for new site	£60,525.92	Open Space	May-20	£60,525.92	£0.00
Chulmleigh Parish Council	Playing field car park	£18,500.00	Open Space	May-20	£14,800.00	£3,700.00
Heasley Mill Village	refurbishment of car park and picnic area	£2,000.00	Open Space	May-20	£2,000.00	£0.00
Fremington Quay	Wall repair project (Phase 1)	£30,000	Heritage	Jul 20	£30,000	£0.00
Kings Nympton Parish Council	Play Equipment at the Playing Field	£8,304.27	Open Space	Jul-20	£8,304.27	£0.00
South Molton Town Council	Footpaths at the Recreation Grounds and Community woodland	£17,648.61	Open Space	Aug-20		£17,648.61
Fremington Parish Council	Play Equipment at Babbages Play Area	£23,816.00	Open Space	Aug-20	£23,816.00	£0.00
South Molton Rugby Club	Pitch Drainage Works	£9,001.20	Open Space	Sep-20	£0.00	£9,001.20
Combe Martin Parish Council	Clubhouse refurbishment	£10,000.00	Open Space	Sep-20	£0.00	£10,000.00
Chulmleigh Cricket Club	Pavillion Improvements	£4,949.00	Open Space	Nov-20	£0.00	£4,949.00
Fremington Parish Council	Footpath at Griggs Field	£6,212.80	Open Space	Nov-20	£0.00	£6,212.80
North Devon Cricket Club	Pavillion Improvements	£2,000.00	Open Space	Nov-20	£0.00	£2,000.00

Organisation	Project description	Allocation 20/21	Type of Infrastructure	Month allocated at SR committee	Spend in 20/21	allocated not spent in 20/21
North Devon Yacht Club	New Training Room	£3,550.00	Open Space	Nov-20	£0.00	£3,550.00
Instow Parish Hall	Hall Improvement	£5,225.33	Open Space	Nov-20	£5,225.33	£0.00
North Molton Parish Council	Play equipment at Laurels Play Area	£12,995.50	Open Space	Nov-20	£12,995.50	£0.00
Tawstock Parish Council	Enhancement of Towerview Play area	£7,586.52	Open Space	Dec-20	£0.00	£7,586.52
North Devon Council	Play equipment at Oxford Park Play Area	£6,600.00	Open Space	Feb-21	£0.00	£6,600.00
<b>Sub Total</b>		<b>£228,915.15</b>			<b>£157,667.02</b>	<b>£71,248.13</b>

## Summary of financial contributions held at the end of the financial year 2020/21

3.18 Tables 10 summarises the overall s106 financial contributions collected and those spent by the Council during the financial year 2020/21, as well as the balances held at the end of March 2021. For information, table 11 summarises the overall s111 financial contributions collected and spent by the Council during the financial year.

Table 10: Summary of s106 financial contributions held at the end of the financial year 2020/21

	Capital Funds	Revenue Funds	Total Funds	Source Tables
Unspent financial contributions held at 31 <sup>st</sup> March 2020	£2,629,306	£207,669	2,836,976	Tables 1 & 2
New financial contributions received during 2020/21	£270,217	£0	£270,217	Tables 5 & 6
Financial contributions spent during 2020/21	£536,243*	£4,034	£540,276	Table 7
Unspent financial contributions held at 31 <sup>st</sup> March 2021	£2,363,280	£203,636	£2,566,916	

Table 11: Summary of s111 financial contributions held at the end of the financial year 2020/21

	Funds for Braunton Burrows SAC (source: paragraph 3.11)
Unspent financial contributions held at 31 <sup>st</sup> March 2020	£4,700
New financial contributions received during 2020/21	£9,600
Financial contributions spent during 2020/21	£0
Unspent financial contributions held at 31 <sup>st</sup> March 2021	£14,300

3.19 In terms of balances. Reports are taken to committee on an almost monthly basis. Once allocated we issue funding agreements and only make payments once due diligence checks have been made, which can result in partial payment until all funds have been spent.

