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Ann Cooper

From: Ben Jobson [REDACTED]
Sent: 03 August 2023 11:16
To: Ann Cooper
Subject: RE: URGENT REMINDER : East Devon DC 2023 Housing Trajectory - Vistry sites
Attachments: A1 - Cloakham Lawns West of Chard Road Axminster (002).pdf; A1 - Land Adjacent to Tesco Harbour Road Seaton Bovis.pdf

Dear Ann

It was good to speak with you yesterday and as promised I have managed to get the attached documents completed for you.

Please note the delivery of the Axminster site could be accelerated if conversations with some of your other East Devon colleagues go well. Essentially in leu of an 'overage' payment we would like to negotiate the delivery of some additional affordable housing.

Please let me know if you need anything further.

Kindest regards

Ben Jobson
Regional Operations Director

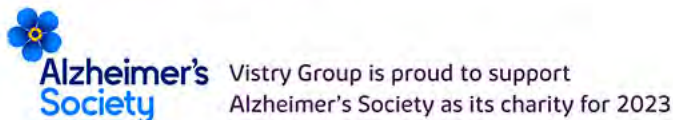
Mobile: [REDACTED]
Direct: [REDACTED]

Vistry Housebuilding South West
Heron Road | Sowton Industrial Estate | Exeter
Devon | EX2 7LL | [REDACTED]

Vistry Housebuilding



Part of the **Vistry Group**



From: Ann Cooper [REDACTED]
Sent: Friday, July 14, 2023 3:08 PM
To: Ben Jobson [REDACTED]
Subject: URGENT REMINDER : East Devon DC 2023 Housing Trajectory - Vistry sites
Importance: High

NOTE: Email originated outside of Vistry Group.

Dear Mr Jobson,

Further to my previous email requesting information on the progress of your housing development site(s) in East Devon, please would you complete and return the form(s) to me as a matter of urgency, ideally early next week -see attachment(s).

I still have a little time to incorporate your information into the latest housing forecasts to help the Council plan for future development.

Kind regards,
Ann

From: Ann Cooper
Sent: 21 June 2023 11:51
To: [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Vistry sites

To Mr Ben Jobson, Vistry South West

**East Devon District Council Housing Development Monitoring 2023
Vistry development sites at Cloakham Lawns, Axminster and land adj Tesco, Harbour Rd
Seaton - request for data by 6 July 2023**

Dear Mr Jobson,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

In 2021 John Parry, Vistry kindly provided information about your sites. The files attached to this email contains new questionnaires and up to date information relating to your sites with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired, as follows:

- **Cloakham Lawns West of Chard Road Axminster**
- **Land adjacent to Tesco Harbour Road Seaton**

From the Council's records I understand that you are now the appropriate contact regarding housing delivery on these sites. **If this is not the case, could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.**

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the sites. In particular, the Council would be grateful for written answers to the questions set out in file attachments accompanying this email.

Please insert your answers into the files attached and email the files back to me by 6 July 2023.

See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
- Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

3. Future monitoring

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. Information from responses will be in the public domain

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

5. Privacy Notice

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of a housing trajectory for the emerging East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for

processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,

Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



www.eastdevon.gov.uk
Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



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East Devon District Council Housing Development Monitoring 2023

LARGE SITE SURVEY QUESTIONS & INFORMATION *(see notes in email)*

Site: Cloakham Lawns West of Chard Road Axminster

House builder: Vistry (formerly Bovis Homes)

PLANNING STATUS TYPE A1: Site has detailed planning approvals **13/1489/MRES** and **14/0774/MRES (and later variations of housetypes)** for **400** dwellings (gross) and development had commenced at the 2023 Monitoring Point. See Table 2.

Please answer all questions.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.

For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter

PART A

The development has commenced with **334** dwellings completed by 31 March 2023.

Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the residue of the **66** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred e.g. to a Registered Provider in each forecast year.

Q1. How many dwellings were under construction at 31 March 2023? 20

.....

If available, please list which plot numbers were under construction at 31 March 2023.

197, 199, 200, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222,

.....

.....

Q2. Previously Vistry advised that the development was expected to be completed by December 2023. When do you now expect that the development will be completed?

2026

.....

Q3. Previously Vistry advised that the build rate would be 52/year (roughly 4 a month) How many dwellings do you anticipate will be completed per year (ie build rate) going forward?

20

.....

Q4. For the **66** dwellings remaining to be completed, sold and occupied as at 31 March 2023, what are the anticipated completions for each of the next five years (1 Apr– 31 Mar)?

- 2023-2024: 28.....

- 2024-2025: 20.....
- 2025-2026: 18.....
- 2026-2027:
- 2027-2028:

Q5. Are the anticipated completions for 2028-2029 onwards at the same build rate as anticipated in 2027-2028?..... NO

If no, what build rate do you anticipate?

Q6. Previously Vistry advised that an IVA had been agreed. Are there any current constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

.....

Q7. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q2 to Q6 information

Q8. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date? YES/

If no please amend Table 2 (including dates of site start and site works)

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain.

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q7 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q6 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Cloakham Lawns West of Chard Road Axminster	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29
Contact	Vistry (formerly Bovis Homes)																		
Planning Status at end March 2023	Detailed planning approval	400	400																
Recorded completions	Council records *			0	9	59	32	26	32	31	42	44	59						
Your trajectory	<i>INSERT annual figures in the appropriate years from 2023/24 onwards</i>	400	400	0	9	59	32	26	32	31	42	44	59	28	20	18			

Insert more columns after 2028/29 if needed

Recorded completions:

- * Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Cloakham Lawns West of Chard Road Axminster Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		28 April 2010 Validated	10/0816/MOUT Outline application for a mixed use urban extension to provide 400 dwellings (maximum), 10-12,000 sq ft of managed employment floor space, provision of public open space, retention of existing recreational facilities and access.
		Planning application process and determination		28 March 2011 Outline planning permission Approval with conditions	10/0816/MOUT
		Completion of S106		24/ November 2011 signed 18 December 2014 signed 26 April 2018 signed 15 June 2018- signed 05 May 2017 Validated 11 July 2019 Conditional Approval Deed of Variation signed 24 June 2019	10/0816/MOUT S106 -Axminster Carpets Supplemental S106 agreement – Bovis S106 Deed of variation and second supplemental S106 – Bovis Second Deed of Variation - Bovis 17/0984/V106 Modifications of planning obligations to S106 agreement attached to planning consent 10/0816/MOUT Deed of Variation
		Reserved Matters submission and determination (following outline planning application)		02 August 2013 Validated 12 March 2014 Approval with conditions 28 March 2014 Validated 12 February 2015	13/1489/MRES Reserved Matters approval for erection of 63 dwellings including associated works (approval of details of Appearance, Landscaping, Layout and Scale) pursuant to Outline application 10/0816/MOUT 14/0774/MRES Reserved matters application for the erection of 360

			<p>Approval with conditions</p> <p>10 August 2015 Validated 04 November 2015 Approval with conditions</p> <p>09 August 2016 Validated 04 November 2016 Approval with conditions</p> <p>09 August 2016 Validated 05 October 2016 Approval with conditions</p>	<p>dwelling and employment development (approval of appearance, landscaping, layout and scale) pursuant to outline application 10/0816/MOUT (= Remainder of 337 dws (with amended design of 23 dws on Phase 1)</p> <p>15/1830/VAR – vary design/form Plot 82</p> <p>16/1856/VAR amend house types – plots 363 – 386 inclusive</p> <p>16/1857/VAR amend house types – plots 236-252, 316-330 and 344-350 inclusive</p>
	Discharge of pre-commencement planning conditions			Some details re pre-commencement conditions occurred after commencement
	Marketing/Securing sale of land with house-builder/lockout agreement			Previous Owner was Axminster Carpets Ltd Bovis Homes (now Vistry) are now the developer (and landowner)
	End of any pre-existing occupancy agreement			
	Site start/commencement			First dwellings completed in 2014/15
	Site works (demolition/clearance/ remediation)			Not a brownfield site. Previously in agricultural and recreational use (Cloakham Lawn Sports Club comprises two Cricket Fields, bowling green (with associated building) and a main building with car park. – these facilities to be retained & enhanced) le Not a brownfield site.
	Site works (Infrastructure eg roads, drainage; GI)			
	First dwelling(s) completed		2014/15	
	Actual completions as at 31 March 2023	334 dwelling completions by the 2023 MP (9 in 2014/15; 59 in 2015/16; 32 in 2016/17; 26 in 2017/18; 32 in 2018/19; 31 in 2019/20; 42 in 2020/21, 44 in 2021/22; 59 in 2022/23)		Council Records – UPRN Residential & Council Tax Banded

			Development had stalled in 2021 when there were no dws under construction at 31/03/21 due to contract issues with Tesco (JV partner) but resolved with IVA in place.
		Annual delivery rates forecast from April 2023	Note: 66 dwellings not completed by 2023 MP
		Site development completed	

Notes:

A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions

B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous, 2022 Monitoring Point Trajectory – the ‘Expected Progress’

Table 3 below is the published 2022 MP trajectory for this site produced by East Devon District Council

TABLE 3 20220MP Site	Cloakham Lawns West of Chard Road Axminster	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/27	2027/28
Contact																		
Planning Status at end March 2022	Detailed planning approval	400	400															
Trajectory				0	9	59	32	26	32	31	42	44	52	52	21			

Application Type: Detailed planning approval.

Site capacity 400

Assumptions

Lead in time: Not applicable (first dwellings were completed in 2014/15)

Build rate Forecast delivery of 52 dws pa from 2022/23 - with site then completed in 2024/25

Summary

Completions forecast for years 1-3 from end March 2022 Monitoring Point.

Ann Cooper

From: Grant, Jamie [REDACTED]
Sent: 21 July 2023 09:35
To: Ann Cooper
Subject: EDDC / Persimmon Housing Deliver Info
Attachments: A1 - Mosshayne Phases 1-5 Persimmon.docx; A1 - Persimmon3b JC.docx; C1 - Axminster Masterplan -Land S+Eof Lyme Road.docx; B2 - Cranbrook-COBDENS - Persimmon.docx

Hi Ann,

Please find attached documents – I am waiting on my colleague to complete the other two.

Kind regards
Jamie

Jamie Grant | Head of Strategic Land

Persimmon Homes South West | Persimmon Homes, Mallard Road, Sowton Industrial Estate, EX2 7LD

Direct line | [REDACTED] | **Switchboard** | [REDACTED]

Email | [REDACTED] | **Web** | persimmonhomes.com | charleschurch.com



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Ann Cooper

From: Grant, Jamie [REDACTED]
Sent: 24 July 2023 16:36
To: Ann Cooper
Subject: RE: EDDC / Persimmon Housing Deliver Info

Hi Ann

This land isn't controlled by Persimmon anymore, the option expired.

Kind regards
Jamie

From: Ann Cooper [REDACTED]
Sent: Monday, July 24, 2023 4:31 PM
To: Grant, Jamie [REDACTED]
Subject: RE: EDDC / Persimmon Housing Deliver Info

Hi Jamie

Sorry, I've just realised that there's one form that I sent to you which I've not yet received back from Persimmon Homes. This is for part of the Axminster Masterplan area- Land NE of Leycroft Avenue. I know this is likely to be a tricky site – but any information that you can provide would be very helpful.

Could I please ask you to complete and return the form attached to me by email by 3pm Friday 28 July. I can then ensure that your information informs the forecasts of housing completions in East Devon, and related analyses.

Kind regards
Ann

From: Grant, Jamie [REDACTED]
Sent: 21 July 2023 09:35
To: Ann Cooper [REDACTED]
Subject: EDDC / Persimmon Housing Deliver Info

Hi Ann,

Please find attached documents – I am waiting on my colleague to complete the other two.

Kind regards
Jamie

Jamie Grant | Head of Strategic Land

Persimmon Homes South West | Persimmon Homes, Mallard Road, Sowton Industrial Estate, EX2 7LD

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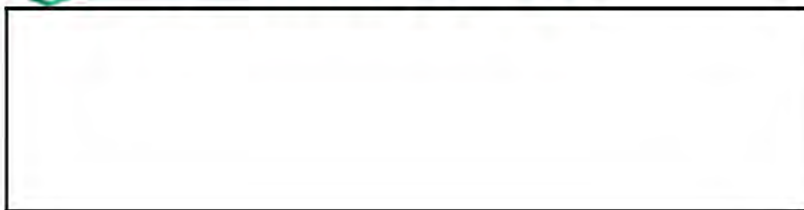
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East Devon District Council Housing Development Monitoring 2023

QUESTIONS AND INFORMATION

Site: Axminster Masterplan-Land South and East of Lyme Road

Applicant: Persimmon Homes (South West) Ltd

PLANNING STATUS TYPE C1: Site is allocated in the Local Plan but does not have detailed or outline planning approval at the 2023 Monitoring Point. A full planning application **19/0150/MFUL** was submitted before the 2023 MP for **104** dwellings and construction of a section of the North South Relief Road See Table 2.

Please answer all questions.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.

For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter

PART A

Lead in Time

Q1. In 2021 Persimmon Homes advised that this site should not be counted in the 5 year housing land supply as there is so much to overcome. Please advise what progress has been made towards delivery of **104** dwellings on the site (including any progress on addressing phosphate issues, as this site is in the Axe Catchment; and transport).

No further update. The Company continues to source a phosphate solution

Q2. Does the site remain available for development? **YES**

Q3a. Does Persimmon Homes own the site? **YES**

Q3b. If No, what interest does Persimmon Homes currently have in the site?.....
.....

Q4a. Is it intended that Persimmon Homes be the house-builder? **YES**

Q4b. If the answer to Q4a is no, what progress has been made in selecting a house-builder/partner?
.....

Q5a. Is the site being marketed for housing development?.....

Q5b. If the answer to Q5a is yes, what progress has been made in marketing the site?
.....

Q6. If the site has been sold what is the type of purchaser? (and if possible name them)

Eg Volume house-builder/SME house-builder/Developer/Private individual/Other

Name.....

Q7. What progress has been made in identifying a Registered Provider partner?

Q8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Market conditions, high interest rates, high build costs and phosphate impact.

Q9. Mindful of the progress made and to be made in the outline planning application process, when do you anticipate that a reserved matters planning application will be submitted?

Q10. Mindful of the need to allow time for determining a detailed planning application, discharge of pre-commencement conditions, and completing legal processes, when do you anticipate the site may commence? As soon as permission is given.

Q11. How long do you anticipate that site works and/or operations are likely to take prior to dwelling construction?

Q12. When do you anticipate that construction of the first dwelling(s) will start on site?

Dwelling Completions

No dwellings were recorded as completed by 31 March 2023 on this site.

Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the 104 dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider in each forecast year.

Q13. When do you anticipate that the first dwelling(s) will be completed?

Q14. When will the development be completed?

Q15. How many dwellings do you anticipate will be completed each year (ie build rate)?

Q16. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

• 2023-2024:

• 2024-2025:

- 2025-2026:
- 2026-2027:
- 2027-2028:

Q17a. If completions are expected from 2028-2029 onwards, do you anticipate the same build rate as in 2027-2028?.....YES/NO

Q17b. If the answer to Q17a is no, what build rate do you anticipate?

.....

Q18. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q12 to Q16b information

Q19. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?Yes /No

If no, please amend Table 2.

Previous Trajectory *(for information)*

The site is within the adopted East Devon Local Plan allocation E105. Table 3 in Part C shows the previous housing trajectory for the whole allocation. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain.

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q17 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q17b relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Axminster Masterplan – Land South and East of Lyme Road	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040-41
Contact	Persimmon Homes (South West) Ltd																														
Planning Status at end March 2023	Full planning application (proposes 104 dwellings)	104	104																												
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0																		
Your trajectory	INSERT annual figures in the appropriate years	104	104	0	0	0	0	0	0	0	0	0	0																		

Add more columns after 2040/41 if needed

Recorded completions:

* Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Axminster Masterplan – Land South and East of Lyme Road (Part of East Devon Local Plan allocation E105) Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		Validated	19/0150/MFUL Construction of 104 dwellings, associated highways, construction of a section of the North South Relief Road between Lyme Road and the site boundary, drainage, engineering and landscaping
		Planning application process and determination		Awaiting decision	19/0150/MFUL
		Completion of S106			
		Reserved Matters submission and determination (following outline planning application)			
		Discharge of pre-commencement planning conditions			
		Marketing/Securing sale of land with house-builder/lockout agreement			Persimmon Homes South West Ltd are the applicant for 19/0150/MFUL
		End of any pre-existing occupancy agreement			
		Site start			
		Site works (demolition/clearance/ remediation)			In agricultural use Not brownfield/previously developed land
		Site works (Infrastructure eg roads, drainage; GI)			
		First dwelling(s) completed			
		Actual completions as at 31 March 2023	NIL completions by the 2021 MP		Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023			
		Site development completed			

Notes: A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions
 B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

Table 3 below is the published 2022 MP trajectory produced by East Devon District Council for the whole Axminster Local Plan allocation site – based on the Axminster Masterplan (see 2022 Housing Monitoring Update paragraphs 3.2 and 3.15)

TABLE 3 2022MP Site	Axminster East Devon Local Plan allocation E105	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/28	2027/28	2028/29	2029/30	2030/31	2031/32*
Contact																						
Planning Status at end March 2022	Adopted East Devon Local Plan allocation North and East of the Town (E105) for around 650 dws Master Plan (850 dws) Planning applications on most of site.	850	850																			
Trajectory		850	850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

WHOLE ALLOCATION

Application Type: Full application for 104 dws - plus Hybrid planning applications for 305 plus 441 dwellings; 21/3025 MFUL for 29 dwellings (validated; awaiting decisions as at 2022 Monitoring Point)

Site capacity 850 dws – see explanation set out below

[Axminster Masterplan - East Devon](#) (East Devon District Council webpage)

<https://eastdevon.gov.uk/planning/planning-policy/other-plans/axminster-masterplan/>

The adopted East Devon Local Plan identifies land to the east of Axminster for a development of around 650 homes with associated employment land, open space, community facilities and a primary school, as well as land for the delivery of a north/south relief road.

