EXMOUTH TOWN COUNCIL
Section 106 & CIL Working Party

Notes of the meeting held at 10.00am on Tuesday 7th April 2026 in the Committee Room, Town Hall, Exmouth.

Present

Councillor Pauline Stott	PS	Exmouth Town Council
Councillor Mark Williamson	MW	Exmouth Town Council
Councillor Brian Bailey	BB	Exmouth Town Council
Councillor Mike Rosser	MR	Exmouth Town Council
Councillor Cherry Nicholas	CN	Exmouth Town Council
Councillor Steve Gazzard	SG	Exmouth Town Council
Councillor Dianne Conduit	DCo	Exmouth Town Council (ex officio)
Dave Cook	DC	East Devon District Council
Lisa Bowman	LB	Town Clerk
Mollie Carey	MC	Administrator

Apologies

Councillor Nicky Nicholls	NN	Exmouth Town Council
Councillor Aurora Bailey	AB	Exmouth Town Council
Councillor Graham Deasy	GD	Exmouth Town Council (ex officio)
Melissa Wall	MWA	East Devon District Council

Welcome and apologies for absence

PS welcomed all present to the meeting, apologies were noted.

To approve the notes of the last meeting held on 20th January 2026.

The notes of the last meeting we agreed as a true record of the meeting proposed by MW seconded by SG. All members in favour.

Matters arising/ updates

LB provided an update on matters arising from the previous meeting.

Plumb Park Allotments, Orchard and Play Area

LB advised that the current position remains unchanged and that the intention is still for the allotments to transfer to the management company, together with the community orchard and play area. It was noted that this remains the preferred option.

Members discussed previous interest from community organisations in supporting a community allotment model, however it was noted that the Section 106 agreement is prescriptive and gives Plumb Park residents first refusal. It was therefore noted that the issue is not whether the allotments will fall out of use, but rather who is best placed to manage them.

Members noted the practical risks associated with the Town Council taking on responsibility for the site, including future maintenance liabilities, tree management, plot condition and the long-term management burden.

It was noted that Clinton Devon Estates have been informed that the Town Council does not wish to take on the site. Members agreed that this remains the correct decision and that the allotments are not considered a good fit for the Town Council's current allotment portfolio.

Status update on 3G football pitch feasibility / scoping study
LB provided an update on the 3G football pitch feasibility study. It was noted that progress has been slower than anticipated, however some traction has now been achieved. LB advised that discussions have focused on confirming which sites should be included within the scoping study.

The initial sites identified were:

- Exmouth Town Football Club
- Exmouth Rugby Club
- Maer Road pitches

LB reminded members that the scoping study will consider topographical surveys, drainage, planning considerations and technical requirements to determine suitability. Where suitable sites are identified, the Football Association may provide the majority of funding for delivery.

Members were advised that following correspondence with Exmouth Town Football Club, that site is not now being progressed.

Warren View was also discussed as a potential site for consideration. It was noted however that there may be potential constraints relating to floodlighting, proximity to neighbouring residential properties and future use of the site, which limited its suitability for inclusion at this stage.

Maer Road was considered as a potentially strong location due to existing infrastructure, parking and facilities. However, it was noted that existing planning and Section 106 constraints relating to floodlighting restrict future development opportunities at this site, and therefore it is not suitable to progress further at this time.

LB advised that the Rugby Club site remains under consideration, with positive initial discussions having taken place during site visits. It was noted that any proposal supported through Football Association funding would need to demonstrate appropriate levels of football use alongside wider community benefit.

LB further advised that the Community College has now expressed interest in being included within the scoping study. Members noted that the existing facilities are already well utilised and that a potential location has been identified for consideration.

Members also discussed the potential inclusion of additional sites within the scoping study. A number of locations were considered; however it was noted that some sites may present planning, landscape or other constraints. It was agreed that further review and discussion would take place before any additional sites are formally included.

Members also discussed additional potential locations including:

- Withycombe pitches
- Goodmores development
- St John's Road former pitches
- knapps Cross
- Former school field
- Deaf Academy

It was noted that many of these sites are constrained by access, drainage, planning, safeguarding or infrastructure requirements.

Following discussion, members agreed that the scoping study should proceed with:

- Exmouth Rugby Club
- Exmouth Community College

LB agreed to make further enquiries with MW regarding the St John's Road site.

To receive an update on the S106 balances held by East Devon District Council for play and open space from EDDC's Section 106 Officer, Melissa Wall, and the status of associated play park projects which are being overseen by Dave Cook, EDDC's project engineer.

DC provided an update on play and open space projects and advised that procurement documentation for the Phear Park play area upgrade has been completed and published on the procurement portal. Site meetings with suppliers have taken place and design submissions are currently being prepared.
The submission deadline is 24th April 2026. Following evaluation, a preferred supplier will be appointed and designs shared with LB prior to public release.

DC also provided an update on the pump track and graffiti wall. It was noted that the graffiti wall has not progressed as no formal instruction had been issued. DC advised this can proceed once confirmation is received. MC to confirm this has been approved. Members discussed the revised double-sided graffiti wall arrangement which will increase usable space.

Members also discussed seating provision near the skatepark due to high usage. DC confirmed this will be considered within the overall design. Members thanked DC for the update.

To consider a draft policy for a grant scheme to assist local sports clubs and organisations with feasibility studies and architectural fees (up to a maximum of £10,000 per project)

LB introduced the draft sports club grant scheme. LB advised that the Council's CIL balance currently stands at just under £200,000 following previous allocations, including contributions towards Dinan Way and the Town Hall purchase.

It was noted that additional funding is expected, although future receipts remain uncertain and will depend on development trigger points.

LB advised that the proposed grant scheme would support sports clubs with pre-development costs required to access larger external funding opportunities.

Eligible costs discussed included:

- Architect fees
- Planning fees
- Ecological surveys
- Technical assessments
- Funding application support

Ineligible costs include:

- Maintenance
- Equipment
- Operational costs
- Staffing costs
- Retrospective costs

Members agreed that eligible organisations must be constituted clubs with secure tenure or landowner consent.

Members agreed grants should be up to £10,000 per project and applicants must provide evidence and quotations.

Members agreed that the scheme should:

- Use a bespoke application form
- Be assessed by the Working Party
- Be promoted through press and social media
- Remain open on an ongoing yearly basis

Members discussed community engagement in relation to CIL spending priorities and the role of the adopted Neighbourhood Plan. LB confirmed that the Neighbourhood Plan remains the agreed framework for guiding CIL expenditure. Members agreed to proceed with the grant scheme.

Date of next meeting
Tuesday 7th July 2026 at 10.00am in the Chamber, Town Hall.
It was noted that this falls shortly before Exmouth Festival and an additional meeting may be convened if required.