

Report to: **Strategic Planning Committee**

Date of Meeting 6th January 2026

Document classification: Part A Public Document

Exemption applied: None

Review date for release N/A



Infrastructure Funding Statement

Report summary:

The Community Infrastructure Levy (CIL) Regulations 2010 were amended in 2019 to include a requirement for local authorities to prepare an Annual Infrastructure Funding Statement (IFS) each December to report Planning Obligation and Community Infrastructure Levy (CIL) income and expenditure from the previous financial year. The report for 2024/25 is due to be published as soon as possible following the meeting.

Is the proposed decision in accordance with:

Budget Yes ☒ No ☐

Policy Framework Yes ☒ No ☐

Recommendation:

That Strategic Planning Committee:

1. Note the contents of this report and the requirement to provide an Annual Infrastructure Funding Statement.
2. Approve the publication and submission to government of the 2024/25 Annual Infrastructure Funding Statement based on the information detailed in this report.

Reason for recommendation:

It is a legal requirement, under the CIL Regulations 2010 (as amended) to prepare the Infrastructure Funding Statement.

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Portfolio(s) (check which apply):

- ☐ Climate Action and Emergency Response
- ☐ Coast, Country and Environment
- ☐ Council and Corporate Co-ordination
- ☐ Democracy, Transparency and Communications
- ☐ Economy and Assets
- ☐ Finance
- ☒ Strategic Planning

- ☐ Sustainable Homes and Communities
- ☐ Tourism, Sports, Leisure and Culture

Equalities impact Low Impact

Climate change Low Impact

Risk: Medium Risk; The risk associated with not meeting the statutory duty to publish the Infrastructure Funding Statement on the EDDC website by 31 December 2025.

Links to background information Previous CIL annual reports - [Community Infrastructure Levy \(CIL\) - CIL Annual Reports - East Devon](#)

Link to [Council Plan](#)

Priorities (check which apply)

- ☒ Better homes and communities for all
- ☒ A greener East Devon
- ☒ A resilient economy

1. Background

- 1.1 The Community Infrastructure Levy (CIL) Regulations 2010 as amended in 2019 require local authorities that collect planning obligations ('Section 106, Section 278 and the Community Infrastructure Levy), to prepare and publish an annual Infrastructure Funding Statement.
- 1.2 Regulation 121A states that a local council collecting CIL must publish annually by 31 December on its website a document which comprises the following:
 - A statement of the infrastructure projects or types of infrastructure which the charging authority will be or may be or partly funded by CIL
 - A report about CIL in relation to the previous financial year
 - A report about planning obligations in relation to the reported year
- 1.3 The objective of the funding statement is to make developer contributions fully transparent so that the contributions of developments can be seen to be contributing to local infrastructure provision.
- 1.4 The Community Infrastructure Levy (CIL) is one of the primary mechanisms for collecting financial contributions from new developments. The Council started charging CIL from 1st September 2016. The extent of applicable charges by use and geography is set out within the Council's adopted Charging Schedule.
- 1.5 In addition to CIL, the Council continues to secure affordable housing, site specific infrastructure items, and undertakings which are not necessarily financial in nature (for example restrictions on use or management plans) using legal agreements under Section 106 (S106) of the Town and Country Planning Act 1990 (as amended).

2 The Infrastructure Funding Statement (IFS)

- 2.1 The IFS must report on the Council's infrastructure list (discussed further below) and a report on CIL and S.106 income and expenditure.
- 2.2 It should be noted that the IFS is based on the previous financial year (2024/25).
- 2.3 A further point to note is that the Council has responsibility for receiving and spending S106 obligations on matters such as affordable housing, play space, leisure facilities, public open space, public art, sports pitches etc. However, Devon County Council (DCC) is also a contribution receiving authority and collects S106 for infrastructure such as education and highways. It is also required to prepare an annual IFS. Therefore, it is important to note that when reviewing the East Devon IFS, that it should be read together with the DCC IFS to get a complete picture of infrastructure delivery in the district.

3 Infrastructure list

- 3.1 The infrastructure list is defined as "the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL". This list does not dictate how funds must be spent but sets out the local authority's intentions.
- 3.2 The proposed Infrastructure list is set out below and is based on the Council's Infrastructure Delivery Plan and previous IFSs:
 - Education
 - Exe Estuary habitat mitigation
 - Pebblebed Heaths habitat mitigation
 - Clyst Valley Regional Park
 - Healthcare facilities
 - Emergency service facilities
 - Library facilities
 - Community and youth facilities
 - Sports and leisure provision
 - Open space/recreation provision
 - Transport
- 3.3 The inclusion of a project or type of infrastructure in this list does not signify a commitment from the district council to fund it from CIL receipts; and the order of the list does not imply any order of preference for funding.

4 CIL Income/Expenditure

- 4.1 The Council collected a total of £1.888m in CIL receipts in the reporting period.
- 4.2 The Council allocates 8.6% of all collected receipts to Habitat Mitigation.
- 4.3 The Neighbourhood Proportion allocations are treated as separate to EDDC held monies and are distributed directly to the parish councils twice yearly.

- 4.4 In the reporting year, the Council held a bidding round for Strategic CIL (i.e. CIL receipts held for purposes other than Neighbourhood CIL, habitat mitigation and administration). In May 2024, this resulted in Strategic Planning Committee approving 7 bids totalling £9.9m. Further information is provided in the Infrastructure Funding Statement.

5 S106 Income/Expenditure

- 5.1 In the reporting year:

- eight S106 agreements were signed securing £4.96m in financial contributions and 415 affordable dwellings
- a total of £1.622m was collected in financial contributions
- £734,000 was spent on community infrastructure

6 Current Position

- 6.1 A total of £446,000 in Neighbourhood CIL has been transferred to East Devon parishes in April and October this year.
- 6.2 Work to complete the grant agreements necessary to transfer Strategic CIL to the 7 successful bidders is ongoing. To date two agreements have been completed in respect of Exmouth Rugby Club and Pinhoe Surgery.
- 6.3 It is anticipated that the previously agreed £400,000 contribution towards the Dinan Way Relief Road in Exmouth will be paid to Devon County Council in this financial year.

Financial implications:

This report provides an overview of the income and expenditure for CIL and S106 during the year 2024/2025. (AB/12/12/2025)

Legal implications:

The Legal implications are covered in this report (DH – 15.12.25 – 002533)