

Infrastructure Funding Statement for Section 106 Agreements

Reporting Period 1st April 2019 to 31st March 2020

North Devon Council

Published December 2020



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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 report is the first 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 1st April 2019 to 31st March 2020. In future, Infrastructure Funding Statements are 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 1st April 2019 to 31st March 2020, 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 2019/20, 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 1st April 2019

- 3.1 At 1st April 2019, the Council held a balance of financial contributions towards new infrastructure totalling £2,437,239, 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 1st April 2019, but had not yet been spent.

Table 1: Unspent capital financial contributions received before 1st April 2019 by infrastructure type

Type of Infrastructure	Financial Contributions received before 1 st April 2019
Public Open Space	£1,445,992
Affordable Housing	£310,048
Car Parking	£190,285
Flood Defences	£96,648
Heritage	£80,000
Biodiversity	£20,560
Community Facilities	£19,934
Public Conveniences	£15,000
CCTV	£11,170
Sustainable Transport	£8,200
TOTAL	£2,197,837

Table 2: Unspent revenue financial contributions received before 1st April 2019 by infrastructure type

Type of Infrastructure	Financial Contributions received before 1 st April 2019
Public Open space maintenance	£218,152
Town Centre interim mitigation	£21,250
TOTAL	£239,402

New financial contributions agreed through planning obligations during the financial year 2019/20

3.2 Tables 3 and 4 below set out the new planning obligations agreed during the financial year 2019/20 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 capital financial contributions agreed through planning obligations during the financial year 2019/20

Application Number	Address	Financial Contribution	Type of infrastructure
70313	85 High Street, Barnstaple	£10,962	Public open space
61119 *	Land at Larkbear, Barnstaple (phase I)	£427,544.19	Public open space and built recreation and leisure facilities
66700	Le Chalet, Bickington Road, Barnstaple	£8,400	Public open space
63290 *	Land at Fair Oak Farm, Braunton Road, Ashford	£25,831.20	Public open space
65862	Land adj. Little Acre/Into the Blue, 85 Chivenor Cross, Chivenor	£12,190	Public open space
66598	South Hole Farm, Braunton	£16,436	Public open space
65847	Former Ilfracombe Arms, 71 High Street, Ilfracombe	£5,600	Public open space
65759	The Fold Yard, Oxenpark Lane, Berrynarbor	£21,942	Public open space
66763	Seaview Haven Care Home, Oaktree Gardens, Highfield Road, Ilfracombe	£6,000	Public open space
57600 *	Land at Riverbend, Exeter Road, Bishops Tawton	£27,273	Public open space

Application Number	Address	Financial Contribution	Type of infrastructure
66937	Land at Higher Westaway, Newton Tracey	£15,408	Public open space
59589 *	Land adj. The Parsonage, Bishops Nympton	£20,000	Public open space
Sub-total		£597,586.39	

** These planning obligations include proposed on-site provision of affordable housing in addition to the financial contributions indicated towards the specified types of off-site infrastructure provision*

Table 4: New revenue financial contributions agreed through section 106 agreements during the financial year 2019/20

Application Number	Address	Financial Contribution	Type of infrastructure
57600 *	Land at Riverbend, Exeter Road, Bishops Tawton	£5,000	Car park maintenance
Sub-total		£5,000	

** This planning obligation includes proposed on-site provision of affordable housing in addition to the financial contributions indicated towards the specified types of off-site infrastructure provision*

- 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. No new financial contributions were secured towards provision of affordable housing because the 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. A schedule of new affordable housing delivered on-site is set out in Table 14.
- 3.4 All of the figures in Tables 3 and 4 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.
- 3.5 The only new revenue contribution secured was towards the maintenance of a new car park in Bishops Tawton.

New financial contributions received through planning obligations during the financial year 2019/20

3.6 Tables 5 and 6 sets out the financial contributions received by the Council during the financial year 2019/20. Table 5 shows those contributions received towards provision of new public open spaces, including enhancements of existing public open spaces. Table 6 shows the financial contributions received towards provision of affordable housing.

