

North Devon Council

Infrastructure Funding Statement for Section 106 Agreements

Reporting Period 1st April 2024 to 31st March 2025

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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 sixth 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 2024 to 31st March 2025. 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 2024 to 31st March 2025, 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:
 - a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) 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 (NDLTP) 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 are required to prepare 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 2024/25, 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 2024

3.1 At 1st April 2024, the Council held a balance of financial contributions towards new infrastructure totalling £4,162,273.00 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 2024 but had not yet been spent.

Table 1: Unspent capital financial contributions received before 1st April 2024 by infrastructure type

Type of Infrastructure	Financial Contribution received before 1 st April 2024
Public Open Space	£2,149,917.00
Affordable Housing	£568,639.00
Flood Defences	£1,172,188.00
Heritage	£50,108.00
Community Facilities	£17,334.00
CCTV	£11,170.00
TOTAL	£3,969,356.00

Table 2: Unspent revenue financial contributions received before 1st April 2024 by infrastructure type

Type of Infrastructure	Financial Contribution received before 1 st April 2024
Public Open Space maintenance	£182,917.00
Biodiversity Net Gain	£10,000.00
TOTAL	£192,917.00

New financial contributions agreed through planning obligations during the financial year 2024/25

3.2 Table 3 below sets out the new planning obligations agreed during the financial year 2024/25 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 2024/25

Application Number	Address	Type of infrastructure	Financial Contribution
77149	Ditchett Barton Road From Ditchett Cross To Crowdhole Cross Rackenford Tiverton Devon EX16 8EJ	Recreation Contribution	£8,288.00
75194	Land at Furzebray Farm George Nympton Road South Molton Devon EX36 4ER	Recreation Contribution	£862.07 (per open market dwelling)
75194	Land at Furzebray Farm George Nympton Road South Molton Devon EX36 4ER	Compliance Monitoring Contribution	£450.00
73168	Land Adjacent Coronation Cottages Atherington UMBERLEIGH EX37 9HY	Primary Education Transport Contribution	£3,063.00
73168	Land Adjacent Coronation Cottages Atherington UMBERLEIGH EX37 9HY	Recreation Contribution	£16,274.00
73168	Land Adjacent Coronation Cottages Atherington UMBERLEIGH EX37 9HY	Secondary Education Transport Contribution	£20,465.00
73168	Land Adjacent Coronation Cottages Atherington UMBERLEIGH EX37 9HY	Compliance Monitoring Contribution	£200.00
77772	Teasel Cottage West Down Ilfracombe Devon EX34 8NT	Compliance Monitoring Contribution	£150.00
78201	Bloomfield Hills View Braunton	Compliance Monitoring Contribution	£150.00

Application Number	Address	Type of infrastructure	Financial Contribution
	Devon EX33 2LA		
78083	Former Bicclescombe Nurseries Furze Hill Road Ilfracombe Devon	Compliance Monitoring Contribution	£150.00
77566	The Shields Ilfracombe Devon	Additional Recreation (Off Site Public Open Space) Contribution	£14,112.00
78295	Ilfracombe Southern Extension Ilfracombe Devon	Outdoor Sports Facility Contribution	£350,000.00
78265	Old Post Office Newton Tracey Barnstaple Devon EX31 3PL	Recreation Contribution	£8,777.00
78265	Old Post Office Newton Tracey Barnstaple Devon EX31 3PL	Compliance Monitoring Contribution	£150.00
73518	Land off Birch Road Landkey BARNSTAPLE EX32 0FB	GP Surgery Contribution	£9,691.00
73518	Land off Birch Road Landkey BARNSTAPLE EX32 0FB	Recreation Contribution	£45,030.00
73518	Land off Birch Road Landkey BARNSTAPLE EX32 0FB	Biodiversity Net Gain	£42,363.00
73518	Land off Birch Road Landkey BARNSTAPLE EX32 0FB	Secondary Education Contribution	£67,539.00
73518	Land off Birch Road Landkey BARNSTAPLE EX32 0FB	Compliance Monitoring Contribution	£650.00
77519	6-7 Market Street Ilfracombe Devon EX34 9AY	Off Site Affordable Housing Contribution	£17,655.00

