

# EAST DEVON DISTRICT COUNCIL

## Annual Infrastructure Funding Statement

For

Community Infrastructure Levy  
Section 106 Agreements

Reporting Period:

1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020

## Community Infrastructure Levy Matters

### Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 1

- a) The total value of demand notices issued in the reported period is £2883283.80
- b) The total amount of CIL collected within the reported period totals £3237828.92
- c) The amount of CIL collected prior to the reported period totals £1748845.61. Of this total the following amount was collected in Cash and as Land Transactions (including payments in kind and infrastructure payments) and the following amounts remain unallocated:

Type	Received	Unallocated
<b>Cash</b>	<u>£1748845.61</u>	<u>£1277684.65</u>
<b>Land Payment</b>	<u>£0</u>	<u>£0</u>

- d) The total amount of CIL collected prior to the reported period that has been allocated in relation to cash received is £471160.96 and in relation to land payments (including payments in kind and infrastructure payments) is £0.
- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
<b>Admin CIL</b>	<u>£60974.64</u>
<b>Neighbourhood CIL</b>	<u>£525591.84</u>
<b>CIL Land Payments</b>	<u>£0</u>
<b>Other CIL Cash</b>	<u>£147152.43</u>
<b>Total Value</b>	<u>£733718.91</u>

- f) The total amount of CIL allocated and not spent during the reported period is as follows, this does not include allocations made within the reported year that have been fully spent:

Type	Allocated	Spent	Remaining
<b>Admin CIL</b>	<u>£161891.45</u>	<u>£60974.64</u>	<u>£100916.81</u>
<b>Neighbourhood CIL</b>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
<b>CIL Land Payments</b>	<u>£0</u>	<u>£0</u>	<u>£0</u>
<b>Other CIL Cash</b>	<u>£2239721.9</u>	<u>£295007.34</u>	<u>£1649707.22</u>

- g) i) The items of infrastructure on which CIL (including land payments) has been spent within the reported year, and the amount of CIL spent on each item is as follows:

Infrastructure	Date	Amount	Description
<b>DAWLISH COUNTRY PARK SANGS</b>	2019	£147152.43	Contribution towards joint delivery of SANGS

ii) The amount of CIL spent on repaying money borrowed, including any interest, and details of the items of infrastructure which that money was used to provide (wholly or in part) is as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
REPAYMENT_DATE	£REPAID_AMOUNT	TYPE	PROJECT_NAMES
N/A	N/A	N/A	N/A

iii) The amount of CIL collected towards administration expenses collected is £249333.73. This was 5% of the total CIL receipts collected (£161891.45) in the reported period.

EAST DEVON DISTRICT COUNCIL has set a collection percentage of 5%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses, Surcharges and Late Payment Interest not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £60974.64.

h) Regarding CIL collected and allocated within the reported year that has not been spent, summary details of what has been allocated, is remaining to be spent and what it has been allocated towards is as follows:

Infrastructure	Amount Allocated	Amount Unspent	Allocation Dated
<b>HABITAT MITIGATION</b>	£278453.29	£278453.29	Ongoing 8.6% of all receipts
<b>EXMOUTH COMMUNITY COLLEGE CLASSROOM BLOCK</b>	£1500000	1500000	22 Oct 19
<b>DINAN WAY EXPANSION</b>	£400000	400000	22 Oct 19

i) i) The total amount of CIL passed to a neighbourhood zone under Regulation 59A (collected on behalf of the neighbourhood zone in cash), cash collected and allocated towards Neighbourhood CIL, and 59B (cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind), are as follows:

## CIL Total

Year Parish	2016/17 Oct - Mar	2017 Apr - Sep	2017/18 Oct - Mar	2018 Apr - Sep	2018/19 Oct - Mar	2019 Apr - Sep	2019/20 Oct - Mar	2020 Apr - Sep	Total
All Saints	0	0	0	0	0	0	0	0	13.9
Awliscombe	0	0	0	0	0	0	0	0	0
Axminster	0	111.62	0	0	57.2	4756.19	807.79	0	5732.8
Axmouth	0	0	0	0	0	52.17	5101.25	0	5153.42
Aylesbeare	0	0	0	0	269.09	269.1	269.09	1022.55	1829.83
Beer	0	0	296.26	148.12	444.37	592.5	0	0	1481.25
Bicton	0	0	0	0	0	0	0	0	0
Bishop Clyst	0	0	0	7442.2	0	0	1241.55	1258.75	9942.50
Brampford Speke	0	0	0	0	0	0	0	0	0
Branscombe	0	0	0	0	0	0	0	0	0
Broadclyst	0	0	0	0	0	0	0	0	0
Broadhembury	0	0	0	0	212.51	0	97.17	48.58	358.26
Buckerell	0	0	0	0	0	0	0	0	0
Budleigh Salterton	0	0	2653.11	102.78	3888.33	3038.01	31682.65	5819.76	47184.64
Chardstock	303.75	0	464.87	1300.5	1305	0	0	0	3374.12
Clyst Honiton	0	0	0	0	0	0	0	0	0
Clyst Hydon	0	0	0	0	0	0	0	0	0
Clyst St George	0	1191.67	0	0	0	0	0	0	1191.67
Clyst St Lawrence	0	0	0	0	0	0	0	0	0
Colaton Raleigh	0	0	0	0	0	0	0	0	0
Colyton	0	0	0	0	3527.33	0	781.39	0	4308.72
Combe Raleigh	0	0	0	0	0	0	3820.42	0	3820.42
Combpyne Rousdon	0	0	0	0	0	0	0	0	0
Cotleigh	0	0	0	0	0	0	0	0	0
Cranbrook	0	0	0	0	0	6633.86	3316.93	0	9950.79
Dalwood	0	0	0	0	11.96	11.95	11.96	83.67	119.54
Dunkeswell	0	0	0	0	0	0	0	0	0
East Budleigh	0	0	0	0	1055.11	1055.11	8459.6	0	10569.82
Exmouth	0	9789.6	42203.5	61239.3	67120.3	140846.7	190728.4	25715.25	537643.07
Farringdon	0	0	0	0	0	0	0	0	0
Farway	0	0	0	0	0	0	0	0	0
Feniton	0	0	0	0	0	0	0	0	0
Gittisham	0	0	0	2100.93	2100.93	2100.94	4617.44	6156.58	17076.82
Hawkchurch	0	0	0	0	70.9	70.91	70.9	212.71	425.42
Honiton	0	0	0	190.66	1461.28	3136.17	1420.67	6018.96	12227.74
Huxham	0	0	0	0	0	0	0	0	0
Kilminster	0	0	0	0	0	0	0	0	0
Luppitt	0	0	0	0	0	0	0	0	0

Lympstone	0	0	0	1825.9	0	0	0	actual receipt 163.02	1825.9
Membury	0	0	0	0	0	0	0	0	0
Monkton	0	0	0	0	0	0	0	0	0
Musbury	0	0	0	0	0	0	0	0	0
Newton Pop	625.5	432.85	303.75	589.49	1215	1496.7	4519.23	7112.94	16295.46
Northleigh	0	0	0	0	0	0	0	0	0
Offwell	0	742.81	345.58	345.58	826.34	1101.78	0		3362.09
Otterton	0	0	0	0	0	0	110.42	110.41	220.83
Ottery	0	0	595.83	0	4192.75	32.47	259.67	0	5080.72
Payhembury	0	0	0	0	115.2	684.69	6906.56	0	7706.45
Plymtree	0	0	0	0	0	0	0	0	0
Poltimore	0	0	0	0	0	0	0	0	0
Rewe	0	0	0	0	0	0	0	0	0
Rockbeare	0	0	0	0	1349.81	4993.56	4993.57	0	11336.94
Seaton	0	35.59	0	444.71	13316.5	2389.93	800.73	976.62	17964.08
Sheldon	0	0	0	0	0	0	0	0	0
Shute	0	0	0	0	0	0	0	862.83	862.83
Sidmouth	0	182.72	353.64	353.74	4370.47	2237.24	70459.6	8373.73	86331.14
Southleigh	0	0	0	0	109.24	0	0	0	109.24
Stockland	0	0	0	0	47.1	0	0	0	47.1
Stoke Canon	0	0	0	0	0	0	0	0	0
Talaton	0	0	0	0	0	0	0	0	0
Uplyme	0	0	244.79	1469.34	244.79	944.16	979.15	0	3882.23
Upton Pyne	0	0	0	0	0	0	0	3479.16	3479.16
West Hill	0	299.68	299.68	665.13	2372.89	1290.43	1896.45	3096.54	9920.8
Whimble	0	0	0	0	0	484.5	484.5	484.49	1453.49
Widworthy	0	0	0	0	0	0	0	0	0
Woodbury	0	0	0	10629.7	3328.09	1992.62	1525.84	2034.5	19510.75
Yarcombe	0	0	0	0	0	0	0	0	0

The following amounts were allocated towards neighbourhood zones under Regulation 59B, cash provided by the Charging Authority to Neighbourhood Zones equivalent to what they would have received on a payment in kind, during the reported year:

Zone	Amount	Date	Re-allocated from
N/A	N/A	N/A	N/A

ii) The following spends within the reported year have been passed to a third party to spend on the provision, improvement, replacement, operation or maintenance of infrastructure under Regulation 59(4):

