

North Devon Council

Infrastructure Funding Statement for Section 106 Agreements

Reporting Period 1st April 2023 to 31st March 2024

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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 fifth 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 1st April 2023 to 31st March 2024. 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 1st April 2023 to 31st March 2024, 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 2023/24, 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 2023

3.1 At 1st April 2023, the Council held a balance of financial contributions towards new infrastructure totalling £4,161,671 that 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 2023 but had not yet been spent.

Table 1: Unspent capital financial contributions received before 1st April 2023 by infrastructure type

Type of Infrastructure	Financial Contribution received before 1 st April 2023
Public Open Space	£2,159,397
Affordable Housing	£561,366
Flood Defences	£1,172,188
Heritage	£50,108
Community Facilities	£17,334
CCTV	£11,170
TOTAL	£3,971,563

Table 2: Unspent revenue financial contributions received before 1st April 2023 by infrastructure type

Type of Infrastructure	Financial Contribution received before 1 st April 2023
Public Open Space maintenance	£190,108
TOTAL	£190,108

New financial contributions agreed through planning obligations during the financial year 2023/24

3.2 Table 3 below sets out the new planning obligations agreed during the financial year 2023/24 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 2023/24

Application Number	Address	Type of infrastructure	Financial Contribution
73742	Land south of Broomhouse Park and west of Willow Rise, Witheridge, Devon	Affordable Housing Contribution	£64,025
73742	Land south of Broomhouse Park and west of Willow Rise, Witheridge, Devon	Highways Contribution	£20,000
73742	Land south of Broomhouse Park and west of Willow Rise, Witheridge, Devon	NHS Acute Care Contribution	£18,572
73742	Land south of Broomhouse Park and west of Willow Rise, Witheridge, Devon	Off Site Public Open Space Contribution	£400,678.24
73742	Land south of Broomhouse Park and west of Willow Rise, Witheridge, Devon	Primary Education Contribution	£192,341.00
73742	Land south of Broomhouse Park and west of Willow Rise, Witheridge, Devon	Secondary Education Transport Contribution	£110,409.00
73742	Land south of Broomhouse Park and west of Willow Rise, Witheridge, Devon	Compliance Monitoring Contribution	£1050
74391	Land at Coles Yard, Rackenford, Tiverton, Devon, Land at Coles EX16 8DT	Education Transport Contribution	£2,600
74391	Land at Coles Yard, Rackenford, Tiverton, Devon, Land at Coles EX16 8DT	Off-Site Public Open Space Contribution	£19,748
74391	Land at Coles Yard, Rackenford, Tiverton, Devon, Land at Coles EX16 8DT	Compliance Monitoring Contribution	£200
76127	Land at 16 Joy Street, Barnstaple, EX31 1BS	Recreation Contribution	£5894
76127	Land at 16 Joy Street, Barnstaple, EX31 1BS	Compliance Monitoring Contribution	£150
74943	Land off Yelland Road, Yelland	Early Years Contribution	£20,000
74943	Land off Yelland Road, Yelland	GP Surgery Contribution	£46,285
74943	Land off Yelland Road, Yelland	Highways Commuted sum	£20,000
74943	Land off Yelland Road, Yelland	NHS Contribution	£70,128
74943	Land off Yelland Road, Yelland	Off-Site Public Open Space Contribution	£200,908.80

