

Open Space, Sport and Recreation (OSSR) and Community Infrastructure - Section 106 contributions by Parish

Version 31 Mar 2023

Explanatory notes to assist interpretation of the main table	
Term	Explanation
Status	Funds received - these funds are available for commitment and spend
	S106 signed – the s106 is signed, but the development has either not commenced, or the trigger for payment has not been reached. Please note, there is no guarantee funds from a signed s106 will be received, the development must commence and triggers be met – not every development will be built out and some permissions (and s106s) will lapse.
Amount	This is either the amount included within the signed s106, or if funds are received – the amount received (this can be more than the signed s106 as interest may apply to payments). Where part of a s106 contribution has already been spent or committed, the amount remaining and available for commitment is shown.
MF – monitoring fee applies	Most s106s include a clause enabling WDBC to take a percentage (commonly 5%) of the s106 contribution to cover monitoring costs associated with administration of that s106.
Project Officer	This indicates where a percentage (up to 10%) will be deducted as a contribution towards a Project Officer to be employed by WDBC. Where this contribution is taken, the Officer will assist with delivery of either the named projects, or assist with local consultation, commitment and spend of the OSSR funds in accordance with the applicable s106 agreement. Where TBC this indicates that any deduction will depend on likely level of officer input to realise OSSR projects in relation to the particular s106 agreement.
Trigger	Each OSSR contribution has a trigger within the s106 agreement. Once this trigger is reached the payment is due, and WDBC will invoice the developer/landowner. If you are aware (or suspect) that a trigger has been reached, please contact WDBC who can then confirm and if reached will invoice the developer/landowner. If trigger shows as N/A then the contribution has already been paid.
Spend by	The majority of s106 agreements include a term within which a s106 contribution should be spent (this includes being ‘committed’ to a project within a formal offer agreement). This could be 5, 10 or 25 years from receipt of funds by WDBC, however if the funds are not spent (or committed by contract/formal offer) within this timescale then the developer/landowner is entitled to clawback the contribution.
Projects	Pencilled projects – this refers to WDBC officers pencilling an OSSR contribution (of less than £30,000) against a project. This is not binding. Projects require agreement by Lead Specialist and Local Ward Member(s).
	Named projects – where reference is made to ‘named projects’ these projects/sites are specifically named within the s106. There is limited flexibility to change such projects (it would likely require a deed of variation to the s106 agreement).
	Deferred to Parish/Town OSSR Plan – recognises that the local community may identify and prioritise projects through a Parish/Town OSSR Plan – priority projects could be supported (with officers required to obtain agreement from the Lead Specialist, Portfolio Holder and local Ward

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	Members). Where a Town/Parish OSSR Plan (or similar) is not planned or written, then project identification/prioritisation could be based on local consultation, or the Town/Parish Council/WDBC Member/officers or a local group identifying a need.
	Requires local consultation – where no project has yet been identified or a Parish/Town OSSR Plan is not underway – it may require local consultation with local Ward Member(s), Town/Parish Council, local community (or the writing of a Parish/Town OSSR Plan).
Shaded boxes	Indicates a Parish/Town with no current OSSR s106 funds (received or pending whereby a s106 has been signed)

Please note:

- Whilst every effort has been made to ensure this table is accurate there is of course room for human error – if you consider there are s106 agreements missing, or triggers have been met, officers would welcome Parish and Town Councils and WDBC Members making them aware.
- This table includes only off-site OSSR contributions.
- OSSR contributions which have recently been fully spent or formally committed to a project are not shown in the table.
- S106s which are being negotiated but are yet to be signed are not shown in this table – the table will be kept updated by officers as new s106s are signed which contain OSSR contributions.