The council, with consultants (HYAS Associates Ltd), worked closely with Persimmon Homes and The Crown Estate who control the majority of the allocated site to produce a masterplan that shows how development including the relief road will be delivered.

The masterplan provides a template for the development of the site which will guide planning applications for the site. Following two rounds of public consultation in 2018 the masterplan was endorsed by the council's Strategic Planning Committee on the 29th January 2019. The masterplan can be viewed using the link below:

[Axminster Masterplan](https://eastdevon.gov.uk/media/2813859/masterplan-document-endorsed-version.pdf)

<https://eastdevon.gov.uk/media/2813859/masterplan-document-endorsed-version.pdf>

The masterplan was prepared on the understanding that £10million of grant funding would be made available by the government to help to deliver the relief road. Even then, the substantial cost of the relief road (estimated to be around £16.7million) meant that an additional 200 homes located to the east of the local plan allocation were included to help to make the development viable.

The government funding was withdrawn in late 2019 after it became clear that the grant funding that had been successfully applied for had turned into a loan that the development could never afford to repay.

The council's Strategic Planning Committee at their meeting of the 9th December 2019 resolved to revisit the masterplan to seek alternative ways to deliver it. This work was delayed due to the pandemic but on-going.

Planning applications submitted by The Crown Estate and Persimmon Homes for the development of the masterplan area in 2019 are still under consideration.

Assumptions

Natural England currently advise that we should no longer grant planning permission for development that would increase the discharge of phosphates into the River Axe. Consequently The Axminster Masterplan area is no longer taken into consideration for the housing trajectory as it is currently too difficult to predict when dwellings will begin to be delivered on these sites.

Lead in time: N/A

Build rate NIL

Summary – NIL completions in the 5 year supply period. Nil completions after 5 years.

Ann Cooper

From: Sarah R Smith (Planning) [REDACTED]
Sent: 04 July 2023 13:49
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory -
Attachments: C1-Axminster Masterplan-E of Axminster -Central srs.docx

Hello Ann

Thank you for the email and attachment. I have completed it to the best of my ability, but there continues to be a considerable amount of uncertainty with the whole of the east of Axminster site/allocation.

Kind regards

Sarah R Smith (Planning)
BA (Hons) MRTPI
Consultant
Planning

[REDACTED]
Rapleys LLP
126 Colmore Row
Birmingham B3 3AP

[REDACTED] | www.rapleys.com

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From: Ann Cooper [REDACTED]
Sent: 04 July 2023 11:56
To: Sarah R Smith (Planning) [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory -

To : Sarah Smith, Rapleys (agent for the Crown Estate)

East Devon District Council Housing Development Monitoring 2023
Client : Crown Estate - development site- Axminster Masterplan Land East of Axminster
(Central Parcels) - request for data by 13 July 2023

Dear Ms Smith,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

The file attached to this email contains a questionnaire and up to date information relating to your client's development site at **Axminster Masterplan- Land East of Axminster (Central Parcels)**. This is part of the adopted Local Plan allocation E105 (within the Axminster MasterPlan area) where the Crown Estates has submitted a planning application and where a decision is awaited..

You kindly responded to our survey in 2021 when you advised that housing delivery on this site would be after the 5 year housing land supply for the 2021 Monitoring Point. It would be particularly helpful if you could provide any updates on progress on this site including addressing the issue of phosphates as the site is within the Axe Catchment area, and transport issues.

If you are not the appropriate contact at Rapleys for the clients for this site, could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details. If Rapleys are no longer the agent for the Crown Estate, would you please forward this email to the Crown Estate asking them to contact me as a matter of urgency.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site. In particular, the Council would be grateful for written answers to the questions set out in file attachment accompanying this email.

Apologies for the number of questions – your answers will help provide the audit trail to justify the lead in times, build rates and to update the delivery trajectory in Table 1 in the questionnaire.

Please insert your answers into the file attached and email the file back to me by **13 July 2023**. See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
- Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

3. **Future monitoring**

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. **Information from responses will be in the public domain**

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

5. **Privacy Notice**

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of a housing trajectory for the emerging East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,

Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



www.eastdevon.gov.uk

Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



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East Devon District Council Housing Development Monitoring 2023

QUESTIONS AND INFORMATION

Site: Axminster Masterplan area - Land East of Axminster (Central Parcels)

Applicant: Crown Estate

PLANNING STATUS TYPE C1: Site is allocated in the Local Plan but does not have detailed or outline planning approval at the 2023 Monitoring Point. A hybrid planning application **19/1074/MOUT** was submitted by the Crown Estate before the 2023 Monitoring Point (Outline for up to **441** dwellings plus employment land; Full for construction of a section of the North South Relief Road) See Table 2.

Please answer all questions.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.

For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter

PART A

Lead in Time

Q1a. You kindly responded to the previous survey in 2021 when you advised that the Crown Estate owned this site. Does the Crown Estate still own the site? **YES**

If Yes, go to Q1c

If No, go Q1b

Q1b. When was the site sold and who is the new landowner?

..... Go to Q13

Q1c. Does the site remain available for development? **YES**

If Yes go to Q2a.

If No, go to Q1d

Q1d. Why is the site no longer available for development?.....

..... Go to Q13

Q2a. In 2021 you advised that the Crown Estate will not be the developer and that the site was not being marketed for development. Is the site now being marketed for housing development?..... **NO**

Q2b. If the answer to Q3a is yes, what progress has been made in marketing the site?

.....

Q3. In 2021 you advised that outline planning application **19/1074/MOUT** remained undetermined with some major issues to be resolved. Viability was a major issue with the loss of the HIP funding for the relief road. Also the issues with phosphate/nitrate and the River Axe remained outstanding. What progress has been made towards resolving those issues?**None, partly because the Council is reviewing the allocation as part of the Local Plan review precisely because of the relief road and viability position.. This makes it very difficult to put dates or timings to start dates, etc, particularly as the application currently before the Council is unlikely to be determined by them given**

the aforementioned major issues that need to be resolved.....

.....
.....

Q4. Are there any other constraints or market and cost factors that are affecting the delivery of the development, and how might they be overcome?

..... ***Uncertainty over Local Plan review position and whether the site will remain as an allocation in whole or in part.....***

.....
.....

Q5. Previously you advised that you anticipated a reserved matters planning application being submitted late 2022 at the earliest. Given the current progress in the outline planning application when do you now anticipate that a reserved matters planning application may be submitted? ***Not possible to predict given uncertainties over allocation, viability, etc.....***

.....
.....

Q6. In 2021 you advised that site commencement will depend on the S106 triggers in relation to where and when the relief road is delivered and how many dwellings can come forward in association with its construction, but one would anticipate not before 2024/25. When do you now anticipate the site might commence? ***Not possible to predict given the issues with the allocation status, site constraints, viability, etc.....***

.....
.....

Q7. In 2021 you advised that 2025 was the earliest date when that construction of the first dwelling(s) might start on site? When do you now anticipate that the first dwelling(s) may start? ***As above.....***

Dwelling Completions

No dwellings were recorded as completed by 31 March 2023 on this site.
Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling’s Unique Property Reference Number is “In Use” and its Primary Classification is “Residential” and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the **441** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider in each forecast year.

Q8. In 2021 you advised that late 2026 was the earliest date when you anticipated that the first dwelling(s) will be completed. When do you now anticipate the first completion?

...**Not really possible to predict given the circumstances**.....
.....

Q9. In 2021 you advised that the development would be completed post 2035. When do you now anticipate development would be completed?**as above**.....
.....

Q10a Do you anticipate any completions in the next 5 years (April 2023 to March 2028?)
.....**NO**

Q10b. If Yes, what are the anticipated completions for each of the next five years? (1 Apr–31 Mar)

- 2021-2022:
- 2022-2023:
- 2023-2024:
- 2024-2025:
- 2025-2026:

Q11. What build rate(s) do you anticipate for completions from 2028-2029 onwards?
.....**not possible to predict in the circumstances**.....

Q12. **What is your housing trajectory for this site?**

Please update Table 1 in Part A with your Q8 to Q11 information

Q13. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?**NO – have amended**

If no, please amend Table 2.

Previous Trajectory (for information)

Table 3 in Part C shows the previous housing trajectory for the whole Adopted East Devon Local Plan allocation North and East of the Town (E105) as set out in the Axminster Master Plan (850 dws). This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q12 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2021, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q11 relating to planning applications/approvals and build rates/completions.

TABLE 1 2023 MP Site	Axminster Masterplan – Land East of Axminster (Central Parcels)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Contact	Rapleys (Agent for The Crown Estate)																													
Planning Status at end March 2023	Hybrid planning application (proposes up to 441 dwellings)	441	441																											
Recorded completions	Council records *			0	0	0	0	0	0	0	0																			
Your trajectory	INSERT annual figures in the appropriate years	441	441	0	0	0	0	0	0	0	0																			

Recorded completions:

* Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Axminster Masterplan – Land East of Axminster (Central Parcels) (Part of East Devon Local Plan allocation E105) Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		17 May 2019 Validated	19/1074/MOUT Hybrid application: Outline application with all matters reserved except access for mixed use development comprising up to 441 dwellings (Use Class C3); up to 1,500sqm of Class B1(a) floorspace; up to 3,750sqm of Class B1(b and c) floorspace; up to 1,000sqm of flexible use floorspace falling within Use Classes A1, A2, A3, A4 , A5 and D1; public open space; and associated infrastructure and engineering operations. Full application for the construction of a section of the north-south relief road between Sector Lane and Evil Lane, and associated engineering operations
		Planning application process and determination		Awaiting decision	19/1074/MOUT
		Completion of S106			
		Reserved Matters submission and determination (following outline planning application)			
		Discharge of pre-commencement planning conditions			
		Marketing/Securing sale of land with house-builder/lockout agreement			The Crown Estate are the applicant for 19/1074/MOUT The Crown Estate is the landowner.
		End of any pre-existing occupancy agreement			
		Site start			
		Site works (demolition/clearance/ remediation)			In agricultural use Not brownfield/previously developed land
		Site works (Infrastructure eg roads, drainage; GI)			

		First dwelling(s) completed		
		Actual completions as at 31 March 2023	NIL completions by the 2023 MP	Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023		
		Site development completed		

Notes: A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions
B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

Table 3 below is the published 2022 MP trajectory produced by East Devon District Council for the whole Axminster Local Plan allocation site – based on the Axminster Masterplan (see 2022 Housing Monitoring Update paragraphs 3.2 and 3.15)

TABLE 3 2022MP Site	Axminster East Devon Local Plan allocation E105	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/28	2027/28	2028/29	2029/30	2030/31	2031/32*
Contact																						
Planning Status at end March 2022	Adopted East Devon Local Plan allocation North and East of the Town (E105) for around 650 dws Master Plan (850 dws) Planning applications on most of site.	850	850																			
Trajectory		850	850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

WHOLE ALLOCATION

Application Type: Full application for 104 dws - plus Hybrid planning applications for 305 plus 441 dwellings; 21/3025 MFUL for 29 dwellings (validated; awaiting decisions as at 2022 Monitoring Point)

Site capacity 850 dws – see explanation set out below

[Axminster Masterplan - East Devon](#) (East Devon District Council webpage)

<https://eastdevon.gov.uk/planning/planning-policy/other-plans/axminster-masterplan/>

The adopted East Devon Local Plan identifies land to the east of Axminster for a development of around 650 homes with associated employment land, open space, community facilities and a primary school, as well as land for the delivery of a north/south relief road.

The council, with consultants (HYAS Associates Ltd), worked closely with Persimmon Homes and The Crown Estate who control the majority of the allocated site to produce a masterplan that shows how development including the relief road will be delivered.

The masterplan provides a template for the development of the site which will guide planning applications for the site. Following two rounds of public consultation in 2018 the masterplan was endorsed by the council's Strategic Planning Committee on the 29th January 2019. The masterplan can be viewed using the link below:

[Axminster Masterplan](https://eastdevon.gov.uk/media/2813859/masterplan-document-endorsed-version.pdf)

<https://eastdevon.gov.uk/media/2813859/masterplan-document-endorsed-version.pdf>

The masterplan was prepared on the understanding that £10million of grant funding would be made available by the government to help to deliver the relief road. Even then, the substantial cost of the relief road (estimated to be around £16.7million) meant that an additional 200 homes located to the east of the local plan allocation were included to help to make the development viable.

The government funding was withdrawn in late 2019 after it became clear that the grant funding that had been successfully applied for had turned into a loan that the development could never afford to repay.

The council's Strategic Planning Committee at their meeting of the 9th December 2019 resolved to revisit the masterplan to seek alternative ways to deliver it. This work was delayed due to the pandemic but on-going.

Planning applications submitted by The Crown Estate and Persimmon Homes for the development of the masterplan area in 2019 are still under consideration.

Assumptions

Natural England currently advise that we should no longer grant planning permission for development that would increase the discharge of phosphates into the River Axe. Consequently The Axminster Masterplan area is no longer taken into consideration for the housing trajectory as it is currently too difficult to predict when dwellings will begin to be delivered on these sites.

Lead in time: N/A

Build rate NIL

Summary – NIL completions in the 5 year supply period. Nil completions after 5 years.

Ann Cooper

From: Jamie Johnson [REDACTED]
Sent: 17 July 2023 14:15
To: Ann Cooper
Subject: RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Axminster Masterplan area: Land West Of Prestaller Farm, Beavor Lane,
Attachments: C1-Axminster Masterplan-Beavor Lane.pdf

Hi Ann,

Apologies, it has been a busy few days.

Please find attached the form which has been completed.

Regards

Jamie Johnson | Development Manager

T: [REDACTED]
F: [REDACTED]
E: [REDACTED]



Summerfield Homes, Taunfield, South Road, Taunton, TA1 3ND



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From: Ann Cooper [REDACTED]
Sent: 14 July 2023 17:49
To: Jamie Johnson [REDACTED]
Subject: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Axminster Masterplan area: Land West Of Prestaller Farm, Beavor Lane,

To Jamie Johnson, Summerfield Homes

Hi,

Further to my previous email requesting information on the progress of your housing development site(s) in East Devon, please would you complete and return the form(s) to me as a matter of urgency, ideally early next week -see attachment(s).

I still have a little time to incorporate your information into the latest housing forecasts to help the Council plan for future development.

Kind regards,
Ann

From: Ann Cooper

Sent: 04 July 2023 17:01

To: [REDACTED]

Subject: East Devon DC 2023 Housing Trajectory - Axminster Masterplan area: Land West Of Prestaller Farm, Beavor Lane,

To : Jamie Johnson, Summerfield Homes

**East Devon District Council Housing Development Monitoring 2023
Summerfield Homes development application site- Axminster Masterplan area: Land West Of Prestaller Farm, Beavor Lane, Axminster- request for data by 13 July 2023**

Dear Mr Johnson,

Further to our telephone conversation today, East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

The file attached to this email contains a questionnaire and up to date information relating to your company's proposed development in the **Axminster Masterplan area on Land West Of Prestaller Farm, Beavor Lane, Axminster**. This is one of the sites in East Devon within a housing allocation in the adopted East Devon Local Plan, where a planning application for 10 or more dwellings has been validated but not yet determined.

If you are not the appropriate contact at Summerfield Homes for this site, could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site. In particular, the Council would be grateful for written answers to the questions set out in file attachment accompanying this email.

Apologies for the number of questions – your answers will help provide the audit trail to justify the lead in times, build rates and to update the delivery trajectory in Table 1 in the questionnaire.

Please insert your answers into the file attached and email the file back to me by **13 July 2023**.
See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
- Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

3. Future monitoring

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. Information from responses will be in the public domain

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

5. Privacy Notice

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of a housing trajectory for the emerging East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to

you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,

Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



www.eastdevon.gov.uk

Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



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Arts & Culture East Devon
aced.org.uk
New website for cultural organisations and creatives.
Funding, training, networking and volunteering opportunities

The banner features a logo on the left consisting of four interlocking hexagons: a teal one with 'A', a yellow one with 'C', a blue one with 'E', and a pink one with 'D'. Below these is a grey hexagon containing the text 'ARTS & CULTURE EAST DEVON'. To the right of the logo, the text 'Arts & Culture East Devon' is in white, followed by 'aced.org.uk' in a larger white font, and a two-line tagline in a smaller white font.