3.20 North Devon Council work closely with town and parish councils as well as sports clubs and community groups to deliver infrastructure in accordance with S106 agreements. These projects can take time to full cost and go out to the market with deliverable schemes, which can result in lag between receipt of funds and spend.

## 4. Non-Financial Contributions

### Non-financial contributions agreed through section 106 agreements during the financial year 2020/21

- 4.1 A number of new planning obligations were signed during the financial year 2020/21 attached to granting of new planning permissions. Table 12 sets out the new non-financial contributions agreed during the financial year 2020/21 that are to be delivered on-site by developers. These commitments all related to delivery of affordable housing. On-site provision of public open spaces are not identified explicitly in planning obligations apart from references to approved plans and would be too numerous to list. As such, they have not been included in Table 12. The County Council has reported on-site provision of new educational infrastructure in its own IFS.

Table 12: Non-financial contributions agreed through planning obligations during the financial year 2020/21

Application Number	Address	Number of affordable homes	% of affordable homes
70562	Land adj. Eastwinds, Pail Park, Knowle (Rural Exception)	1	100%
56351	Land off North Lane, Bickington, Barnstaple (Phase II)	7	14%
64794	Land at The Garden, Sandy Lane, Croyde	2	100%
64973	Land at Coombe Cross, Goodleigh	5	29%
61689	Land adj. Station Hill & Archipark, Swimbridge	4	33%
64203	Land West of Oakland Park South, Barnstaple	10	29%
66349	Land adj. Filleigh Village Hall, Filleigh	4	26%
70716 & 70733	Land off Sampsons Plantation, Fremington	11	29%
<b>TOTAL</b>		<b>44</b>	

- 4.2 Table 12 demonstrates a commitment for a total of an additional 44 new affordable homes, the majority of which relate to schemes in Barnstaple, Bickington and Fremington. Policy ST18 of the Local Plan requires on-site provision of 30% affordable homes, although lower proportions were negotiated where justified by marginal development viability.

## Non-financial contributions delivered during the financial year 2020/21

4.3 Table 13 below sets out the non-financial contributions delivered on-site by developers during the financial year 2020/21. They are shown against the planning permission numbers and site addresses on which they were delivered.

Table 13: Non-financial contributions delivered during the financial year 2020/21

Type of infrastructure	Number of dwellings	Application Number	Address
Affordable Housing	17	56685	Land off Westaway Plain, Pilton, Barnstaple
Affordable Housing	8	55809	Leaderflush & Shapland, Raleigh Works, Barnstaple
Affordable Housing	10	61139	Land East of South Park, Braunton
Affordable Housing	12	53881	Land West of Tews Lane, Roundswell, Barnstaple
Affordable Housing	12	57663	Land adj. B3233, West Yelland
Affordable Housing	1	65393	35 Crosslands, Woodville, Barnstaple
Affordable Housing	4	70716 & 70733	Land South of Yelland Road (Sampsons Plantation)
Affordable Housing	6	58606	Land North of Marine Parade, Instow
Affordable Housing	6	61953	Land off North Road, South Molton
Affordable Housing	10	60152	Land off Nadder Lane, South Molton
Affordable Housing	11	62777	Land South of Butts Close, Witheridge
<b>Sub-total</b>	<b>97</b>		

4.4 All of the on-site provision of infrastructure listed in Table 13 relates to the delivery of new affordable housing. Relevant policies in the adopted North Devon and Torridge Local Plan require on-site provision of affordable housing for eligible developments unless there are exceptional justifications for off-site provision. This has the benefit of creating mixed communities as well as avoiding the need to identify and secure provision on alternative sites.

4.5 A total of 97 new affordable homes were delivered during the financial year 2020/21. Most of these homes were delivered on larger scale developments, which are delivered usually over a number of years. Consequently, further affordable homes are expected on some of these sites in future years and/or were built on some of these sites in previous years.