Table 5: New public open space financial contributions received through planning obligations during the financial year 2019/20

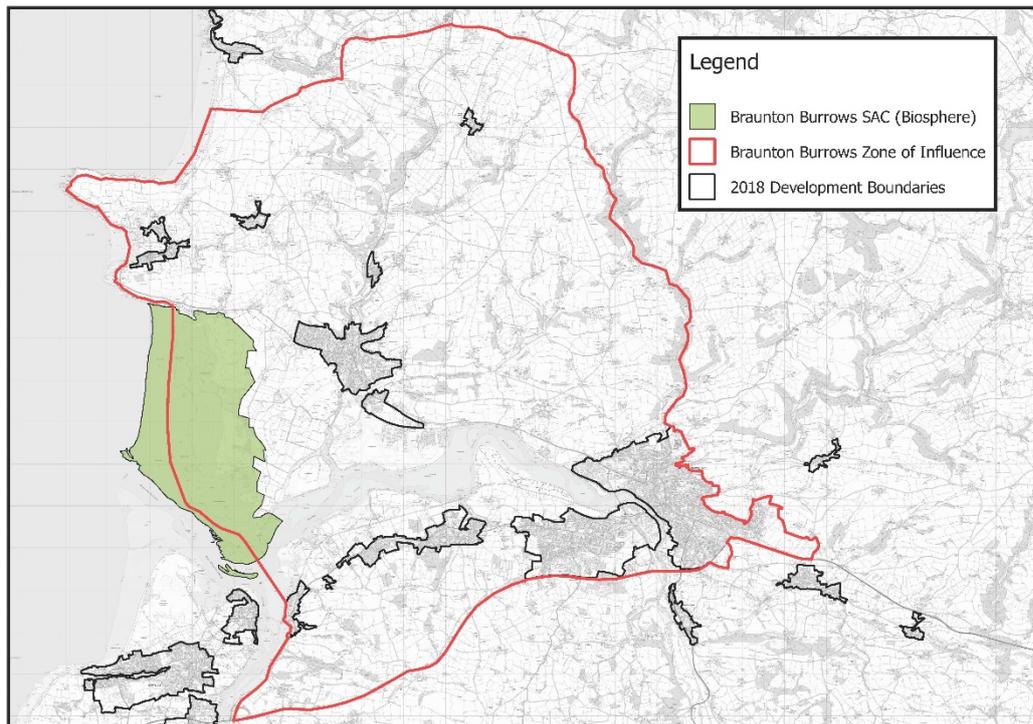
Application Number	Address	Financial Contribution
60357	121 Boutport Street, Barnstaple	£1,015
56685	Northfield Lane, Pilton, Barnstaple	£150,121
61119	Land at Larkbear, Barnstaple (phase I)	£107,209
60871	Land East of Old Torrington Road, Barnstaple	£260,618
63135	Oakwell Residential Home, Lyddicleave, Bickington	£101,578
60234	Land off Mead Park, Bickington	£135,337
53881	Land west of Tews Lane, Roundswell, Barnstaple	£275,270
63553	Glenwood Farm, Old Bideford Road, Roundswell Barnstaple	£122,861
50265	Land south of Yelland Road, Adj Sampsons Plantation, Fremington	£46,081
57663	Land adj. B3233, West Yelland	£36,427
58605 & 58608	Land North of Marine Parade and Land at Barton Lane, Instow	£3,673
59085	Land at Eastacombe, Tawstock	£23,500
60152	Land off Nadder Lane, South Molton	£182,818
51996	Land west of Station Road, South Molton	£101,666
59453	Capitol Farm, Bishops Nympton	£50,530
63692	Land adj. Villa Park, Kings Nympton	£18,354
58119	Land off Velator Close, Braunton	£12,000
63787	Rear of 44 South Street, Braunton	£1,413
59907	Stowford Farm Meadows, Berrynarbor	£6,716
65759	The Fold Yard, Oxenpark Lane, Berrynarbor	£21,942
Sub-total		£1,659,129

Table 6: New affordable housing financial contributions received through planning obligations during the financial year 2019/20

Application Number	Address	Financial Contribution
63692	Land adj. Villa Park, Kings Nympton	£44,795
59288	Land of Long Lane, Ashford	£61,667
Sub-total		£106,462