Application Number	Address	Type of infrastructure	Financial Contribution
77519	6-7 Market Street Ilfracombe Devon EX34 9AY	Compliance Monitoring Contribution	£150.00
78543	West Penhill Farm Fremington Barnstaple Devon EX31 2NG	Primary Education Contribution	£21,320.00
78543	West Penhill Farm Fremington Barnstaple Devon EX31 2NG	Primary Land Contribution	£4,641.00
78543	West Penhill Farm Fremington Barnstaple Devon EX31 2NG	Secondary Education Contribution	£9,357.00
78543	West Penhill Farm Fremington Barnstaple Devon EX31 2NG	Recreation Contribution	£19,782.00
78543	West Penhill Farm Fremington Barnstaple Devon EX31 2NG	Compliance Monitoring Contribution	£200.00
78389	Incledon Mews Georgeham Braunton Devon EX33 1JN	Compliance Monitoring Contribution	£150.00
77480	Wedgehill Ash Road Braunton Devon EX33 2EF	Compliance Monitoring Contribution	£150.00
77910	Land at Hillsborough House Loxhore Devon	Compliance Monitoring Contribution	£150.00
78095	Elmfield Bear Street Barnstaple Devon EX32 7DX	Recreation Contribution	£19,124.00

Application Number	Address	Type of infrastructure	Financial Contribution
78095	Elmfield Bear Street Barnstaple Devon EX32 7DX	Education Contribution	£10,804.00
78095	Elmfield Bear Street Barnstaple Devon EX32 7DX	Compliance Monitoring Contribution	£300.00
77241	6 Ora Close Croyde Braunton Devon EX33 1NJ	Compliance Monitoring Contribution	£150.00
77999	Land at Beach Road Woolacombe Devon	Compliance Monitoring Contribution	£150.00
78558	West Hill Farm West Down Ilfracombe Devon EX34 8NF	Recreation Contribution	£9,155.00
78558	West Hill Farm West Down Ilfracombe Devon EX34 8NF	Compliance Monitoring Contribution	£150.00
65528	Land off Denes Road Landkey Devon	Biodiversity Net Gain Contribution	£7,859.00
65528	Land off Denes Road Landkey Devon	Recreation Contribution	£22,141.00
65528	Land off Denes Road Landkey Devon	Primary Contribution	£35,700.00
65528	Land off Denes Road Landkey Devon	Secondary Contribution	£34,300.00
65528	Land off Denes Road Landkey Devon	Compliance Monitoring Contribution	£650.00
78249	Higher Halsinger Farm Halsinger BRAUNTON EX33 2NL	Open Space Contribution	£6,912.00

Application Number	Address	Type of infrastructure	Financial Contribution
78249	Higher Halsinger Farm Halsinger BRAUNTON EX33 2NL	Compliance Monitoring Contribution	£150.00
78619	Arbor Cottage Milltown Barnstaple Devon EX31 4HE	Compliance Monitoring Contribution	£150.00
78838	27 Sandy Way Croyde Braunton Devon EX33 1PP	Compliance Monitoring Contribution	£150.00
74500	Land at Westaway Plains (West of Youings Drive) Pilton Barnstaple Devon	Care Home Site Highways Contribution	£13,000.00
74500	Land at Westaway Plains (West of Youings Drive) Pilton Barnstaple Devon	Education Contribution	£60,027.00
74500	Land at Westaway Plains (West of Youings Drive) Pilton Barnstaple Devon	Highways Contribution	£55,000.00
74500	Land at Westaway Plains (West of Youings Drive) Pilton Barnstaple Devon	Off-Site Affordable Housing Contribution	£16,575.00
74500	Land at Westaway Plains (West of Youings Drive) Pilton Barnstaple Devon	Recreation Contribution	£46,431.00
74500	Land at Westaway Plains (West of Youings Drive) Pilton Barnstaple Devon	Residential Site Highways Contribution	£42,000.00
74500	Land at Westaway Plains (West of Youings Drive) Pilton Barnstaple	Compliance Monitoring Contribution	£1,020.00

Application Number	Address	Type of infrastructure	Financial Contribution
	Devon		
78019	Royal Hotel Beach Road Woolacombe Devon EX34 7AB	Recreation Contribution	£145,329.00
78019	Royal Hotel Beach Road Woolacombe Devon EX34 7AB	Education Contribution	£255,076.00
78019	Royal Hotel Beach Road Woolacombe Devon EX34 7AB	Compliance Monitoring Contribution	£200.00

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 2024/25

3.5 Tables 4 to 6 set out the financial contributions received by the Council during the financial year 2024/25. 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 2024/25

Application Number	Address	Financial Contribution
66336	Victoria House, Victoria Road, Barnstaple	£22,472.00
73769	Land off Church Hill Lane, Knowle	£18,520.00
77566	The Shields, Ilfracombe	£18,472.00
66623	Land at Barton Cross, Instow	£12,756.00
79851	1 Lyndale Terrace, Instow	£5,288.00
75964	Land adj Springfield, 4 Oaks Close, Landkey	£13,130.00
58050	Land at Nadder Lane, South Molton	£246,667.00
70262	77 The Old Tannery, East Street, South Molton	£67,521.00
61119	Larkbear, Tawstock	£239,047.00
73742	Land South of Broomhouse Park and West of Willow Rise, Witheridge	£409,048.00
TOTAL		£1,052,921.00

Table 5: New affordable housing financial contributions received through planning obligations during the financial year 2024/25

Application Number	Address	Financial Contribution
73742	Land South of Broomhouse Park and West of Willow Rise, Witheridge	£18,960.00
TOTAL		£18,960.00

Table 6: New Biodiversity Net Gain (Revenue) financial contributions received through planning obligations during the financial year 2024/25

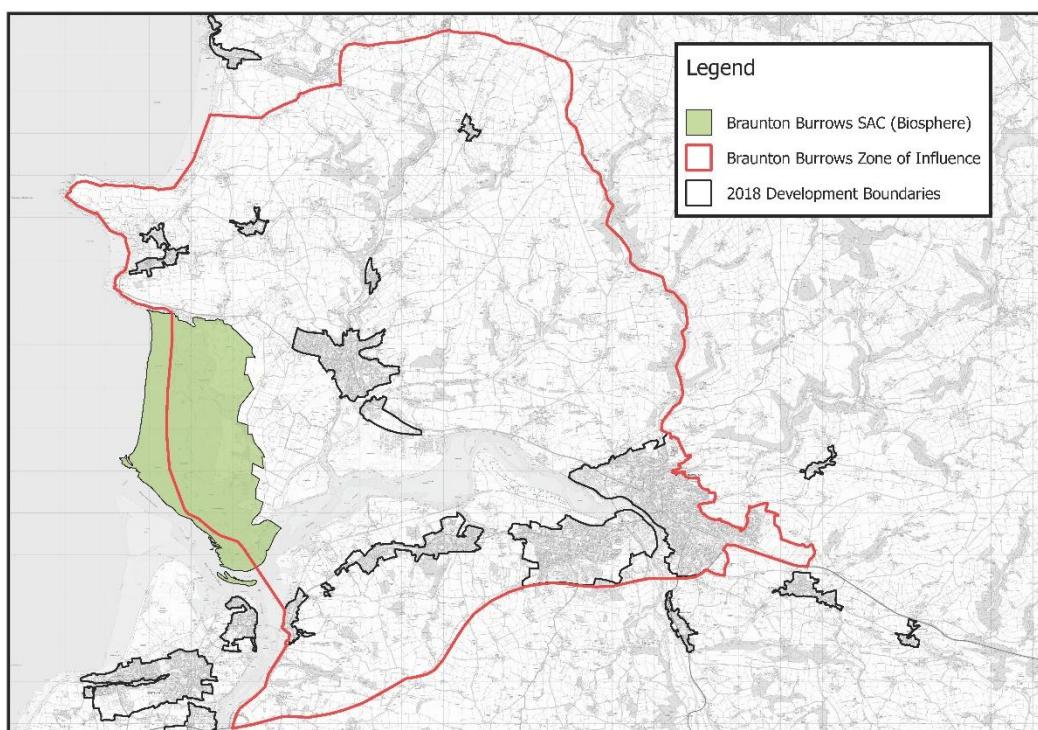
Application Number	Address	Financial Contribution
76374	Land at Golden Coast (Youings), Roundswell	£10,000.00
TOTAL		£10,000.00

- 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 2024/25 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 2024/25 have been in relation to settlements across the local planning authority area, both in urban and rural areas.
- 3.8 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.
- 3.9 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.

3.10 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



3.11 During the monitoring period, a total of, £16,788.00 new contributions were collected. A total of £7,341.00 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 2025 was £119,222.00 (Table 12).

3.12 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

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

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 2024/25

3.13 Table 7 below summarises out the financial contributions spent by the Council during the financial year 2024/25. 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	£397,665.00	£12,675.00
TOTAL	£397,665.00	£12,675.00

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.

Table 8: Capital financial contributions spent during the financial year 2024/25

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution Spent
Public Open Space	61139	Land East of South Park, Braunton	£13,572.00
Public Open Space	56158	Ladywell Meadows, Land off Leigh Road, Chulmleigh	£72,000.00*
Public Open Space	61532	Land adj Solefield, Croyde	£18,414.00*
Public Open Space	64203	50 Oakland Park South, Sticklepath, Barnstaple	£55,215.00*
Public Open Space	71266	Hunters Inn, Newton Tracey	£3,160.00*
Public Open Space	65169	Trayne Farm	£34,410.00*
Public Open Space	62450 64494	Land Greenacres, Poltimore Road, South Molton	£9,622.00
Public Open Space	71251	Land off Nadder Lane, South Molton	£60,000.00*
Public Open Space	59085	Land at Eastacombe	£13,788.00
Public Open Space	60871	Land East of Old Torrington Road	£37,541.00*

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution Spent
Public Open Space	74393	Blue Horizon and Beach Break, Upper Claypark, Mortehoe	£6,017.00*
CCTV	60370	Anchorwood Bank, Barnstaple	£3,926.00*
Affordable Housing	54924	Lower Kitcott, Meshaw, South Molton	£5,000.00
Affordable Housing	56110	Bridge Farm, Burrington, Umberleigh	£11,875.00
Affordable Housing	58143	Land adj to The Gables, Eastacombe, Barnstaple	£3,125.00*
Heritage	53302	Anchorwood Bank, Barnstaple	£50,000.00
TOTAL			£397,665.00

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

Table 9: Revenue financial contributions spent during the financial year 2024/25

Type of Infrastructure	Application Number	Application Site Address	Financial Contribution Spent
Public Open Space		Taw Meadow, Fremington	£1,651.00*
Public Open Space	45777	Former Brannoc Fibres, Braunton	£441.00*
Public Open Space		Aspen Grove, Barn Park Road	£9,386.00*
Public Open Space		Transfer POS to Cleave Road, Barnstaple	£244.00
Public Open Space	49961	Former St Joseph's nursing home, Newport, Barnstaple	£953.00*
TOTAL			£12,675.00

* 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 2024/25 related to capital expenditure (97%)

3.16 During the financial year 2024/25, no financial contributions were transferred to any other relevant delivery body.

Financial contributions towards Monitoring of Planning Obligations

3.17 During the monitoring period, the Council received £4,800.00 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

3.18 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 2025.

Table 10: Details of the allocation of funds in 2024/25 –

Organisation	Project description	Allocation 24/25	Type of Infrastructure	Month allocated at S & R committee	Spend in 24/25	Allocated not spent in 24/25
North Devon Council	CCTV camera and associated Wi-Fi links to the CCTV hub (control room) to serve Anchorwood Bank development	£11,170.21	CCTV Provisions	July 2024	£3,925.69	£7,244.52
Burrington Parish Council	Installation LED lighting at Burrington Village Green	£1,612.84	Public Open Space	November 2024	£0	£1,612.84
Heasley Mill Village Hall	Upgrading windows to double-glazing	£6,595.50	Public Open Space	November 2024	£0.	£6,595.50
Horwood, Lovacott and Newton Tracey Parish Council	Upgrading the access to Lovacott Playing Field	£3,950.00	Public Open Space	November 2024	£3,160.00	£790.00
North Devon Council	Construction of new cycle and pedestrian path ; in consultation with the Roundswell Ward Members	£65,000	Public Open Space	December 2024	£0	£65,000.00

Organisation	Project description	Allocation 24/25	Type of Infrastructure	Month allocated at S & R committee	Spend in 24/25	Allocated not spent in 24/25
Georgeham Parish Council	Purchasing and installing additional play equipment and safety surfacing at Croyde Play Park	£23,018.29	Public Open Space	January 2025	£23,018.29	£0
South Molton Football Club	New sports pitches and clubhouse facilities at Limers Lane	£314,187.59	Public Open Space	January 2025	£0	£314,187.59

**Summary of financial contributions held at the end of the financial year
2024/25**

3.19 Table 11 summarises the overall s106 financial contributions collected and those spent by the Council during the financial year 2024/25, as well as the balances held at the end of March 2025. 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 2024/25

	Capital Funds	Revenue Funds	Total Funds	Source Tables
Unspent financial contributions held at 31 st March 2024	£3,969,356.00	£192,917.00	£4,162,273.00	Tables 1 & 2
New financial contributions received during 2024/25	£1,071,881.00	£10,000.00	£1,081,881.00	Tables 4, 5 & 6
Financial contributions spent during 2024/25	£397,665.00	£12,675.00	£410,340.00	Table 8 & 9
Financial contributions repaid during 2024/25	£14,140.00	£0.00	£14,140.00	Table 10

Table 12: Summary of s111 financial contributions held at the end of the financial year 2024/25

Funds for Braunton Burrows SAC	
	Funds for Braunton Burrows SAC (source: paragraph 3.11)
Unspent financial contributions held at 31 st March 2024	£109,775.00
New financial contributions received during 2024/25	£16,788.00
Financial contributions spent during 2024/25	£7,341.00
Unspent financial contributions held at 31 st March 2025	£119,222.00

3.20 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.

3.21 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 2024/25

4.1 A number of new planning obligations were signed during the financial year 2024/25 attached to granting of new planning permissions. Table 13 sets out the new non-financial contributions agreed during the financial year 2024/25 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 monitoring year 2024/25

Application Number	Address	Number of net affordable homes
75194	Land at Furzebray Farm George Nympton Road South Molton Devon EX36 4ER	19
78083	Former Bicclescombe Nurseries Furze Hill Road Ilfracombe Devon (Community Land Trust site)	16
73518	Land off Birch Road Landkey Barnstaple EX32 0FB	4
77999	Land at Beach Road Woolacombe Devon (Community Land Trust site)	21
65528	Land off Denes Road Landkey Devon	3
74500	Land at Westaway Plains (West of Youings Drive) Pilton Barnstaple Devon	5
Total		68

4.2 Table 13 demonstrates a commitment for a total of an additional 68 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 2024/25

4.3 Table 14 below sets out the non-financial contributions delivered on-site by developers during the financial year 2024/25. 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 2024/25

