

# Infrastructure Funding Statement 2020/21 (IFS)

December 2021



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# 1. Introduction

## 1.1 The role of the IFS

- 1.1.1 The Infrastructure Funding Statement (IFS) is an annual report typically published in December, which provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106) within Dartmoor National Park for a given financial year.
- 1.1.2 Section 106 income is used to help fund the provision of supporting infrastructure in association with development and maximise the benefits and opportunities from growth, such as employment opportunities and affordable homes.
- 1.1.3 The information included in the report will be updated annually and published on the Authority's website. This will ensure the most up to date information on the amount of developer contributions received from new developments in addition to information on where these monies have been spent is readily available to members of the public and other interested parties.
- 1.1.4 Please note that data on developer contributions is imperfect because it represents estimates at a given point in time and can be subject to change. However, the data reported within this document is the most robust available at the time of publication.
- 1.1.5 Throughout the IFS there will be references to the following definitions:
- **Agreed** – Contributions that have been agreed within a signed legal document. These contributions have not been collected/ delivered and if the planning applications are not implemented they will never be received;
  - **Received** – Contributions received, either non-monetary or monetary, that have been transferred to Dartmoor National Park Authority (DNPA), Devon County Council (DCC), or one of the constituent District Councils, on behalf of the Authority;
  - **Retained** - Contributions that have been received by or on behalf of DNPA but have not yet been allocated to specific projects or spent;
  - **Allocated** – Contributions that have been received and allocated to specific projects, but not yet spent/delivered;
  - **Spent/ Delivered** – Monetary or non-monetary contributions that have been spent/ delivered;
  - **This Financial/Reporting Year** - unless stated otherwise, refers to the period 01/04/2020 – 31/03/2021.

## 1.2 Developer Contributions

- 1.2.1 Planning Obligations are legal agreements which can be attached to a planning permission to mitigate the impact of development. These either come in the form of a S106 Agreement or the CIL (the Community Infrastructure Levy). Obligations can only be sought where they are directly related to the development, fairly and reasonably related in scale and kind to the development, and necessary to make the development acceptable in planning terms.
- 1.2.2 DNPA uses S106 Agreements to secure contributions from development to deliver local infrastructure. S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site, normally in the form of financial payments.
- 1.2.3 CIL is not considered to be a cost-effective option for Dartmoor National Park to secure effective funding for infrastructure. This is because CIL chargeable development is low in Dartmoor, given that much of the local infrastructure in Dartmoor is owned and/or managed by other local authorities. Additionally, CIL is unable to fund affordable housing. Therefore, it is considered that the imposition of CIL (which is non-negotiable) would significantly reduce the delivery of affordable housing.

## 2. S106 Contributions

### 2.1 Monies received and spent

- 2.1.1 **Table 1** shows the current status of the financial contributions received by the Authority since 2015.
- 2.1.2 In the reporting year, £78,499 in financial contributions was received by DCC on behalf of the Authority and allocated towards the expansion and improvement of Ashburton Primary School. No money was spent by the Authority in the reporting year, either on infrastructure, repaying money borrowed or monitoring.
- 2.1.3 The monies received prior to the reporting year that remains unspent totals £350,000. Therefore, with the Authority spending no money in the reporting year, the total amount of S106 money retained by the Authority on 31 March 2021 remains at £350,000. These funds are unallocated at the time of writing.
- 2.1.4 The retained monies originate from the same development (Brettville Close, Chagford) and were received in two separate tranches in 2015/2016 and 2019/20. The intended use of this money is as an off-site affordable housing contribution for community purposes, to include affordable housing for people in local need, car parking, public open space and a link road.

**Table 1** Status of S106 contributions received by the Authority since 2015 (updated March 2021).

Planning reference	Location	Contribution total	Current contribution status	Year of most recent update	Further Information
0623/11	Birchwood, Plymouth Road, Horrabridge.	£85,000	Spent	2016/17 (Complete)	Funds used to address £100,000 shortfall in the delivery of 10 affordable homes Walkham Meadows, Horrabridge.
0289/14	The Old Police Station, Moretonhampstead	£52,100	Spent	2018/19 (Complete)	Glebelands scheme granted planning consent and House at Moretonhampstead purchased with refurbishment works commenced pending occupation as a rented dwelling.
0524/14	Brettville Close, Chagford	£350,000	Retained	2020/21	An offsite affordable housing contribution for community purposes. 50% funds to be spent by 11/08/2025, 50% funds to be spent by 28/05/2029.
0035/18	Brewery Meadow, Ashburton	£78,499	Allocated	2020/21	Money allocated to Ashburton Primary School (DCC) for expansion and improvements. Funds to be spent within 10 years.

## 2.2 Obligations agreed in 2020/21

2.2.1 **Table 2** outlines the eight planning obligations agreed by the Authority during the reporting year. The planning obligations all require non-monetary contributions, in the form of Affordable Housing Provision (AHP). The individual S106 agreements can be viewed online via the [Authority's Planning Portal](#).

**Table 2** Planning obligations entered into which require AHP in 2020/21

Planning reference	Location	S106 Date	AHP
0228/18	Land to the East of Betton Way, Forder Farm, Moretonhampstead	08/07/2020	15*
0346/18	Land adjacent to Fairfield, South Brent	20/07/2020	40**
0046/19	Mill House, Manor Mill, Exeter Road, South Brent	09/04/2020	2
0312/19	Land at Longstone Cross, Roborough Gardens, Ashburton	04/06/2020	39
0465/19	Methodist Chapel, Ilsington	06/11/2020	1
0016/20	Woodcote, Chagford	22/06/2020	3
0163/20	Downtown Farm, Lydford	07/07/2020	2
0531/20	1 Cross View, Dean Prior	11/03/2021	2

\*Outline planning permission granted, therefore an approximate value for AHP is given as the exact number has not yet been determined.

\*\* S106 states the provision of 14 AHP, however an additional 26 AFP have been committed outside of the S106 agreement through an additional Homes England funding allocation.

2.2.2 **Table 3** outlines the seven planning obligations agreed by the Authority during the reporting year which require monetary contributions. The individual S106 agreements can be viewed online via the [Authority's Planning Portal](#).

**Table 3** Planning obligations entered into which require monetary contributions in 2020/21

Planning reference	Location	S106 Date	Monetary contribution agreed	Contribution status
0322/16	Linhay Hill Quarry, Ashburton	15/03/2021	£11,000	Agreed
0346/18	Land adjacent to Fairfield, South Brent	20/07/2020	£23,343	Agreed
0588/19	Land at Station Road, Moretonhampstead	22/12/2020	£35,610	Agreed
0312/19	Land at Longstone Cross, Roborough Gardens, Ashburton	04/06/2020	£52,901	Agreed
0018/20	Devonia House Nursing Home, Leg O Mutton Corner, Yelverton	19/03/2021	£28,123	Agreed
0016/20	Woodcote, Chagford	22/06/2020	£22,780	Agreed
0457/20	Beacon Park, Tavistock	17/03/2021	TBD*	Agreed

\*A unilateral undertaking for a contribution of 28% of the sale price (to be determined).