- 4.6 There was one further new open market dwelling built during the year to meet local housing need in a rural settlement where planning obligations restricted their occupancy to households with a local connection, thereby suppressing their price to more affordable levels. However, this dwelling does not qualify as affordable dwellings as defined by the government in the National Planning Policy Framework.
- 4.7 In addition to affordable housing, other non-financial contributions included on-site provision of other types of infrastructure including public open space, which is required for most new residential developments. Where it is delivered on-site, it does not normally require a planning obligation, such as a section 106 agreement, because its provision can be secured through an appropriate planning condition. Consequently many residential developments have delivered informal open spaces and local play areas on-site forming part of the development. Provision of such public open spaces is not reported here because they are too numerous to list.
- 4.8 Nevertheless, where financial contributions are required to deliver the public open spaces (or larger types of public open spaces such as sports pitches), then a planning obligation is normally required to secure financial contributions. Details of financial contributions received and spent are set out in Tables 4 to 8 in the previous sections of this statement.

#### **Outstanding commitments for non-financial contributions at the end of the financial year 2020/21**

- 4.9 At the end of March 2021, the outstanding commitments for non-financial contributions relate to where planning permissions were granted for delivery of new infrastructure on a site, but where development had not yet started, or it had started but had not yet been completed.
- 4.10 Tables 14 and 15 show outstanding commitments towards future on-site provision of new affordable housing, separating those developments that were under construction at 31<sup>st</sup> March 2021 (Table 14) and those where development had not yet commenced (Table 15). The latter commitments include new affordable homes with both full and/or with outline planning permission.

Table 14: Outstanding commitments at the end of March 2021 for on-site provision of affordable housing on sites that were under construction

Application Number	Address	NDTLP policy	Number of dwellings
63290	Fair Oak Farm, Braunton Road, Ashford, Barnstaple	~	2
60406	Anchorwood Bank, Barnstaple	BAR12	24
61119	Land at Larkbear, Barnstaple	BAR02	71
56685	Land off Westaway Plain, West of Shearford Lane, Pilton Barnstaple	BAR05	9
56047	Land at Trayne Farm. Pilton, Barnstaple	~	24
54923	Mount Sandford Green, Landkey Road, Barnstaple	BAR04	70
71432	Land adj. The Parsonage, Bishop's Nympton	BNY01	3
53881	Land West of Tews Lane, Roundswell Barnstaple	BAR03	12
58335	Land at Allenstyle, Fremington	~	22
50265	Land South of Yelland Road, Adj. Sampsons Plantation, Fremington	~	7
57663	Land adj. B3233, West Yelland	~	14
57649	Land adj. 86 Velator, Velator Bridge, Braunton	~	12
61139	Land East of South Park, Braunton	~	9
66349	Land adj. Filleigh Village Hall, Filleigh	FIL01	4
60985	Land West of Mead Park, Bickington, Barnstaple	NSHS	17
64203	Land West of Oakland Park South, Barnstaple	NSHS	10
59996	Fairleigh, Crowborough Road, Georgeham	NSHS	2
57699	Land at The Shields, Ilfracombe	ILF02	11
70550	Land adj. Finehay, Mariansleigh (Local Needs)	~	1
64843	Land North of The Shippen, Milltown, Marwood	~	1
61953	Land off North Road, South Molton	SM01a	35
60152	Land off Nadder Lane, South Molton	SM01c	12
50080	Lower Poole Barns, Fore Street, North Molton	~	6

Application Number	Address	NDTLP policy	Number of dwellings
55662	Blackerton Care Village, East Anstey	~	9
<b>Sub-total</b>			<b>392</b>

Table 15: Outstanding commitments at the end of March 2021 for on-site provision of affordable housing, where construction of the development had not commenced

