EXMOUTH TOWN COUNCIL
Section 106 & CIL Working Party

Notes of the meeting held at 10.00am on Tuesday 10th November 2026 in the Committee Room, Town Hall, Exmouth.

Present

Councillor Pauline Stott	PS	Exmouth Town Council
Councillor Mark Williamson	MW	Exmouth Town Council
Councillor Steve Gazzard	SG	Exmouth Town Council
Councillor Graham Deasy	GD	Exmouth Town Council (ex officio)
Lisa Bowman	LB	Town Clerk
Mark Devin	MD	Deputy Town Clerk
Mollie Carey	MC	Administrator
Councillor Aurora Bailey	AB	Exmouth Town Council
Councillor Brian Bailey	BB	Exmouth Town Council
Councillor Mike Rosser	MR	Exmouth Town Council
Mike O'Mahoney (remotely)	MO'M	East Devon District Council

Apologies

Councillor Nicky Nicholls	NN	Exmouth Town Council
Councillor Dianne Conduit	DCo	Exmouth Town Council (ex officio)
Councillor Cherry Nicholas	CN	Exmouth Town Council
Dave Cook	DC	East Devon District Council
Melissa Wall	MWA	East Devon District Council

1. Welcome and apologies for absence

PS welcomed everyone to the meeting.
Apologies for absence were received from Cllr Dianne Conduit, Cllr Nicky Nicholls, Cllr Dan Wilson, Dave Cook and Melissa Wall.

2. To note the minutes of the last meeting held on 7 July 2026

MW proposed, SG seconded and it was agreed that the notes of the meeting held on 7 July 2026 were an accurate record.

3. Status update on 3G football pitch feasibility/scoping study

LB provided an update on the feasibility study for a new 3G all-weather pitch in Exmouth.

The Town Council had previously agreed to allocate up to £12,000 from its CIL funding towards the study, following the identification of a significant shortage of suitable sports facilities within Exmouth.

Several potential sites had been considered, including Warren View, Goodmores Farm, Exmouth Community College, Exmouth Town Football Club and Exmouth Rugby Club.

Following initial assessments, the Rugby Club site had emerged as the only potentially viable option. The Community College site had been ruled out because it was not large enough to accommodate a full-sized pitch.

Further geotechnical investigations were being undertaken at the Rugby Club to establish whether either of its existing pitches would be suitable for development. As the site was formerly used for landfill, additional investigations into ground conditions and gas emissions were required.

It was reported that approximately half of the original £12,000 allocation had been spent, with the remaining funding available to support further investigations alongside a contribution from Devon FA.

The estimated cost of a new 3G pitch was approximately £1 million, potentially rising to £1.2 million depending on ground conditions and mitigation requirements.
Devon FA was expected to provide a substantial proportion of the funding, potentially around 80%, although further contributions might be required from other organisations.
Members discussed the implications for the Rugby Club, including the potential loss of income from the temporary use of its second pitch by caravan clubs, and the need for an appropriate community-use agreement to accommodate both football and rugby.

It was noted that the outcome of the further geotechnical investigations was awaited before the project could progress to detailed funding and delivery discussions.

4. Presentation from Mike O'Mahoney – EDDC Playing Pitch and Outdoor Sports Strategy

MO’M from East Devon District Council attended remotely and delivered a presentation on the updated Playing Pitch and Outdoor Sports Strategy.
The strategy provides an evidence-based assessment of existing sports facilities, future demand and investment priorities across East Devon, with projections extending to 2042.

The presentation highlighted that Exmouth was expected to experience further housing and population growth, placing additional pressure on existing sports infrastructure.

Identified shortfalls included provision for junior and mini football, all-weather pitches, rugby, hockey and cricket.

MO’M explained that the strategy sought to protect existing facilities, improve their quality and accessibility, and identify opportunities for additional provision. Members were encouraged to refer to the strategy when considering future S106 and CIL funding allocations, ensuring that investment decisions were supported by identified community needs.

Discussion included the potential for greater community access to sporting facilities at Commando Training Centre Royal Marines, Lympstone, and opportunities and limitations associated with community use of the Deaf Academy's sports facilities. Members also raised concerns regarding the condition and suitability of playing pitches at Warren View and Goodmores Farm, particularly the importance of ensuring developers provide playing fields to an appropriate standard.

MO’M acknowledged these concerns and advised that work was being undertaken to ensure clearer construction and maintenance standards were incorporated into future development agreements.

The proposed Exmouth 20 development was also discussed, including the potential provision of junior football pitches and planning restrictions associated with the 400-metre buffer zone.

MO’M advised that the strategy and supporting evidence would be made available to the Town Council. The Working Party thanked MO’M for his presentation.

Action: LB to follow up outstanding enquiries regarding Warren View and Goodmores Farm and circulate the relevant Playing Pitch Strategy information to members.

5. Update on S106 balances and associated play park projects
In the absence of MW and DC, LB provided an update received from EDDC regarding S106 funding balances. It was reported that approximately £112,000 of unallocated S106 funding remained available. This had previously been retained as a potential contribution towards the proposed 3G pitch.

Members were advised of a funding request associated with an RFU-compliant floodlighting project at Withycombe Rugby Club. The project was identified as a priority within the Playing Pitch Strategy and would enable additional rugby activities, including opportunities for women's and girls' rugby and community sporting events.