Application Number	Address	Type of infrastructure	Financial Contribution
74943	Land off Yelland Road, Yelland	Primary Education Contribution	£125,891
74943	Land off Yelland Road, Yelland	Primary School Land Contribution	£27,404
74943	Land off Yelland Road, Yelland	SAC Mitigation Contribution	£15,200
74943	Land off Yelland Road, Yelland	Secondary Education Transport Contribution	£45,942
74943	Land off Yelland Road, Yelland	Traffic Regulation Order Contribution	£5,000
74943	Land off Yelland Road, Yelland	Compliance Monitoring Contribution	£1,300
72820	Land on the South side of Birch Road, Landkey, Barnstaple	Bus Service Contribution	£205,000
72820	Land on the South side of Birch Road, Landkey, Barnstaple	GP Surgery Contribution	£72,672
72820	Land on the South side of Birch Road, Landkey, Barnstaple	Highways Contribution	£250,000
72820	Land on the South side of Birch Road, Landkey, Barnstaple	Primary Education Contribution	£319,438
72820	Land on the South side of Birch Road, Landkey, Barnstaple	Recreation Contribution	£353,620.80
72820	Land on the South side of Birch Road, Landkey, Barnstaple	Secondary Education Contribution	£498,888
72820	Land on the South side of Birch Road, Landkey, Barnstaple	SEN Contribution	£70,101
72850	Land on the South side of Birch Road, Landkey, Barnstaple	Compliance Monitoring contribution	£1,050
75283	Land Adj Woolacott Farm and South Wooley Farm, (Ruby Lodge), Shirwell, Barnstaple	Compliance Monitoring contribution	£150
74090	Garage Site A, Oakford Villas, North Molton, South Molton	Compliance Monitoring Contribution	£150
75862	Land at East Ford, Ash Mill, South Molton	Recreation Contribution	£9,325
73875	Land North of St Andrews Road, Fremington	Early Years Contribution	£40,000
73875	Land North of St Andrews Road, Fremington	NHS Primary Care Contribution	£93,148
73875	Land North of St Andrews Road, Fremington	Primary Education Contribution	£719,127
	Land North of St Andrews Road, Fremington	Primary and Secondary SEN Contribution	£166,192
73875	Land North of St Andrews Road, Fremington	SAC Mitigation Contribution	£190

Application Number	Address	Type of infrastructure	Financial Contribution
73875	Land North of St Andrews Road, Fremington	Secondary Education Contribution	£532,207.40
73875	Land North of St Andrews Road, Fremington	Compliance Monitoring Contribution	£950
77241	6 Ora Close, Croyde	Compliance Monitoring Contribution	£150
76333	Land and Buildings at Park Farm, Lower Park Road, Braunton	Compliance Monitoring Contribution	£150
75882	Nadrid Farm, North Molton, South Molton	Recreation Contribution	£6,595
75882	Nadrid Farm, North Molton, South Molton	Compliance Monitoring Contribution	£150
75129	20 West Yelland, Barnstaple, Devon	Recreation Contribution	£11,970
75129	20 West Yelland, Barnstaple, Devon	Compliance Monitoring Contribution	£150
74411	Mariners Close, South Street, Braunton	Compliance Monitoring Contribution	£150
76374	Land at Golden Coast (Youings), Fishleigh Road, Roundswell Business Park, Barnstaple	Offsetting Contribution	£20,000
76374	Land at Golden Coast (Youings), Fishleigh Road, Roundswell Business Park, Barnstaple	Compliance Monitoring Contribution	£150
76392	Luckenborough, Croyde, Braunton	Compliance Monitoring Contribution	£150
75724	Land on the east side of Worth Road, Chambercombe, Ilfracombe	Recreation Contribution	£12,590
75724	Land on the east side of Worth Road, Chambercombe, Ilfracombe	Compliance Monitoring Contribution	£200
77178	Land Bordering Harford Way, Landkey, Barnstaple	Recreation Contribution	£6,619
77178	Land Bordering Harford Way, Landkey, Barnstaple	Compliance Monitoring Contribution	£150
77237	Land West of Hilltown, Rackenford, Tiverton	Compliance Monitoring Contribution	£150
77237	Land West of Hilltown, Rackenford, Tiverton	Recreation Contribution	£9,874
77570	Land at Golland Farm, Burrington, Umberleigh	Compliance Monitoring Contribution	£150
77570	Land at Golland Farm, Burrington, Umberleigh	Recreation Contribution	£9874
66229	Land off Bideford Road, Roundswell, Barnstaple	Compliance Monitoring Contribution	£1,550

