

East Devon
Annual Infrastructure
Funding Statement
For
Community Infrastructure Levy and
Section 106

Reporting Period:
From 01 April 2022 to 31 March 2023

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 £6,887,313.71. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.

Of total value the amount from Liability Notices (liable floorspace after any relief that has been granted) is £6,867,911.54. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £19,402.17 and the total value of the late payment interest accrued is £0.00.

- b) The total amount of CIL collected within the reported period totals £3,300,222.11.
- c) The amount of CIL collected prior to the reported period totals £9,421,157.41. 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
Cash	£9,421,157.41	£4,228,301.96
Land Payment	£0.00	£0.00

- d) The total amount of CIL collected prior to the reported period allocated in the reported period in relation to cash received is £4,451,329.37 and in relation to land payments (including payments in kind and infrastructure payments) is £0.00.
- e) The total CIL expenditure recorded for the reported period is as follows:

Type	Expenditure
Admin CIL	£74,918.00
Neighbourhood CIL	£142,476.31
CIL Land Payments	£0.00
Strategic CIL	£0.00
Total Value	£217,394.31

- 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
Admin CIL	£165,011.11	£74,918.00	£90,093.11
Neighbourhood CIL	£422,956.39	£2,800.00	£420,156.39
CIL Land Payments	£0.00	£0.00	£0.00
Strategic CIL	£177,251.09	£0.00	£177,251.09

- 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
N/A	N/A	N/A	N/A

Of this money spent within the reported year, the number of affordable housing units provisioned via the spend of CIL money is 0.

Of this money spent within the reported year, the following number of education places have been provisioned:

Education Type	Number of school places
N/A	N/A

- 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
N/A	N/A	N/A	N/A

In accordance with CIL Reg 121A (1)(a), the following is a list of infrastructure in EDDC that may be wholly or partly funded by CIL:

- Education
- 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

- iii) The amount of CIL collected towards administration expenses is £165,011.11. This was 5% of the total CIL receipts collected (£3,300,222.11) in the reported period.

East Devon has set a collection percentage of 5.00%. The percentage taken may differ due to Land payments (including payments in kind and infrastructure payments) not being allocated to administration expenses and Surcharges not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £74,918.00. This was 2.27% of the total CIL collected within the reported year.

- 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
Post CIL Hab Regs 8.6%	£177,251.09	£177,251.09	02 January 2023

- 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:

Zone	Date	Amount Passed
All Saints	02 January 2023	£646.91
Axminster	14 February 2023	£9,623.53
Bishops Clyst	14 February 2023	£12,398.88
Bishops Clyst	31 March 2023	£22.46
Broadclyst	14 February 2023	£143,274.97
Budleigh Salterton	14 February 2023	£23,816.99
Colyton	14 February 2023	£2,558.88
Cranbrook	14 February 2023	£11,968.51
East Budleigh and Bicton	14 February 2023	£992.25
Exmouth	14 February 2023	£54,875.82
Gittisham	14 February 2023	£566.85
Hawkchurch	14 February 2023	£283.62
Honiton	21 February 2023	£3,871.42
Lympstone	14 February 2023	£93,008.52
Membury	14 February 2023	£1,766.67
Newton Poppleford	14 February 2023	£1,420.72
Otterton	14 February 2023	£441.67
Ottery St Mary	14 February 2023	£13,210.63
Payhembury	14 February 2023	£1,184.85
Plymtree	14 February 2023	£1,497.94
Rewe	14 February 2023	£1,912.50
Rockbeare	14 February 2023	£515.28
Seaton	14 February 2023	£3,316.15
Sidmouth	14 February 2023	£17,714.17
Stoke Canon	14 February 2023	£596.25
Uplyme	14 February 2023	£4,288.08
Upton	14 February 2023	£3,362.96
Upton	20 February 2023	£3,362.96
Woodbury	14 February 2023	£10,455.95

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 for the reported year under Regulation 59E (CIL returned to the Charging Authority after 5 years if not spent) was £0.00 and under Regulation 59F, CIL collected and retained by the Charging Authority for areas that are not designated Neighbourhood Zones, was £0.00.

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
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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
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l) i) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, for the reported year and that had not been spent is £2,431,866.87.

ii) The amount of CIL collected, not assigned for Neighbourhood CIL or CIL Administration, from 01 September 2016 to the end of the reported year that had not been spent is £8,123,072.27.