Application Number	Address	NDTLP policy	Number of affordable dwellings
62187	Land adj. Westacott Grange, Barnstaple	BAR01	45
57503	Land South of North Devon Hospital, Raleigh Park, Barnstaple	BAR06	37
62736	Land West of Youngs Drive, Pilton, Barnstaple	~	15
62148	Land between Well Close and Hillside, Goodleigh Road, Gorwell, Barnstaple	~	8
58739	Land West of Beaufort Walk, Gorwell, Barnstaple	~	3
57600	Land adj. River Bend, Bishop's Tawton	BTA02	4
58133	Land off Whitestone Lane, Knowle	~	2
70562	Land adj. Eastwinds, Pail Park, Knowle	~	1
56351	Land off North Lane, Bickington, Barnstaple (Phase II)	BAR07	7
64794	Land at The Garden, Sandy Lane, Croyde	~	2
64973	Land at Coombe Cross, Goodleigh	GDL01	5
56675	Land south of Ilfracombe (Bowden, Channel and Winsham Farms)	ILF01	83
65094	Land at East Hill Farm, Knowstone	~	2
61713	Land adj. Springfield, Four Oaks Close, Landkey (Rural Exception Site)	~	2
66342	Land North of Merewood Close, Prixford	~	1
62919	Land West of Parklands, South Molton	SM01c	30

Application Number	Address	NDTLP policy	Number of affordable dwellings
61689	Land adj. Station Hill & Archipark, Swimbridge	~	4
<b>Sub-total</b>			<b>252</b>

4.11 Overall, Tables 14 and 15 demonstrate a commitment for 639 additional affordable homes with outstanding planning permission (either full or outline consent) towards meeting future needs for affordable housing. Over half of these homes were on sites currently being developed as of 31<sup>st</sup> March 2021. Several of the sites listed in Table 15 are known to have started construction. In addition, seven local needs dwellings had planning permission with five of these homes under construction at the end of the monitoring period.

4.12 Many residential developments that were under construction at 31<sup>st</sup> March 2020 proposed provision of some public open space on-site, especially the larger developments. The on-site provision of additional public open space is secured usually through an appropriate planning condition, so does not require a formal planning obligation. Their provision is often completed as the final phase of a new development after construction works have been completed on a site and construction infrastructure has been removed. Provision of such public open spaces is not reported here.

4.13 Relatively few developments will deliver new infrastructure on-site beyond the provision of affordable housing and public open spaces. Delivery of new infrastructure for education, whether on-site or off-site through financial contributions, is co-ordinated by Devon County Council (DCC) in their role as the local education authority. DCC have produced their own IFS, which will set out any outstanding commitments towards provision of educational infrastructure. Similarly, in their role as the local highway authority, DCC will report on any progress towards on-site provision of any outstanding commitments for key highway infrastructure including contributions to strategic footpath and cycle networks.

## 5. Future Spending Priorities

- 5.1 Infrastructure Funding Statements should set out the projects and types of infrastructure that the authority intends to fund either wholly or partly by planning obligations. This is not binding on how such funds will be spent in the future, but instead sets out the Council's intentions and ambitions for the district, in line with the North Devon and Torridge Local Plan 2011-2031 (NDTLP).
- 5.2 The principal physical, social and green infrastructure required to support the levels and distribution of development proposed by the North Devon and Torridge Local Plan 2011-2031 (NDTLP) are set out in the Infrastructure Delivery Plan (IDP) published jointly with Torridge District Council in June 2016. The infrastructure listed within the IDP is classified by necessity; some are essential to allow development to take place, whereas others, desirable as they may be, are more aspirational and dependent on the availability of funding.
- 5.3 The IDP sets out the range of identified infrastructure requirements for the various settlements within North Devon, all of which are assigned a priority ranking as follows:
- Priority 1: Infrastructure that is fundamental to the delivery of the strategic vision, objectives and development strategy for the area as set out in the development plan.
  - Priority 2: Infrastructure that is necessary to meet the needs arising from development and/or support the strategic vision, objectives, policy aims and overall development strategy for the area as set out in the development plan and related guidance and strategies.
  - Priority 3: Infrastructure that is aspirational and would secure the achievement of higher sustainability standards, higher quality development and may contribute towards longer-term aspirations for the area.
- 5.4 For all key infrastructure listed within the IDP, the estimated cost and primary funding sources for each are identified since availability of funding is critical to infrastructure delivery. Section 106 agreements (planning obligations) were identified as a key funding source for many forms of required infrastructure.
- 5.5 The NDTLP recognises the important role of infrastructure in the development of northern Devon over the period up to 2031. The plan has the delivery of infrastructure threaded throughout its visions, objectives, strategies and policies including Policy ST23: *Infrastructure*. This policy sets out the general overarching requirement for the delivery of infrastructure in accordance with development. In addition, many development management policies within the NDTLP focus on specific items of infrastructure that need

to be delivered in accordance with the delivery of sites allocated for housing or employment.