- 3.7 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 2019/20 relate to the provision of new public open spaces and/or the enhancement of existing public open spaces and associated facilities.
- 3.8 The majority of these contributions (approx. 70%) totalling £1,154,000 relate to the settlement of Barnstaple, including Bickington and Roundswell, where the majority of major residential developments have taken place in recent years. There are also substantial contributions for off-site provision of public open space collected for South Molton (£284,000), the settlements of Fremington and Yelland (£82,500) and Bishops Nympton (£50,500).
- 3.9 Notwithstanding that exceptional justifications are required for off-site provision of affordable housing, there was over £100,000 collected for off-site provision of affordable housing to help meet the needs of King Nympton and Ashford.
- 3.10 No new financial contributions were received during the financial year for revenue purposes towards future maintenance.
- 3.11 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 Braunton 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 Braunton Burrows SAC and the development boundaries for identified settlements in the NDTLP.

Figure 1: Branton Burrows Zone of Influence



3.12 At 31st March 2020, a total of £4,700 had been collected and none had been spent within the financial year. A proposed mitigation plan to prioritise how the contributions should be spent to deliver the required mitigation is currently being finalised in liaison with Natural England.

Financial contributions spent during the financial year 2019/20

3.13 Table 7 below summarises out the financial contributions spent by the Council during the financial year 2019/20. 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).

3.14 Tables 8 and 9 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 and biodiversity enhancements.

Table 7: Summary of capital financial contributions spent during the financial year 2019/20

Type of Infrastructure	Capital Financial Contribution spent	Revenue Financial Contribution spent
Public Open Space	£1,211,711 *	£10,482 *
Affordable Housing	£101,856	£0
Biodiversity	£20,560	£0
Town Centre mitigation	£0	£21,250
Sub-totals	£1,334,127	£31,732

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

Table 8: Capital financial contributions spent during the financial year 2019/20

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution spent *
Public Open Space	55662	Blackerton Care, East Anstey	£27,945
Public Open Space	59453	Capitol Farm, Bishops Nympton	£50,530
Public Open Space	63543	Lower Poole Barns, Fore Street, North Molton	£3,519 *
Public Open Space	47890	Higher Ley Farm, North Molton	£66
Public Open Space	51996	Land West of Station Road, South Molton	£6,030 *
Public Open Space	56158	Land off Leigh Road, Chulmleigh	£105,026
Public Open Space	42348	Parkers Yard, Marlborough Road, Ilfracombe	£4,538
Public Open Space	65114	41 Torrs Park, Ilfracombe	£15,665
Public Open Space	60271	The Marlboro Club, Marlborough Road, Ilfracombe	£1,382 *
Public Open Space	57699	The Shields, Ilfracombe	£36
Public Open Space	60700	Land off Croyde Road, Croyde	£40,000 *
Public Open Space	57533	The Chalet, Saunton, Braunton	£8,618
Public Open Space	55214	Land at Chivenor Cross, Chivenor	£233,076
Public Open Space	65004	Land at Chivenor Cross, Chivenor	£1,038 *
Public Open Space	53329	Land at Pill Gardens, Braunton	£50,000

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution spent *
Public Open Space	52747	The Glebe, Shirwell	£10,387 *
Public Open Space	56724	Clarendon Gardens, Old Torrington Road, Barnstaple	£70,560
Public Open Space	55479	Glenwood Farm, Old Bideford Road, Barnstaple	£17,673 *
Public Open Space	53881	Land West of Tews Lane, Barnstaple	£240,981 *
Public Open Space	56685	Northfield Lane, Pilton, Barnstaple	£140,534 *
Public Open Space	53428	Old Glove Factory, Ladywell, Barnstaple	£342
Public Open Space	56396	Westaway Plain, Pilton, Barnstaple	£93,402 *
Public Open Space	56232	Sandringham Gardens, Old Torrington Road, Barnstaple	£33,202
Public Open Space	54958	Land between Birch Road and Denes Road, Landkey	£14,885
Public Open Space	57410	Loring Fields, Denes Road, Landkey	£5,970 *
Public Open Space	57663	Land adj. B3233, West Yelland	£33,276 *
Public Open Space	57663	Land at West Yelland	£2,460
Public Open Space	46320	The Meadows, Anstey Way, Instow	£570
Affordable Housing	58629	Moors Yard, Raleigh Mead, South Street, South Molton	£101,856
Biodiversity	61139	Land East of South Park, Braunton	£20,560
Capital Sub-Total			£1,334,127 *