Application Number	Address	Type of infrastructure	Financial Contribution
66229	Land off Bideford Road, Roundswell, Barnstaple	GP Surgery Contribution	£24,294
66229	Land off Bideford Road, Roundswell, Barnstaple	Offsetting Contribution (not less than)	£14,500
66229	Land off Bideford Road, Roundswell, Barnstaple	Extra Care Housing Off Site Amenity and Green Space Contribution	£22,680
66229	Land off Bideford Road, Roundswell, Barnstaple	Extra Care Recreation Contribution	£70,761.60
66229	Land off Bideford Road, Roundswell, Barnstaple	Residential Site Public Open Space Contribution	£22,263
66229	Land off Bideford Road, Roundswell, Barnstaple	Residential Site Recreation Contribution	£69,460.56
66229	Land off Bideford Road, Roundswell, Barnstaple	Early Years Education Contribution	£10,250
66229	Land off Bideford Road, Roundswell, Barnstaple	Land Contribution for new Primary School	£45,305
66229	Land off Bideford Road, Roundswell, Barnstaple	Primary Education Contribution	£199,024
66229	Land off Bideford Road, Roundswell, Barnstaple	Secondary Education Contribution	£138,454
66229	Land off Bideford Road, Roundswell, Barnstaple	Compliance Monitoring Contribution	£1550
77488	West Irishcombe Farm, Chittlehampton, Umberleigh	Compliance Monitoring Contribution	£200
77488	West Irishcombe Farm, Chittlehampton, Umberleigh	Recreation Contribution	£11,531.74
77488	West Irishcombe Farm, Chittlehampton, Umberleigh	Education Contribution	£51,565
77488	West Irishcombe Farm, Chittlehampton, Umberleigh	Primary School Transport Contribution	£16,625
77488	West Irishcombe Farm, Chittlehampton, Umberleigh	Secondary Education Contribution	£23,540
77488	West Irishcombe Farm, Chittlehampton, Umberleigh	Secondary School Transport Contribution	£11,400
76417	Land at 66,67 and 67a Newport Road, Barnstaple	Compliance Monitoring Contribution	£150
76417	Land at 66,67 and 67a Newport Road, Barnstaple	Recreation Contribution	£6,748
77604	Wester David, Georgeham	Compliance Monitoring Contribution	£150
75902	Silver Threads Residential Home, 1 Lyndale Terrace, Instow	Compliance Monitoring Contribution	£200
75902	Silver Threads Residential Home, 1 Lyndale Terrace, Instow	Recreation Contribution	£8058

Application Number	Address	Type of infrastructure	Financial Contribution
75902	Silver Threads Residential Home, 1 Lyndale Terrace, Instow	Education Contribution	£18,744
75902	Silver Threads Residential Home, 1 Lyndale Terrace, Instow	Primary Education Contribution	£17,097
75423	Bath House Hotel, Runnacleave Road, Ilfracombe	Recreation Contribution	£25,284
75423	Bath House Hotel, Runnacleave Road, Ilfracombe	Secondary Education Contribution	£31,779
75423	Bath House Hotel, Runnacleave Road, Ilfracombe	Compliance Monitoring Contribution	£200
77533	Marine Villa, 9 Oxford Park, Ilfracombe	Compliance Monitoring Contribution	£150
77533	Marine Villa, 9 Oxford Park, Ilfracombe	Recreation Contribution	£3,150
77906	Land at Fair View, Harepie, Tawstock, Barnstaple	Recreation Contribution	£8,606
77906	Land at Fair View, Harepie, Tawstock, Barnstaple	Compliance Monitoring Contribution	£150

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 one planning permissions during this monitoring period. A schedule of new affordable housing delivered on-site is set out in Table 14.

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 because of future inflation.

New financial contributions received through planning obligations during the financial year 2022/23

3.5 Tables 4 to 6 set out the financial contributions received by the Council during the financial year 2023/24. 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 6 provides details the financial contribution received for biodiversity net gain.

Table 4: New public open space financial contributions received through planning obligations during the financial year 2023/24

Application Number	Address	Financial Contribution
60762	49 Boutport Street, Barnstaple	£2,891
66336	Victoria House, Victoria Road, Barnstaple	£16,854
72361	22-23 High Street, Barnstaple	£15,899
59589	Land Adjoining The Parsonage, Bishops Nympton	£2,090
76375	Webbery Moor, Ash Mill, South Molton	£11,739
70859	Elliot Gallery, Hills View, Braunton	£6,077
77570	Land at Golland Farm, Burrington	£9,874
56351	Land off North Lane, Bickington	£13,376
71266	Hunters Inn, Newton Tracey	£6,761
74198	Land Rear of 14 Score View, Ilfracombe	£9,450
57699	The Shield, Ilfracombe	£113,412
75882	Nadrid Farm, North Molton	£6,595
71251	Land off Nadder Lane, South Molton	£113,680
72441	Moltons, 73 South Street, South Molton	£6,753
61119	Larkbear, Tawstock	£45,907
TOTAL		£381,358

Table 5: New affordable housing financial contributions received through planning obligations during the financial year 2023/24