East Devon District Council Housing Development Monitoring 2023

QUESTIONS AND INFORMATION

Site: Axminster Masterplan area: Land West Of Prestaller Farm, Beavor Lane, Axminster

Applicant: Summerfield Homes

PLANNING STATUS TYPE C1: Site is allocated in the Local Plan but does not have detailed or outline planning approval at the 2023 Monitoring Point. A full planning application **21/3025/MFUL** was submitted by Summerfield Homes and validated before the 2023 Monitoring Point (for **29** dwellings –revised scheme 19 October 2022). See Table 2.

Please answer all questions.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.

For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter

PART A

Lead in Time

Q1a. Does Summerfield Homes own the site? **NO**

Q1b If no, in addition to being the applicant for 21/3025/MFUL what interest does Summerfield Homes have in the site?

Eg Developer?..... **YES**

Eg Joint Venture Partner? NO

Eg House builder? NO

Q1c. Submission of a planning application suggests that the site is available for development, but please confirm, is the site available for development?..... **YES**

Q1d. Does Summerfield Homes intend to develop this site for housing? **YES**

Q2. Briefly, what progress has been made on the full planning application, and what remains to be addressed/resolved?..**We believe the only item outstanding is Phosphate Mitigation. We have a solution and plan to submit this within the next few months**.....

Q3. What progress has been made in identifying a Registered Provider partner for the affordable housing? ..**None**.....

Please identify the Registered Provider, if known

Q4. Mindful eg of the progress of the current application, the need to complete a legal agreement, any land purchase, and the need to discharge pre-commencement conditions, when do you anticipate the development might commence, assuming planning approval?

.2024.....

Q5. How long will site works/operations take before dwelling construction starts?

..3 months.....

Q6. When do you anticipate that construction of the first dwelling(s) may start? ..Q4 2024.....

Q7. Are there any constraints or market and cost factors that would affect the delivery of the development, and how might they be overcome (including issues with phosphate/ nitrate and the River Axe)? ..Only approval of the application.....

.....
.....
.....

Dwelling Completions

No dwellings were recorded as completed by 31 March 2023 on this site.
Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling’s Unique Property Reference Number is “In Use” and its Primary Classification is “Residential” and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the proposed 29 dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider in each forecast year.

Assuming planning approval of 21/3025/MFUL is granted:

Q8. When do you anticipate the first completion?

...Q2 2025.....

Q9. When do you anticipate development would be completed? ...Q4 2025.....

.....

Q10. How many dwellings do you anticipate will be completed per year (ie build rate) from April 2023? ...29.....

Q11. For the 29 dwellings remaining to be completed, sold and occupied as at 31 March 2023, what are the anticipated completions (based on sales 1 Apr– 31 Mar) for each of the next five years?

- 2023-2024:
- 2024-2025:
- 2025-2026: ...29.....
- 2026-2027:
- 2027-2028:

Q12. What build rate(s) do you anticipate for any completions from 2028-2029 onwards?

...ZERO.....

Q13. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q8 to Q12 information

Q14. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?NO

If No, please amend Table 2.

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for the whole Adopted East Devon Local Plan allocation North and East of the Town (Strategy 20 -E105) and as set out in the Axminster Master Plan (850 dws). This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q13 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2021, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q12 relating to planning applications/approvals and build rates/completions.

TABLE 1 2023 MP Site	Axminster Masterplan area– Land West Of Prestaller Farm Beavor Lane Axminster (Part of East Devon Local Plan allocation Strategy 20 - E105)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Contact	Summerfield Homes																													
Planning Status at end March 2023	Within adopted East Devon Local Plan allocation Strategy 20 – E105 Full planning application (proposal for 29 dwellings)	29	29																											
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0																	
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	29	29	0	0	0	0	0	0	0	0	0	0	0	0	29														

Recorded completions:

* Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Axminster Masterplan area– Land West Of Prestaller Farm Beavor Lane Axminster (Part of East Devon Local Plan allocation Strategy 20 - E105) Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		17 December 2021 Validated	21/3025/MFUL Erection of 29 dwellings to include highways, drainage, landscaping and ancillary incidental works Community Involvement consultation by the applicant undertaken prior to submission of the planning application
		Planning application process and determination		Awaiting decision (as at 4 July 2023)	21/3025/MFUL
		Completion of S106		Dec 2024	
		Reserved Matters submission and determination (following outline planning application)		N/A	N/A
		Discharge of pre-commencement planning conditions		Jan 2024	
		Marketing/Securing sale of land with house-builder/lockout agreement		Dec 2023	Applicant is Summerfield Homes. Current landowner TBC
		End of any pre-existing occupancy agreement			
		Site start		Q4 2024	
		Site works (demolition/clearance/ remediation)			In agricultural use Not brownfield/previously developed land
		Site works (Infrastructure eg roads, drainage; GI)		Q4 2024	
		First dwelling(s) completed		Q2 2025	
		Actual completions as at 31 March 2023	NIL completions by the 2023 MP		Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023	20		
		Site development completed	Q1 2026		

Notes: A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions

B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

Table 3 below is the published 2022 MP trajectory produced by East Devon District Council for the whole Axminster Local Plan allocation site – based on the Axminster Masterplan (see 2022 Housing Monitoring Update paragraphs 3.2 and 3.15)

TABLE 3 2022MP Site	Axminster Masterplan area (including East Devon Local Plan allocation – Strategy 20 -E105)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/28	2027/28	2028/29	2029/30	2030/31	2031/32*
Contact																						
Planning Status at end March 2022	Adopted East Devon Local Plan allocation North and East of the Town (E105) for around 650 dws Master Plan (850 dws) Planning applications on most of site.	850	850																			
Trajectory		850	850	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

WHOLE ALLOCATION

Application Type: Full application for 104 dws - plus Hybrid planning applications for 305 plus 441 dwellings; 21/3025 MFUL for 29 dwellings (validated; awaiting decisions as at 2022 Monitoring Point)

Site capacity 850 dws – see explanation set out below

[Axminster Masterplan - East Devon](#) (East Devon District Council webpage)

<https://eastdevon.gov.uk/planning/planning-policy/other-plans/axminster-masterplan/>

The adopted East Devon Local Plan identifies land to the east of Axminster for a development of around 650 homes with associated employment land, open space, community facilities and a primary school, as well as land for the delivery of a north/south relief road.

The council, with consultants (HYAS Associates Ltd), worked closely with Persimmon Homes and The Crown Estate who control the majority of the allocated site to produce a masterplan that shows how development including the relief road will be delivered.

The masterplan provides a template for the development of the site which will guide planning applications for the site. Following two rounds of public consultation in 2018 the masterplan was endorsed by the council's Strategic Planning Committee on the 29th January 2019. The masterplan can be viewed using the link below:

[Axminster Masterplan](https://eastdevon.gov.uk/media/2813859/masterplan-document-endorsed-version.pdf)

<https://eastdevon.gov.uk/media/2813859/masterplan-document-endorsed-version.pdf>

The masterplan was prepared on the understanding that £10million of grant funding would be made available by the government to help to deliver the relief road. Even then, the substantial cost of the relief road (estimated to be around £16.7million) meant that an additional 200 homes located to the east of the local plan allocation were included to help to make the development viable.

The government funding was withdrawn in late 2019 after it became clear that the grant funding that had been successfully applied for had turned into a loan that the development could never afford to repay.

The council's Strategic Planning Committee at their meeting of the 9th December 2019 resolved to revisit the masterplan to seek alternative ways to deliver it. This work was delayed due to the pandemic but on-going.

Planning applications submitted by The Crown Estate and Persimmon Homes for the development of the masterplan area in 2019 are still under consideration.

Assumptions

Natural England currently advise that we should no longer grant planning permission for development that would increase the discharge of phosphates into the River Axe. Consequently The Axminster Masterplan area is no longer taken into consideration for the housing trajectory as it is currently too difficult to predict when dwellings will begin to be delivered on these sites.

Lead in time: N/A

Build rate NIL

Summary – NIL completions in the 5 year supply period. Nil completions after 5 years.

Ann Cooper

From: Nicole Stacey [REDACTED]
Sent: 25 July 2023 13:02
To: Ann Cooper
Subject: RE: East Devon DC 2021 Housing Trajectory - W of Hayne Lane Honiton
Attachments: A1 - Land W of Hayne Ln JC.docx

Hi Ann

Thank you for this.

Please find attached completed trajectory questionnaire. We are in the process of updating our forecasts for sites so I have answered as best I can at the moment.

Kind regards

Nicole

Nicole Stacey
Planning Director

Tel: [REDACTED] | Mobile: [REDACTED] | Email: [REDACTED]

Baker Estates Ltd, Green Tree House, Silverhills Road, Decoy Industrial Estate, Newton Abbot TQ12 5LZ

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From: Ann Cooper [REDACTED]
Sent: Tuesday, July 25, 2023 11:55 AM
To: Nicole Stacey [REDACTED]
Subject: FW: East Devon DC 2021 Housing Trajectory - W of Hayne Lane Honiton

CAUTION: This email has been sent from outside of Baker Estates. Please **Do Not** click on any links or open any attachments unless you recognize the sender and know the content is **safe**. If you have any concerns, please contact [REDACTED]

Hi Nicole,

The EDDC computers crashed just after our phone conversation today. But we're now back –up and running again!

Many thanks for getting in contact about the 2023 housing trajectory questionnaire for West of Hayne Lane. I'll await your email and response.

As you requested, the email of 15 October 2021 in the chain below contains the information I received from Tom Biddle in 2021 about this site. Tom didn't complete and return the 2021 questionnaire document, but he provided the key information in his email which helped to inform the EDDC housing trajectories and district trajectory.

FYI The file attached is the 2021 questionnaire and data that I sent to him.

Kind regards,
Ann

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted]
[Redacted]
[Redacted]

www.eastdevon.gov.uk

Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



From: TOM BIDDLE [Redacted]
Sent: 15 October 2021 10:05
To: Ann Cooper [Redacted]
Subject: RE: East Devon DC 2021 Housing Trajectory - W of Hayne Lane Honiton

Ann,

Apologies for the second delay. Information noted below.

Approx. Forecast

2021 = 51 Plots
2022 = 50 Plots
2023 = 48
2024 = 13 (Site complete)

Plots under construction in March 21

Approx. 35-40 plots plus a block of 9 flats

Delays

Covid and shortage of materials and labour.

Kind regards,

TOM BIDDLE

Development Manager

Tel: [REDACTED] | Mobile: [REDACTED] | Email: [REDACTED]

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From: Ann Cooper
Sent: 15 October 2021 09:36
To: TOM BIDDLE
Subject: RE: East Devon DC 2021 Housing Trajectory - W of Hayne Lane Honiton

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Hi Tom,
Last call for information – I need to finalise the forecast figures on Monday next week.

- If time is pressing, then the minimum information needed is
- Forecast number of dwelling completions in each of the 5 years for the period 2021/22 to 2025/6
 - Dwellings under construction at 31 March 2021
 - Any particular reason for delays in completions experienced last year or going forward (a very brief reason, if there is one, will be sufficient)

Kind regards,
Ann

From: TOM BIDDLE [REDACTED]
Sent: 30 September 2021 19:44
To: Ann Cooper [REDACTED]
Subject: Re: East Devon DC 2021 Housing Trajectory - W of Hayne Lane Honiton

Apologies Ann.

I've been particularly busy over the last few weeks. I'll look at this shortly.

Kind regards,

Sent from my iPhone

TOM BIDDLE

Development Manager

Tel: [REDACTED] | Mobile: [REDACTED] | Email: [REDACTED]

Baker Estates Ltd, Green Tree House, Silverhills Road, Decoy Industrial Estate, Newton Abbot TQ12 5LZ

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On 30 Sep 2021, at 18:57, Ann Cooper [REDACTED] wrote:

CAUTION: This email has been sent from outside of Baker Estates. Please **Do Not** click on any links or open any attachments unless you recognize the sender and know the content is **safe**. If you have any concerns, please contact support@electrowise.com

Hi Tom,

I'm contacting you regarding my email to you of 13 September asking for information about forecast future housing delivery on the Baker Estates site on land at West of Hayne Lane, Honiton for the East Devon 5 year housing land supply assessment and Local Plan evidence.

If the information is available for this site could you please complete the form attached which I am resending. I've been able to extend the deadline to 6 October 2021.

If you're not the correct person to contact, is there anyone at Baker Estates who could assist?

Kind regards,
Ann

From: Ann Cooper

Sent: 13 September 2021 14:31

To: [REDACTED]

Subject: East Devon DC 2021 Housing Trajectory - W of Hayne Lane Honiton

To Mr Tom Biddle

East Devon District Council Housing Development Monitoring 2021

Land West of Hayne Lane, Honiton development site (*Hayne Farm*) – request for data by 24 September 2021

Dear Mr Biddle,

East Devon District Council is seeking your help.

The East Devon housing trajectory is used to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, and to calculate the five year housing land supply for East Devon.

The Council is updating the district's housing trajectory for the current 2013-2031 plan period, in particular anticipated housing completions within the next five years, for the five year supply period starting on 1 April 2021. The information will also feed into the Council's production of an initial trajectory for the future East Devon Local Plan that is in preparation, anticipating a 2020 to 2040 plan period.

The site at Land west of Hayne Lane, Honiton (*Hayne Farm*) being developed by Baker Estates is one 'major' site that we are monitoring for housing delivery. From my recent telephone conversation with your office I understand that you are the appropriate contact regarding housing delivery on this site. **If this is not the case, could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact and provide their contact details.**

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.

- where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

Taking account of this national planning policy and guidance, and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site?

In particular, the Council would be grateful for written answers to the questions set out in the file attachment accompanying this email.

Please insert your answers into the file attached and email the file back to me by 24 September 2021.

Please note, the information about the site within that file attachment comprises:

- data on dwelling completions and planning approvals as at 31 March 2021 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2021;
- data on the progress of planning applications since 31 March 2021; and
- the Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2020 Appendix C, paragraphs 3.12-3.14 and the tables and graphs therein.

The Council will need to publish your answers as part of its evidence of the deliverability of the site, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information. If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

NOTES

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

The East Devon Housing Monitoring Update to 31 March 2020 and the Appendices were published in October 2020 and can be viewed on the Council's website at [Monitoring - East Devon](#)

The future trajectory information is in Appendix C.

Privacy Notice

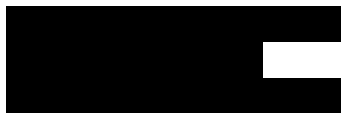
Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of an initial trajectory for the future East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the

Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,

Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



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Arts & Culture East Devon
aced.org.uk
New website for cultural organisations and creatives.
Funding, training, networking and volunteering opportunities

The logo for Arts & Culture East Devon (ACED) features four interlocking hexagons: a teal one with 'A', a yellow one with 'C', a blue one with 'E', and a pink one with 'D'. A central grey hexagon contains the text 'ARTS & CULTURE EAST DEVON'. To the right of the logo, the text 'Arts & Culture East Devon' is written in white, followed by the website 'aced.org.uk' in a larger white font. Below this, a white line of text reads 'New website for cultural organisations and creatives. Funding, training, networking and volunteering opportunities'.

East Devon District Council Housing Development Monitoring 2023

LARGE SITE SURVEY QUESTIONS & INFORMATION *(see notes in email)*

Site: Land West of Hayne Lane, Honiton (Hayne Farm)

House builder: Baker Estates Ltd

PLANNING STATUS TYPE A1: Site has detailed planning approval **18/0454/MRES** for **291** dwellings (gross) and development had commenced at the 2023 Monitoring Point. See Table 2.

Please answer all questions.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.

For 'When' questions, enter dates if known, or calendar year & month or calendar year & quarter.

PART A

The development has commenced with **216** dwellings completed by 31 March 2023.

Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the residue of the **75** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred (e.g. to a Registered Provider) in each forecast year.

1. To help complete our development monitoring audit trail, could you please advise whether either or both of the two planning approvals for variation of planning permissions (see Table 2) have commenced development.

Q1a. Has planning approval **20/2179/VAR** commenced development?YES

Q1b. Has planning approval **21/0730/VAR** commenced development?YES

Q2. How many dwellings were under construction at 31 March 2023? Circa 40.....

.....

If available, please list which plot numbers were under construction at 31 March 2023.

.....

Q3a. Thank you for responding to our previous survey in 2021. In this you anticipated a completion rate of about 48 to 50 per year. The rate in 2022/23 was lower, with only 40 completions. What was the reason for the slowdown?

.....

Q3b. How many dwellings do you anticipate will be completed per year (i.e. build rate)?