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

Table 9: Revenue financial contributions spent during the financial year 2019/20

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution spent *
Public Open Space	36847	Aspen Grove, Fremington	£324 *
Public Open Space		Taw Meadow, Fremington	£1,450 *
Public Open Space	27232	Cleave Road, Barnstaple	£391 *

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution spent *
Public Open Space	28379	Longmeadow Drive, Barnstaple	£768 *
Public Open Space	49961	Former St. Joseph's Nursing Home, Newport, Barnstaple	£535 *
Public Open Space	45777	Former Brannoc Fibres site, Braunton	£970
Public Open Space	32227	Blakes Hill Road, Landkey	£439
Public Open Space	33999	The Meadow, Nadder Lane, South Molton	£4,560 *
Public Open Space	48593	Land adj. South Molton Hospital	£123 *
Public Open Space	51996	Parsonage Lane, South Molton	£504 *
Public Open Space		Pathfields Industrial Estate, South Molton	£418 *
Town Centre mitigation	53302	Anchorwood Bank, Barnstaple	£21,250
Revenue Sub-Total			£31,732 *

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

3.15 Tables 7, 8 and 9 indicate that the majority of financial contributions spent during the financial year 2019/20 related to capital expenditure (over 97%), and that the vast majority of those (over 90%) related to delivery of off-site public open space provision. In total over £1.2 million was spent on provision of new and enhancement of existing public open spaces. 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.

3.16 This expenditure on new public open space was spread across the district but with the largest proportion in and around the settlement of Barnstaple (incorporating Roundswell) where nearly £600,000 was spent on new public open space provision. Again this is due to the settlement of Barnstaple delivering the majority of new housing development. The settlements of Braunton and Wrafton saw expenditure above £303,000, arising mostly from the development at Chivenor Cross; with over £105,000 expenditure around Chulmleigh, arising from the major development off Leigh Road. There were smaller but still substantial levels of new expenditure in a number of villages including Bishops Nympton (£50k), Croyde (£40k), the settlement of Fremington and Yelland (over £35k), East Anstey (£28k), Ilfracombe (£21k) and Landkey (£20K).

- 3.17 Other capital expenditure has delivered provision of additional accommodation to meet local affordable housing needs at South Molton (over £100k) and biodiversity enhancement through tree planting at Boode Farm near Braunton.
- 3.18 In terms of revenue expenditure, whilst smaller scale than capital expenditure, there was on-going revenue expenditure of approximately £10,000 from historic planning obligations towards management and maintenance of public open spaces delivered in previous years. Open space maintenance contributions have been collected through section 106 agreements for maintenance over a ten to twenty year period. Consequently, most of those maintenance contributions shown in Tables 2 and 4 have not yet been spent in full and will continue to fund future management and maintenance of those public open spaces for several more years.
- 3.19 The remaining two thirds of the revenue expenditure was spent on public realm improvements in Barnstaple town centre, including infrastructure for new lighting, repairing benches and signage.
- 3.20 During the financial year 2019/20, no financial contributions were transferred to any other relevant delivery body.

Financial contributions towards Monitoring of Planning Obligations

- 3.21 During the financial year 2019/20, the Council received £4,440 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

Table 10: Summary of financial contributions held at the end of the financial year 2019/20

	Capital Funds	Revenue Funds	Funds for Braunton Burrows SAC	Total Funds	Source Tables
Unspent financial contributions held at 31 st March 2019	£2,197,837	£239,402	£0	£2,437,239	Tables 1 & 2
New financial contributions received during 2019/20	£1,765,591	£0	£4,700	£1,770,291	Tables 5 & 6 and para 3.10 & 3.12
Financial contributions spent during 2019/20	£1,334,127	£31,732	£0	£1,365,859	Table 7
Unspent financial contributions held at 31 st March 2020	£2,629,301	£207,670	£4,700	£2,841,671	

3.22 Table 10 above summarises the overall financial contributions collected and those spent by the Council during the financial year 2019/20, as well as the balances held at the end of March 2020. Table 11 below splits these financial capital and revenue balances into the types of infrastructure provision for which they were received. It also splits the financial contributions between those that had been allocated by Strategy and Resources committee (or by Executive committee prior to April 2019) as a commitment for spending on particular projects, and those that had not yet been allocated to a specific project by the end of March 2020.