Application Number	Address	Financial Contribution
66349	Land adj Filleigh Village Hall	£7,274
TOTAL		£7,274

Table 6: New Biodiversity Net Gain (Revenue) financial contributions received through planning obligations during the financial year 2023/24

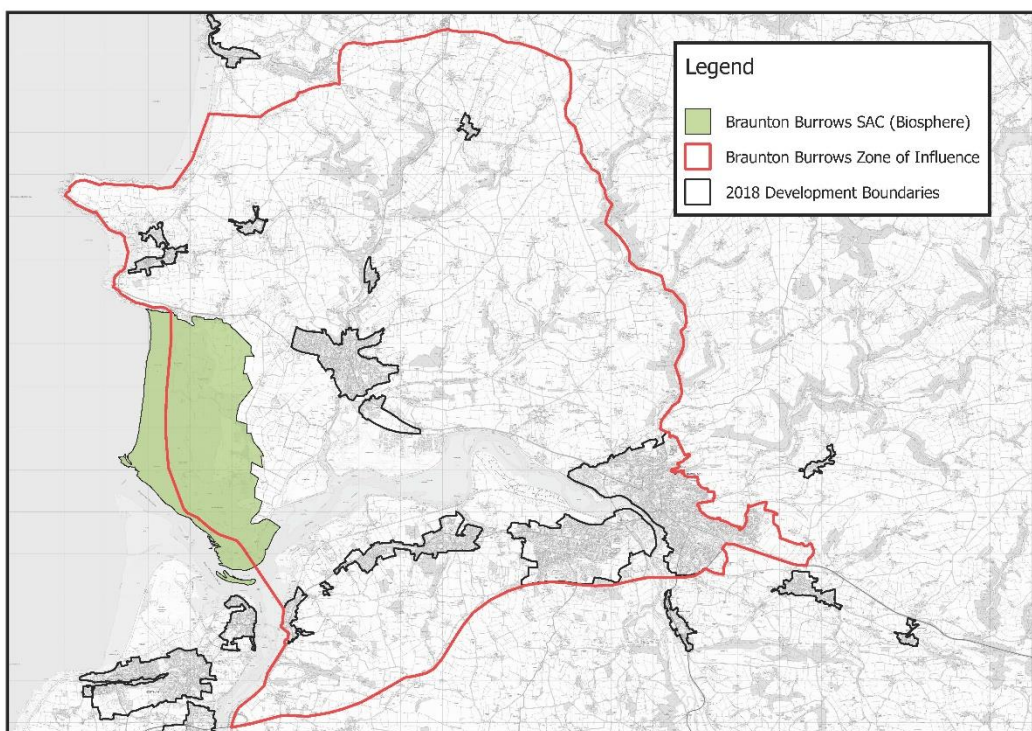
Application Number	Address	Financial Contribution
72675	St Johns Garden Centre, Roundswell	£10,000
TOTAL		£10,000

3.6 As for new financial contributions secured through new planning obligations (Table 3), the majority of financial contributions received by the Council during the financial year 2023/24 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 2023/24 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 £7,274 collected for off-site provision of affordable housing to help meet the needs of Filleigh
- 3.9 The biodiversity net gain contribution predates the introduction of the mandatory requirement for major developments to deliver 10% biodiversity net gain introduced on 12th February 2024.
- 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 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 and subsequently increased to £190 per unit in May 2021. 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. 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 2021¹.
- 3.11 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 Local Plan.

Figure 1: Braunton Burrows Zone of Influence



¹ [Braunton Burrows SAC: Mitigation strategy for future plan-led and non plan-led development](#)

3.12 During the monitoring period, a total of, £21,506 new contributions were collected. A total of £2,471 was spent on an update to the Footprint Ecology Habitats Regulations Assessment Visitor Surveys. Taking account of previous contributions the unspent financial contributions held at 31st March 2024 was £109,775 (Table 12).

3.13 On 15th February 2024, Natural England advised that they are now ‘satisfied that the presence of dogs associated with new development is not having an adverse effect on the integrity of the Braunton Burrows Special Area of Conservation.’ Therefore the Council have ceased the collection of contributions for this purpose however any monies that have been collected to date or are subject to an agreed legal agreement must still be collected and spent specifically on the Braunton Burrows SAC.