- 5.6 This IFS sets out the projects and types of infrastructure that the Council intends to be funded either wholly or partly by planning obligations, although. It is not binding on how such funds are spent in the future.
- 5.7 The IDP sets out over 110 individual items relating to infrastructure requirements for the towns, local centres and villages within North Devon. A number of North Devon's towns, local centres and villages share similar infrastructure requirements as set out in Table 15. Many of these will serve the needs of the residents of the identified settlements, as well as meeting the needs of the wider population across North Devon. These identified infrastructure priorities will form the focus for securing infrastructure delivery through future planning obligations.
- 5.8 The need for affordable housing is a key priority for the Council as a whole so has not been identified separately for individual towns, local centres and villages in North Devon within the IDP. It will be addressed through planning obligations from all qualifying developments above national size thresholds.
- 5.9 A number of the infrastructure requirements identified in the IDP relate to infrastructure co-ordinated by DCC as the local education, highway and waste management authorities. The identified education, transport and waste requirements have been excluded from the list of identified priorities in Table 16.

Table 16: Future spending priorities for identified infrastructure requirements

Infrastructure Requirement	Identified within specified towns, local centres and villages
Affordable housing	All towns, local centres and villages
Extra care housing	Barnstaple, Ilfracombe, South Molton
Elderly care provision	Witheridge
Cemetery extension	Ilfracombe, Bratton Fleming, Combe Martin, Witheridge
Accessible natural greenspace	Barnstaple
Sports pitches	Barnstaple, Ilfracombe, Combe Martin
Leisure centre / sports hall	Barnstaple, Ilfracombe
Village hall / community centre	Bishops Tawton, Landkey, Rackenford
Village car park	Bishops Tawton, Kings Nympton, Rackenford
Flood defence improvements	Barnstaple, Braunton & Wrafton, Bishops Tawton

Infrastructure Requirement	Identified within specified towns, local centres and villages
Sewage Treatment capacity	North Molton, Witheridge, Bishops Nympton, Bishops Tawton, Burrington, Goodleigh, Lower Lovacott & Newton Tracey
Superfast Broadband	Combe Martin, Witheridge, Berrynarbor, Bishops Nympton, Burrington, Chittlehampton, Georgeham & Croyde, East Anstey, East Worlington, Filleigh, Goodleigh, Kentisbury & Kentisbury Ford, Kings Nympton, Knowle, Landkey, Lower Lovacott & Newton Tracey, Rackenford, Shirwell, Swimbridge, Umberleigh, West Down

## **6. Conclusions and Future Work**

- 6.1 The Council considers that the introduction of the requirements to prepare an annual IFS provides an opportunity to understand better the extent of future funding available and required for delivery of necessary infrastructure. Thereby, anticipated future funding and delivery can be co-ordinated better.
- 6.2 The delivery time line for infrastructure provided through planning obligations can be variable; for example, it depends on the level and speed of development that an individual site is experiencing. It is recognised that many contributions only become due at certain 'trigger' points during development, such as when 50% of dwellings are completed on the development. Therefore, there will be a range of infrastructure that is secured for delivery through planning obligations signed prior to 1<sup>st</sup> April 2020 relating to sites that have either not yet commenced development or are at an earlier stage of doing so. As such they have not yet met the relevant 'trigger' point for delivery of on-site provision or receipt of financial contributions.
- 6.3 The Council is currently starting to upgrade its database to improve monitoring systems and get better systems for reporting of proposed and future infrastructure delivery. This will facilitate improved monitoring and reporting on all outstanding contributions from planning obligations that may be due at some time in the future.

