

Infrastructure Funding Statement (IFS) 2021/22

November 2023



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1. Introduction

1.1 Role of the Infrastructure Funding Statement (IFS)

1.1.1 The Infrastructure Funding Statement (IFS) is an annual report, which provides a summary of all financial and non-financial developer contributions relating to Section 106 Legal Agreements (S106s) within Dartmoor National Park for a given financial year.

1.1.2 S106 income is used to help fund the provision of infrastructure required to support growth and maximise the benefits communities receive from growth, such as from 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 up to date information on the amount of developer contributions received and where these monies have been spent is publicly available.

1.1.4 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 or delivered;
- **This Financial/Reporting Year** - unless stated otherwise, refers to the period 01/04/2021 – 31/03/2022.

1.2 Developer Contributions

1.2.1 S106 legal agreements are attached to a planning permission and contain planning obligations which mitigate the impact of development and make the development acceptable in policy terms. 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, play space, outdoor sports provision, affordable housing, local education provision and other infrastructure items as indicated in Local Plan policy. 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, £57,901 in financial contributions was received by DCC on behalf of the Authority. £52,901 is allocated for education purposes and £5,000 is allocated for traffic management.

2.1.3 No money was spent by the Authority in the reporting year, either on infrastructure, repaying money borrowed or monitoring.

2.1.4 The monies received prior to the reporting year that remain 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 2022 remains at £350,000. These funds are unallocated at the time of writing.

2.1.5 The retained monies originate from the same development (Bretville 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 (or DCC on behalf of the Authority) since 2015

Planning ref.	Location	Contribution total	Current contribution status	Updated	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	Bretteville Close, Chagford	£350,000	Retained	Nov. 2022	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	Nov. 2022	Money allocated to Ashburton Primary School (DCC) for expansion and improvements. Funds to be spent within 10 years.
0322/16	Linhay Hill Quarry, Ashburton	£5,000	Allocated	Nov. 2022	DCC undergoing the legal process for the road closure traffic management and Traffic Order variation.
0312/19	Longstone Cross, Roborough Gardens, Ashburton	£52,901	Allocated	Nov. 2022	Education contribution to be spent on Ashburton Primary School.

2.2 Obligations agreed in 2021/22

2.2.1 Table 2 outlines the non-monetary planning obligations agreed by the Authority during the reporting year. The planning obligations all require 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 2021/22

Planning reference	Location	S106 Date	AHP
0147/19	Land at Palstone Lane, South Brent	15/11/2021	12
0332/19	Former Outdoor Experience Site, Chuley Road, Ashburton	03/09/2021	6
0106/20	25 Glebelands, Buckfastleigh	26/01/2022	1
0107/20	Land at Lamb Park, Chagford	10/08/2021	1
0370/20	Brook Lane, Widecombe-in-the-Moor	28/01/2022	8

2.2.2 Table 3 outlines the 4 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 2021/22

Planning reference	Location	S106 Date	Monetary contribution agreed	Contribution status
0348/15	Yennadon Quarry, Dousland	23/03/2022	£148,500	Agreed
0147/19	Land at Palstone Lane, South Brent	15/11/2021	£2,871	Agreed
0332/19	Former Outdoor Experience Site, Chuley Road, Ashburton	03/09/2021	£85,325	Agreed
0370/20	Brook Lane, Widecombe-in-the-Moor	28/01/2022	£5,557	Agreed