Financial contributions spent during the financial year 2023/24

3.14 Table 7 below summarises out the financial contributions spent by the Council during the financial year 2023/24. This includes some of the financial contributions brought forward from the end of the previous financial year (Tables 1 and 2) and some of the financial contributions collected during this financial year (Table 3).

Table 7: Summary of capital and revenue financial contributions spent during the financial year 2023/24

Type of Infrastructure	Capital Financial Contribution spent	Revenue Financial Contribution spent
Public Open Space	£390,838	£7,190
TOTAL	£390,838	£7,190

3.15 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.

Table 8: Capital financial contributions spent during the financial year 2023/24

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution Spent
Public Open Space	60860	Bonds Farm, Atherington	£19,000*
Public Open Space	62837	Transco, Barbican Close, Barnstaple	£27,014*
Public Open Space	59907	Stowford Farm Meadows, Berrybarbor	£3,359*
Public Open Space	59589	Land adj The Parsonage, Bishops Nympton	£20,000

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution Spent
Public Open Space	63787	Rear 44 South Street, Braunton	£1,413
Public Open Space	61139	Land East of South Park, Braunton	£52,800*
Public Open Space	70859	Elliot Gallery, Hills View, Braunton	£2,787*
Public Open Space	58603	High Bullen Hotel, Chittlehamholt	£27,200*
Public Open Space	56158	Land off Leigh Road, Chulmleigh	£6,000*
Public Open Space	60700	Land off Croyde Road, Croyde	£13,642
Public Open Space	66349	Land Adj Filleigh Village Hall	£927*
Public Open Space	50265	Land South of Yelland Road, Fremington	£39,528
Public Open Space	50265	Land South of Yelland Road, Fremington	£340*
Public Open Space	64151	Land Adj Little Acre, Chivenor	£13,698*
Public Open Space	58728	South Leigh Hotel, Runnacleave Road, Ilfracombe	£13,806
Public Open Space	62955	Land at Greenclose (Rear 51 High Street), Ilfracombe	£22,741
Public Open Space	63053	Southcliffe Hotel, Torrs Park, Ilfracombe	£28,413
Public Open Space	72397	Somers Crescent Apartments, 46-48 Fore Street, Ilfracombe	£12,614
Public Open Space	74198	Land Rear of 14 Score View, Ilfracombe	£9,450
Public Open Space	65169	Trayne Farm	£13,188*
Public Open Space	62777	Land South of Butts Close, Witheridge	£38,818*
Public Open Space	71686	Gordon Lodge, Mortehoe	£2,158*
Public Open Space	57953	Narracott Hotel, Beach Road, Woolacombe	£17,904
Public Open Space	72000	Gonville House, The Esplanade, Woolacombe	£2,206
Public Open Space	74393	Blue Horizon and Beach Break, Upper Claypark, Mortehoe	£1,832*
TOTAL			£390,838

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

Table 9: Revenue financial contributions spent during the financial year 2023/24

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution Spent
Public Open Space		Parsonage Lane, South Molton	£2,227*
Public Open Space		Pathfields Industrial Estate	£447*
Public Open Space	45777	Former Brannoc Fibres, Braunton	£1,459*
Public Open Space		Aspen Grove, Barn Park Road	£346*
Public Open Space	48593	Land Adj South Molton Hospital	£132*
Public Open Space		Transfer POS to Cleave Road, Barnstaple	£1,608*
Public Open Space	49961	Former St Joseph's nursing home, Newport, Barnstaple	£971*
TOTAL			£7,190

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

3.16 Tables 7, 8 and 9 indicate that the majority of financial contributions spent during the financial year 2023/24 related to capital expenditure (98%), all of which related to delivery of off-site public open space provision.

3.17 During the financial year 2023/24, no financial contributions were transferred to any other relevant delivery body.

Financial contributions towards Monitoring of Planning Obligations

3.18 During the monitoring period, the Council received £8,700 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

3.19 Funds are allocated by the Strategy and Resources committee as a commitment for spending on particular projects. Table 10 provides details of what resources have been allocated during the monitoring period and how much of these funds had been spent by the 31st March 2024.