Table 11: Type of Infrastructure Allocated Unallocated

Type of Infrastructure	Allocated	Unallocated
Public Open Space (capital)	£434,656	£1,458,760
Public Open Space (revenue)	£207,669	£0
Affordable Housing	£0	£314,654
Car Parking and Sustainable Transport	£0	£198,485
Flood Defences	£0	£96,648
Heritage	£0	£80,000
Community Facilities	£0	£19,934
Public Conveniences	£0	£15,000
CCTV	£0	£11,170
Braunton Burrows SAC	£0	£4,700
TOTAL	£642,325	£2,199,351

3.23 The figures set out in Table 11 provide a snapshot of financial contributions held by the Council at 31st March 2020. Since 1st April 2020, more of these received contributions have been allocated for particular infrastructure projects, with more contributions received and more being spent. An updated snapshot will be shown in next year's IFS. Whilst the figures in Table 11 look substantial, all financial contributions have restrictions set out in their relevant planning obligations indicating on what and where they can be spent. All allocated commitments need to comply with these legal restrictions.

3.24 Table 11 indicates that the majority of financial contributions held by the Council are for the provision and enhancement of public open spaces and that a substantial part of the contributions held were committed to particular projects during the financial year 2019/20. Many of the financial contributions allocated will provide partial funding of a particular project alongside funding from other sources.

3.25 Allocation of received financial contributions during the financial year 2019/20 are summarised in Table 12. These are allocations of funding made during the last year that had not been spent by the end of March 2020. However, the allocation of received financial contributions towards the identified projects are likely to be spent over the next couple of years.

Table 12: Financial contributions allocated to particular projects during the financial year 2019/20

Location	Proposal	Funds committed during 2019/20
Tomlin Hall, Bickington	Improvements of the hall	£20,450
Marlborough Road cemetery, Ilfracombe	New shelter	£1,775
Oakford Villas play area, North Molton	Future maintenance by North Devon Homes	£5,000
Victory Hall, North Molton	Improvements of the hall	£3,519
BMX track, land at Velator, Braunton	BMX track including landscaping and fencing	£17,648
Chulmleigh adventure play ground	Replacement and enhancement of play equipment	£26,183

Location	Proposal	Funds committed during 2019/20
Southern Slopes, Wilder Road, Ilfracombe	Open space illumination scheme	£17,525
Bishops Nympton parish hall	Construction of community club building	£50,530
Heasley Mill village hall, North Molton	Improvements to the hall car park	£5,000
Beechfield Centre, Fremington	Creation of car park	£36,427
BMX track, land at Velator, Braunton	Creation of footpath and ancillary facilities	£12,000
South Molton Rugby Club	Ball catch netting and storage container	£14,178
South Molton Football Club	New site for relocation of football club	£94,785
All Saints Chapel community centre play area, Instow	New play area safety surfacing	£3,673
Braunton Countryside Centre	Audio/visual improvements	£347
Berrynarbor manor hall	Refurbishment of the hall	£5,274
Berrynarbor manor hall	New play equipment	£7,593
Berrynarbor recreation field	New play equipment	£9,075
Kings Nympton parish hall	Refurbishment of the hall	£9,000
Kings Nympton playing field	Creation of footpath	£1,050

3.26 There were no new commitments for types of infrastructure provision other than public open spaces at the end of the financial year 2019/20, albeit available funding pots were of a much smaller scale. Nevertheless, Tables 7 and 8 show that funding for other types of infrastructure had been spent in their entirety during the last financial year, from commitments to projects made in the previous year.

3.27 The contributions collected for provision of flood defences relates primarily to Barnstaple. The Environment Agency has a pipeline project to deliver new

flood defences for the town, which will require contributions from the Council alongside any national funding delivered through the Environment Agency. As such, the financial contributions accumulating are expected to be allocated to a future project for flood defence improvements in the town over the next few years.

