

Infrastructure Funding Statement (IFS) 2023/24

December 2024



Table of Contents

1.INTRODUCTION.....	1
1.1. The role of the IFS.....	1
1.2. Developer Contributions.....	2
2. S106 CONTRIBUTIONS.....	2
2.1. Monies received and spent.....	2
2.2. Obligations agreed in 2023/24.....	3

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 01/04/2023 – 31/03/2024.

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, allocated, and spent

- 2.1.1** No financial contributions were received by the Authority in the reporting year. However, the monies received prior to the reporting year that remain unspent totals £452,200.
- 2.1.2** Of the retained monies, £102,200 originate from a unilateral undertaking relating to application 0457/20 at Beacon Park. The intended use of this money is as an off-site affordable housing contribution.
- 2.1.3** £350,000 originate from a development at Brettville Close, Chagford and were received in two separate tranches in 2015/16 and 2019/20. The money is an off-site affordable housing contribution intended for community purposes, to include affordable housing for people in local need, car parking, public open space and a link road. The first tranche of money received (£175,000) has been allocated to West Devon Borough Council to contribute towards an affordable housing development in the National Park.
- 2.1.4** No money was spent by the Authority in the reporting year, either on infrastructure, repaying money borrowed or monitoring. Therefore, the total amount of S106 money retained by the Authority on 31 March 2023 is £452,200. £277,200 remains unallocated at the time of writing.

2.2 Obligations agreed in 2023/24

- 2.2.1** This section outlines any s106 agreements which have been signed and agreed during the reporting year. The following tables detail contributions that have been agreed with a signed legal document. However, these contributions have not been collected or delivered and if the planning applications are not implemented, they will not be received.

Non-financial

2.2.2 **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 2023/24

Planning Reference	Location	S106 Date	AHP
0252/19	Land Adjacent to Grace and Favour	04/08/23	2

Financial

2.2.3 Two planning obligations have been agreed by the Authority during the reporting year which require monetary contributions. They are listed in the table below.

Planning Reference	Location	S106 Date	Summary	Monetary Contribution
0085/22	Land at Highlands, Horrabridge	09/05/23	School transport contribution to Devon County Council to be used between the site and Tavistock College	£2052
0085/22	Land at Highlands, Horrabridge	09/05/23	Open site contribution to West Devon Borough Council	£4366
0545/21	Ash Mill Farm, Grenofen	21/04/23	Provision to be provided to DNPA for affordable housing on the site to meet local housing needs	£140,000

Therefore, the total monies provided from S106 agreements signed in 23/24 totals £146,418.