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

Type	Retained
Regulation 59E	£0.00
Regulation 59F	£0.00

iv) The amount of CIL collected from 01 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	£0.00
Regulation 59F	£0.00

The following table provides a summary of money passed, spent and remaining by the end of the reported period:

Neighbourhood Zone	Received within the Reported Year	Spent within the Reported Year	Remaining CIL after 31 st March 2023
All Saints	£646.91	£0.00	£674.71
Awliscombe	£0.00	£0.00	£0.00
Axminster	£9,623.53	£111.62	£18,564.41
Axmouth	£0.00	Unconfirmed*	Unconfirmed*
Aylesbeare	£0.00	Unconfirmed*	Unconfirmed*
Beer	£0.00	£4,506.15	£169.37
Bishops Clyst	£12,421.34	£2,756.06	£19,482.49
Brampford Speke	£0.00	£0.00	£0.00
Branscombe	£0.00	£0.00	£563.12
Broadclyst	£143,274.97	£0.00	£263,389.84
Broadhembury	£0.00	£0.00	£298.34
Buckerell	£0.00	£0.00	£0.00
Budleigh Salterton	£23,816.99	£0.00	£65,342.74
Chardstock	£0.00	£0.00	£0.00
Clyst Honiton	£0.00	£0.00	£0.00
Clyst Hydon	£0.00	£0.00	£0.00
Clyst St George	£0.00	£0.00	£1,191.67
Clyst St Lawrence	£0.00	£0.00	£0.00
Colaton Raleigh	£0.00	£0.00	£0.00
Colyton	£2,558.88	£0.00	£13,913.22
Combe Raleigh	£0.00	£0.00	£3,820.42
Combpyne Rousdon	£0.00	£0.00	£0.00
Cranbrook	£11,968.51	£9,754.69	£11,968.51
Dalwood	£0.00	£119.54	£0.00
Dunkeswell	£0.00	£0.00	£0.00
East Budleigh & Bickton	£992.25	£3,488.82	1,332.31
Exmouth	£54,875.82	£0.00	£656,541.02
Farringdon	£0.00	£0.00	£0.00
Farway	£0.00	£0.00	£0.00
Feniton	£0.00	£0.00	£0.00
Gittisham	£566.85	£0.00	£5,769.39
Hawkchurch	£283.62	Unconfirmed*	Unconfirmed*

Honiton	£3,871.42	£0.00	£27,763.49
Huxham	£0.00	£0.00	£0.00
Kilmington	£0.00	£0.00	£0.00
Luppitt	£0.00	£0.00	£0.00
Lympstone	£93,008.52	£48,593.94	£99,367.35
Membery	£1,766.67	£500.00	£5,983.42
Musbury	£0.00	£0.00	£0.00
Newton Poppleford and Harpford	£1,420.72	£8,822.00	£10,193.93
Offwell	£0.00	Unconfirmed*	Unconfirmed*
Otterton	£441.67	Unconfirmed*	Unconfirmed*
Ottery St Mary	£13,210.63	£0.00	£22,373.53
Payhembury	£1,184.85	£2,774.55	£1,184.85
Plymtree	£1,497.94	£0.00	£2,995.88
Poltimore	£0.00	£0.00	£0.00
Rewe	£1,912.50	£0.00	£1,912.50
Rockbeare	£515.28	£0.00	£54,142.43
Seaton	£3,316.15	£0.00	Unconfirmed*
Shute	£0.00	£0.00	£2,620.57
Sidmouth	£17,714.17	£57,035.00	£35,402.11
Southleigh	£0.00	Unconfirmed*	Unconfirmed*
Stockland	£0.00	Unconfirmed*	Unconfirmed*
Stoke Canon	£596.25	£0.00	£0.00
Talaton	£0.00	£0.00	£0.00
Uplyme	£4,288.08	£0.00	£4,821.45
Upottery	£6,725.92	£0.00	£6,725.92
Upton Pyne	£0.00	£0.00	£3,479.16
West Hill	£0.00	£1,213.94	Unconfirmed*
Whimple	£0.00	Unconfirmed*	Unconfirmed*
Woodbury	£10,455.95	£2,800.00	£17,082.79
Yarcombe	£0.00	£0.00	£978.13

*Awaiting response from Parish to confirm our records are aligned.

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 £1,905,698.15. 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 £144,555.89.
- c) The total amount of money received prior to the reported year that has not been allocated is £2,148,223.11.
- 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 as on-site provision agreed under planning obligations is 21.

The total number of affordable housing units to be provided by S106 off site funding allocations made within the reported period is 0.

- ii) Education provisions that's have been agreed under S106 agreements:

Please contact Devon County Council for information about this. Devon County Council is the Education Authority and responsible for providing education infrastructure.

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

Covenant Type/Service	Deed Date	Clause	Planning Application
Affordable Housing/Affordable Housing	07/07/2022	S1.2.1-2.1.2	20/2410/MFUL
Affordable Housing/Affordable Housing	07/07/2022	S1.2.2	20/2410/MFUL
Viability Appraisal/Affordable Housing	07/07/2022	S1.2.3-2.3.3	20/2410/MFUL

Viability Appraisal/Affordable Housing	07/07/2022	S1.2.3.4-2.3.6	20/2410/MFUL
Removes permission/Legal Dwelling/Land Use Restriction/	15/09/2022	Schedule 1	21/3003/FUL
Affordable Housing/Affordable Housing	15/09/2022	S6	21/1690/FUL
Affordable Housing/Affordable Housing	18/01/2023	Sch1.1	19/1753/MFUL
Affordable Housing/Affordable Housing	18/01/2023	Sch1 2.2	19/1753/MFUL
Affordable Housing/Affordable Housing	18/01/2023	Sch1 3.1	19/1753/MFUL
Affordable Housing/Affordable Housing	18/01/2023	Sch1 4.1 -4.6	19/1753/MFUL
Affordable Housing/Affordable Housing	18/01/2023	Sch1 5.1 -5.5	19/1753/MFUL
Affordable Housing/Affordable Housing	18/01/2023	Sch1 6.1-6.2	19/1753/MFUL
Affordable Housing/Affordable Housing	18/01/2023	SCh1 7.1 -7.2	19/1753/MFUL
Management Company/S106 Monitoring	14/09/2022	Sch 4 -5.1.3	20/1647/MFUL
Affordable Housing/Affordable Housing	27/02/2023	Schedule 1 1.1 to 1.14	21/1838/MFUL
Affordable Housing/Affordable Housing	27/02/2023	Schedule 1 1.15	21/1838/MFUL
Affordable Housing/Affordable Housing	27/02/2023	Schedule 1 1.16 to 1.21	21/1838/MFUL
Affordable Housing/Affordable Housing	27/02/2023	Schedule 1 1.22 to 1.26	21/1838/MFUL
Affordable Housing/Affordable Housing	27/02/2023	Schedule 1 1.27 to 1.28.1	21/1838/MFUL
Affordable Housing/Affordable Housing	27/02/2023	Schedule 1 1.29	21/1838/MFUL
District Heating/Building Regs	27/02/2023	Schedule 1 4.1 to 4.4	21/1838/MFUL
Trees/Streetscene	15/09/2022	Sch1 2.1	21/2447/FUL
Trees/Streetscene	15/09/2022	Sch1 2.3	21/2447/FUL
Trees/Streetscene	15/09/2022	Sch1 2.4	21/2447/FUL

Trees/Streetscene	15/09/2022	Sch1 2.5	21/2447/FUL
Affordable Housing/Affordable Housing	05/10/2022	Sch 1 2.7	20/1234/FUL
Affordable Housing/Affordable Housing	05/10/2022	Sch 1 2.2-2.6	20/1234/FUL
Affordable Housing/Affordable Housing	05/10/2022	Sch 1 3.1	20/1234/FUL

- e) e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £1,090,040.82. Of this amount £1,064,470.20 was not spent during the reported year.
- f) The total amount of money from planning obligations spent during the reported year was £500,218.19. Of this amount £0.00 was spent by a third party on behalf of East Devon.
- g) The following items have had money allocated towards them during the reported year with unspent allocations:

Infrastructure	Allocated	Date Allocated	Unspent
Ottery Winters Lane Play Area	£28,640.65	03 July 2022	£28,640.65
Axminster Climbing Wall	£14,759.42	01 June 2022	£14,759.42
Affordable Housing not Fortfield	£814,717.89	01 November 2022	£814,717.89
Exmouth Phear Park Sport/Cycle Routes	£13,704.14	01 November 2022	£13,704.14
Cranbrook Sports Pavilion	£172,441.69	04 July 2022	£172,441.69

- h) In relation to money which was spent by East Devon 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
Feniton Louvigny Close Play Area	£34,096.63	04 November 2022	
Exmouth College Astro Turf resurfacing	£150,000.00	07 December 2022 to 08 December 2022	
West Hill G Play Area	£14,176.00	04 November 2022	
Colyton Trim Trail & Climbing Wall	£15,440.16	09 January 2023	

Sidmouth Ham Play Area P1 and 2	£82,615.89	03 October 2011 to 28 February 2023
Sidmouth Long Park Play Area	£34,622.90	04 November 2022
Newton Poppleford MUGA Upgrade	£113,196.00	06 December 2022 to 23 January 2024
Lympstone Youth Play Candys Field	£43,692.21	04 November 2022
Exmouth Warren View Pitch	£1,750.00	21 April 2022
Millwey Rise Recreational Facilities at Cloakham Lawn Sports Centre	£10,628.40	23 March 2023 to 04 March 2024

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 £64,811.

The total amount of money retained at the end of the reported year is £6,498,513.30. Of this amount retained an amount of £0.00 has been retained for long term maintenance.