Table 10: Details of the allocation of funds in 2023/24

Organisation	Project description	Allocation 23/24	Type of Infrastructure	Month allocated at S & R committee	Spend in 23/24	Allocated not spent in 23/24
North Devon Council	Ilfracombe seafront Improvement Project – new play equipment	£87,023.79	Public Open Space	October 2023	£87,023.79	£0
Chittlehampton, Warkleigh & Satterleigh Village Hall	solar panels with battery storage, air source heat pump and toilets including new disabled toilet suite.	£34,000.00	Public Open Space	November 2023	£27,200.00	£6,800
South Molton Football Club	New pitches and clubhouse facilities	£178,292.29	Public Open Space	February 2024	£0	£178,292.29
South Molton Bowls Club	Purchase and installation of Solar panels	£9,621.95	Public Open Space	February 2024	£0	£9,621.95
South Molton Town Council	Purchase and installation of play equipment in Central Park	£60,000.00	Public Open Space	February 2024	£0	£60,000.00

Organisation	Project description	Allocation 23/24	Type of Infrastructure	Month allocated at S & R committee	Spend in 23/24	Allocated not spent in 23/24
South Molton Town Council	Extension of BMX track in the Woodlands at Parsonage Lane	£20,000.00	Public Open Space	February 2024	£0	£20,000.00
South Molton Town Council	skate park improvements at Central Park	£33,680.45	Public Open Space	February 2024	£0	£33,680.45
Barnstaple Rugby Football Club	refurbishing the old cricket pavilion to provide dedicated female changing facilities	£ 41,137.21	Public Open Space	February 2024	£0	£ 41,137.21
United Services Bowls Club	Refurbishment of clubhouse	£1,500.00	Public Open Space	February 2024	£0	£1,500
Tawstock Village Hall	Purchase and installation of battery storage units to accompany previously installed solar panels	£13,788.07	Public Open Space	February 2024	£0	£13,788.07

Summary of financial contributions held at the end of the financial year 2022/23

3.20 Table 11 summarises the overall s106 financial contributions collected and those spent by the Council during the financial year 2023/24, as well as the balances held at the end of March 2024. For information, table 12 summarises the overall s111 financial contributions collected and spent by the Council during the financial year.

Table 11: Summary of s106 financial contributions held at the end of the financial year 2023/24

	Capital Funds	Revenue Funds	Total Funds	Source Tables
Unspent financial contributions held at 31 st March 2023	£3,971,563	£190,108	£4,161,671	Tables 1 & 2
New financial contributions received during 2023/24	£388,632	£10,000	£398,632	Tables 4, 5 & 6
Financial contributions spent during 2023/24	£390,838	£7,190	£398,028	Table 8 & 9
Unspent financial contributions held at 31 st March 2024	£3,969,357	£192,918	£4,162,275	

Table 12: Summary of s111 financial contributions held at the end of the financial year 2023/24

	Funds for Braunton Burrows SAC
Unspent financial contributions held at 31 st March 2023	£90,740
New financial contributions received during 2023/24	£21,506
Financial contributions spent during 2023/24	£2,471
Unspent financial contributions held at 31 st March 2024	£109,775

3.21 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.

3.22 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 the receipt of funds and spend.

4. Non-Financial Contributions

Non-financial contributions agreed through section 106 agreements during the financial year 2023/24

- 4.1 A number of new planning obligations were signed during the financial year 2023/24 attached to granting of new planning permissions. Table 13 sets out the new non-financial contributions agreed during the financial year 2023/24 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 Infrastructure Funding Statement.

Table 13: Non-financial contributions agreed through planning obligations during the financial year 2023/24

Application Number	Address	Number of net affordable homes
76760	36 & 37 Boutport Street	4
74143	Nos. 45-48 Pill Gardens, Braunton	3
74143	Land off Barton Avenue, Braunton	1
74411	Mariners Close, South Street, Braunton	16
74943	Land North of Yelland Road, Yelland	24
75724	Land East of Worth Road (Phase I)	2
72820	Land off Birch Road	45
74090	Garage Site A, Oakford Villas	2
66229	Land off Old Bideford Road, Roundswell, Barnstaple	30
73742	Land South of Broomhouse Park & West of Willow Rise (known as 1-155 Juniper Way)	46
Total		173

- 4.2 Table 13 demonstrates a commitment for a total of an additional 173 new affordable homes. 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 2023/24

- 4.3 Table 14 below sets out the non-financial contributions delivered on-site by developers during the financial year 2023/24. 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 2023/24

