



Taylor Wimpey plc
80 New Bond Street
LONDON
W1S 1SB

Jan Shadbolt
County Solicitor
County Hall
Topsham Road
Exeter
EX2 4QD
DX 8345 EXETER

Our Ref: IMR/B03850

Tel: 01392 383288

ian.roberts@devon.gov.uk

Fax: 01392 382286

Your Ref:

11th October 2010

APC Reference IMR/B03850
District Council Reference 10/INO 107
County Reference PP/11/1/PJT

HIGHWAYS ACT 1980 – ADVANCE PAYMENTS CODE

Notice requiring payment or security under section 220(1) of the Highways Act 1980
Phase 1 New Community, London Road, Cranbrook, Rockbeare

To the Company Secretary/Clerk, Taylor Wimpey plc


YOU have deposited plans or a building notice with East Devon District Council in accordance with building regulations in respect of 1229 new residential, 20 non-residential and 200 non exempt ancillary buildings at Phase 1 New Community, London Road, Cranbrook, Rockbeare as shown on the said plans

AND the plans have been passed or if applicable the building notice has been accepted by the Council

AND the building or buildings will have a frontage on a private street

THEREFORE Devon County Council as street works authority **give you notice** in pursuance of section 220(1) of the Highways Act 1980 that before works take place that they require payment or the securing in accordance with section 219 of the said Act the sum of **£8,500,000** in respect of the cost of the street works in the said street

dated 11th October 2010



Jan Shadbolt, County Solicitor
County Hall, Exeter EX2 4QD

IN YOUR OWN INTEREST YOU SHOULD READ THE NOTES ON THE BACK

Textphone 0845 1551020 SMS Text 0777 3333 231
www.devon.gov.uk

Corporate Resources Executive Director: Heather Barnes

an Excellent Authority
audit commission

NOTES

- 1 Not later than one month after the service of this notice you may appeal to the Secretary of State for transport, whose address is

Traffic Policy Division, Branch 2
Great Minster House
76 Marsham Street
London SW1P 4DR

and the Secretary may substitute a smaller sum for the sum herein specified

- 2 The sum demanded will go to discharge of any liability for private street works charges under the Code of 1980 but if, when street works are carried out, the cost is greater than this sum, the balance must be paid by the owner at that time, conversely, if the cost is less at that time, the County Council will refund the balance to the then owner
- 3 If any work is done in or for the purpose of erecting the building or buildings before payment has been made or secured to the satisfaction of the County Council in accordance with this notice, the owner of the land, and if he is a different person, the person undertaking the erection of the building or buildings, will be liable on summary conviction to a fine not exceeding Level 3 on the standard scale and may on summary conviction be punished accordingly
- 4 The sum deposited will be repaid plus interest at the statutory rate when the street works have been satisfactorily completed, inspected by the Highway Authority and when a one year defects liability period has expired, there being no defects outstanding at the end of this period.
- 5 Any payment made in respect of this notice, or correspondence relating to the security to be given for the sum demanded should be sent to the County Solicitor, County Hall, Topsham Road, Exeter EX2 4QD quoting the reference on the front of this letter

ENVIRONMENT DEPARTMENT

MEMORANDUM

From: East Area Highway Management
Development Management
East Devon Area
Devon County Council
Little Moor House

To: County Solicitor
For the attention of Ian Roberts

Being dealt with by: Phil Townsend

cc: Chief Executive,
East Devon District Council
Local Land Charges Section.

East Devon District Council
Building Control Section.

County Solicitor (Land Charges)

Tel: 01392 385268

My ref: PP/11/1/ PJT

Building Regs No: 10/INO107

B. Regs Approval: 16/9/10

Date: 7/10/10

**PHASE 1 NEW COMMUNITY, LONDON ROAD, CRANBROOK
ADVANCE PAYMENTS CODE HIGHWAYS ACT 1980 – EAST DEVON DISTRICT COUNCIL**

Plans for the development of 1229 new residential and 20 non residential units and 200 non exempt ancillary buildings at the above site have been considered.

In my view :-

Payment of, or security, for £ 8, 500,000 should be required from the owner.

Agent's name : NHBC

Agent's address :

Developer's name : TAYLOR WIMPEY(EXETER)

Developer's Address : SUITE 1, 2nd FLOOR, OSPREY HOUSE

OSPREY ROAD

SOWTON INDUSTRIAL ESTATE

EXETER, EX2 7WN


Philip Townsend
Highways Development Management Officer

CRANBROOK LOCATION PLAN 1:2500

EAST DEVON DISTRICT COUNCIL
ENVIRONMENT DIRECTORATE
16 SEP 2010
ACK

