

Annual Infrastructure Funding Statement

Community Infrastructure Levy and Section 106

1 April 2024 –
31 March 2025

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Introduction

This statement provides a record of the securing, collecting and spending of Community Infrastructure Levy (CIL) and S106 contributions in the period 1 April 2024 – 31 March 2025.

Collectively, CIL and S106 are known as Planning Obligations whose purpose is to mitigate the impact of development through provision of infrastructure in the local area.

In Autumn 2024, the Council invited bids for CIL from infrastructure providers. The outcome is summarised in this statement.

This report does not record contributions secured through S111 for the purpose of habitat mitigation. Education and highways contributions are also excluded as these are the responsibility of Devon County Council.

The following items could be wholly or partially funded by CIL:

- Clyst Valley Regional Park
- Community and Youth facilities
- Education
- Emergency Services facilities
- Exe Estuary habitat mitigation
- Healthcare facilities
- Library facilities
- Open space/recreation provision
- Pebblebed Heaths habitat mitigation
- Sport and Leisure Provision
- Transport

Latest Allocation of CIL Funds

The CIL funds held by the Council are distributed periodically by inviting bids from infrastructure providers listed in the Infrastructure Delivery Plan.

In total 7 bids, with a combined funding request of £9.9million, were approved by the Council's Strategic Planning Committee on 19 May 2025. The supported bids all benefit from match funding from other sources but the monies from CIL will ensure that these can be delivered for the benefit of the community.

Tithebarn/Mosshayne Primary School (£4.5m)

A new primary school will be built to support families in the growing Tithebarn community, reducing pressure on nearby schools and ensuring that local children can go to school close to where they live. Funding is conditional on detailed costings from Devon County Council.

Pinhoe Surgery extension (£800k)

An extension to Pinhoe Surgery will provide six additional clinical rooms to accommodate rising patient numbers from new housing developments.

Honiton Sports provision enhancements (£601k)

Honiton will benefit from new football and rugby facilities, including youth football pitches, a floodlit 3G pitch, and rugby club upgrades, boosting local sports participation.

Clyst Meadows Country Park, Broadclyst (£1.383m)

A new 10 hectare country park will provide much needed green space and wildlife protection to mitigate impacts on the protected habitats of the Exe Estuary and Pebblebed Heaths National Nature Reserve.

Exmouth Rugby Club changing room extension (£80k)

The expansion will add two RFU compliant changing rooms to support the growing number of women's and girls' rugby teams, strengthening opportunities for female participation in the sport. The original CIL award was reduced from £100k following confirmation of partial VAT recovery by the bidder

Mosshayne Lane to Station Road multi-use path (£1.8m)

A 1.5km off-road walking, wheeling, and cycling route will improve active travel links between Cranbrook and Exeter, and beyond, promoting sustainable transport.

London Road footpath and cycle enhancements (£750k)

This project will fill critical gaps in the Cranbrook footpath and cycle network, ensuring safer pedestrian and cycling routes between key community areas.

Community Infrastructure Levy Matters

Community Infrastructure Levy Regulations
(2019 Amendment) Regulation 121A Schedule 2
Section 1

Section 1

a	The total value of CIL set out in all demand notices issued in the reported year.	£4,035,694.52
b	The total amount of CIL receipts for the reported year	£1,888,007.75
c	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year but which have not been allocated	£10,113,007.29
d	The total amount of CIL receipts, collected by the authority, or by another person on its behalf, before the reported year and which have been allocated in the reported year	£6,808,535.30
e	The total amount of CIL expenditure for the reported year	£420,717.96
f	The total amount of CIL receipts, whenever collected, which were allocated but not spent during the reported year	£1,065,909.75
g	The items of infrastructure on which CIL has been spent within the reported year	N/A
	The amount of CIL spent on repaying money borrowed, including any interest, within the reported year	N/A
	The amount of CIL spent on administrative expenses pursuant to regulation 61 within the reported year	£199,363.00
	Total collected CIL allocated to administrative expenses during the reported year	5%
	Total CIL collected spent on administrative expenses during the reported year	11.65%
h	In relation to CIL receipts, whenever collected, which were allocated but not spent during the reported year, summary details of the items of infrastructure on which CIL has been allocated and the amount of CIL allocated to each item	£514,422.78 Habitat Mitigation

