

Infrastructure Funding Statement 2019/20 (IFS)

December 2020



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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);
 - Allocated - Contributions that have been received and allocated to specific projects;
 - Spent/ Delivered - Monetary or non-monetary contributions that have been spent/ delivered;
 - This Financial/Reporting Year - unless stated otherwise, this refers to the period 01/04/2019 - 31/03/2020.

1.2 Developer Contributions

Section 106 Planning Obligations

- 1.2.1 Planning Obligations (also known as S106 Agreements) are legal agreements which can be attached to a planning permission to mitigate the impact of development.
- 1.2.2 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. S106 contributions can either be provided on-site, for example through the provision of affordable housing, or off-site in the form of financial payments.

2. S106 Contributions

2.1 Monies received and spent

2.1.1 Table 1 shows the financial contributions received, allocated, spent and retained at the end of the year from S106 agreements for various financial years. All figures are in pounds sterling. In 2016/17 and 2017/18, no contributions were made or spent, therefore these years are not shown.

2.1.2 The Authority received £175,000 in financial contributions in the reporting year. No money has been allocated for infrastructure in the reporting year. No money has been 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 £175,000. Therefore, the total amount of S106 money retained by the Authority on 31 March 2020 is £350,000. These funds are unallocated at the time of writing.

2.1.4 The retained monies originate from the same development, received in two separate tranches (Table 1). The intended use of this money is as an offsite 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 Summary of S106 contributions received and spent by the Authority, April 2015 - March 2020.

Year	Received	Allocated	Expenditure	Retained	Further Information
2015/16	175,000	0	0	175,000	An offsite affordable housing contribution for community purposes. Funds to be spent by 11/08/2025
2018/19	52,100	0	52,100	0	Funds used to address £100,000 shortfall in the delivery of 10 affordable homes Walkham Meadows, Horrabridge.
2019/20	175,000	0	0	175,000	An offsite affordable housing contribution for community purposes. Funds to be spent by 28/05/2029

2.2 Obligations agreed in 2019/20

2.2.1 **Table 2** outlines the six 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 by the Authority in the reporting year

Planning Reference	Location	S106 Date	AHP
0104/18	Woodlands Farm, Murchington	07/10/2019	1
0123/18	Great Hall, North Street, Ashburton	18/03/2020	1
0253/18	Glebelands, Buckfastleigh	18/09/2019	2
0476/18	The Old Telephone Exchange, South Zeal	17/09/2019	4
0577/18	Westabrook Drive, Ashburton	17/09/2019	2
0494/19	Barn Park, Buckfastleigh	24/03/2020	3