The total project cost was approximately £78,000, of which £68,000 had already been secured through club and RFU contributions. A further £10,000 was being sought.

Members discussed the possibility of allocating £10,000 from the unallocated S106 funding towards the project, recognising that the 3G pitch feasibility work was still ongoing.

SG proposed, MW seconded and it was agreed that £10,000 from the unallocated S106 funding held by East Devon District Council be allocated towards the floodlighting project at Withycombe Rugby Club.

Phear Park improvements.
LB provided an update on the ongoing play park improvement works being overseen by EDDC at Phear Park. It was reported that the main play area project was progressing, with equipment installation nearing completion. Outstanding works included safety surfacing, tarmac, graphics and grass matting.

Work on the pump track was also underway, with additional lighting works scheduled for 16 November 2026.

Members were advised that two further play parks were due to receive improvements through EDDC capital funding. However, progress had been delayed due to illness.

Concerns were raised regarding the condition of the Dinosaur Play Park on the seafront, with members requesting clarification on when the previously discussed improvements would take place.

Action: LB to seek an update from MW regarding the proposed improvements to the Dinosaur Play Park and the outstanding play park programme.

6. Update on CIL balances and EDDC's new strategic CIL bidding process
LB provided an update on the Town Council's CIL balances and advised members that EDDC had launched a further strategic CIL funding round for large capital projects.

The Town Council was reported to hold approximately £219,000 in unspent CIL funding, of which £100,000 had already been allocated towards the Town Council’s Sports Club Improvement Fund, leaving approximately £119,000. Members were reminded of the requirement to spend neighbourhood CIL funding within five years and the importance of identifying suitable projects.

The potential future CIL income associated with the proposed Exmouth 20 development was also discussed. If the development proceeded, it was estimated that the Town Council could receive approximately £1.25 million, representing 25% of an estimated £5 million CIL liability.

It was emphasised that the development remained uncertain and that no timescale for receiving this funding could be confirmed.

EDDC's Strategic CIL bidding process
Members were advised that the new EDDC funding round was intended to support significant capital infrastructure projects.

LB understood that projects would need to have a minimum value of £200,000, with match funding potentially required. The application deadline was understood to be in January 2027.

The importance of having sufficiently developed, deliverable projects ready for submission was highlighted and LB advised that discussions had taken place regarding potential improvements and expansion of the Town Council's CCTV system. These could include additional cameras, enhanced monitoring capabilities, updated equipment within the Town Hall monitoring room and potential integration with police systems, including Automatic Number Plate Recognition (ANPR).

Members recognised that a bid would need to demonstrate additional infrastructure or enhanced capabilities rather than simply replacing existing equipment and there was support for further investigation into whether a suitable application could be developed.

MW proposed, PS seconded and it was agreed that LB should investigate the feasibility of submitting an application to EDDC's strategic CIL funding programme for improvements to the Council's CCTV infrastructure and this should be put forward as a recommendation to Full Council.

Action: LB to explore the potential for a strategic CIL application relating to CCTV infrastructure, including consideration of the funding criteria.

Community facilities
Members discussed the need for additional community facilities, particularly in areas experiencing housing growth. The possibility of using CIL funding to improve the community centre in Littleham was raised. However, concerns were expressed that it might not need the criteria and the limited timescale for a sufficiently advanced project would make a submission difficult.

Members also raised significant concerns regarding pedestrian safety and accessibility along Dinan Way, particularly for schoolchildren, wheelchair users and residents with reduced mobility. It was reported that pedestrians were having difficulty accessing an existing crossing due to the lack of a suitable footpath, with some having to use the grass verge.

Members discussed the possibility of seeking funding towards improvements and the scope for the Town Council to make a bid into EDDC's Strategic CIL bidding process or use its own CIL funds for improvements.

LB advised that the Town Council had previously contributed CIL funding towards highways improvements and that a similar approach could potentially be considered but this would need to be discussed with Devon County Council's Highways team to establish feasibility, costs and the necessary approvals.

Members expressed support for progressing enquiries regarding pedestrian accessibility at Dinan Way and a second crossing at the Powder Monkey and agreed that further enquiries be made with Devon County Council Highways regarding improvements to pedestrian accessibility and crossing facilities at these two locations.

Members discussed the importance of establishing a longer-term programme of infrastructure projects to ensure the Town Council was better prepared for future funding opportunities.

The possibility of developing a local application process for community organisations seeking CIL support was also raised. It was acknowledged that any such process would require clear eligibility criteria and a consistent approach to assessing applications.

LB explained that neighbourhood CIL funding provided the Town Council with greater flexibility than the strategic CIL funding administered by EDDC.

The Working Party recognised the importance of identifying future projects in advance, particularly in anticipation of further development-related CIL receipts.

7. Any other business

Members briefly discussed the potential transfer of assets from principal authorities to town and parish councils in the context of Local Government Reorganisation.

Reference was made to the approach being taken by Teignbridge District Council. Members acknowledged the importance of carefully considering the financial and maintenance implications of any future asset transfers, particularly where assets could represent an ongoing liability rather than generate income.

LB also reiterated the importance of using the Playing Pitch and Outdoor Sports Strategy as supporting evidence when considering future sports infrastructure proposals and funding opportunities.

8. Date of next meeting – to be confirmed.