Open Space, Sport and Recreation (OSSR) and Community Infrastructure Contributions by Parish

Parish	Planning application	Status (s106 signed/ funds received)	Amount	MF - monitoring fee applies	Project Officer	Clause	Trigger (if funds not yet received)	Spend/ commit by	Projects
Beaworthy									
Belstone									
Bere Ferrers									
Bondleigh									
Bratton Clovelly									
Brentor									
Bridestowe	Town Meadow 2472/17/OPA	S106 signed	£41,134 (£1,714 per dwelling)	5%	TBC	Improvement and maintenance of play, recreation and open space facilities at the Sporting Green, Bridestowe and/or towards the improvement and maintenance of facilities at the Bridestowe Cricket Club Ground and/or towards the maintenance and improvement of recreation and open space facilities at Bridestowe Village Hall.	50% due in respect of any phase prior to the occupation of 25% of the open market dwellings in that phase. Remaining 50% due in respect of any phase to be paid prior to occupation of 50% of the open market dwellings in that phase.	5 years from receipt	Named projects: Sporting Green Bridestowe and/or Bridestowe Cricket Club and/or Bridestowe Village Hall

Parish	Planning application	Status (s106 signed/ funds received)	Amount	MF - monitoring fee applies	Project Officer	Clause	Trigger (if funds not yet received)	Spend/ commit by	Projects
	Opposite Springfield Park 4136/19/FUL	Funds received	£11,020.52	Already deducted	TBC	Improvements to and maintenance of OSSR facilities at Sporting Green, Bridestowe and/or Bridestowe Village Hall	N/A	7 years from receipt (08 Apr 2029)	Named projects: Sporting Green, Bridestowe and/or Bridestowe Village Hall
Broadwoodkelly									
Buckland Monachorum	Abbey Meadows 0147/17/OPA	S106 signed	£2,177 per dwelling	N/A	TBC	Improved play facilities at Seaton Way, Crapstone and improved facilities at Lady Seaton Playing Field, Crapstone and commuted sum towards the future maintenance of the identified facilities	On or before the occupation of the 10th dwelling	Not specified	Named projects: Improved facilities and maintenance of facilities at Seaton Way, Crapstone Lady Seaton Playing Field, Crapstone
	Devonia House, Yelverton DNPA application 0018/20	Funds received	£9,364.48	N/A	TBC	Improvements to, and maintenance of, play facilities at Village Park, south of	N/A	10 years from receipt (13 May 2032)	Named project: Play facilities at Village Park, Yelverton

Parish	Planning application	Status (s106 signed/ funds received)	Amount	MF - monitoring fee applies	Project Officer	Clause	Trigger (if funds not yet received)	Spend/ commit by	Projects
						Tavistock Road, Yelverton.			
			£16,156.15	N/A	TBC	Improvements to, and maintenance of cricket facilities at Langdon Park, Yelverton			Named project: Cricket facilities at Langdon Park, Yelverton
Burrator Grouped (including Meavy, Sheepstor and Walhampton)									
Chagford									
Dartmoor Forest									
Drewsteignton									
Exbourne and Jacobstowe Grouped									
Germansweek									
Gidleigh									
Gulworthy									
Hatherleigh									
Highampton									
Horrabridge									
Iddesleigh									
Inwardleigh	Site at SX573976, Folly Gate 3963/19/OPA	S106 signed	£15,000	N/A	TBC	Village Hall - new or refurbishment	50% prior to occupation of any dwelling; remaining 50%	5 years from receipt, if not spent	Named project:

Parish	Planning application	Status (s106 signed/ funds received)	Amount	MF - monitoring fee applies	Project Officer	Clause	Trigger (if funds not yet received)	Spend/ commit by	Projects
							prior to occupation of 75% of dwellings.	allocate to education	Folly Gate Village Hall
	Land at SX 571 979 North of Brandize Cottage, Folly Gate 0321/20/OPA	S106 signed	£21,771	N/A	TBC	Village Hall - new or refurbishment	50% prior to occupation of any dwelling; remaining 50% prior to occupation of 75% of dwellings.	5 years from receipt, if not spent allocate to education	Named project: Folly Gate Village Hall
Kelly									
Lamerton									
Lewdown Grouped (including Coryton, Lewtrenchard, Marystow and Thrushelton)	Cross Roads Farm, Lewdown 2878/16/FUL	Funds received	£10,933.26	N/A	Already deducted	Towards the ramps play area in Lewdown	N/A	5 years from receipt (11/05/2026)	Named project: The Ramps play area, Lewdown
	The Coach House, Lewdown 1666/20/OPA	S106 signed	£1,352 per occupier based on 2.36 occupants per dwelling	5%	TBC	Provision of or improvements to open space, sports and play facilities at The Ramps and/or Lewdown Playing Fields and Village Hall	50% prior to occupation of any dwelling. Remaining on earlier of occupation of 75% of dwellings or twelve months of first payment	10 years from receipt	Named projects: The Ramps and/or Lewdown Playing Field and Village Hall
	Land at the Old Coaching Inn, Lewdown	S106 signed	£16,223	N/A	TBC	Provision/improvements and on-going maintenance	At least 75% of the contribution prior to occupation of 3 of	5 years from receipt	Named projects:

Parish	Planning application	Status (s106 signed/ funds received)	Amount	MF - monitoring fee applies	Project Officer	Clause	Trigger (if funds not yet received)	Spend/ commit by	Projects
	1277/20/OPA					of open space, sports and play facilities at The Ramps and/or Lewdown Playing Fields and Village Hall such contribution to be allocated two-thirds towards The Ramps and one-third towards Lewdown Playing Field and Village Hall	the dwellings and remaining 25% prior to the occupation of the 5th dwelling		The Ramps (two-thirds) and/or Lewdown Playing Field and Village Hall (one-third)
	Jethros Coach House, Lewdown 1199/18/OPA	S106 signed	£922.50 per occupier based on 2.36 occupants per dwelling	5%	TBC	Towards provision of or improvements to open space, sports and play facilities at The Ramps and/or Lewdown Playing Fields and Village Hall.	50% prior to occupation of any dwelling. Remaining on earlier of occupation of 75% of dwellings or twelve months of first payment	10 years from receipt	Named projects: The Ramps and/or Lewdown Playing Field and Village Hall
Lifton	Site at SX 383851 Land off Fore Street, Lifton 2353/18/OPA	S106 signed	Where N is no of dwellings with reserved	5%	TBC	Towards costs of improvements to OSSR facilities at QEII	50% on commencement and balance on first occupation of	10 years from receipt	Named projects:

Parish	Planning application	Status (s106 signed/ funds received)	Amount	MF - monitoring fee applies	Project Officer	Clause	Trigger (if funds not yet received)	Spend/ commit by	Projects
			<p>matters approval</p> <p>Playing Pitches Associated Facilities = N x 2.36 x £221</p> <p>Outdoor Sports = N x 2.36 x £78</p> <p>Dry Sports Facilities = N x 2.36 x £139</p> <p>Outdoor Sports Maintenance = N x 2.36 x 0.478m² per person x £50 20 year maintenance cost per m²</p>			Recreation Ground and/or new MUGA at Lifton Community Centre and/or a new roof at Lifton Men's Club.	50% of the dwellings		<p>QEII Recreation Ground</p> <p>and/or</p> <p>new MUGA at Lifton Community Centre a</p> <p>and/or</p> <p>new roof at Lifton Men's Club.</p>
	Land south of North Road, Lifton 2323/16/OPA	Funds received £12,761.36 remaining	£799 per dwelling	N/A	Already deducted	Improvements to children's play facilities in Lifton	N/A	5 years from receipt (1 st instalment	Children's play facilities in Lifton

Parish	Planning application	Status (s106 signed/ funds received)	Amount	MF - monitoring fee applies	Project Officer	Clause	Trigger (if funds not yet received)	Spend/ commit by	Projects
								14 Jun 2027, 2 nd instalment 11 Nov 2027)	TBC through local consultation
		Funds received £1,335.90 remaining	£111 per dwelling			Towards the maintenance of pitch facilities at Lifton Recreation Ground			Named project: Maintenance of pitch facilities at Lifton Recreation Ground
	Land south of Fore Street, Lifton 2536/20/OPA	S106 signed	£45,000	N/A – won't affect contributions	TBC	Provision and/or improvements and on-going maintenance of play at Arundell Gardens and/or QEII Recreation ground	Prior to 50% occupation	10 years from receipt	Named projects: Arundell Gardens and/or QEII Recreation Ground
£72,376			Provision and/or improvements to sports and rec facilities in the parish of Lifton or such other project as may be agreed in writing between the			Sports and recreation facilities in Lifton - TBC through local consultation			