.....See below trajectory figures

Q4. Previously you advised that Covid and shortage of materials and labour were constraints on delivery. Are there any constraints or market and cost factors that are now affecting the delivery of the development? If there are, how do you anticipate that they will be overcome? [There are a number of constraints to delivery – material and labour costs/ shortages, rising interest rates, restricted mortgage market, removal of Help to Buy, consumer confidence etc.](#)

Q5. For the remaining **75** dwellings, what are the anticipated completions for each of the next five years? (1 Apr–31 Mar)

- 2023-2024: [Circa. 40 - 45](#).....
- 2024-2025: [Circa 15](#).....
- 2025-2026: [Remainder](#)
- 2026-2027:
- 2027-2028:

Q6. Information you provided to EDDC in 2021 stated that the site would be completed in 2024/25 – do you still anticipate this? [See above – a small number of units are anticipated to now be completed in 2025/26](#).....

If not, when do you now anticipate the site to be completed? [See above](#)

Q7. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q2 to Q6 information.....

Q8. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date? [Updated](#)

If not, please amend Table 2 (including dates of site start and site works)

Previous Trajectory (*for information*)

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain.

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q7 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q6 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Land West of Hayne Lane Honiton (Hayne Farm)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Contact	Baker Estates																	
Planning Status at end March 2023	Detailed planning approval	291	291															
Recorded completions	Council records *			0	0	0	0	0	27	51	45	53	40					
Your trajectory	<i>INSERT annual figures in the appropriate years from 2023/24 onwards</i>	291	291	0	0	0	0	0	27	51	45	53	40	40	15	20		

Recorded completions:

- * Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Land West of Hayne Lane Honiton (Hayne Farm) Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		16 December 2013 Validated	13/2744/MOUT Outline application comprising residential development (up to 300 units 40% of which would be affordable) including a new access onto Hayne Lane, highway improvements, open space, allotments and drainage (access only to be considered at this stage)
		Planning application process and determination		27 February 2015 Outline planning permission Approval with conditions	13/2744/MOUT
		Completion of S106		27 February 2015 signed 07 December 2017 signed 25 July 2019 signed 03 July 2020 Validated Awaiting Decision	S106 agreement relating to 13/2744/MOUT outline planning permission First Deed of Variation 18/0359/V106 Second Deed of Variation 18/0359/V106 Variation of requirement for affordable housing and other obligations in Section 106 Agreement pursuant to application 13/2744/MOUT 20/1404/V106 to defer the following planning obligations: £500,000.00 Affordable Housing Contribution due by 100th occupation as follows - £200,000.00 by September 2021 and £300,000.00 by September 2022; £381,980.00 (£462,000.00 currently with indexation) Education Contribution due by 145th occupation as follows - 12 months

				after 145th occupation; £105,000.00 (£116,000.00 currently with indexation) Sports Pitch Contribution due by 150th occupation as follows - 12 months after 150th occupation
	Reserved Matters submission and determination (following outline planning application)		<p>25 April 2017 Validated</p> <p>08 August 2017 Approval with conditions</p> <p>24 November 2017 Validated</p> <p>27 February 2018 Approval with conditions</p> <p>27 February 2018 Validated</p> <p>29 May 2018 Approval with conditions</p> <p>22 October 2020 Validated 11 March 2021 Approval with conditions</p>	<p>17/0942/MRES Reserved matters application in respect of matters of appearance, landscaping, layout and scale for the construction of 85 no. residential dwellings and associated garages, infrastructure and landscaping together with discharge of condition 4 (Construction Management Plan) all in association with outline permission 13/2744/MOUT (This was Phase 1)</p> <p>17/2690/MRES Proposed erection of 240 no. residential dwellings and associated parking, garages, roads, drainage and landscape (for phases 2-4, and partial overlap of phase 1)</p> <p>18/0454/MRES Proposed construction of 291 no. dwellings and associated parking, garages, roads, drainage and landscaping (approval of reserved matters pursuant to outline planning permission 13/2744/MOUT, amended proposal to reduce total number of units from 300 to 291. (18/0454/MRES – this is for Phases 1 to 4. Its development has commenced and supersedes the previous detailed approvals)</p> <p>20/2179/VAR Variation of condition 1 of application 18/0454/MRES (Proposed construction of 291 no. dwellings and associated parking, garages, roads, drainage and landscaping (approval of reserved matters pursuant to outline planning permission 13/2744/MOUT),</p>

				<p>amended proposal to reduce total number of units from 300 to 291) to amend unit types on plots 235-239 from apartments to 4 x 2 bed and 1 x 3 bed dwellings, amend the shape and size of the rear gardens associated with plots 234 and 240, allow for a garage to be constructed serving plot 235, and alteration of drainage attenuation from 3 ponds to 1 in north-west corner</p> <p>25 March 2021 Validated 14 July 2021 Approval with conditions</p> <p>21/0730/VAR Variation of condition 1 of application 20/2179/VAR (Variation of condition 1 of application 18/0454/MRES (Proposed construction of 291 no. dwellings and associated parking, garages, roads, drainage and landscaping (approval of reserved matters pursuant to outline planning permission 13/2744/MOUT), amended proposal to reduce total number of units from 300 to 291) to amend unit types and/or numbers on approved plots 132-136, 162-166 and 299-330; design changes to units on approved plots 92-95, 105-110, 167-170 & 172-175; layout changes to approved plot 137, and; provision of additional parking to approved plots 167-170</p>
	Discharge of pre-commencement planning conditions		Any remaining/in progress?	
	Marketing/Securing sale of land with house-builder/lockout agreement			18/0454/MRES - Baker Estates are the landowner and builder
	End of any pre-existing occupancy agreement			
	Site start/commencement		By 5 March 2018	Commencement works under Phase 1 (stated in Officer Report March 2018 for 18/0454/MRES)
	Site works (demolition/clearance/ remediation)			Not a brownfield site. Previously in agricultural use.
	Site works (Infrastructure eg roads, drainage; GI)			

		First dwelling(s) completed		02 November 2018	Property record of the first Approved Preferred Address – Last Updated (In Use and Occupied)
		Actual completions as at 31 March 2023	216 completions by the 2023 MP (27 completions 2018/19; 51 completions 2019/20; 45 completions 2020/21; 53 completions 2021/22; 40 completions 2022/23)		Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023			
		Site development completed			

Notes:

A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions

B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

Table 3 below is the published 2022 MP trajectory for this site produced by East Devon District Council

TABLE 3 2022 MP Site	Land West of Hayne Lane Honiton (Hayne Farm)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Contact	Baker Estates																	
Planning Status at end March 2022	Detailed planning approval	291	291															
Trajectory		291	291	0	0	0	0	0	27	51	45	53	50	48	17			

Application Type: Detailed planning approval.

Site capacity: 291.

Assumptions

Lead in time: Not applicable (first dwellings were completed in 2018/19).

Build rate: Forecast delivery of 50 dwellings in 2022/23, 48 dwellings in 2023/24 and 17 dwellings in 2024/25 to complete the development.

Summary: Completions forecast for years 1 to 3 from end March 2022 Monitoring Point.

Ann Cooper

From: Richard Harrison - TW Exeter [REDACTED]
Sent: 24 July 2023 08:02
To: Ann Cooper
Subject: RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Taylor Wimpey Sites - email 1
Attachments: A1 - Parcels4+7-TW 201190 JC.docx; A1 - GardeniaPlace-TW 181237 JC.docx; A1 - Land at Ottery Moor Lane Honiton.docx; A1 - Pankhurst Close TE Exmouth-Buckingham Heights.docx; A1 - Land adj Buckingham Close Exmouth -Plumb Park.docx

Ann,

Apologies for the delay in my response to the emails regarding Taylor Wimpey's sites in East Devon. I am afraid that I had to take some time last week unexpectedly, which meant I was not able to complete our submission.

Please see attached all sites you requested, apart from Bluehayes. On Bluehayes, it is extremely difficult to give fixed timescales as planning permission is still outstanding, let alone the uncertainty around the s106, land value, infrastructure delivery, DHN & ESCO, electric capacity and then the condition clearances required even before a Reserved Matters application can be submitted.

I think all we can say is that, once planning permission is granted and the 6 pre Reserved Matters conditions are discharged, we are committed to the timely delivery of the site and some dwellings within the established five-year supply period.

If you need anything else, please let me know. Once again, apologies for the delay.

Best regards,

Richard Harrison AssocRICS | Land, Planning & Technical Director | Taylor Wimpey Exeter
4 Capital Court, Bittern Road, Sowton Industrial Estate, Exeter, Devon, EX2 7FW
m: [REDACTED] | e: [REDACTED]

**Taylor
Wimpey**



From: Ann Cooper [REDACTED]
Sent: 14 July 2023 17:22
To: Richard Harrison - TW Exeter [REDACTED]
Subject: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Taylor Wimpey Sites - email 1

Warning: This email is from an external sender, please be cautious when opening attachments or links.

To Richard Harrison, Taylor Wimpey
Hi,

Further to my previous email requesting information on the progress of your housing development site(s) in East Devon, please would you complete and return the form(s) to me as a matter of urgency, ideally early next week -see attachment(s).

I still have a little time to incorporate your information into the latest housing forecasts to help the Council plan for future development.

Please note, the date for returning your Cranbrook sites' forms is 19 July (see my second email of 9 July).

Kind regards,
Ann

From: Ann Cooper
Sent: 30 June 2023 10:37
To: [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Taylor Wimpey Sites - email 1

To Richard Harrison, Taylor Wimpey

**East Devon District Council Housing Development Monitoring 2023
Taylor Wimpey sites - 1st of 2 emails - Request for data by 11 July 2023**

Dear Mr Harrison,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

Please note - this is the first of two emails. It relates to 3 Taylor Wimpey sites (excluding Cranbrook). I will send you a second email about your Cranbrook sites in the near future.

The files attached to this email contain questionnaires and up to date information about three Taylor Wimpey sites in East Devon at:

- **Land adjacent Buckingham Close, Exmouth ('Plumb Park')**
- **Pankhurst Close Trading Estate, Exmouth ('Buckingham Heights')**
- **Land at Ottery Moor Lane, Bramble Hill industrial estate, Honiton ('Mountbatten Mews')**

These are sites with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission had not expired.

I understand that you are the appropriate contact at Taylor Wimpey regarding these sites. If this is not correct could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the sites. In particular, the Council would be grateful for written answers to the questions set out in files attachment accompanying this email.

Please insert your answers into the files attached and email the files back to me by **11 July 2023**. See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
- Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at hmu-to-year-end-31-march-2022-aug-2022.pdf (eastdevon.gov.uk)

3. Future monitoring

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. Information from responses will be in the public domain

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

5. Privacy Notice

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for

anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of a housing trajectory for the emerging East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact information]

www.eastdevon.gov.uk
Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



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New website for cultural organisations and creatives.
Funding, training, networking and volunteering opportunities

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East Devon District Council Housing Development Monitoring 2023

LARGE SITE SURVEY QUESTIONS & INFORMATION *(see notes in email)*

Site: Land at Ottery Moor Lane, Bramble Lane Industrial Estate Honiton (Mountbatten Mews)

House builder: Taylor Wimpey UK Ltd

PLANNING STATUS TYPE A1: Site has detailed planning approval **19/0578/MRES** for **150** dwellings (gross) and development had commenced at the 2023 Monitoring Point. See Table 2.

Please answer all questions.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.

For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter

PART A

The development has commenced with **107** dwelling completed by 31 March 2023.

Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded.

For the forecast of completions from 1 April 2021, please forecast completions for the **43** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, in each forecast year.

Q1. How many dwellings were under construction at 31 March 2023?

~~.....~~ .43

If available, please list which plot numbers were under construction at 31 March 2023.

Q2. Previously you advised that development would be completed by December 2023.

When do you now expect that development will be completed? ~~.....~~
.March 2024

Q3. Previously you advised that material and labour availability constraints were affecting delivery. Are there any constraints or market and cost factors that are now affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Delays in agreeing SWW surface water drainage agreement via s104. This has delayed roads being started, and therefore homes starting.

.....
Q4. How many dwellings do you anticipate will be completed per year (ie build rate)?

.....
The site will be build complete in the next 12 months.

Q5. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024:43
- 2024-2025:
- 2025-2026:
- 2026-2027:
- 2027-2028:

Q6. If development is expected after 2027-2028 what build rate do you anticipate?

.....
N/A

Q7. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q2 to Q6 information

Q8. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?~~Yes~~

~~No~~YES

If no please amend Table 2 (including dates of site start and site works)

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for the site. This was produced by East Devon District Council to inform the 2020 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q8 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q7 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Land at Ottery Moor Lane, Bramble Hill Industrial Estate, Honiton (Mountbatten Mews)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29
Contact	Taylor Wimpey UK Ltd																		
Planning Status at end March 2023	Detailed planning approval	150	150																
Recorded Completions	Council records *			0	0	0	0	0	0	0	1	50	56						
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	150	150	0	0	0	0	0	0	0	1	50	56	43					

Recorded completions:

- * Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Land at Ottery Moor Lane, Bramble Hill Industrial Estate, Honiton Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		28 July 2014 Validated	14/0557/MOUT Outline planning application for residential development of up to 150no. dwellings; access to be considered all other matters reserved
		Planning application process and determination		31 August 2016 Outline planning permission Approval with conditions	14/0557/MOUT
		Completion of S106		31 August 2016 Signed 18 October 2019 Validated 20 December 2019 Signed 07 January 2020 Approved	Related to 14/0557/MOUT 19/2326/V106 Deed of Variation to amend S106 agreement to allow staircasing to 100% and amend mortgagee exclusion clause pursuant to applications 14/0557/MOUT and 19/0578/MRES.
		Reserved Matters submission and determination (following outline planning application)		03 April 2019 Validated 31 July 2019 Approval with conditions	19/0578/MRES Reserved matters application for a residential development of 150 dwellings with appearance, landscaping, layout and scale to be assessed (pursuant to outline consent 14/0557/MOUT).
		Discharge of pre-commencement planning conditions		Any remaining/in progress?	Condition being discharged in Nov 2019
		Marketing/Securing sale of land with house-builder/lockout agreement			2016 S106 identified Tesco Stores Ltd as the owner December 2019 S106 DoV identified Taylor Wimpey UK Ltd as the owner and Identified Teign Housing as the Registered Provider with an interest in the Property

	End of any pre-existing occupancy agreement			
	Site start/commencement		February 2020	Information supplied by developer in 2021
	Site works (demolition/clearance/ remediation)			Previous use - retail and commercial ie brownfield/ previously developed land.
	Site works (Infrastructure eg roads, drainage; GI)			
	First dwelling(s) completed		29 March 2021	Council Records – UPRN Residential & Council Tax Banded
	Actual completions as at 31 March 2023	107 dwellings completed at 2023 MP (1 in 2020/21; 50 in 2021/22; and 56 in 2022/23)		Council Records – UPRN, Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023			
	Site development completed			

Notes:

- A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions
- B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

The last site trajectory

Table 3 below is the published 2022 MP trajectory for the site produced by East Devon District Council

TABLE 3 20220MP Site	Land at Ottery Moor Lane, Bramble Hill Industrial Estate, Honiton (Mountbatten Mews)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/28	2027/28
Contact																		
Planning Status at end March 2022	Detailed planning approval	150	150															
Trajectory				0	0	0	0	0	0	0	1	50	52	47				

Application Type:. Detailed planning approval.

Site capacity 150 dws

Assumptions

Lead in time : Not applicable - Site start February 2020, confirmed by the developer, with first dwelling completed in 2020/21 (and 51 completed by 31/3/2022)

Build rate Previous forecast of 25 dwellings pa for 2020/21 to 2025/26 was too low. In 2021 the developer advised that there were already 80 dwellings under construction as at 31/3/2021, and anticipated annual completions ranging from 43 to 52 per year. Therefore increase the forecast build rate to 52 in 2022/23 (as forecast by the developer) and the residual 47 in 2023/24 (similar to the 43 forecast by the developer, but taking account of the Council’s evidence on completions to the 2022 Monitoring Point).

Summary

Completions forecast for years 1 to 2 from end March 2022 Monitoring Point.

Ann Cooper

From: Ben Jobson [REDACTED]
Sent: 03 August 2023 11:16
To: Ann Cooper
Subject: RE: URGENT REMINDER : East Devon DC 2023 Housing Trajectory - Vistry sites
Attachments: A1 - Cloakham Lawns West of Chard Road Axminster (002).pdf; A1 - Land Adjacent to Tesco Harbour Road Seaton Bovis.pdf

Dear Ann

It was good to speak with you yesterday and as promised I have managed to get the attached documents completed for you.

Please note the delivery of the Axminster site could be accelerated if conversations with some of your other East Devon colleagues go well. Essentially in leu of an 'overage' payment we would like to negotiate the delivery of some additional affordable housing.

Please let me know if you need anything further.

Kindest regards

Ben Jobson
Regional Operations Director

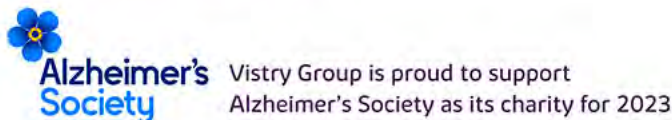
Mobile: [REDACTED]
Direct: [REDACTED]

Vistry Housebuilding South West
Heron Road | Sowton Industrial Estate | Exeter
Devon | EX2 7LL | [REDACTED]

Vistry Housebuilding



Part of the **Vistry Group**



From: Ann Cooper [REDACTED]
Sent: Friday, July 14, 2023 3:08 PM
To: Ben Jobson [REDACTED]
Subject: URGENT REMINDER : East Devon DC 2023 Housing Trajectory - Vistry sites
Importance: High

NOTE: Email originated outside of Vistry Group.

Dear Mr Jobson,

Further to my previous email requesting information on the progress of your housing development site(s) in East Devon, please would you complete and return the form(s) to me as a matter of urgency, ideally early next week -see attachment(s).

I still have a little time to incorporate your information into the latest housing forecasts to help the Council plan for future development.

Kind regards,
Ann

From: Ann Cooper
Sent: 21 June 2023 11:51
To: [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Vistry sites

To Mr Ben Jobson, Vistry South West

**East Devon District Council Housing Development Monitoring 2023
Vistry development sites at Cloakham Lawns, Axminster and land adj Tesco, Harbour Rd
Seaton - request for data by 6 July 2023**

Dear Mr Jobson,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

In 2021 John Parry, Vistry kindly provided information about your sites. The files attached to this email contains new questionnaires and up to date information relating to your sites with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired, as follows:

- **Cloakham Lawns West of Chard Road Axminster**
- **Land adjacent to Tesco Harbour Road Seaton**

From the Council's records I understand that you are now the appropriate contact regarding housing delivery on these sites. **If this is not the case, could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.**

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the sites. In particular, the Council would be grateful for written answers to the questions set out in file attachments accompanying this email.

Please insert your answers into the files attached and email the files back to me by 6 July 2023.

See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
- Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

3. Future monitoring

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. Information from responses will be in the public domain

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

5. Privacy Notice

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of a housing trajectory for the emerging East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for

processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,



Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



www.eastdevon.gov.uk

Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



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[Email disclaimer](#)



Arts & Culture East Devon
aced.org.uk
New website for cultural organisations and creatives.
Funding, training, networking and volunteering opportunities

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East Devon District Council Housing Development Monitoring 2023

LARGE SITE SURVEY QUESTIONS & INFORMATION *(see notes in email)*

Site: Land adjacent to Tesco Harbour Road Seaton

House builder: Vistry (formerly Bovis Homes)

PLANNING STATUS TYPE A1: Site has detailed planning approvals **13/2392/MRES** (for 222) and **16/0435/MFUL** (for additional net 8) ie **230** dwellings (gross) and development had commenced at the 2023 Monitoring Point. See Table 2.

Please answer all questions.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.

For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter

PART A

The development has commenced with **170** dwellings completed by 31 March 2023.

Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the residue of the **60** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred e.g. to a Registered Provider in each forecast year.

Q1. How many dwellings were under construction at 31 March 2023?

.....14no.....

If available, please list which plot numbers were under construction at 31 March 2023.

14-16, 84-86, 93-

100.....

.....

Q2. Previously Vistry advised that the development would be completed by December 2023. When do you now anticipate that the development will be completed?

2026.....

.....

Q3. Previously Vistry advised that the build rate would be 52 dws pa. How many dwellings do you anticipate will be completed per year (ie build rate)?

.20.....

.....

Q4. For the 60 dwellings remaining to be completed as at 31 March 2023, what are the anticipated completions (based on sales 1 Apr– 31 Mar) for each of the next five years?

• 2023-2024: 18.....

• 2024-2025:20.....

- 2025-2026: 22.....
- 2026-2027:
- 2027-2028:

Q5. Previously Vistry advised that the site had stalled due to contract issues with Tesco (JV Partner) but that an IVA has been agreed. Since then there have been 17 completions. Are there now any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Current market conditions are necessitating WIP controls. A rising main sewer has been found on the site and requires diversion and has hampered progress on the land surcharge programme and consequently delayed the commencement of the next phase of house construction.....

Q6. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q2 to Q5 information

Q7. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?Yes

If no please amend Table 2 (including dates of site start and site works)

Previous Trajectory (for information)

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain.

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q6 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q2 to Q5 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Land adjacent to Tesco Harbour Road Seaton	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28
Contact	Vistry Homes (formerly Bovis Homes)																	
Planning Status at end March 2023	Detailed planning approval	230	230															
Recorded completions	Council records *			0	0	30	28	30	22	25	18	0	17					
Your trajectory	<i>INSERT annual figures in the appropriate years from 2023/24 onwards</i>	230	230	0	0	30	28	30	22	25	18	0	17	18	20	22		

Recorded completions:

- * Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Land adjacent to Tesco Harbour Road Seaton Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		<p>12 January 2009 Validated</p> <p>03 March 2014 Validated</p> <p>11 March 2016 Validated</p>	<p>09/0022/MOUT Re-development of land to include housing, tourism, new public realm, petrol filling station, hotel, retail development - public open space/access</p> <p>14/0476/VAR Variation of Condition 29 of planning permission 09/0022/MOUT (development shall not proceed other than in strict accordance with the Flood Risk Assessment dated 3 February 2009) to allow development to be carried out in accordance with updated Flood Risk Assessment dated October 2013</p> <p>16/0435/MFUL residential development for 20 no. plots & associated works (amended layout to residential development approved by 13/2392/MRES to provide additional 8 no. units)</p>
		Planning application process and determination		<p>04 November 2010 Outline planning permission Approval with conditions</p> <p>22 September 2014 Approval with conditions</p> <p>31 August 2016 Approval with conditions</p>	<p>09/0022/MOUT</p> <p>14/0476/VAR</p> <p>16/0435/MFUL</p>
		Completion of S106		<p>27 June 2014 Signed</p> <p>02 July 2013 Validated 26 September 2013 Approval with conditions</p>	<p>Relating to 09/0022/MOUT</p> <p>13/1583/V106 Variation of requirement for affordable housing in Section 106 agreement pursuant to application No</p>

				09/0022/MOUT to reduce the affordable housing provision from a minimum 25% provision to 0% provision
			31 August 2016 signed	S106 Agreement – tying 16/0435/MFUL application to the original S106 agreement for the wider generation site
	Reserved Matters submission and determination (following outline planning application)		04 November 2013 Validated 11 March 2014 Approval with conditions	13/2392/MRES Residential development comprising 222 dwellings and associated open space, Reserved Matters of appearance, layout and landscaping pursuant to Outline Application
	Discharge of pre-commencement planning conditions		2013/2014 (Any remaining/in progress?)	
	Marketing/Securing sale of land with house-builder/lockout agreement			Tesco Stores Ltd were the outline applicant and landowner Bovis Homes (now Vistry) are now the landowner
	End of any pre-existing occupancy agreement			
	Site start/commencement		2014/15	Tesco supermarket and petrol filling station have been built on the West of the site (before Nov 2013) Premier Inn –hotel has been built on the SE frontage of the site
	Site works (demolition/clearance/ remediation)			Not a brownfield site. Previously open land (in agricultural use)
	Site works (Infrastructure eg roads, drainage; GI)			
	First dwelling(s) completed		30 July 2015	Council Records – UPRN Residential & Council Tax Banded
	Actual completions as at 31 March 2023	170 completions) by the 2023 MP (30 in 2015/16; 28 in 2016/17; 30 in 2017/18; 22 in 2018/19; 25 in 2019/20; 18 in 2020/21, NIL in 2021/22; and 17 in 2022/23)		Council Records – UPRN Residential & Council Tax Banded Note: site stalled in 2021/22 - contract issues with Tesco (JV Partner) but an IVA was agreed. 17 completions since then
	Annual delivery rates forecast from April 2023			
	Site development completed			

Notes:

A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions

B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous, 2022 Monitoring Point Trajectory – the ‘Expected Progress’

Table 3 below is the published 2022 MP trajectory for this site produced by East Devon District Council

TABLE 3 2022MP Site	Land adjacent to Tesco Harbour Road Seaton	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/28	2027/28
Contact																		
Planning Status at end March 2022	Detailed planning approval	230	230															
Trajectory				0	0	30	28	30	22	25	18	0	37	40				

Application Type: Detailed planning approval.

Site capacity 230

Assumptions

Lead in time: Not applicable (first dwellings were completed in 2015/16)

Build rate Forecast delivery based on Vistry information supplied in 2021 (34 in 2022/23 (amended to 37 to take account of EDDC information about previous completions) and 40 in 2023/24.

Summary

Completions forecast for years 1-2 from end March 2022 Monitoring Point.

Ann Cooper

From: Edward Rich [REDACTED]
Sent: 27 July 2023 09:06
To: Ann Cooper
Subject: Seaton Quay
Attachments: A1 - Seaton Quay (Racal) Riverside Way _ updated 270723.docx

Sent from [Outlook for iOS](#)

East Devon District Council Housing Development Monitoring 2023

LARGE SITE SURVEY QUESTIONS & INFORMATION *(see notes in email)*

Site: Seaton Quay, Former Racal Site, Riverside Way, Seaton

New site owner Seaton Quay Ltd (formerly Rich Investments Ltd)

PLANNING STATUS TYPE A1: Site has detailed planning approval **16/0503/MRES** for **90** dwellings (gross) with approved variations and non-material amendments, and development had commenced at the 2023 Monitoring Point. See Table 2.

Please answer all questions.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.

For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter

PART A

The development has commenced but according to Council records no dwellings were completed by 31 March 2023.

Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the **90** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, in each forecast year.

In 2021, the Council were advised by a director of the Axe Riverside Company that the site was still owned by Axe Riverside Company. ie at that time the site had not been sold to a builder/developer. The site was still being marketed. That implied that it was still available for development but Axe Riverside Ltd were not going to be the site developer (eg not selecting and appointing a housebuilder or constructing the dwellings themselves). And the Council were advised that it was not clear when building starts would be made.

However, since then the Council understands that Rich Investments Ltd purchased the site on or before 31 August 2022. The Council understands that Rich Investments Ltd changed its name to Seaton Quay Ltd on 22 July 2022. Seaton Quay Ltd are the applicants for the latest applications for Non-Material Amendments and discharging of planning conditions

Q1. Is Seaton Quay Ltd (formerly Rich Investments Ltd) the landowner Yes **YES/NO**

Q2. In our telephone conversation on 31 May 2023, you indicated that the site is available for development as Seaton Quay Ltd is developing the site, and is implementing the current detailed planning approvals **13/0304/MOUT**, **16/0503/MRES** and Variations. Is this correct?

..... **YES/NO**

Q3 Is Seaton Quay Ltd the house builder?..... **YES/NO**

If No, what progress has been made in identifying/ selecting a house builder?.....

Through tender stage Brady Construction Services were identified and appointed with a contract guarding in January 2023.....

Q4a. Table 2 lists the latest non-material amendments submitted (units 1 to 35 of the NMAs to 178/0112/VAR).

Q4b. Have you yet submitted NMAs for the other 55 units? YES/NO

Q4c. Do you intend to submit NMAs for the other 55 units? YES/NO

Please advise on the likely timing of submission(s) First quarter 2024

Q5. Alternatively, do you anticipate submitting any new full or reserved matters planning application(s) eg for the remainder of the site? YES/NO

If so what type(s) of application do you propose to submit?

Outline/Full/Hybrid (please select/highlight the appropriate option(s))

And have you requested pre-application advice from the District Council –..... YES/NO

Or had preliminary discussions with the Local Planning Authority prior to submitting a pre-application request?..... YES/NO

Q6. The site development 13/0304/MOUT /16/0503/MRES has formally commenced (application 18/1858/CPE for Certificate of lawfulness to establish the lawful commencement of development for 90 dwellings was granted 03 October 2018). What, site works and/or operations remain to be carried out, and when, before housing completions are anticipated? Houses and flats under construction are due for completion July 2024 leading into the remaining 55 units.....

Q7 What other progress has been made with implementing planning approval (13/0304/MOUT / 16/0503/MRES and Variations)?

...We are on site developing phase 1

Q8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

.....Not at present

Q9. When do you anticipate that construction of the first dwelling(s) will start on site?

.....Jan 2023
.....

Q10a. How many dwellings were under construction at 31 March 2023?

.....35.....

If available, please list which plot numbers were under construction at 31 March 2023

.....Plots 1 to 35
.....

Q10b. What progress since 31 March 2023?.....

.....Timber frames now on site for 7 units about to be 10 units with foundations being ready for a further 7
.....

Dwelling Completions

Q11 In our telephone conversation, you indicated that you expected that initially 28 dwellings would be completed in 2026. Please indicate which units these would be and whether this would be by end March 2026 or in the monitoring year 2026/27

.....28 dwellings by May 2024
.....

Q12. How many dwellings do you anticipate will be completed per year (ie build rate)?

.....30.....
.....

Q13. Of the 90 dwellings approved, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar) (and if possible please also identify the blocks and/or unit numbers)

- 2023-2024: 28.....
- 2024-2025:TBC up to 50.....
- 2025-2026:12.....
- 2026-2027:
- 2027-2028:

Q14. Are any anticipated completions for 2028-2029 onwards at the same build rate as anticipated in 2027-2028?.....Yes/No

If no, what build rate do you anticipate? ...Not applicable as no further building works anticipated

Q15. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q11 to Q14 information

Q16. Is the planning process and development progress information in **Table 2** in Part B

correct, complete and up to date? **Yes** /No

If no please amend Table 2 (including dates of site start and site works)

Previous Trajectory (*for information*)

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain.

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q15 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q14 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Seaton Quay, Former Racal site, Riverside Way, Seaton	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Contact	Seaton Quay Ltd																													
Planning Status at end March 2023	Detailed planning approval	90	90																											
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0																	
Your trajectory	<i>INSERT annual figures in the appropriate years from 2023/24 onwards</i>			0	0	0	0	0	0	0	0	0	0	28	50	12														

Recorded completions:

* Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Seaton Quay (former Racal Site) Riverside Way, Seaton Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		<p>17 March 2009 Validated</p> <p>07 February 2013 Validated</p> <p>12 May 2015 - Validated</p>	<p>08/2627/MOUT Erection of 90 apartments (2 bedroom), new access, public quayside and flood protection</p> <p>13/0304/MOUT Erection of 90 units (2 bedroom), new access, public quayside and flood protection (Renewal of planning permission 08/2627/MOUT)</p> <p>15/1107/VAR Variation of conditions 2 and 39 of outline planning permission 13/0304/MOUT to reserve layout and appearance for subsequent approval (previously agreed) and to delete the approved plans relating to these matters</p>
		Planning application process and determination		<p>15 April 2010 Planning permission Approved with conditions</p> <p>01 August 2013 Planning Permission – approval with conditions</p> <p>21 September 2015 Approval with conditions</p> <p>22 February 2021 NMA as approved</p>	<p>08/2627/OUT</p> <p>13/0304/MOUT</p> <p>15/1107/VAR -</p> <p>NOTE: NMA to 15/1107/VAR -the application as approved changes the Description of Development to the following: 'Residential development of 90 units, new access, public quayside and flood protection' (ie it no longer specifies</p>

				that the 90 dwellings will all be 2 bedroom dwellings)
	Completion of S106		11 July 2013 signed	Revised legal agreement (re 13/0304/MOUT) Axe Riverside Company (owner) Lloyds TSB (Mortgagee)
	Reserved Matters submission and determination (following outline planning application)		<p>10 March 2016 - Validated</p> <p>22 August 2016 Approval with conditions</p> <p>Validated 31 January 2018</p> <p>01 May 2019 Approval with conditions</p> <p>Validated 31 January 2018</p> <p>01 May 2018 Approval with conditions</p>	<p>16/0503/MRES Reserved matters application pursuant to outline application 15/1107/VAR for erection of 90 no. 2 bedroom units, new access, public quayside and flood protection</p> <p>18/0109/VAR Variation of condition 1 of reserved matters approval 16/0503/MRES (Reserved matters application pursuant to outline application 15/1107/VAR for erection of 90 no. 2 bedroom units, new access, public quayside and flood protection) to vary the approved plans for units 1 - 16.</p> <p>18/0112/VAR Variation of condition 1 of reserved matters approval 16/0503/MRES (Erection of 90 no. 2 bedroom units, new access, public quayside and flood protection), to vary the approved plans for units 79-90 and to raise the whole site level by 100mm. (Applicant – Seaton Quay 1 Ltd) NB Planning support statement states the Applicant is Crestone c/o Seaton Quay 1 Ltd NB: Seaton Quay 1 Ltd – dissolved via voluntary strike off (Final Gazette 18 Sept 2018)</p> <p>NB...subsequent NMA applicant is Seaton Quay Ltd (NB Rich Investments (Notting Hill) Ltd changed its name to Seaton Quay Ltd on 22 July 2022)</p>

