

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

Reporting Period:
From 01 April 2020 to 31 March 2021

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 £3,211,115.01. This value is of demand notices issued within the reported period that have not been suspended or superseded by new demand notices outside of the reported period.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 £3,183,228.68. The total value is from surcharges imposed due to breaches of the Community Infrastructure Levy Regulations is £25,025.46 and the total value of the late payment interest accrued is £2,860.87.

- b) The total amount of CIL collected within the reported period totals £1,608,110.72.
- c) The amount of CIL collected prior to the reported period totals £4,986,674.52. 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	£4,986,674.52	£1,554,417.90
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 £2,341,707.63 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	£58,441.00
Neighbourhood CIL	£420,345.80
CIL Land Payments	£0.00
Other CIL Cash	£187,500.00
Total Value	£666,286.80

- 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	£123,050.76	£58,441.00	£64,609.76
Neighbourhood CIL	N/A	N/A	N/A
CIL Land Payments	£0.00	£0.00	£0.00
Other CIL Cash	£547,152.43	£0.00	£547,152.43

- 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
CIL allocated project Exmouth Community College	16 March 2021	£187,500.00	*Includes Third Party spending

- 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

- iii) The amount of CIL collected towards administration expenses is £80,405.54. This was 5% of the total CIL receipts collected (£1,608,110.72) 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, Surcharges and Late Payment Interest not being split with Neighbourhood Areas.

The amount of CIL spent on administration expenses during the reported year was £58,441.00. This was 4% 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
CIL allocated project Exmouth Dinan Way Extension	£400,000.00	£400,000.00	28 July 2020
Habitat Mitigation Joint Approach 19 20	£147,098.71	£147,098.71	01 November 2020
Habitat Mitigation Joint Approach 19 20	£53.72	£53.72	01 November 2020

- 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	01 October 2020	£13.90
Axminster	01 April 2020	£807.79
Axmouth	01 April 2020	£5,101.25
Aylesbears	01 April 2020	£269.09

Zone	Date	Amount Passed
Aylesbeare	01 October 2020	£1,022.55
Bishops Clyst	01 April 2020	£1,241.55
Bishops Clyst	01 October 2020	£1,258.75
Broadhembury	01 April 2020	£97.17
Broadhembury	01 October 2020	£48.58
Budleigh Salterton	01 April 2020	£31,682.65
Budleigh Salterton	01 October 2020	£5,819.76
Colyton	01 April 2020	£781.39
Combe Raleigh	01 April 2020	£3,820.42
Cranbrook	01 April 2020	£3,316.93
Dalwood	01 April 2020	£11.96
Dalwood	01 October 2020	£83.67
East Budleigh and Bicton	01 April 2020	£8,459.60
Exmouth	01 April 2020	£190,728.40
Exmouth	01 October 2020	£25,715.25
Gittisham	01 April 2020	£6,718.38
Gittisham	01 October 2020	£6,156.58
Hawkchurch	01 April 2020	£70.90
Hawkchurch	01 October 2020	£212.71
Honiton	01 April 2020	£1,420.67
Honiton	01 October 2020	£6,018.96
Newton Poppleford	01 April 2020	£4,519.23
Newton Poppleford	01 October 2020	£7,112.94
Otterton	01 April 2020	£110.42
Otterton	01 October 2020	£110.41
Ottery St Mary	01 April 2020	£259.67
Payhembury	01 April 2020	£6,906.56
Rockbeare	01 April 2020	£4,993.57
Seaton	01 April 2020	£800.73
Seaton	01 October 2020	£976.62
Shute	01 October 2020	£862.83
Sidmouth	01 April 2020	£70,459.60
Sidmouth	01 October 2020	£8,373.73
Uplyme	01 April 2020	£979.15
Upton Pyne	01 October 2020	£3,479.16
West Hill	01 April 2020	£1,896.45
West Hill	01 October 2020	£3,096.54
Whimple	01 April 2020	£484.50
Whimple	01 October 2020	£484.49
Woodbury	01 April 2020	£1,525.84
Woodbury	01 October 2020	£2,034.50

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

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
CIL allocated project Exmouth Community College	£187,500.00	16 March 2021	1 of 8

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

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

Infrastructure	Amount	Date	Spend Description

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

Infrastructure	Neighbourhood Zone	Amount	Date

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

Infrastructure	Amount	Date	Spend Description

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

Neighbourhood Zone	Amount Requested

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

- 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 £1,035,075.38.
- 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 has not been spent is £4,838,177.65.
- 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

Infrastructure list

The following is a list of infrastructure projects or types of infrastructure which the Council intends 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

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 £646,035.96. This figure does not consider indexation (inflation/deflation) that may be applied when the money becomes due and includes DCC elements.
- b) The total amount of money received from planning obligations during the reported year was £837,101.00.
- c) The total amount of money received prior to the reported year that has not been allocated is £0.00.
- 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 54.
 - ii) The following education provisions have been agreed under S106 agreements:

Education Type	Number of school places

The following education provisions have been funded by offsite S106 and other funding sources allocated during the reported year: N/A

Education Type	Number of school places	Funding Source

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

Covenant Type/Service	MHCLG Type	Deed Signed	Planning Application
Env - Bat Mitigation/S106 Monitoring	Green-infrastructure	03/04/2020	18/1957/MOUT
Overage/	Other	03/04/2020	18/1957/MOUT
Affordable Housing/Affordable Housing	Affordable-housing	03/04/2020	18/1957/MOUT
Affordable Housing/Affordable Housing	Affordable-housing	03/06/2020	19/1337/FUL
Restriction of Land Use/	Other	09/06/2020	19/2467/FUL
Dwelling/Land Use Restriction/	Other	01/09/2020	20/0228/FUL
Affordable Housing/Affordable Housing	Affordable-housing	08/09/2020	19/2674/FUL
Wildlife Protection/S106 Monitoring	Green-infrastructure	18/09/2020	18/2030/PDQ
Business Units/ Travel Packs/ Overage/Man Co	Other	29/05/2020	18/1850/MOUT

Hab Regs General/Habitat Regs	Green-infrastructure	29/05/2020	18/1850/MOUT
Open Space Landscaping/Streetscene	Open-space-and-leisure	29/05/2020	18/1850/MOUT
Affordable Housing/Affordable Housing	Affordable-housing	29/05/2020	18/1850/MOUT
Restriction of Land Use/	Other	20/10/2020	20/0614/FUL
Hab Regs General/Habitat Regs	Green-infrastructure	15/09/2020	19/2334/FUL
Affordable Housing/Affordable Housing	Affordable-housing	15/09/2020	19/2334/FUL
Affordable Housing/Affordable Housing	Affordable-housing	19/05/2020	19/0995/MFUL
Open Space Landscaping/Streetscene	Open-space-and-leisure	19/05/2020	19/0995/MFUL
Hab Regs General/Habitat Regs	Green-infrastructure	19/05/2020	19/0995/MFUL
District Heating/Man Co	Other	19/05/2020	19/0995/MFUL
Affordable Housing/Affordable Housing	Affordable-housing	18/12/2020	15/1291/MOUT
Viability Appraisal//Man Co	Other	18/12/2020	15/1291/MOUT
Bat Flyway Plan/Habitat Regs	Green-infrastructure	18/12/2020	15/1291/MOUT
Affordable Housing/Affordable Housing	Affordable-housing	21/08/2020	18/2797/MOUT
Community Garden/Open space	Open-space-and-leisure	21/08/2020	18/2797/MOUT
District Heating/Deed of release/Man Co/Travel Plan	Other	21/08/2020	18/2797/MOUT
Wildlife Protection/S106 Monitoring	Green-infrastructure	25/02/2021	20/2852/FUL
Affordable Housing/Affordable Housing	Affordable-housing	19/03/2021	19/2757/FUL
Flood Prevention/EA-Environment Agency	Green-infrastructure	19/03/2021	19/2757/FUL
Open Space Landscaping/Streetscene	Open-space-and-leisure	19/03/2021	19/2757/FUL

e) The total amount of money from planning obligations allocated towards infrastructure during the reported year was £761,484.91. Of this amount £2,759,009.02 was not spent during the reported year.

f) The total amount of money from EDDC planning obligations spent during the reported year was £412,737.00. 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
Affordable-housing	£22,766.58	Upon receipt	£22,766.58
Open-space-and-leisure	£564,792.94	Upon receipt	£558,091.93

Infrastructure	Allocated	Date Allocated	Unspent
Green- infrastructure	£158,854.66	Upon receipt	£158,854.66
Monitoring-fees	£15,490.50	Upon receipt	£15,490.50

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
East Budleigh Nature Trail	£1,186.87	16 March 2021 to 08 June 2021	Final invoice re nature trail
Colaton Raleigh Swings and Seesaw	£4,676.00	14 December 2020 to 24 June 2021	
Sidmouth Manstone Skate Park Project	£107,332.38	14 December 2020	
Seaton FC Changing Rooms	£1,533.00	01 September 2019 to 01 June 2020	
Seaton & Colyton Medical Practice expansion	£31,459.00	18 December 2019 to 06 August 2020	
Axminster Outdoor Bowling	£1,661.60	10 February 2020 to 14 December 2020	
Newton Poppleford Play Equipment Turner Close upgrade	£10,647.00	01 July 2020	
Clyst St Mary PC play area and football goals	£24,970.50	08 February 2021 to 24 August 2021	Second invoice Football Goals
Axminster Netball lights posts and gates	£7,000.00	08 February 2021	
Foxhills Play Area, Axminster	£14,850.00	01 April 2020	
Clyst Honiton Play Area and Trim Trail Overhaul	£4,339.02	16 March 2021	
Exmouth Redgates Play Area	£3,281.00	01 July 2020	
Budleigh Skate Park	£35,000.00	01 April 2020	
Axmouth Swings	£1,386.00	08 February 2021	
Habitat Mitigation	£10,654.00	01 April 2020 – 31 March 2021	

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

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 £59,082.00.

i) The total amount of money retained by EDDC at the end of the reported year is £4,953,727.50. Of this amount retained an amount of £0.00 has been retained for long term maintenance. Please see the below table for a breakdown of the retained maintenance amount.

Description	Amount
Total collected for long term maintenance	£302,950.05
Total allocated towards maintenance	£302,950.05
Total spent on maintenance	£N/A

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. N/A

Date	Application/Deed/Clause/Covenant	Amount