4. Non-Financial Contributions

Non-financial contributions agreed through section 106 agreements during the financial year 2019/20

- 4.1 A number of new planning obligations were signed during the financial year 2019/20 attached to granting of new planning permissions. Table 13 sets out the new non-financial contributions agreed during the financial year 2019/20 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 13. The County Council has reported on-site provision of new educational infrastructure in its own IFS.

Table 13: Non-financial contributions agreed through planning obligations during the financial year 2019/20

Application Number	Address	Number of affordable homes	% of affordable homes
61119	Larkbear, Barnstaple (phase I)	71	30%
63290	Fair Oak Farm, Braunton Road, Ashford	2	33%
57600	Land at River Bend, off Exeter Road, Bishops Tawton	4	25%
59589	Land adj. The Parsonage, Bishops Nympton	3	15%
TOTAL		80	

- 4.2 Table 13 demonstrates a commitment for a total of an additional 80 new affordable homes, the majority of which relate to phase 1 of the development at Larkbear, off Old Torrington Road in Barnstaple (policy BAR02). 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 2019/20

- 4.3 Table 14 below sets out the non-financial contributions delivered on-site by developers during the financial year 2019/20. They are shown against the planning permission numbers and site addresses on which they were delivered.

Table 14: Non-financial contributions delivered during the financial year 2019/20

Type of infrastructure	Number of dwellings	Application Number	Address
Affordable Housing	5	60406 / 59837	Anchorwood Bank, Barnstaple
Affordable Housing	2	64519	Medard House, Bevan Road, Barnstaple
Affordable Housing	4	60854	Land at Glenwood Farm, Roundswell (phase II)
Affordable Housing	18	63553	Land at Glenwood Farm, Roundswell (phase III)
Affordable Housing	21	53881 / 60291	Land West of Tews Lane, Roundswell
Affordable Housing	16	62783	Land at Mead Park, Bickington (phase II)
Affordable Housing	22	57663 / 63468	Land adj. B3233, West Yelland
Affordable Housing	2	60871	Land East of Old Torrington Road, Barnstaple
Affordable Housing	4	63210	Land adj. Clarendon Gardens, Old Torrington Road, Barnstaple
Affordable Housing	4	59085	Land at Eastacombe, Tawstock
Affordable Housing	27	55214 / 58932	Land at Chivenor Cross, Chivenor
Affordable Housing	5	60385	Land adj. Pearldean, Ilfracombe Road, West Down
Affordable Housing	16	60152	Land off Nadder Lane, South Molton
Affordable Housing	12 (net)	60844	Sellick Court, Lamaton Park, South Molton
Affordable Housing	16	56168 / 59362	Land off Leigh Road, Chulmleigh
Sub-total	174		

4.4 All of the on-site provision of infrastructure listed in Table 14 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 174 new affordable homes were delivered during the financial year 2019/20, which is the highest annual total on record within North Devon district. 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 were four further new open market dwellings built during the year to meet local housing needs in rural settlements where planning obligations restricted their occupancy to households with a local connection, thereby suppressing their price to more affordable levels. However, these dwellings do 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 5 to 9 in the previous sections of this statement.

Outstanding commitments for non-financial contributions at the end of the financial year 2019/20

- 4.9 At the end of March 2020, 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 15 and 16 show outstanding commitments towards future on-site provision of new affordable housing, separating those developments that were under construction at 31st March 2020 (Table 15) and those where development had not yet commenced (Table 16). The latter commitments include new affordable homes with both full and/or with outline planning permission.

