

Clerk

From: S106 <S106@middevon.gov.uk>
Sent: 13 February 2026 13:17
To: Clerk; Cllr Cathy Connor; Cllr Andrea Glover; Cllr John Poynton
Subject: Consultation: POS Contribution – Planning Application 25/01498/MOUT, Land at Silver Street, Willand

Dear Willand Parish Clerk and Ward Members,

RE: Off-site Public Open Space Contribution

I am writing to update you on planning application 25/01498/MOUT – Land at Silver Street, Willand (outline application for the erection of up to 130). The application is progressing toward a resolution subject to completion of a Section 106 agreement.

As part of this agreement, should it be approved, there is likely to be an off-site public open space (POS) contribution of up to **£363K**. This funding would be intended for enhancements to public open space in Willand or in close proximity where it would benefit residents of the parish.

Please provide your response by Friday, 13th March 2026 to allow for the standard 28-day consultation period.

Please note:

- The S106 agreement will use broad wording (e.g. “new or improved public open space”) to allow flexibility.
- However, we still need specific project ideas now to evidence local need and guide the agreement.
- By the time funds are collected, local priorities may have changed, so please think ahead about projects that will remain relevant.
- This can include projects identified by local community organisations, so please consider engaging with those groups when putting forward ideas.

Examples of eligible improvements based on the Council’s Open Space Strategy include:

- Upgrading or creating play areas (including equipment and surfacing).
- Enhancing parks and recreation grounds (paths, seating, landscaping).
- Informal open spaces for recreation.
- Teenage facilities (e.g., skate parks, MUGAs, shelters).

- Allotments and associated infrastructure.
- Biodiversity enhancements linked to public access and recreation (e.g., planting schemes, natural play features).
- The creation, provision or expansion of new public open space (e.g., parks, village greens, public gardens, community orchards, recreation grounds, play areas).

Please note that projects not identified at this stage may still be considered later, provided they fit within the broad scope defined in the Section 106 agreement.

In line with the Council's adopted S106 Governance Framework, this consultation is being carried out with both the parish council and ward members simultaneously to ensure transparency and compliance with agreed processes. We are consulting ahead of determination so that, should permission be granted, the Section 106 agreement can include appropriately worded and locally informed public open space obligations. This ensures that the agreement is ready without delaying the decision or the drafting process.

If you have any questions or would like to discuss potential projects, please do not hesitate to contact me.

Kind regards,
Elaine Barry
S106 Monitoring Officer
Mid Devon District Council

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