Parish	Planning application	Status (s106 signed/ funds received)	Amount	MF - monitoring fee applies	Project Officer	Clause	Trigger (if funds not yet received)	Spend/ commit by	Projects
						owner and council			
Lydford									
Mary Tavy									
Meeth									
Milton Abbot Grouped (including Bradstone and Dunterton)									
Monkokehampton									
North Tawton	Bathway Fields Phase 2, North Tawton 1549/18/FUL	S106 signed	£21,790.50	5%	TBC	Improvements to, and maintenance of, play facilities at Memorial Park, North Tawton	50% prior to first occupation of 30th dwelling. Balance prior to first occupation of the 50th dwelling.	10 years from receipt	Named project: Play facilities at Memorial Park
			£89,352			Improvements to, and maintenance of, sports facilities at The Wordens and Memorial Park, North Tawton			Named projects: Sports facilities at The Wordens and Memorial Park
			£29,250			Improvements to the North Tawton Youth and Community Centre			Named project: North Tawton Youth and

Parish	Planning application	Status (s106 signed/ funds received)	Amount	MF - monitoring fee applies	Project Officer	Clause	Trigger (if funds not yet received)	Spend/ commit by	Projects
									Community Centre
	Devonshire Gardens, North Tawton 1484/17/OPA	S106 signed	£10,385.18 1 st instalment received = £5,136.79	Already deducted	Already deducted	Improvements to and maintenance of play and recreation facilities at Memorial Park, North Tawton	50% before commencement and remaining 50% before the date of first occupation of 50% of the dwellings	10 years from receipt	Named project: Play facilities at Memorial Park
			£17,917.12 1 st instalment received = £8,862.29			Improvements to and maintenance of sports facilities at the Wordens (North Tawton FC) and/or Taw Meadow (North Tawton RFC), North Tawton			Named projects: Sports facilities at The Wordens and/or Taw Meadow
	Land at SX665 019 East of Devonshire House, North Tawton 3987/20/FUL	S106 signed	£11,500.55	5%	TBC	Improvement and maintenance of sports facilities in North Tawton required as a result of the development	£4,240.87 prior to occupation of 2 nd dwelling £4,240.87 prior to occupation of the 3 rd dwelling £3,018.81 prior to occupation of the 4 th dwelling	10 years from receipt	Improvement and maintenance of sports facilities in North Tawton

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Northlew									
Okehampton and Okehampton Hamlets	Land South of Exeter Road, Okehampton 0032/18/OPA	Funds received	£68,911.14	Already deducted	Already deducted	New and improved sports facilities at Simmons Park and/or Beacon Down Hill	N/A	No time limit	Named projects: Sports facilities at Simmons Park and/or Beacon Down Hill
	Land North of Crediton Road (Romansfield), Okehampton 01089/2013	Funds received	£48,907.59	Already deducted	Already deducted	Provision of playing fields benefiting the residents of Okehampton/p rovision of sports pitches and facilities required as a result of the development	N/A	10 years from receipt (08 Jun 2031)	Playing fields/sports pitches for residents of Okehampton – TBC through local consultation/T own OSSR Plan
	Glendale, Crediton Road, Okehampton 02728/2012	Funds received	£3,004.68	N/A	Already deducted	Provision of pitch and kick about space in the locality of Okehampton	N/A	10 years from receipt (30 Nov 2031)	Pitch and kickabout space in Okehampton – TBC through local consultation/T own OSSR Plan
	Land east of Okehampton and adjacent to Crediton	S106 signed	£103,000	5%	TBC	New rugby pitches and facilities at Hilltown Cross,	Prior to occupation of 100 th dwelling or 75% of dwellings	10 years from receipt	Named projects:

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	Road (parcels 3 & 4) 2731/15/OPA					Okehampton and/or improvements to pitches and facilities at the Okehampton College site	on any single phase (whichever is sooner)		Pitches and facilities at Hilltown Cross and/or improvements to pitches and facilities at Okehampton College
Peter Tavy									
Plasterdown Grouped (including Sampford Spiney and Whitchurch)									
Sampford Courtenay									
Sourton									
South Tawton									
Spreyton									
Sticklepath									
Stowford									
Sydenham Damerl									
Tavistock	Former Tavistock Hockey Club 11366/2008/ TAV	Funds received	£36,010.36 remaining	N/A	N/A	Provision and maintenance of sports and recreational facilities for public use within 2km of the Land.	N/a – funds received	10 years of receipt (22 Oct 2023)	Pencilled against Tavistock Athletics Club

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	Butchers Park Hill 00610/2015	Funds received	£59,559.65	N/A	Already deducted	Enhancement and maintenance of destination Bannawell Street play area	N/a – funds received	28 June 2024	Named project: Bannawell Street play area
			£12,343.81 remaining			Sports provision at Crowndale football facilities and/or Tavistock RFC Sandy Lane facilities and/or Tavistock Cricket Club at The Ring		28 June 2024	Named projects: Crowndale football facilities and/or Tavistock RFC Sandy Lane facilities and/or Tavistock Cricket Club at The Ring
	New Launceston Road 2022/16/OPA	Funds received S106 signed	£198,235.36 remaining	N/A	Already deducted	Provision of an additional football pitch at Crowndale, Tavistock and/or the improvement of club facilities at the Crowndale and	N/a funds received	1 st instalment 04 Dec 2029 2 nd instalment 29 Sept 2031	Named projects: Crowndale football – additional pitch or facility improvements and/or

Parish	Planning application	Status (s106 signed/ funds received)	Amount	MF - monitoring fee applies	Project Officer	Clause	Trigger (if funds not yet received)	Spend/ commit by	Projects
						Langsford Park sites and/or improvements to rugby facilities at the Sandy Lane site and/or improvements to Tavistock Cricket Club pavilion and/or improvements to Tavistock Hockey Club facilities			rugby facilities at Sandy Lane and/or Tavistock Cricket Club pavilion and/or Improvements to Tavistock Hockey Club facilities
			£51,756.78			Improvements to the destination play facilities in the Tavistock Meadows	50% prior to occupation of 50% of dwellings; remaining 50% prior to occupation of 75% of dwellings	1 st instalment March 2032	Named project: destination play facilities in Tavistock Meadows
	Callington Road 00554/2013	S106 signed	£1,340 per dwelling (up to 750 dwellings = up to £1,005,000)	N/A	TBC	Off-site sports provision including (but not restricted to) playing pitches, courts and changing facilities within a distance of 5km of the Development and within the	£335,000 prior to occupation of 250 th dwelling. Thereafter on date of occupation of first dwelling to be occupied in each Phase/Reserved Matters application	5 years from receipt	TBC through local consultation/T own OSSR Plan

Parish	Planning application	Status (s106 signed/ funds received)	Amount	MF - monitoring fee applies	Project Officer	Clause	Trigger (if funds not yet received)	Spend/ commit by	Projects
			£183.67 per dwelling (up to 750 dwellings = up to £137,752.50 £34,059.85 received to date			parish of Tavistock and at the site of the Tavistock Cricket Club			
					Already deducted	For enhancements and maintenance of the Destination Play Facilities (play area equipment, skate park, youth shelters, BMX track, green gym equipment in the Tavistock Meadows area and within 1km of the boundary of the development aimed at attracting family and similar groups for longer visits)	On date of occupation of first dwelling to be occupied in each Phase/Reserved Matters application	1 st instalment by 14 May 2026	Named project: Destination play facilities in Tavistock Meadows and within 1km of boundary of the development
	Brook Lane	S106 signed	£35,040	5%	TBC	Improvements and ongoing	50% prior to occupation of any		Named project:

