

APCN/009/BRCCL

Nick Russell

From: Ian Roberts [ian.roberts@devon.gov.uk]
Sent: 24 April 2015 14:33
To: Building Control; Land Charges
Subject: Cranbrook New Community phase 2 London Road, Broadclyst - Developer: Persimmon Homes - DCC legal reference IMR/B11756
Attachments: APC 16 April 2015.pdf; Location Plan.pdf

hello

Attached is a copy of an APC notice served in connection with the above development – also attached is a location plan

building control

You will be informed when payment or security has been obtained in accordance with the notice. Please let me know if you receive intimation that works will commence or have commenced and you have not heard from me that payment or security has been given by the developer

land charges

Please register the APC notice and confirm the registration by replying to this email

thank you

Ian Roberts for County Solicitor

email ian.roberts@devon.gov.uk **phone** 01392 383000 **DX** 744970 **EXETER** 31

Devon County Council, Legal Department, County Hall, Topsham Road, Exeter EX2 4QD

www.devon.gov.uk

disclaimer :: <http://www.devon.gov.uk/email>



Persimmon Homes (South West) Limited
Persimmon House
Fulford
YORK
YO19 4FE

County Solicitor
Legal Services & Communications
County Hall
Topsham Road
Exeter
EX2 4QD

DX 744970 EXETER 31

APC reference IMR/B11756
Building Regs No. 14/B0190/DOM/1
Development Management reference AH/2003/15

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HIGHWAYS ACT 1980 – ADVANCE PAYMENTS CODE

notice requiring payment or security under section 220(1)

Cranbrook New Community phase 2 London Road, Broadclyst

To the Company Secretary / Clerk, Persimmon Homes (South West) Limited

PLANS or a BUILDING NOTICE have been deposited by you or on your behalf with East Devon District Council in accordance with building regulations in respect of 221 new dwellings at the above development as shown on the plans

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

AND the buildings will have a frontage on a private street

DEVON COUNTY COUNCIL as street works authority give you notice in pursuance of section 220(1) of the Highways Act 1980 ("the act") that before works take place payment of **£850,000** or the securing of that sum is required in accordance with section 219 of the act in respect of the cost of the street works in the said street

dated 16th April 2015

A handwritten signature in black ink, appearing to be "Jan Shadbolt".

Jan Shadbolt, County Solicitor

IN YOUR OWN INTEREST READ THE NOTES ON THE BACK

Textphone 0345 4551020
www.devon.gov.uk

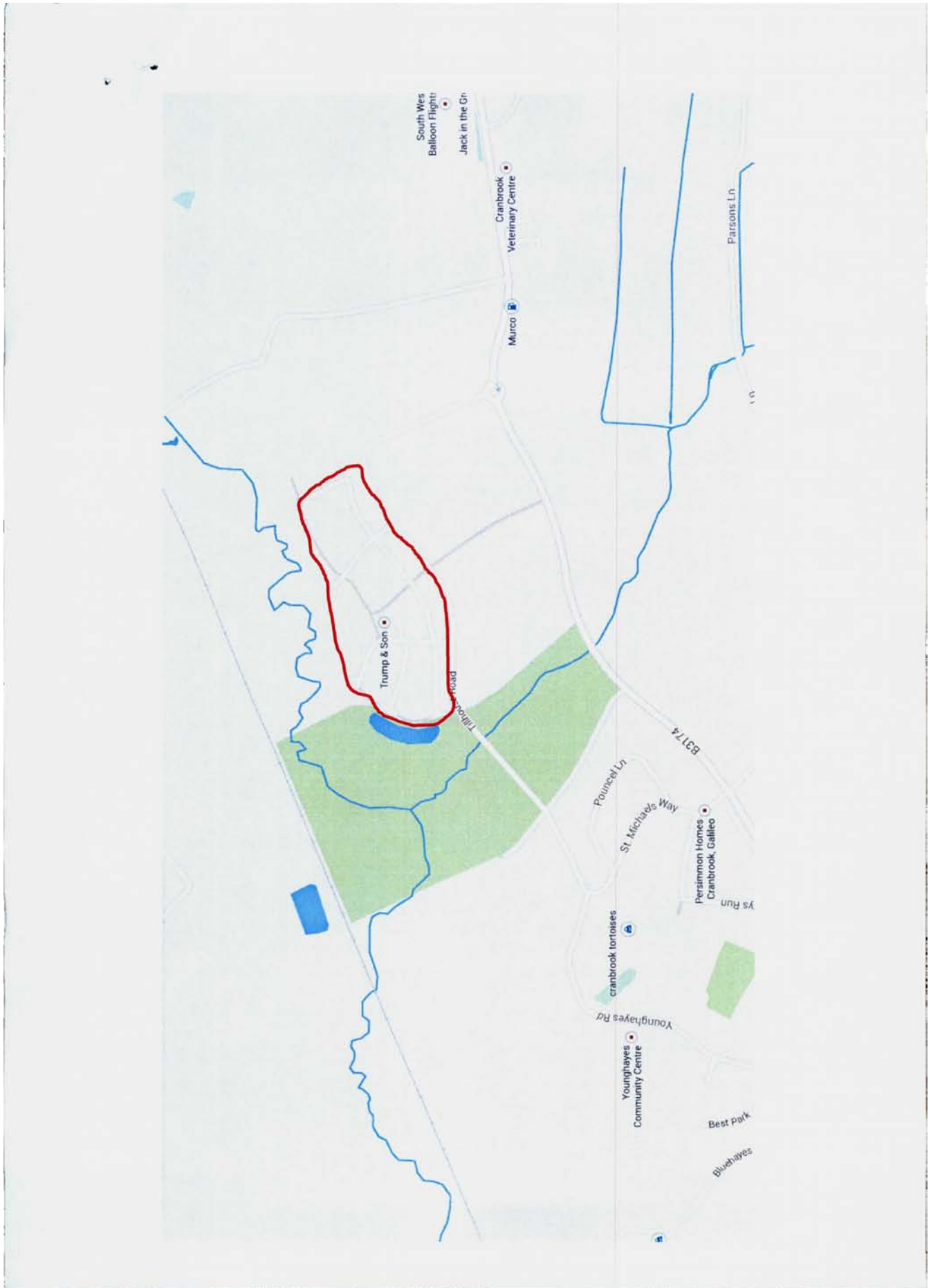
NOTES

- 1 Not later than one month after the service of this notice you may appeal to the Secretary of State for Transport at

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

and the Secretary may substitute a smaller sum to that specified in this notice

- 2 The sum demanded will go to discharge 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 APC reference on the front of this letter



South Wes
Balloon Flight
Jack in the Gr

Cranbrook
Veterinary Centre

Murco

Parsons Ln

Trump & Son

Tillock Road

B3174

Pouncil Ln

St. Michaels Way

Persimmon Homes
Cranbrook, Galileo

ys Run

cranbrook tortoisees

Younghayes Rd

Younghayes
Community Centre

Best Park

Bluehayes