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

- j) i) The total collected by EAST DEVON DISTRICT COUNCIL for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0 59E and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £0 59F.

ii) The amount of CIL allocated during the reported year under Regulation 59E, CIL returned to the Charging Authority that had been passed to a Neighbourhood Zone and had not been applied to infrastructure after a 5 year period, during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	N/A	N/A

The amount of CIL spent under Regulation 59E during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

The amount of CIL allocated during the reported year under Regulation 59F during the reported year is as follows:

Infrastructure	Neighbourhood Zone	Amount	Date
N/A	N/A	N/A	N/A

The amount of CIL spent under Regulation 59F during the reported year is as follows:

Infrastructure	Amount	Date	Spend Description
N/A	N/A	N/A	N/A

k) i) The amount of CIL requested under Regulation 59E for the reported year is as follows per neighbourhood zone:

Neighbourhood Zone	Amount Requested
N/A	N/A

ii) The amount of CIL still outstanding for recovery under Regulation 59E at the end of the reported year for all years is as follows for each neighbourhood zone:

Neighbourhood Zone	Amount Outstanding
N/A	N/A

l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that has not been spent is £25526350.27.

ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 1 September 2016 to the end of the reported year that has not been spent is £3803102.27.

iii) The amount CIL collected and that has not been spent under Regulations 59E and 59F during the reported year are as follows:

Type	Retained
Regulation 59E	<u>£0</u>
Regulation 59F	<u>£0</u>

iv) The amount of CIL collected from 1 September 2016 to the end of the reported year under Regulations 59E and 59F that has not been spent is as follows:

Type	Retained
Regulation 59E	<u>£0</u>
Regulation 59F	<u>£0</u>

## Section 106 Matters

### Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

- a) The total amount of money to be provided under any planning obligations which were entered during the reported year is £368948.79. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due.
- b) The total amount of money received from planning obligations during the reported year was £853916.
- c) The total amount of money received prior to the reported year that has not been allocated is £0.
- d) During the reported year the following non-monetary contributions have been agreed under planning obligations:
- i) The total number of affordable housing units to be provided is 55.
  - ii) The following education provisions have been agreed under S106 agreements:

Summary details of all non-monetary obligations agreed within the reported year are as follows:

Covenant Type/Service	MHCLG Type	Deed Signed	Planning Application
<b>S106</b>	affordable-housing	24 May 2019	18/0089/FUL
<b>S106</b>	affordable-housing green-infrastructure open-space-and-leisure	14 June 2019	18/2272/MFUL
<b>DOV</b>	other	24 June 2019	10/0816/MOUT
<b>S106</b>	green-infrastructure flood-and-water-management	11 July 2019	18/1094/MOUT
<b>Unilateral</b>	other	22 July 2019	19/0784/FUL
<b>S106</b>	affordable-housing open-space-and-leisure	21 August 2019	14/0330/MOUT
<b>S106</b>	open-space-and-leisure	9 September 2019	19/0412/FUL
<b>S106</b>	affordable-housing	3 October 2019	16/0218/OUT



<b>S106</b>	affordable-housing open-space-and- leisure	14 January 2019	18/2376/MFUL
<b>S106</b>	affordable-housing	22 January 2020	18/0524/MFUL
<b>S106</b>	other	5 February 2020	18/1681/MOUT
<b>S106</b>	affordable-housing	6 February 2020	17/2904/OUT
<b>S106</b>	open-space-and- leisure	14 February 2020	18/2589/MFUL
<b>Unilateral</b>	other	25 February 2020	19/1320/FUL

e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £853916. Of this amount £853916 was not spent during the reported year.

The total amount of money from planning obligations spent during the reported year was £553470

f) . Of this amount £0 was spent by a third party on behalf of EAST DEVON DISTRICT COUNCIL.

g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
affordable-housing	£32,707.91	4 September 2019	£32,707.91
green-infrastructure	£144086.84	As received	£144086.84
open-space-and- leisure	£392311.17	As received	£369898.21
monitoring-fees	£48255.49	As received	£48255.49

h) In relation to money which was spent by EAST DEVON DISTRICT COUNCIL during the reported year:

i) The items of infrastructure that planning obligation money has been spent on and the amount spent are as follows:

Infrastructure	Spent	Date Spent	Spend Description
Budleigh Knowle Play Area	£20117.94	31/03/20	PLAY AREA