Type of infrastructure	Application Number	Address	Number of dwellings
Affordable Housing	58335 & 61482	Land at Allenstyle Yelland Devon	21
Affordable Housing	71251	Land off Nadder Lane South Molton Devon	10
Affordable Housing	62919	Land at West of Parklands South Molton Devon	12
Affordable Housing	57699	The Shields Ilfracombe Devon	7
Affordable Housing	73742	Land south of Broomhouse Park and west of Willow Rise Witheridge Tiverton Devon EX16 8FD	12
Affordable Housing	71660	Land at Chivenor Cross Chivenor Braunton EX31 4BN	5
Sub-total			67

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 67 new affordable homes were delivered during the monitoring year 2024/25. All of these homes were delivered on larger scale developments, where market and affordable homes are generally delivered over a number of years. Consequently, further affordable homes are expected on some of these sites in future years and/or have been built on some of these sites in previous years.
- 4.6 In addition to the 67 new affordable homes secured and delivered through an s106 planning obligation on sites set out in Table 14 above, a further 30 new affordable homes have been delivered by the developer through private funding initiatives on land south of Broomhouse Park, Witheridge. The additionality of affordable homes on this site will continue over future years with a total of 155 units being secured.
- 4.7 Also, redevelopment of the former Derby Laceworks, Barnstaple (65 homes in total) could not secure any affordable housing through an s106 planning obligation due to the implications of Vacant Building Credit. However, through public funding with Homes England, 25 affordable homes have been delivered through additionality during the monitoring year. A total of 29 affordable homes will be delivered (44% of total).
- 4.8 There were 3 further new open market dwellings built during the year to meet a 'locally identified housing need' 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 Annex 2: Glossary of the National Planning Policy Framework (NPPF).
- 4.9 In addition to the delivery of on-site affordable housing, other non-financial contributions are provided on-site including physical infrastructure such as 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 formal and 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.
- 4.10 Nevertheless, where financial contributions are required to deliver public open spaces off-site (or larger types of public open spaces such as sports pitches), then a planning obligation is normally required to secure financial

contributions for delivery elsewhere in the local community. 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 2024/25

4.11 At the end of March 2025, 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.

4.12 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 2025 (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 2025 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	37
55809	Leaderflush & Shapland Site, Raleigh Works, Taw Wharf, Sticklepath, Barnstaple	BAR12	14
76760	36 & 37 Boutport Street, Barnstaple	~	4
57649	Land adj. 86 Velator, Velator Bridge, Braunton (Rural Exception Site)	~	12
70562	Land adj. Eastwinds, Pail Park, Knowle (Rural Exception Site)	~	1
58133	Land off Whitestone Lane, Knowle (Rural Exception Site)	~	2
55662	Blackerton Care Village	~	9
56351	Land off North Lane, Bickington, Barnstaple (Phase II)	BAR07	8
73681	Land West of Mead Park (Phase II), Bickington, Barnstaple	~	23
74943	Land North of Yelland Road, Yelland		24
59996 63390	Fairleigh, Crowborough Road, Georgeham	SHA/GEO/563	2
64973	Land at Coombe Cross, (south of Village Hall) Goodleigh	GDL01	5

Application Number	Address	NDTLP policy	Number of dwellings
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
78083	Former Ilfracombe Nurseries, Furze Hill Road, Ilfracombe (Community Land Trust site)	SHA/ILF/253	16
57699	Land at The Shields	ILF02	11
73518	Land off Birch Road, Landkey	LAN01	4
50080	Lower Poole Barns, Fore Street	~	5
66372	Land West of North Molton Primary School, Oakford Cross	~	11
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 (Phase II)	~	46
Sub-total			462

4.13 Redevelopment of the former North Devon Leisure Centre, Barnstaple (180 homes in total) could not secure any affordable housing through an s106 planning obligation due to the implications of Vacant Building Credit. However, through public funding with Homes England, 54 affordable homes (30% of total) are now proposed to be delivered through additionality. Works have commenced on site.

