

Clerk

From: S106 <S106@middevon.gov.uk>
Sent: 23 February 2026 17:16
To: clerk@halbertonparishcouncil.gov.uk; Clerk
Cc: Cllr Gwen DuChesne; Cllr Cathy Connor; Cllr Andrea Glover; Cllr John Poynton
Subject: Consultation: Off site Public Open Space Contribution – 25/01638/MOUT

Dear Clerks to Halberton and Willand Parish Councils and Ward Members,

I am writing to update you on planning application 25/01638/MOUT – Land West of the B3181 (outline application for up to 170 dwellings). 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 £430K. This funding would be intended for enhancements to public open space where it would reasonably serve residents of the new development.

Although the site is within Halberton parish, it sits very close to the established residential areas of Willand, and public open space in both parishes may play a role in meeting the needs of future residents. For that reason, the Section 106 agreement is expected to allow the contribution to be spent on new or improved POS within Halberton or Willand, where the infrastructure reasonably serves the development.

Please note that the S106 will use broad wording (e.g., “new or improved public open space”) to allow flexibility once funds are collected. However, we still need specific project ideas now to evidence local need and guide the agreement. This helps ensure that the S106 obligations are framed in a way that reflects local priorities and provides a clear basis for decision-making later.

In line with the Council’s S106 Governance Framework, we are consulting both parishes and ward members to ensure transparency and to gather project suggestions. These responses will provide an evidence base and assist with drafting the S106 agreement, helping to ensure the obligations reflect local need.

Please provide project ideas within 28 days of this email by **Tuesday 24th March** particularly for:

- Improvements to parks, recreation grounds or sports facilities
- Enhancements to children’s or youth/teen play areas
- Provision or improvement of allotments
- Footpath, seating, landscaping or informal open space upgrades

- Biodiversity or natural-play features
- Creation or enhancement of community green spaces (e.g., orchards, gardens, pocket parks)

Please note: If permission is granted and funds are collected, both parishes and eligible community organisations will be able to apply for funding at the spend stage for projects that fall within the final S106 wording. This can include projects identified by local community organisations, so please consider engaging with those groups when putting forward ideas. Projects not identified at this stage may still be eligible later, provided they fall within the final S106 wording.

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

Elaine Barry | Planning Obligations Monitoring Officer | Mid Devon District Council | Phoenix House | Phoenix Lane | Tiverton | EX16 6PP

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