			<p>Subsequent NMAs to 18/0112/VAR – approved 17 Feb 2023 relating to Phase 1</p> <p>Blocks A-D and F to H are town houses</p> <p>Block A: Units 1, 2, 3 - (3 x4 Bed)</p> <p>Block B: Units 4 (3bed); 5 (4bed); 6 (3bed); 7 (4bed)</p> <p>Block C: Units 8 (3bed); 9 (4bed); 10 (3bed); 11 (4bed)</p> <p>Block D: Unit 12 (4bed)</p> <p>Block E: Units 13-19 (ie 7x2bed apts)</p> <p>Block F: Units 20 (3bed); 21 (4bed); 22 (3bed); 23 (4bed); 24 (3bed); 25 (4bed)</p> <p>Block G: 26 (4bed); 27 (3bed); 28 (4bed); 29 (3bed); 30 (4bed); 31 (3bed)</p> <p>Block H: 32 (4bed); 33 (3bed); 34 (4bed); 35 (3bed);</p> <p>Site plan (NMA approved) shows Phase 2 (the southern part of the site) as “area in abeyance”.</p> <p>The residual 55 dwellings - the layouts for 16/0503/MRES shows 4 blocks of apartments (16; 16; 8 and 15 apts)</p> <p>NOTE: there appears to have been a change in plot/unit numbering. The above are the latest NMA numbers</p>
	Discharge of pre-commencement planning conditions		<p>Before 3 October 2018</p> <p>Officers report on 18/1858/CPE Certificate states “evidence submitted (and Council records) demonstrate that all pre-commencement conditions relating to the development have been discharged. An email from the Council dated 19 June 2018 confirms as such”</p>
	Marketing/Securing sale of land with house-builder/lockout agreement	Sold on or before 31 Aug 2022 (ie BEFORE the Axe Riverside Voluntary Liquidation 19/12/2022)	<p>NEW OWNER 31 August 2022 – announcement on the Rich Group web page Seaton Quay — The Rich Group (0)20 7985 1560</p>

				<p>That Rich Investments Ltd has purchased 3 acres of land from Axe Riverside Company with pp for 90 dws <i>"The Rich Group has expanded its activities to include a thriving house building division, focusing on the development of high-end properties in sought-after locations. One of its flagship projects is located in Seaton, Devon". "The Rich Group's project in Seaton is a reflection of its commitment to creating homes that are not only stylish and functional, but also in harmony with the local environment and community. The project represents a major step forward for the Group in its pursuit of excellence in the house building industry"</i></p> <p>PREVIOUS OWNER Axe Riverside Company ('Owner' of site) Voluntary Liquidation – Notice published in the London Gazette Resolutions for winding up 19 Dec 2022 Appointment of liquidator 19 Dec 2022 Notice to Creditors 19 Dec 2022 Company no 04130697</p>
	End of any pre-existing occupancy agreement			
	Site start/commencement		<p>08 August 2018 Validated</p> <p>03 October 2018 CPE Approved</p>	<p>18/1858/CPE Certificate of lawfulness to establish the lawful commencement of development for 90 no. 2 bedroom units, new access, public quayside and flood protection as approved by outline planning permission 15/1107/VAR and reserved matters approval 18/0112/VAR</p> <p>Officers report states "the submitted evidence indicate that a material operation has been carried out within the time period for commencement of development and that all pre-</p>

				commencement conditions have been complied with and therefore the permission remains extant and capable of further implementation/completion.” The CPE certificate was therefore issued.
	Site works (demolition/clearance/ remediation)			Vacant brownfield site. The industrial use ended in 2000 Buildings on site have been demolished (before May 2009)
	Site works (Infrastructure eg roads, drainage; GI)		Phase 1 site works (plots 1 to 35) 2023 – 2024 Phase 2 site works (plots 36 to 90) 2024 - 2026	
	First dwelling(s) completed		First dwellings to complete 2023 - 2024	
	Actual completions as at 31 March 2023	NIL completions by the 2023 MP		Council Records – UPRN, Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023	30 on average per year between 2023-2024 and 2025-2026		
	Site development completed	2025-2026		

Notes:

- A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions
- B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

The last site trajectory.

Table 3 below is the published 2022 MP trajectory for this site produced by East Devon District Council

Based on Outline planning permission (application 03/P1900) and subsequent planning approvals

TABLE 3 2022MP Site	Seaton Quay (former Racal Site) Riverside Way, Seaton	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/28	2027/28	2028/29	2029/30	2030/31	2031/32	2032/22	2033/34	2034/35
Contact																									
Planning Status at end March 2022	Detailed planning approval	900	90																						
Trajectory				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	25	25	25	3

Application Type:.. Detailed planning approval.

Site capacity 90 dws

Assumptions

Lead in time : Development has commenced. Site has been cleared, with buildings demolished.

Assumption : Mindful of the developer’s information in 2021 that it was uncertain when development, and that the Axe Riverside Company (owner and applicant) would not be developing the site themselves, but were marketing it and making it available for development, the LPA took a very cautious approach and assumed that dwellings are not under construction until about 2029/30

Build rate: Mindful of the developer’s information in 2021 that it was uncertain when development, and that the Axe Riverside Company (owner and applicant) would not be developing the site themselves, but were marketing it and making it available for development, the LPA took a very cautious approach, forecasting completions of 12dws in in year 9 after the 2022MP. Then assuming 25 dwellings pa based on the HELAA assumptions.

Summary

Completions forecast for years 9 to 13 from end March 2022 Monitoring Point.

Ann Cooper

From: David Williams [REDACTED]
Sent: 07 July 2023 11:39
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Former Council offices, Knowle, Sidmouth

Please be aware, this email contains suspicious characteristics and has originated outside your organisation.

Good morning Ann

Apologises, I am still awaiting some feedback from others to complete the questionnaire, so will follow this up next week all being well.

Regards

David Williams BA DipTP MRTPI
Divisional Planner

The Planning Bureau Limited

Bournemouth • Coventry • Hatfield • Manchester • **Ringwood** • York

Address: 1 Embankment Way Ringwood BH24 1EU
Mobile: 07464 486067



From: Ann Cooper [REDACTED]
Sent: 22 June 2023 15:48
To: David Williams <David.Williams@mccarthyandstone.co.uk>
Subject: East Devon DC 2023 Housing Trajectory - Former Council offices, Knowle, Sidmouth

To David Williams, McCarthy and Stone

East Devon District Council Housing Development Monitoring 2023 McCarthy and Stone development site at the former Council offices, Knowle Sidmouth - request for data by 7 July 2023

Dear Mr Williams,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set

out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

Further to our telephone conversation today, the file attached to this email contains a questionnaire and up to date information relating to your site at the former Council offices, Knowle Sidmouth where you are currently seeking planning approval for retirement housing/accommodation development.

This site is one of the sites in East Devon with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired. From our telephone conversation I understand that it is the new proposal that McCarthy and Stone seek to develop, not the previous planning approval.

If you are not the appropriate contact at McCarthy and Stone for this site, could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site. In particular, the Council would be grateful for written answers to the questions set out in file attachment accompanying this email.

Apologies for the number of questions – this is a complex site at an early 'lead-in time' stage.

Please insert your answers into the file attached and email the file back to me by 7 July 2023. See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
- Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

3. Future monitoring

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. Information from responses will be in the public domain

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information. If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

5. Privacy Notice

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of a housing trajectory for the emerging East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact details]

www.eastdevon.gov.uk

Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



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[Email disclaimer](#)



Ann Cooper

From: David Williams [REDACTED]
Sent: 13 July 2023 19:19
To: Ann Cooper
Cc: Steve Rickard
Subject: RE: East Devon DC 2023 Housing Trajectory - Former Council offices, Knowle, Sidmouth
Attachments: A1 - Former EDDC- Knowle Sidmouth.docx

Please be aware, this email contains suspicious characteristics and has originated outside your organisation.

Ann

Please find attached the form completed as best we can. 2026/27 appears to be the key year for occupation by which all should be delivered and ready for occupation as per you criteria, fairly close together. This is obviously open to change for a multitude of reasons but seeks to anticipate likely delays, construction market and build programmes. Hopefully delivery may be earlier if all planning and site matters are speedily resolved.

I have not updated table 2 or 3.

Please let me know if any further clarification is required.

Kind regards

David Williams BA DipTP MRTPI

Divisional Planner

The Planning Bureau Limited

Bournemouth • Coventry • Hatfield • Manchester • **Ringwood** • York

Address: 1 Embankment Way Ringwood BH24 1EU

Mobile: [REDACTED]



From: Ann Cooper [REDACTED]
Sent: 22 June 2023 15:48
To: David Williams [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Former Council offices, Knowle, Sidmouth

To David Williams, McCarthy and Stone

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McCarthy and Stone development site at the former Council offices, Knowle Sidmouth
- request for data by 7 July 2023**

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The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

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The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

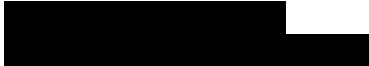
5. **Privacy Notice**

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of a housing trajectory for the emerging East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,



Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



www.eastdevon.gov.uk

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East Devon District Council Housing Development Monitoring 2023

LARGE SITE SURVEY QUESTIONS & INFORMATION *(see notes in email)*

Site: Former EDDC Offices, Knowle Sidmouth

Owner/Developer: McCarthy and Stone

PLANNING STATUS TYPE A1: Site has detailed planning approval **16/0872/MFUL** for gross **113 (net 112)** dwellings which has commenced, with a subsequent approval of variation **21/2273/VAR**. Since then detailed planning application **23/0571/MFUL** was submitted and validated before the 2023 Monitoring Point. That application is for the redevelopment of site to provide: a) Care home building (Class C2) – floorplans show 70 bedspaces with associated parking, landscaping, staff and resident facilities and associated works. b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (class C2), c) Retirement living apartment building (33 units) with associated communal lounge and d) Erection of 4 houses, 3 townhouses, and 2 chalet bungalows (Class C3). See Table 2.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.
For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter.
Please answer all questions.

PART A

Lead in Time

Further to the telephone conversation on 22 June 2023 between David Williams, McCarthy and Stone, and Ann Cooper, the Council understands that the site has been acquired by the **23/0571/MFUL** applicant McCarthy and Stone Retirement Lifestyles Ltd. The planning application form states that the applicants are the sole landowner.

Q1 For the purposes of the audit trail, please confirm, are McCarthy and Stone Retirement Lifestyles Ltd the current land owner?..... **YES**

Q2. Based on the telephone conversation, the Council understands that the applicant intends to implement planning application **23/0571/MFUL** if planning approval is granted. Please confirm - is this the applicant's intention? **YES**

Q3.Does the applicant intend to be the site's developer? **YES**

Q4a. Based on the telephone conversation, the Council understands that the applicant will be the builder constructing the Retirement Living and Extra Care apartments and the 9 dwellings? Please confirm - is this understanding correct? **YES**

Q4b. Is it McCarthy and Stone Retirement Lifestyle Ltd's intention to complete the development of these apartments and dwellings if approved?.....**YES**

Q4c the number of apartments and flats shown in the application and submitted floorplans currently totals 95 units. If there been any changes to these numbers proposed, please provide details of the UPdates/amendments.....**N/A**

Q5a. The Floorplans submitted for the application include a 70 bedspace C2 care home. The Planning Statement (16 March 2023) submitted for application 23/0571/MFUL states that “the scheme has been worked up alongside Porthaven Properties no3 Ltd, a leading care home provider, to provide an older persons’ care led development”. The Design and Access Statement states the Porthaven are “the intended operator of the care home.”

Is it the intention that Porthaven will be the owner of the Care Home?.....**YES**

Q5b. Is it Porthaven Properties no3 Ltd’s intention to deliver the care home (ie so that the care home is constructed and ready for occupation)?..... **YES**

Q5c. Based on the telephone conversation, the Council understands that the Care Home to be operated by Porthaven will not be built by them. What progress has been made in contracting with /selecting a builder/contractor to construct the care home?

If planning consent is secured for the proposed scheme, Porthaven will acquire the care home land from McCarthy and Stone and then appoint a main contractor to build the care home on their behalf under a JCT Build Contract. The appointment of a main contractor will likely be via a tender process that will commence once planning is in place with the build contract only signed once Porthaven own the care home site ..

Q5d. Is there a contractual arrangement in place to secure the construction and operation of the care home? (eg a Joint Venture Partnership ? Please outline the arrangement in place or in the process of being arranged.....

.... As above regarding the construction. Once built, Porthaven will operate the care home.....

Q6. Application **23/0571/MFUL** is progressing through the development management process. What matters remain to be resolved, and what information remains to be provided to enable the application to be determined? . **Final detail with regards to impact upon trees highway authority comments awaited and viability considerations**

Q7. Mindful of the development management process, including the need to complete legal agreement(s), the determination of the planning application, and the need to discharge pre-commencement conditions, assuming that this application is granted approval, when do you anticipate that development will commence? **Spring 2024**

Q8a. How long will demolition of existing buildings and any ground conditions remediation take from commencement? **6-9 months**

Q8b. Has any demolition already taken place (eg under approval **16/0872/MFUL**)? **Emergency safety demolition and site clearance of fire gutted building A likely to commence from September 2023...**

.....
Q8c. Is the former caretakers flat vacant? (in Building B in **16/0872/MFUL**) **YES**

Has the former caretakers flat been demolished?**NO**

Q8d. What other operations/works are necessary and how long are they likely to take from commencement?.....

Works in relation to Building B and bat license. Tree protection and management works. Within the 12 months.

Q9a. When do you anticipate that construction of the first apartments/dwellings) will start?
 **Summer 2024**

Q9b. When do you anticipate that construction of the care home will start? **Roughly at the same time as the retirement apartments, possibly a month or two later depending on condition discharges, infrastructure/utilities provision and contractor availability**

Q10. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

... **Planning permission delays. Condition discharge delays. Availability and financial stability of main contractors. Availability of sub-contractors and trade. Availability of materials and lengthening lead in times**

Dwellings Completions

No dwellings or care home units were recorded as completed by 31 March 2023 on this site. The following questions assume that **23/0571/MFUL** is approved.

Please note: Recorded completions of dwellings on the development site are where the Basic Land and Property Unit of a dwelling’s Unique Property Reference Number is “In Use” and its Primary Classification is “Residential” and the property is Council Tax.

For the **53 C2 apartments and 42 C3 dwellings** not completed as at 31 March 2023, please forecast completions from 1 April 2023 based on the number of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold in each forecast year

For the Care Home, please forecast on the basis of the number of bedspaces built and ready to be occupied in each forecast year (whether rented or sold).

Q12. No phasing plan has yet been submitted with the planning application. Do you anticipate that construction will be phased? If possible please indicate phasing sequence and approximate completion dates/timing of the apartments/dwellings/accommodation?

Component	Phasing	Approximate completion date
Care home building (Class C2) 70 bedspaces	Opening of the care home (all 70 beds) will be c18 months after construction begins.	
Extra care apartment building (53 units) (Class C2)		April 2026
Retirement living apartment building (33 units) (Class C3)		June 2026

4 houses, 3 townhouses, and 2 chalet bungalows (Class C3).		August 2026
--	--	--------------------

Q13. How many apartments and dwellings do you anticipate will be completed per year (ie build rate)?

Cont.

Q14. Of the **95*** apartments/dwellings in **23/0571/MFUL**, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

Forecast year	Extra care apartments (53 units)	Retirement living apartments (33 units)	4 houses, 3 townhouses, 2 chalet bungalows
2023-2024			
2024-2025			
2025-2026			
2026-2027	53	33	9
2027-2028			

* please advise if the proposals have changed

Q15. If any apartments/dwellings completions are expected from 2028-2029 onwards, do you anticipate the same build rate as in 2027-2028? **N / A**

If no, what build rate do you anticipate?

Q16 What are the anticipated completions for each of the next five years for the bedspaces in the proposed care home (currently proposal is for 70 bedspaces) ? (1 Apr– 31 Mar)

- 2023-2024:
- 2024-2025:
- 2025-2026:
- 2026-2027: **70 bedspaces**.....
- 2027-2028:
- 2028/29 onwards

NB the Council converts bedspaces to dwelling equivalents using the conversion factor (1.8) which Government methodology applies for the Housing Flow Reconciliation Returns.

Q17. What is your housing trajectory (dwellings/apartments and care home) for this site? Please update Table 1 in Part A with your Q1 to Q16 information

Q18. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date? ???.....

If no, please amend Table 2.

Previous Trajectory (for information)

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail. ????

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise. Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain.

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point (as at end March 2023) housing trajectory for this site.

See Q10. What is your housing delivery trajectory for this site?

Please enter your gross gains trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q3 to Q16 relating to build rates/completions.

TABLE 1 2023 MP Site	Former Council offices, The Knowle, Sidmouth	Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Contact	Stags Estate Agents (on behalf of FWS Carter & Son)																					
Planning Status at end March 2023	Detailed planning approval Alternative detailed application validated. (assume 23/0571/MFUL is implemented)																					
	Apartment/dwellings GAINS		95																			
	Apartment/dwellings LOSSES		-1																			
	CAREHOME (70 bed spaces) converted to dwellings equivalent)		39																			
Recorded completions (gains)	Council records *			0	0	0	0	0	0	0	0	0	0									
Recorded Losses (demolition)	Council records *			0	0	0	0	0	0	0	0	0	0									
Your trajectories	<i>INSERT annual figures in the appropriate years/rows</i>																					
GAINS (gross)	<i>Extra Care (Retirement Living Plus apartments)</i>	53	53	0	0	0	0	0	0	0	0	0	0				53					
GAINS (gross)	<i>Retirement Living apartments</i>	33	33	0	0	0	0	0	0	0	0	0	0				33					
GAINS (gross)	<i>4 houses, 3 townhouses, and 2 chalet bungalows</i>	9	9	0	0	0	0	0	0	0	0	0	0				9					
LOSS (gross)	<i>Former caretakers flat</i>		-1																			
	<i>Porthaven Care Home (forecast based on 70 bedspaces)</i>	70	70	0	0	0	0	0	0	0	0	0	0				70					

Insert additional columns after 2031/32 if needed

* Recorded completions:

Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2 Former Council offices, The Knowle, Sidmouth Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		<p>18 July 2011</p> <p>03 May 2016 Application Validated</p> <p>27 August 2021 Application Validated</p>	<p>15/0283/PRE Preapplication advice request. Meetings and written advice (latter 1 December 2015 and 12 February 2016)</p> <p>16/0872/MFUL The construction of an assisted living community for older people comprising extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar/cafe, a well-being suite comprising gym, treatment rooms and pool, a communal lounge and storage facilities; car parking for residents, visitors and staff of the assisted living community; comprehensive landscaping comprising communal and private spaces; and associated groundworks</p> <p>NOTE : LOSS of existing caretakers accommodation (ie loss of one dw)</p> <p>NOTE c/u to office / short term C1 visitor accommodation is not loss of a dwelling</p> <p>21/2273/VAR Variation of conditions 2 (approved plans), 4 (Arb Method Statement), 8 (landscaping), 10 (Bat Mitigation strategy) 12 (Lighting Assessment), 24 (CEMP) and 25 (CMS) of planning consent 16/0872/FUL to facilitate Bat mitigation measures.</p>

			<p>8 February 2023</p> <p>July 2022 & Nov/Dec 2022</p> <p>16 March 2023 Application Validated</p>	<p>Pre-application advice request</p> <p>21/0122 and 22/0133Preapplication advice request.</p> <p>An initial two-week consultation was held by McCarthy and Stone in July 2022, that was followed by a second consultation between November – December 2022,</p> <p>23/0571/MFUL for the redevelopment of site to provide: a) Care home building (Class C2) with associated parking, landscaping, staff and resident facilities and associated works, b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (class C2) c) Retirement living apartment building (33 units) with associated communal lounge d) Erection of 4 houses, 3 townhouses, and 2 chalet bungalows (Class C3). (applicants are McCarthy and Stone Retirement Lifestyles Ltd)</p>
	Planning application process and determination		<p>09 December 2016 Refused</p> <p>22 January 2018 Appeal Allowed (approval with conditions)</p> <p>23 February 2022 Approval with conditions</p> <p>As at 20 June 2023 – awaiting decision</p>	<p>16/0872/MFUL</p> <p>16/0872/MFUL</p> <p>21/2273/VAR</p> <p>23/0571/MFUL</p>
	Completion of S106		<p>01 December 2017 Agreement Signed</p>	<p>Section 106 agreement related to 16/0872/MFUL Pegasus Life Ltd was the developer</p>

	Reserved Matters submission and determination (following outline planning application)		N/A	N/A
	Discharge of pre-commencement planning conditions		Awaiting decision on 23/0571/MFUL	Note variations to 16/0872/MFUL conditions 23 February 2022 Delegated report states "The relevant conditions, which are the subject of this var - conditions 2, 4, 8, 10, 12, 24, 24 - have been updated to reflect the most recently submitted information. Other conditions which have been previously discharged (but not affected by the var) have also been updated to reflect this fact - conditions 3, 4, 6, 8, 11, 12. 23/0571/MFUL
	Marketing/Securing sale of land with house-builder/lockout agreement		At and before 1 December 2017 and up to 14 December 2021 14 January 2020 By 21 June 2022	EDDC was the landowner at time of the Section 106 agreement related to 16/0872/MFUL Site purchased from EDDC by Pegasus Life (Lifestory). Site purchased from Pegasus Life (Lifestory).by McCarthy and Stone Retirement Lifestyles Ltd. Planning application 23/0571/MFUL states that the applicant (McCarthy and Stone Retirement Lifestyles Ltd) Is the sole owner Council understands that they acquired the site by 21 June 2022 Purpose-built care home, to be developed by Porthaven. Age restricted Extra Care and Retirement Living accommodation; four houses, three townhouses and two chalet bungalows, to be developed by McCarthy Stone
	End of any pre-existing occupancy agreement			

	Site start/Commencement		<p>On or Before 21 January 2021</p> <p>UNKNOWN</p> <p>TBC -Awaiting decision -</p>	<p>16/0872/MFUL Covering letter dated 16 March 2023 submitting the application states that “The permission has been lawfully implemented as confirmed by Darren Roberts BSc (Hons) MRTPI, Principal Planning Officer Central Team in his e-mail dated 21 January 2021 to Mr. Chris Cox of the Pegasus Group (previous owners of the site)”.</p> <p>NB Validation of appl 21/2273/VAR also implies that 16/0872/MFUL had commenced (ie not expired by 22 January 2021) mindful of condition 1 on the decision notices for 16/0872/MFUL and 21/2273/VAR</p> <p>21/2273/VAR</p> <p>23/0571/MFUL if approval granted</p>
	Site works (demolition/clearance/ remediation)		30 March 2023	<p>Previous use as EDDC offices/depot ie brownfield/PDL. Most buildings were to be demolished</p> <p>Major fire caused significant damage to the old building (albeit the consented scheme included demolition of the buildings) No demolition scheme yet submitted for appl 21/2273/VAR as at 22 June 2023</p>
	Site works (Infrastructure eg roads, drainage; GI)			TBC
	First dwelling(s) completed			Council Records – UPRN, Residential & Council Tax Banded
	Actual completions as at 31 March 2023 (the 2023 Monitoring Point)		NIL dwellings completed by end March 2023 MP	Council Records – UPRN, Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023			No phasing scheme yet submitted for appl 21/2273/VAR as at 20 June 2023
	Site development completed			

Notes: A Navy blue cells denote ‘Lead in time’ ie the stages up to and including the first completions
B The individual stages of lead in time and delivery through to ‘site development completed’.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

Table 3 below is the published 2022 MP trajectory for this site produced by East Devon District Council

TABLE 3 2022MP Site	Former Council offices, The Knowle, Sidmouth	Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/27	2027/28
Contact																		
Planning Status at end March 2022	Detailed planning approval (gross)																	
	Gain	113	113	0	0	0	0	0	0	0	0	0						
	Loss	-1	-1	0	0	0	0	0	0	0	0	0						
NET trajectory		112	112	0	0	0	0	0	0	0	0	0	0	30	40	42		

Application Type:. Detailed planning approval 16/0872/MFUL

Site capacity Gross 113 Dwellings. But loss of 1 x caretakers flat – in Building B) ie Net 112 dwellings

Assumptions

Lead in time:

Development commenced.

No completions in 2021/22. Development commenced; anticipate first completions in 2023/24 in Year 2 of forecast

Build rate Working assumption of 30 dws in 2023/24, then 40 dwellings per year

Summary

Completions forecast for years 2 to 4 from end March 2022 Monitoring Point.

Ann Cooper

From: Tansi Ash
Sent: 04 August 2023 10:55
To: Ann Cooper
Subject: RE: Letter in tray for collection please?

Hi Ann

It was date stamped 20th July.

I will file it in the locker.

Have a good weekend.

Tansi 😊

From: Ann Cooper <[REDACTED]>
Sent: 04 August 2023 10:37
To: Tansi Ash [REDACTED]
Subject: RE: Letter in tray for collection please?

Hi Tansi

Many thanks for forwarding the document.

Was there a date stamp when the letter was received?

(I keep a record of when information was submitted and when we received it for our housing monitoring work).
Otherwise, as you've emailed the pdf to me that's all I need, so could you please file it in your locker.

Again, many thanks

Ann

From: Tansi Ash [REDACTED]
Sent: 04 August 2023 08:44
To: Ann Cooper [REDACTED]
Subject: Letter in tray for collection please?

The attached has been in our collection tray, I've been tasked with emailing out to ask if you wish to collect it or if I should file it in our locker as per other paperwork?

Kind regards

Tansi Ash
Digital Document Officer
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Strata Service Solutions, East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.



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Q4. What progress has been made in selecting a house builder?.....
.....

Q5a Is the development land being marketed for housing development?YES/NO

Q5b If yes, what progress has been made?.....
.....

Q6. What, site works and/or operations remain to be carried out, and when, before housing completions are anticipated?
.....

Q7. When do you anticipate that construction of the first dwelling(s) will start on site?
.....

Q8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
.....
.....

Completions

Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the **14** dwellings (apartments) not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, in each forecast year.

Q9. When do you anticipate the development be completed?

Q10. Will both blocks of apartments be developed at the same time?.....YES/NO

Q11. How many dwellings do you anticipate will be completed per year (ie build rate)?
.....

Q12. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024:
- 2024-2025:
- 2025-2026:
- 2026-2027:
- 2027-2028:

Q13. If development is expected after 2027-2028 what build rate do you anticipate?
.....

Q14. **What is your housing trajectory for this site?**

Please update Table 1 in Part A with your Q10 to Q13 information

Q15. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?Yes /No

If no please amend Table 2 (including dates of site start and site works)

Please note if you confirm in Q1, Q2a/Q2b that the site is no longer available for development and/or you confirm that Brend Hotels does not intend to progress and complete the 14 dwellings with planning approval, then EDDC will not contact you again about this site unless and until we have new information about any dwelling completions from our own records. This is for the purpose of our housing trajectory audit trail work and it does not alter the planning permission's status.

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q14 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q13 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Victoria Hotel, The Esplanade Sidmouth	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Contact	Brend Hotels																													
Planning Status at end March 2023	Detailed planning approval	14	14																											
Recorded Completions	Council records *			0	0	0	0	0	0	0	0	0	0																	
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	14	14	0	0	0	0	0	0	0	0	0	0																	

Recorded completions:

- * Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Victoria Hotel, The Esplanade Sidmouth Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		05 April 2006 Validated	06/0894/MOUT Renewal of permission (03/P1675) for erection of apartment bloc
		Planning application process and determination		20 June 2006 Outline planning permission Approval with conditions	06/0894/MOUT
		Completion of S106			
		Reserved Matters submission and determination (following outline planning application)		18 August 2006 – Validated 03 November 2006 Approved with conditions	06/2382/MRES Erection of two buildings comprising a total of 14 apartments including the provision of car parking and landscaping (relates to 06/0894/MOUT) each block contains 7 apartments
		Discharge of pre-commencement planning conditions		Any remaining/in progress?	?
		Marketing/Securing sale of land with house-builder/lockout agreement			
		End of any pre-existing occupancy agreement			
		Site start/commencement		15 September 2008 Certificate of Lawful Existing Use Approved	08/01873/CLE - Formation of part of foundations ref. 03/P1675 and 06/2382/MRES
		Site works (demolition/clearance/ remediation)			Previous use as tennis court and maintenance sheds - brownfield site.
		Site works (Infrastructure eg roads, drainage; GI)			
		First dwelling(s) completed			Formation of a small length of the footings of Apartment 9 - so count as 1 dwelling under construction as at 2021 MP
		Actual completions as at 31 March 2023	NIL completions by the 2023 MP		Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023			
		Site development completed			

Notes:

A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions

B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

The last site trajectory.

Table 3 below is the published 2022 MP trajectory for this site produced by East Devon District Council

TABLE 3 2022MP Site	Victoria Hotel, The Esplanade Sidmouth	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Contact																						
Planning Status at end March 2022	Detailed planning approval	14	14																			
Trajectory				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7

Application Type:. Detailed planning approval.

Site capacity 14 dws

Assumptions

Lead in time : Development has commenced – with formation of part of the foundations.

Mindful of the initial indication from the site owners that the site has commenced, and is still available, but that there was no certainty about development within the five year period from 2021, assume that no dwellings are under construction until at least 2029/30 with the first block of completions in 2030/31

Build rate Assume the dwellings are completed in two blocks with the first 7 units in 2030/31 and the second block of 7 in 2031/32

Summary

Completions forecast for years 9 and 10 from end March 2022 Monitoring Point.

MATTHEW RAISTRICK

AREA DIRECTOR SIDMOUTH

07557 675336

mdr@victoriahotel.co.uk

www.brendhotels.com



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The Belmont Hotel, The Esplanade, Sidmouth, Devon EX10 8RX


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Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council
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01395 512651 | reservations@victoriahotel.co.uk



Ann Cooper

From: Kimberley Parker [REDACTED]
Sent: 03 July 2023 08:29
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Land S of B3178 Budleigh Salterton - Evans Field

Good morning Ann,

I have forwarded your email to our Commercial Director, Andy Perks, who I believe is the best point of contact for this development.

[REDACTED]

Kind Regards,



Kimberley Parker
Trainee Financial Coordinator

Head Office: [REDACTED]
Email: [REDACTED]
Address: Unit 14 | Invicta Way | Manston Business Park | Manston



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From: Ann Cooper [REDACTED]
Sent: Sunday, July 2, 2023 6:23 PM
To: Kimberley Parker [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Land S of B3178 Budleigh Salterton - Evans Field

To : Kimberley Parker, Sunningdale House Developments (Evans Field) Ltd

**East Devon District Council Housing Development Monitoring 2023
Sunningdale House Developments - development site- Land south B3178 at Budleigh
Salterton ('Evans Field')- request for data by 12 July 2023**

Dear Ms Parker,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

The file attached to this email contains a questionnaire and up to date information relating to your company's development at **Land south B3178 at Budleigh Salterton ('Evans Field')**. This is one of the sites in East Devon with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired.

If you are not the appropriate contact at Sunningdale House Developments for this site, could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site. In particular, the Council would be grateful for written answers to the questions set out in file attachment accompanying this email.

Apologies for the number of questions – your answers will help provide the audit trail to justify the lead in times, build rates and to update the delivery trajectory in Table 1 in the questionnaire.

Please insert your answers into the file attached and email the file back to me by **12 July 2023**.
See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. **National Planning Policy Framework and Planning Practice Guidance**

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
- Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. **Information accompanying the questionnaire**

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

3. **Future monitoring**

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. **Information from responses will be in the public domain**

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

5. **Privacy Notice**

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of a housing trajectory for the emerging East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,

[REDACTED]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

www.eastdevon.gov.uk

Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



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Ann Cooper

From: John Rudge [REDACTED]
Sent: 23 June 2023 15:01
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Former CeramTec site, Colyton
Attachments: B1 - Former Ceramtec site JC.docx

Hi Ann,

I hope that this email finds you well.

Please see that attached for your records.

Kind regards,

John



JOHN RUDGE | PLANNING MANAGER

T
M
E
W wainhomes.co.uk

Wain
HOMES

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From: Ann Cooper [REDACTED]
Sent: Friday, June 23, 2023 10:11 AM
To: John Rudge [REDACTED]
Subject: [EXTERNAL] East Devon DC 2023 Housing Trajectory - Former CeramTec site, Colyton

To John Rudge, Wain Homes South West

East Devon District Council Housing Development Monitoring 2023
Wain Homes development site- Former CeramTec site, Colyton- request for data by 7 July 2023

Dear Mr Rudge,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

Further to recent discussion, the file attached to this email contains a questionnaire and up to date information relating to your company's site on the **Former CeramTec site, Colyton**. This site is one of the sites in East Devon with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired.

If you are not the appropriate contact at Wain Homes for this site, could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site. In particular, the Council would be grateful for written answers to the questions set out in file attachment accompanying this email.

Please insert your answers into the file attached and email the file back to me by **7 July 2023**. See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
- Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](http://eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) (eastdevon.gov.uk)

3. **Future monitoring**

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. **Information from responses will be in the public domain**

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

5. **Privacy Notice**

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Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact information]

www.eastdevon.gov.uk

Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



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East Devon District Council Housing Development Monitoring 2023

LARGE SITE QUESTIONS AND INFORMATION *(see notes in email)*

Site: Former CeramTec site, Colyton

House builder: Wain Homes South West

PLANNING STATUS TYPE B1: Site is awaiting decision on reserved matters application 22/2795/MRES but does have outline planning permission **18/1850/MOUT** for up to **72** dwellings and **6** industrial units at the 2023 Monitoring Point - See Table 2.

Please answer all questions.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.

For 'When' questions, enter dates if known, or calendar year & month or calendar year & quarter.