Type of infrastructure	Application Number	Address	Number of dwellings
Affordable Housing	64203	Land west of Oakland Park South, Sticklepath, Barnstaple (known as 1-34 Anchorwood View)	8
Affordable Housing	58335 61482	Land at Allenstyle, Yelland	1
Affordable Housing	62919	Land West of Parklands, South Molton (known as Cashmere Park)	3
Affordable Housing	61119	Land at Larkbear (PHASE I), Barnstaple (known as 2-20 & 1-53 Riverton Road; 1-113 Tawcroft Way & 2-102 Tawcroft Way; 1-91 Blakewell Close)	18
Sub-total			30

- 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 30 new affordable homes were delivered during the financial year 2023/24. All 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 three further new open market dwellings 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, these dwellings 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 10 in the previous sections of this statement.

Outstanding commitments for non-financial contributions at the end of the financial year 2022/23

4.9 At the end of March 2024, 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 2024 (Table 15) and those where development of plots 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 2024 for on-site provision of affordable housing on sites that were under construction

Application Number	Address	NDTLP policy	Number of dwellings
59566	Mount Sandford Green, Landkey Road, Barnstaple	BAR04	42
57503	Land South of North Devon Hospital, Raleigh Park (BAR06) (Homes England & Barratt David Wilson Homes)	BAR06	37
55809	Leaderflush & Shapland Site, Raleigh Works, Taw Wharf, Sticklepath, Barnstaple	BAR12	18
57649	Land adj. 86 Velator, Velator Bridge , Braunton		12
70562	Land adj. Eastwinds, Pail Park, Knowle		1
55662	Blackerton Care Village		9
58335 61482	Land at Allenstyle, Yelland		21

Application Number	Address	NDTLP policy	Number of dwellings
73681	Land West of Mead Park (Phase II), Bickington, Barnstaple		23
59996 63390	Fairleigh, Crowborough Road, Georgeham	SHA/GEO/56s	2
64973	Land at Coombe Cross, (south of Village Hall) Goodleigh	GDL01	5
71660	Land at Chivenor Cross, Chivenor, Braunton		18
64000	Land at Chivenor Cross, Chivenor, Braunton (24
56675	Land South of Ilfracombe (Bowden Farm, Channel Farm & Winsham Farm)	ILF01	83
57699	Land at The Shields	ILF02	11
50080	Lower Poole Barns, Fore Street		5
62919	Land West of Parklands (SM01c (Area 3), South Molton	SM01c	24
71251	Land between Gunswell Lane & Nadder Lane (Area 2), South Molton	SM01b	37
73742	Land South of Broomhouse Park & West of Willow Rise	BAR04	46
Sub-total			418

Table 16: Outstanding commitments at the end of March 2024 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, Westacott, Barnstaple BAR01	BAR01	45
65448	Land at Westacott (North of A361)	BAR01	82
74500	Land off Westaway Plain (West of Youngs Drive), Pilton		5
76760	36 & 37 Boutport Street		4
57600	Land at River Bend (off Exeter Road	BTA02	4
58133	Land off Whitestone Lane, Knowle, Braunton (known as 1-3 Whitestone Park)		2
74143	Nos. 45-48 Pill Gardens, Braunton		3
74143	Land off Barton Avenue, Braunton		1
74411	Mariners Close, South Street, Braunton		16
64051	Land at Cross Park Farm	BUR01	4
56351	Land off North Lane, Bickington, Barnstaple	BAR07	8

Application Number	Address	NDTLP policy	Number of affordable dwellings
74943	Land North of Yelland Road, Yelland (Wain Homes Southwest Ltd)		24
75724	Land East of Worth Road (Phase I)	ILF01	2
72820	Land off Birch Road		45
66372	Land west of North Molton Primary School, Oakford Cross		11
74090	Garage Site A, Oakford Villas		2
74080	Garage Site B, Oakford Villas		2
61689	Land adj. Station Hill & Archipark		4
66229	Land off Old Bideford Road, Roundswell, Barnstaple	BAR08	30
Sub-total			294

4.11 Overall, Tables 15 and 16 demonstrate a commitment for 712 additional affordable homes with outstanding planning permission (either full or outline) towards meeting future needs for affordable housing. Several of the sites listed in Table 15 are known to have started construction after the end of the monitoring period.

4.12 Many residential developments that were under construction at 31st March 2023 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 Infrastructure Funding Statement, 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 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 Worlinton, 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 better co-ordinated.
- 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 2023 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 upgrading 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.