Table 15: Outstanding commitments at the end of March 2020 for on-site provision of affordable housing on sites that were under construction

Application Number	Address	NDTLP policy	Number of dwellings
60406	Anchorwood Bank, Barnstaple	BAR12	32
56685	Land off Westaway Plain, West of Shearford Lane, Pilton Barnstaple	BAR05	26
56047	Land at Trayne Farm. Pilton, Barnstaple	~	24
54923	Mount Sandford Green, Landkey Road, Barnstaple	BAR04	70
53881	Land West of Tews Lane, Roundswell Barnstaple	BAR03	24
65393	35 Crosslands, Woodville, Barnstaple	~	1
58335	Land at Allenstyle, Fremington	~	22
50265	Land South of Yelland Road, Adj. Sampsons Plantation, Fremington	~	11
57663	Land adj. B3233, West Yelland	~	26
57649	Land adj. 86 Velator, Velator Bridge, Braunton	~	12
61139	Land East of South Park, Braunton	~	19
57699	Land at The Shields, Ilfracombe	ILF02	11
66853	2 The Candar, Fore Street, Ilfracombe	~	1
61953	Land off North Road, South Molton	SM01a	47
60152	Land off Nadder Lane, South Molton	SM01c	22
50080	Lower Poole Barns, Fore Street, North Molton	~	6
55662	Blackerton Care Village, East Anstey	~	9
62777	Land South of Butts Close, Witheridge	WIT01	11
Sub-total			374

Table 16: Outstanding commitments at the end of March 2020 for on-site provision of affordable housing, where construction of the development had not commenced

Application Number	Address	NDTLP policy	Number of dwellings
63290	Fair Oak Farm, Braunton Road, Ashford	~	2
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

Application Number	Address	NDTLP policy	Number of dwellings
62187	Land adj. Westacott Grange, Whiddon Valley, Barnstaple	BAR01	45
61119	Larkbear, Barnstaple (phase I)	BAR02	71
60985	Land West of Mead Park, Bickington, Barnstaple	NSHS *	17
58606	Land North of Marine Parade, Instow	INS03	6
57600	Land at River Bend, off Exeter Road, Bishops Tawton	BTA02	4
61713	Land adj. Springfield, Four Oaks Close, Landkey	~	2
62919	Land West of Parklands, South Molton	SM01c	30
59589	Land adj. The Parsonage, Bishops Nympton	BNY01	3
65094	Land at East Hill Farm, Knowstone	~	2
58647	Land at West Kentisbury Farm	~	1
56675	Land south of Ilfracombe (Bowden, Channel and Winsham Farms)	ILF01	83
59996	Fairleigh, Crowborough Road, Georgeham	NSHS *	2
58133	Land off Whitestone Lane, Knowle	~	2
Sub-total			333

* NSHS refers to non-strategic housing sites listed in appendix 5 of the NDTLP, which did not have planning permission at 31st March 2017, but which contributed to the plan's land supply as developable sites within the development boundaries.

4.11 Overall, Tables 15 and 16 demonstrate a commitment for 707 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 31st March 2020. Several of the sites listed in Table 16 are known to have stated construction on site since 1st April 2020.

4.12 Many residential developments that were under construction at 31st 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.

- 4.14 The planning obligations for developments of a strategic scale will sometimes include on-site provision of other key infrastructure as part of mixed-use developments. At the end of the financial year 2019/20, an additional outstanding commitment was identified from proposed development at the Ilfracombe strategic southern extension (Policy ILF01).
- 4.15 Outline planning permission was granted in May 2017 (reference 56675) on land east of Old Barnstaple Road, Ilfracombe for 750 homes including a commitment for a new neighbourhood hub that includes a range of shops, financial services, food and drink premises, community facilities and a community pavilion. This permission also includes provision of a new primary school, details of which would be covered within DCC's IFS. Planning permission was granted in November 2019 (reference 70654) to vary planning conditions 6 to 10 of planning consent 56675 to enable the strategic documents required to ensure the development is planned comprehensively to be submitted alongside rather than prior to reserved matters applications.
- 4.16 Progress is continuing towards delivery of these outstanding commitments with reserved matters applications (71537 and 71582) being submitted in May 2020, albeit after the period covered by this IFS.

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 Torrington 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 Torrington Local Plan 2011-2031 (NDTLP) are set out in the Infrastructure Delivery Plan (IDP) published jointly with Torrington 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 17. 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 17.

Table 17: 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 1st April 2019 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 better monitoring and reporting on all outstanding contributions from planning obligations that may be due at some time in the future.
- 6.4 As this is the first IFS to be published by the Council, the focus has been on presenting an accurate overview of the current financial and non-financial contributions secured through recent agreements, as well all funding received previously by the Council from developer contributions.

