

Explanatory notes to assist interpretation of the main table

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.
Monitoring Fee	Most of the older 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. Newer s106s include a separate amount for monitoring which is not deducted from the s106 contribution.
Project Officer Fee	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	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 agreement from the Lead Officer and local Ward Members). Where a Parish/Town 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 consultation with the local Ward Member(s), Town/Parish Council and the 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.

Parish	Planning application	Status (s106 signed/funds received)	Amount	Monitoring Fee	Project Officer Fee	Clause	Trigger (if funds not yet received)	Spend/commit by	Projects
Inwardleigh	Site at SX573976, Folly Gate 3963/19/OPA	S106 signed, some funds received	£15,000 1 st instalment of £8,818.18 received	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 1 st instalment 22/03/2029	Named project: 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 1277/20/OPA	S106 signed	£16,223	N/A	TBC	Provision/improvements and on-going maintenance 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	At least 75% of the contribution prior to occupation of 3 of the dwellings and remaining 25% prior to the occupation of the 5th dwelling	5 years from receipt	Named projects: 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	Land south of North Road, Lifton 2323/16/OPA	Funds received	£400 remaining	N/A	Already deducted	Improvements to children's play facilities in Lifton	N/A	1/11/2027	Children's play facilities in Lifton TBC through local consultation

Parish	Planning application	Status (s106 signed/funds received)	Amount	Monitoring Fee	Project Officer Fee	Clause	Trigger (if funds not yet received)	Spend/commit by	Projects
	Site at SX 383851 Land off Fore Street, Lifton 2353/18/OPA	S106 signed, some funds received	Total = 58,864.54 1 st instalment received and £22,044.18 remaining	Already deducted from 1 st instalment	Already deducted from 1 st instalment	Towards costs of improvements to OSSR facilities at QEII Recreation Ground and/or new MUGA at Lifton Community Centre and/or a new roof at Lifton Men's Club.	50% on commencement and balance on first occupation of 50% of the dwellings	10 years from receipt 1st instalment – 11/12/2033	Named projects: QEII Recreation Ground and/or new MUGA at Lifton Community Centre and/or new roof at Lifton Men's Club.
	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 ongoing 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 owner and council			Sports and recreation facilities in Lifton - TBC, requires local consultation/Parish OSSR Plan			
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, some funds received	£21,790.50	Already deducted from 1 st instalment	To be deducted	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 1st instalment 29/05/2034	Named project: Play facilities at Memorial Park
			1 st instalment of £12,132.90 received £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
1 st instalment of £49,750.98 received £29,250			Improvements to the North Tawton Youth and Community Centre			Named project: North Tawton Youth and Community Centre			
	Devonshire Gardens, North Tawton	S106 signed and some	£10,385.18	Already deducted	TBC	Improvements to and maintenance of play and recreation facilities at Memorial Park, North Tawton	50% before commencement and remaining 50% before	10 years from receipt	Named project:

Parish	Planning application	Status (s106 signed/funds received)	Amount	Monitoring Fee	Project Officer Fee	Clause	Trigger (if funds not yet received)	Spend/commit by	Projects
Plasterdown Grouped (including Sampford Spiney and Whitchurch)									
Sampford Courtenay									
Sourton									
South Tawton									
Spreyton									
Sticklepath									
Stowford									
Sydenham Damerall									
Tavistock	New Launceston Road 2022/16/OPA	Funds received	£186,091.17 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 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	N/a funds received	1 st instalment 04/12/2029, 2 nd instalment 29/09/2031	Named projects: Crowndale football – additional pitch or facility improvements and/or 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			
	Callington Road 00554/2013	S106 signed and some funds received	£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 parish of Tavistock and at the site of the Tavistock Cricket Club	£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, requires local consultation/Town OSSR Plan
		£183.67 per dwelling (up to 750 dwellings = up to £137,752.50)	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	On date of occupation of first dwelling to be occupied in each Phase/Reserved Matters application	1 st instalment by 14/05/2026, 2 nd instalment by 03/11/2028	Named project: Destination play facilities in Tavistock Meadows and within	