Summary of Neighbourhood CIL

Spent by these parishes and retained by these parishes under Regulation 59a

Parish / Town	Amount of NCIL Passed 2024 – 25	Amount of NCIL Spent	NCIL Remaining
All Saints	£0	£0	£1,422.87
Axminster	£2,673.68	£18,507.20	£2,673.69
Beer	£403.96	£1,226.00	£565.33
Branscombe	£0	£0	£563.12
Broadclyst	£214,705.48	£0	£676,229.24
Broadhembury	£5,698.14	£0	£5,996.48
Buckerell	£2,779.46	£5,396.96	£0
Budleigh Salterton	£0	£42,415.86	£57,742.62
Clyst Honiton	£0	£0	£3,914.24*
Clyst Hydon	£10,401.25	£0	£10,401.25
Clyst St George	£750.00	£0*	£1,941.67*
Colaton Raleigh	£0	£0	£5,307.34
Colyton	£0	£0	£13,913.22
Combe Raleigh	£0	£0	£3,820.42
Cranbrook	£0	£0	£23,218.51
Dunkeswell	£20,887.55	£0	£20,887.55
East Budleigh and Bicton	£6,374.55	£0	£6,620.86
Exmouth	£28,350.04	£24,000.00	£1,215,493.76
Feniton	£0	£4,357.79	£6,148.00
Gittisham	£0	£0	£6,493.32
Hawkchurch	£0	£602.05	£0
Honiton	£0	£0*	£3,763.79*
Kilminster	£1,549.50	£0	£1,549.50
Lympstone	£90,953.10	£37,627.58	£123,150.26
Membury	£0	£2,983.42	£0
Musbury	£869.45	£0	£869.45
Newton Poppleford and Harpford	£6,447.39	£72.00*	£14,239.08*
Offwell	£0	£0	£3,137.82
Otterton	£0	£0	£1,104.17
Ottery St Mary	£51,867.52	£0	£94,146.17
Payhembury	£15,421.94	£29,539.71	£0
Plymtree	£249.54	£0	£2,409.42
Rewe	£0	£0	£1,412.50
Rockbeare	£0	£0*	£41,957.43*
Seaton	£18,835.40	£26,343.04	£0
Shute	£0	£0*	£6,613.54*
Sidmouth	£7,866.00	£5,078.53	£57,388.68
Southleigh	£0	£0*	£109.24*
Stoke Canon	£0	£0	£596.25
Uplyme	£22,201.88	£0	£27,023.33
Upottery	£0	£0*	£5,144.93*
Upton Pyne	£4,420.47	£0	£4,420.47
West Hill	£5,592.85	£3,564.71	£29,836.48
Whimble	£20,243.55	£0	£25,088.52
Woodbury	£42,224.77	£17,985.11	£25,000.00
Yarcombe	£1,271.17	£0	£3,520.47

Within the reported year, there was no receipt and expenditure to which regulation 59E or 59F apply * Unconfirmed by Town/Parish Clerk

Section 106 Matters

Community Infrastructure Levy Regulations (2019 Amendment) Regulation 121A Schedule 2 Section 3

Summary of financial information

- 8 x S106 agreements signed by EDDC (excludes Unilateral Undertakings and S111)
- £1,622,561 S106 money collected in 2024/2025
- £734,747.04 S106 money spent in 2024/2025 on infrastructure
- £4,959,773 financial contributions secured in the 8 S106 agreements (including 2 x Cranbrook growth area agreements)

Section 3

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|----------|--|---|
| a | The total amount of money to be provided under any planning obligations which were entered into during the reported year | £4,959,773.63 |
| b | The total amount of money under any planning obligations which was received during the reported year | £1,622,561.74 |
| c | The total amount of money under any planning obligations which was received before the reported year which has not been allocated by the authority | £0 |
| d | Summary details of any non-monetary contributions to be provided under planning obligations which were entered into during the reported year, including details of:

i. In relation to affordable housing, the total number of units which will be provided

ii. In relation to educational facilities, the number of school places for pupils which will be provided, and the category of school at which they will be provided | 415

Devon County Council are the local education authority |
| e | The total amount of money (received under any planning obligations) which was allocated but not spent during the reported year for funding infrastructure | £1,163,127.82
Of this amount £1,150,433.37 was not spent during the reported year |

f The total amount of money (received under any planning obligations) which was spent by the authority (including transferring it to another person to spend)	£734,747.04	
g In relation to money (received under planning obligations) which was allocated by the authority but not spent during the reported year, summary details of the items of infrastructure on which the money has been allocated, and the amount of money allocated to each item	Affordable housing £30,912.32	Habitat mitigation £742,910.68
	Sports pitches/facilities £121,473.06	Site specific items £20,537.93
	NHS £11,534.84	Open Space and Play/youth provision £204,716.75
	Monitoring £18,347.79	
h In relation to money (received under planning obligations) which was spent by the authority during the reported year (including transferring it to another person to spend), summary details of:	Play, allotments and pitches £219,956.64	Clyst Meadow SANG £434,707.32
i. The items of infrastructure on which that money (received under planning obligations) was spent, and the amount spent on each item;	Tree planting £25,000.00	Sports facilities £31,080.00
	Footpath creation £20,000	Wildlife habitat creation £4,003.08
ii. The amount of money (received under planning obligations) spent on repaying money borrowed, including any interest, with details of the items of infrastructure which that money was used to provide (wholly or in part);	£0	
iii. The amount of money (received under planning obligations) spent in respect of monitoring (including reporting under regulation 121A) in relation to the delivery of planning obligations	£141,031.22	
i The total amount of money (received under any planning obligations) during any year which was retained at the end of the reported year, and where any of the retained money has been allocated for the purposes of longer term maintenance (“commuted sums”), also identify separately the total amount of commuted sums held	Retained: £8,744,944.73	
	Allocated for longer term maintenance: £0	

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 not included in the matters under Schedule 2 Section 3 of this report.

Section 4

- a Summary details of any funding or provision of infrastructure which is to be provided through a highway agreement under section 278 of the Highways Act 1980 which was entered into during the reported year
- b Summary details of any funding or provision of infrastructure under a highway agreement which was provided during the reported year

See Devon County Council reporting as Highway Authority

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