Infrastructure	Spent	Date Spent	Spend Description
Seaton & Colyton Medical Practice expansion	£47295.93	2019/20	BUILD
Axminster Outdoor Bowling Club	£40271.88	17/02/20	BOWLING CARPET
Hawkchurch Tennis Court Refurb	£1726.61	31/01/20	TENNIS COURT RESURFACING
Exmouth - Littleham Village Hall Play Area	£5888.75	17/01/20	PLAY AREA
Axminster - Loretta Road Play Area	£36500.00	06/01/20	PLAY AREA
Payhembury Vc To C	£7708.07	27/09/19	PEDESTRIAN ACCESS
Newton Poppleford - Sport and play	£11434.00	27/08/19	SPACE IMPROVEMENTS
Chardstock Improvements	£10589.53	26/07/19	FENCING & SWING
Upottery MUGA	£3450.00	20/05/19	MUGA
Exmouth spring toddler equipment	£973.00	09/04/19	PLAY AREA
Habitat Mitigation Balance Transfer	£254522.58	End of year transfer	HABITAT Mitigation Projects

Habitat Mitigation Projects see table below

Year	Code	Description of Contract	Value	Spent
2019	All	Salaries & Sundries	26	£ 61,449.08
2019	All	Wardens Vehicle	27	£ 155.10
2019	All	Devon Loves Dogs - Tags & Merch	28	£ 143.11
2019	All	Devon Loves Dogs - Vehicle	29	£ 4,804.46
2019	EE	TDC SANGS CONT	30	£ 321,500.00
2019	Exe Estuary	Exe Patrol Boat	31	£ 648.29
2019	Exe Estuary	Exe Estuary Revised Zoning	32	£ 2,918.31
2019	Exe Estuary	Exe Estuary Codes Of Conduct	33	£ 249.80
2019	Dawlish Warren	Dw Petalwort Monitoring	34	£ 537.72
2019	Pebble Beds	Pbh Codes Of Conduct	35	£ 11.23
2019	Exe Estuary	Exe Update Signs At Slipways	36	£ 2,328.87
2019	Exe Estuary	Exe Disturbance Monitoring	37	£ 2,862.46
2019	Dawlish Warren	Dw Visitor Management Plan	38	£ 160.18
2019	Pebble Beds	Pbh Educational Work Schools	39	£ 1,534.90
2019	Pebble Beds	Pbh Interpretation Boards	40	£ 170.54
2019	Pebble Beds	Pbh Changes To Carparks	41	£ 2,200.97

ii) The amount of planning obligation money spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide are as follows:

Date	Amount Used	Loan/Interest	Infrastructure Funded
N/A	N/A	N/A	N/A

iii) The amount of planning obligation money spent in respect of administration of planning obligations and monitoring in relation to the delivery of planning obligations during the reported year was £58691.

i) The total amount of money retained at the end of the reported year is £5.729M Of this amount retained an amount of £210535.80 has been retained for long term maintenance.

**Section 278 Matters**  
**Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A**  
**Schedule 2 Section 4**

The following matters are agreements entered into during the reported year in respect to Highways Agreements under Section 278 of the Highways Act 1980. The financial values of these are included in the matters under **Schedule 2 Section 3** of this report. Please see the allocation and spending sections to see the allocation and spending of any financial matters described below.

<b>Deed Date</b>	<b>Application/Deed/Clause/Covenant</b>	<b>Amount</b>
<b>N/A</b>	<b>N/A</b>	<b>N/A</b>

## **Infrastructure list text for the East Devon Infrastructure Funding Statement 2019/20**

### **Infrastructure list**

In accordance with CIL Regulation 121A, the following list sets out the projects or types of infrastructure that East Devon District Council intend will be, or may be, wholly or partly funded by CIL:

- Education, including 420 place primary school at land north of Black Horse/Redhayes (Tithebarn Green/Mosshayne); additional secondary capacity serving the West End; and additional primary capacity serving Axminster (specifically at Axminster Community Primary School and St Mary's, Axminster)
- Exe Estuary habitat mitigation
- Pebblebed Heaths habitat mitigation
- Clyst Valley Regional Park
- Health care facilities
- Emergency service facilities
- Library facilities
- Community and Youth facilities
- Sports and leisure provision
- Open space/recreation provision
- Transport, including Clyst Valley Way; Cranbrook cycle link; Cranbrook to Exeter city centre bus priority; Axminster relief road; and Dinan Way extension, Exmouth

The inclusion of a project or type of infrastructure in this list does not signify a commitment from the district council to fund it from CIL receipts. The order of the list does not imply any order of preference for funding. It should be noted that both s106 planning obligations and CIL receipts can be used to fund the same infrastructure project.

The delivery of the infrastructure set out above is consistent with development proposed in the East Devon Local Plan 2013 to 2031 and the emerging Cranbrook Plan. Affordable housing is required through Strategy 34 and 35 in the East Devon Local Plan, and policy CB11 in the emerging Cranbrook Plan.