Table 16: Outstanding commitments at the end of March 2025 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 Youings Drive), Pilton	~	5
57600	Land at River Bend (off Exeter Road)	BTA02	4
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
75724	Land East of Worth Road (Phase I)	ILF01	2

Application Number	Address	NDTLP policy	Number of affordable dwellings
72820	Land off Birch Road	~	45
65528	Land off Denes Road, Landkey	LAN01	3
77999	Land South of Beach Road & East of Woolacombe Village Hall, Woolacombe (Community Land Trust site - Rural Exception Site)	~	21
74090	Garage Site A, Oakford Villas	~	2
74080	Garage Site B, Oakford Villas	~	2
75194	Land at Furzebray Farm, George Nympton Road, South Molton	SM01d	19
61689	Land adj. Station Hill & Archipark	~	4
66229	Land off Old Bideford Road, Roundswell, Barnstaple (C3 uses)	BAR08	12
66229	Land off Old Bideford Road, Roundswell, Barnstaple (C2 uses)	BAR08	18
Sub-total			288

4.14 Overall, Tables 15 and 16 above demonstrate a commitment to deliver 750 additional affordable homes with extant 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.

4.15 Many residential developments that were under construction at 31st March 2025 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.

4.16 Relatively few developments will deliver new infrastructure on-site beyond the provision of affordable housing and public open spaces. Delivery of new infrastructure such as for education, whether on-site or through an off-site financial contribution, 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 Torridge Local Plan 2011-2031 (NDTLP).
- 5.2 The principal physical, social and green infrastructure required to support the levels and distribution of development proposed by the North Devon and Torridge Local Plan 2011-2031 (NDTLP) are set out in the Infrastructure Delivery Plan (IDP) published jointly with Torridge District Council in June 2016. The infrastructure listed within the IDP is classified by necessity; some are essential to allow development to take place, whereas others, desirable as they may be, are more aspirational and dependent on the availability of funding.
- 5.3 The IDP sets out the range of identified infrastructure requirements for the various settlements within North Devon, all of which are assigned a priority ranking as follows:
 - **Priority 1:** Infrastructure that is fundamental to the delivery of the strategic vision, objectives and development strategy for the area as set out in the development plan.
 - **Priority 2:** Infrastructure that is necessary to meet the needs arising from development and/or support the strategic vision, objectives, policy aims and overall development strategy for the area as set out in the development plan and related guidance and strategies.
 - **Priority 3:** Infrastructure that is aspirational and would secure the achievement of higher sustainability standards, higher quality development and may contribute towards longer-term aspirations for the area.
- 5.4 For all key infrastructure listed within the IDP, the estimated cost and primary funding sources for each are identified since availability of funding is critical to infrastructure delivery. Section 106 agreements (planning obligations) were identified as a key funding source for many forms of required infrastructure.
- 5.5 The NDTLP recognises the important role of infrastructure in the development of northern Devon over the period up to 2031. The plan has the delivery of infrastructure threaded throughout its visions, objectives, strategies and policies including Policy ST23: *Infrastructure*. This policy sets out the general overarching requirement for the delivery of infrastructure in accordance with development. In addition, many development management policies within the NDTLP focus on specific items of infrastructure that need

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

- 5.6 This IFS sets out the projects and types of infrastructure that the Council intends to be funded either wholly or partly by planning obligations, although. It is not binding on how such funds are spent in the future.
- 5.7 The IDP sets out 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 & Wraffton, 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

5.10 Detailed work is currently being undertaken to review the delivery of the Infrastructure Delivery Plan and this will be reflected in the next Infrastructure Funding Statement.

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 timeline 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 2025 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. One of the ways in which this is being implemented is by the appointment of the Section 106 Monitoring Officer. Their role includes having responsibility for the effective and efficient monitoring and implementation of Section 106 planning obligations, to ensure the appropriate collection and distribution of development contributions arising from development across North Devon. They also monitor the progress of the development to identify when triggers have been met to ensure that financial and nonfinancial obligations towards infrastructure delivery are paid and/or secured.