PART A

Lead in Time

Q1. The Planning Statement submitted for planning application 22/2795/MRES states that 'The application is controlled by Wain Homes (South West) Ltd'. It also states that 'Wain Homes (South West) Ltd is keen and ready to progress the development in a timely manner'. From the last questionnaire on this site (completed in September 2021), you indicated that Wain Homes South West was in the process of purchasing the site. Is Wain Homes now the landowner of this site? NO

If no, is the intention still to purchase the site?.....YES

And what progress has been made?Condition contract subject to obtaining planning permission.....

Q2a. Does the site remain available for development?YES

Q2b. If no, why not? And when will the site become available?

Q3a. In addition to the site assessments and evidence documents already submitted to date for planning application 22/2795/MRES, what assessments are still being undertaken and/or what evidence documents are still to be submitted?

.....Update planning pack in response to officer and consultee feedback.....

Q3b. Has any other progress been made towards delivery of the dwellings on the site apart from demolition of the former buildings? Eg discharging conditions from the outline planning permission?All relevant OL conditions are being considered as part of the RM submission and will automatically be discharged once planning permission is granted

Q4. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

.....
.....

Q5. When do you anticipate the site to commence?3 months from when consent is granted.....

.....

Q6. How long do you anticipate that site works and/or operations are likely to take prior to dwelling construction?6-9 months

.....

.....

Q7. When do you anticipate that construction of the first dwelling(s) will start on site?

.....2nd Quarter 2024

.....

Dwelling Completions

No dwellings were recorded as completed by 31 March 2023 on this site.

Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling’s Unique Property Reference Number is “In Use” and its Primary Classification is “Residential” and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the **up to 72** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider in each forecast year.

Q8. When do you anticipate the first dwellings to be completed?2nd quarter 2024

.....

.....

Q9. When will the development be completed?2026

.....

.....

Q10. Do you still anticipate a build rate of 30 dwellings in Year One and 42 dwellings in Year Two?.....YES

Q11. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

• 2023-2024: 15.....

• 2024-2025: 30.....

• 2025-2026: 27.....

- 2026-2027:
- 2027-2028:

Q12a. Are the anticipated completions for 2028-2029 onwards at the same build rate as anticipated in 2027-2028? NO

Q12b. If the answer to Q12a is no, what build rate do you anticipate?

Q13. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q8 to Q12b information

Q14. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?Yes

If no, please amend Table 2.

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain.

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q13 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site’s planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q12b relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Former CeramTec site Colyton	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Contact	Wain Homes South West																	
Planning Status at end March 2023	Outline planning approval (up to 72 dws)	72	72															
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0					
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	72	72	0	0	0	0	0	0	0	0	0	0					

Recorded completions:

- * Where the Basic Land and Property Unit of a dwelling’s Unique Property Reference Number is “In Use” and its Primary Classification is “Residential” and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Former CeramTec site Colyton Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		26 September 2018 Validated	18/1850/MOUT Application for outline planning permission (all matters reserved for later approval except for access) for demolition of existing buildings and the development of up to 72 new houses and six B1 use class light industrial units (up to 1,000 sq. meters)
		Planning application process and determination		03 June 2020 Outline planning permission Approval with Conditions	18/1850/MOUT
		Completion of S106		29 May 2020 Signed	18/1850/MOUT
		Reserved Matters submission and determination (following outline planning application)		23 December 2022 Validated Status: Awaiting decision 13 December 2022	22/2795/MRES Reserved matters application (seeking approval of appearance, landscaping, layout and scale pursuant to outline permission 18/1850/MOUT) for the development of 72 new houses and six B1 use class light industrial units. The proposal includes the discharge of conditions 6, 7, 8, 9, 10, 11, 12, 14, 17, 18, 22, 23, 24 and 25 of the outline planning permission Land North Of Sidmouth Road (Ceramtec) Colyton Wain Homes held public meeting on emerging proposals
		Discharge of pre-commencement planning conditions		September 2020 Any remaining/ in progress?	Discharging of pre-commencement conditions in progress

	Marketing/Securing sale of land with house-builder/lockout agreement		<p>June 2017</p> <p>September 2018</p> <p>June 2020</p> <p>2019-2020</p> <p>Late January 2021</p> <p>By February 2021</p>	<p>Homes England purchased the site (information in 18/1850/MOUT Planning Statement document)</p> <p>Homes England submit outline planning application for redevelopment of site</p> <p>In the June 2020 S106 The Homes and Communities Agency (trading as Homes England) are identified as the owner</p> <p>Development site was marketed by JLL on behalf of Homes England</p> <p>Through contractors, as arranged by Homes England, the demolition of buildings was completed</p> <p>Wainhomes South West are in the process of purchasing the site</p>
	End of any pre-existing occupancy agreement			
	Site start			
	Site works (demolition/clearance/ remediation)		<p>Factory closed in 2015</p> <p>Late January 2021</p>	<p>Previously developed land/ brownfield site Previously in industrial use (CeramTec factory closed in 2015)</p> <p>Through contractors, & arrange by Homes England, the demolition of industrial buildings was completed</p> <p>Land clearance/remediation?</p>
	Site works (Infrastructure eg roads, drainage; GI)			
	First dwelling(s) completed			
	Actual completions as at 31 March 2023	No dwellings completed by end March 2023 MP		Council Records – UPRN Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023			
	Site development completed			

Notes: A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions

B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

Table 3 below is the published 2022 MP trajectory for this site produced by East Devon District Council

TABLE 3 2022 MP Site	Former CeramTec site Colyton	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Contact	Wain Homes SW																	
Planning Status at end March 2022	Outline planning approval (up to 72 dwgs)	72	72															
Trajectory		72	72	0	0	0	0	0	0	0	0	0	0	30	42			

Application Type: Outline approval only.

Site capacity: 72.

Assumptions

Lead in time: Commence in Year 2 of forecast.

Build rate: Forecast delivery of 30 dwellings in 2023/24 and 42 dwellings in 2024/25 to complete the development.

Summary: Completions forecast for Years 2 to 3 from end March 2022 Monitoring Point.

Ann Cooper

From: John Rudge [REDACTED]
Sent: 21 July 2023 14:34
To: Ann Cooper
Subject: RE: CLARIFICATION REQUEST : East Devon DC 2023 Housing Trajectory - Former CeramTec site, Colyton

Hi Ann,

Your suggestion below makes more sense, happy for the info to be amended to reflect.

Kind regards,

John



JOHN RUDGE | PLANNING MANAGER

T [REDACTED]
M [REDACTED]
E [REDACTED]
W wainhomes.co.uk

Wain
HOMES

Wain Homes South West

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From: Ann Cooper [REDACTED]
Sent: Monday, July 17, 2023 10:02 AM
To: John Rudge [REDACTED]
Subject: CLARIFICATION REQUEST : East Devon DC 2023 Housing Trajectory - Former CeramTec site, Colyton

Hi John
Many thanks for your information.

However, could I seek your help please to clear up what seems to be a contradiction in your response (see attached) about the which years the forecast of completions applies to. In Q8 you anticipate the first dwellings will be completed in 2024Q2 (this would be in the year 1 April 2024 to 31 March 2025). This is consistent with your information about time commencement and the time taken for site works, and mindful of progress of the DM process.

However your answers to q11 are

Q11. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: 15.....
- 2024-2025: 30.....
- 2025-2026: 27.....
- 2026-2027:
- 2027-2028:

Did you actually mean the following (which would be consistent with 1st completions in 2024/25 and last completions in 2026 (your answer to Q9)) and where eg 2023-2024 means 1 April 2023 to 31 March 2024, 2024-2025 means 1 April 2024 to 31 March 2025 etc

- 2023-2024: 0.....
- 2024-2025: 15.....
- 2025-2026: 30.....
- 2026-2027: 27.....
- 2027-2028:

Kind regards,
Ann

From: John Rudge <John.Rudge@wainhomes.co.uk>
 Sent: 23 June 2023 15:01
 To: Ann Cooper <ACooper@eastdevon.gov.uk>
 Subject: RE: East Devon DC 2023 Housing Trajectory - Former CeramTec site, Colyton

Hi Ann,

I hope that this email finds you well.

Please see that attached for your records.

Kind regards,

John



JOHN RUDGE | PLANNING MANAGER

T
M
E
W

wainhomes.co.uk

Wain

HOMES

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From: Ann Cooper [REDACTED]
Sent: Friday, June 23, 2023 10:11 AM
To: John Rudge [REDACTED]
Subject: [EXTERNAL] East Devon DC 2023 Housing Trajectory - Former CeramTec site, Colyton

To John Rudge, Wain Homes South West

**East Devon District Council Housing Development Monitoring 2023
Wain Homes development site- Former CeramTec site, Colyton- request for data by 7 July 2023**

Dear Mr Rudge,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

Further to recent discussion, the file attached to this email contains a questionnaire and up to date information relating to your company's site on the **Former CeramTec site, Colyton**. This site is one of the sites in East Devon with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired.

If you are not the appropriate contact at Wain Homes for this site, could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site. In particular, the Council would be grateful for written answers to the questions set out in file attachment accompanying this email.

Please insert your answers into the file attached and email the file back to me by **7 July 2023**. See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. **National Planning Policy Framework and Planning Practice Guidance**

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

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National planning guidance sets out what can be used as evidence.

2. **Information accompanying the questionnaire**

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

3. **Future monitoring**

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. **Information from responses will be in the public domain**

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

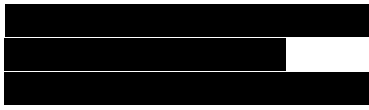
If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

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Yours sincerely,
Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



www.eastdevon.gov.uk
Blackdown House, Border Road,
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Arts & Culture East Devon

aced.org.uk

New website for cultural organisations and creatives.
Funding, training, networking and volunteering opportunities

Ann Cooper

From: Adam Preece [REDACTED]
Sent: 26 June 2023 11:44
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Land adjacent to Short Furlong, Beer
Attachments: Housing Trajectory 2023.docx

Hi Ann,

Please see attached.

Thanks

Adam

Adam Preece (he/him)
New Business Manager
[REDACTED]

From: Ann Cooper [REDACTED]
Sent: 23 June 2023 13:21
To: Adam Preece [REDACTED]
Subject: [EXTERNAL] East Devon DC 2023 Housing Trajectory - Land adjacent to Short Furlong, Beer

Caution: This message originated outside LiveWest. Please take extra care when clicking links or opening attachments.

To Adam Preece, LiveWest

East Devon District Council Housing Development Monitoring 2023 Land adjacent to Short Furlong, Beer - request for data by 7 July 2023

Dear Mr Preece,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

The file attached to this email contains a questionnaire and up to date information about LiveWest's site on **Land adjacent to Short Furlong, Beer**. This site is one of the sites in East Devon with planning permission for 10 or more dwellings where the site's housing development

was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired.

I understand that you are the appropriate contact at LiveWest for this site. If this is not correct could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site. In particular, the Council would be grateful for written answers to the questions set out in file attachment accompanying this email.

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If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

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Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact details]

www.eastdevon.gov.uk

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East Devon District Council Housing Development Monitoring 2023

LARGE SITE QUESTIONS AND INFORMATION *(see notes in email)*

Site: Land adjacent to Short Furlong Beer

Owner: LiveWest

PLANNING STATUS TYPE B1: Site is awaiting decision on reserved matters application 22/1522/MRES but does have outline planning permission **18/1957/MOUT** for up to **30** dwellings at the 2023 Monitoring Point.

See Table 2.

Please answer all questions.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.

For 'When' questions, enter dates if known, or calendar year & month or calendar year & quarter.

PART A

Lead in Time

Q1a. The Design and Access statement for application 22/1522/MRES states that following the grant of outline planning permission, LiveWest purchased this site. Please confirm, are LiveWest the current owners of the land adjacent to Short Furlong, Beer? **Yes**

If yes go to Q2, if no, go to Q1b

Q1b. If the answer to Q1a is no, who is the owner?

..... *Go to Q15*

Q2. In the last questionnaire on this site (completed by Caroline White of LiveWest in September 2021) the response from LiveWest confirmed that

- the site was available for development
- that LiveWest will be the site developer (e.g. selecting/appointing a builder/contractor to carry out the construction)
- upon successfully gaining detailed planning permission LiveWest will tender the site to suitable builders

Please confirm, is this still correct? **Yes**

If no, please update.....

Q3. Mindful of the documents already submitted with planning application 22/1522/MRES are there are assessments and/or other evidence documents yet to be submitted? **Yes**

– please briefly list **Revised plans to be submitted**

Q4. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

Both construction cost inflation and the scarcity of good quality building contractors in the area are making procurement more challenging than usual.

Q5a. Previously, LiveWest advised that you anticipate the site to commence in Spring/Summer 2023. When do you now anticipate the site to commence? **Autumn/Winter 2023**

Q5b. Have any pre-commencement conditions been discharged yet? **No**

Q6. How long do you anticipate that site works and/or operations are likely to take prior to dwelling construction? **Ground works will take approximately four months**

Q7. Previously, LiveWest anticipated the first dwelling construction would start Winter 2023 at the earliest. When do you now anticipate that construction of the first dwelling(s) will start on site? **Spring 2024**

Dwelling Completions

No dwellings were recorded as completed by 31 March 2023 on this site.

Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the up to **30** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider in each forecast year.

Q8. When do you anticipate that the first dwelling(s) will be completed? **Autumn 2025**

Q9. Previously LiveWest anticipated development completion in Summer 2025. When do you now estimate that the development be completed? **Winter 2025**

Q10. You previously expected a build rate of 15 dwellings per year. How many dwellings do you now anticipate will be completed each year (ie build rate)? **15**

Q11. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: **Zero**
- 2024-2025: **Zero**
- 2025-2026: **Thirty**
- 2026-2027: **Zero**
- 2027-2028: **Zero**

Q12a. Are any anticipated completions for 2028-2029 onwards at the same build rate as anticipated in 2027-2028? **Yes**

Q12b. If the answer to Q12a is no, what build rate do you anticipate?

.....

Q13. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q8 to Q12b information

Q14. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date? **No**

If no, please amend Table 2.

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 2 is provided for your information as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain.

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q13 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site’s planning status at end March 2023 as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q12b relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Land adjacent to Short Furlong Beer	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Contact	LiveWest																		
Planning Status at end March 2023	Outline planning approval (up to 30 dwgs) Detailed planning application validated (awaiting decision)	30	30																
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0						
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	30	30	0	0	0	0	0	0	0	0	0	0			30			

Insert more columns after 2028/29 if needed

Recorded completions:

- * Where the Basic Land and Property Unit of a dwelling’s Unique Property Reference Number is “In Use” and its Primary Classification is “Residential” and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Land adjacent to Short Furlong Beer Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		17 September 2018 Validated	18/1957/MOUT Construction of up to 30 new dwellings (including affordable housing provision) outline application with all matters apart from access reserved
		Planning application process and determination		09 April 2020 Outline Planning Permission Approval with conditions	18/1957/MOUT
		Completion of S106		03 April 2020 signed	S106 Agreement related to 18/1957/MOUT
		Reserved Matters submission and determination (following outline planning application)		20 July 2022 Validated Status: Awaiting decision	22/1522/MRES Application for approval of reserved matters (Appearance, landscaping, layout and scale). following approval of outline application no 18/1957/MOUT Conditions 7,8,9 and 10 - drainage, Conditions 13 - groundworks, Conditions 12,14,15 and 16 - landscaping, Condition 18 - Ecological Mitigation and Enhancement Strategy, Condition 19 - Written Scheme of Investigation. (applicant is LiveWest) Landscape officer raised objections necessitating a full re-plan. Drawings being prepared for submission of amendments.
		Discharge of pre-commencement planning conditions			
		Marketing/Securing sale of land with house-builder/lockout agreement		By September 2021	S106 Agreement related to 18/1957/MOUT lists the Trustees of Lord Clinton's Marriage Settlement - Beer Trust as the Owner Site purchased by LiveWest –

				Current owner is LiveWest
		End of any pre-existing occupancy agreement		
		Site start		2021 LiveWest response stated "We are prevented from starting on site before March 2023 due to a planning condition imposed in the Outline Planning Permission."
		Site works (demolition/clearance/ remediation)		
		Site works (Infrastructure eg roads, drainage; GI)		
		First dwelling(s) completed		
		Actual completions as at 31 March 2023	NIL completions by the 2023 MP	Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023		
		Site development completed		

Notes: A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions
B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

Table 3 below is the published 2022 MP trajectory for this site produced by East Devon District Council

TABLE 3 2022 MP Site	Land adjacent to Short Furlong Beer	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Contact	LiveWest																	
Planning Status at end March 2022	Outline planning approval (up to 30 dwgs)	30	30															
Trajectory		30	30	0	0	0	0	0	0	0	0	0	0	0	10	10	10	

Application Type: Outline approval only.

Site capacity: 30.

Assumptions

Lead in time: Commence in Year 3 of forecast.

Build rate: Forecast delivery of 10 dwellings p.a. to complete the development in 2026/27. Informed by LiveWest response in 2021

Summary: Completions forecast for Years 3 to 5 from end March 2022 Monitoring Point.

Ann Cooper

From: Richard Bailey [REDACTED]
Sent: 17 July 2023 16:48
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Land adj The Fountain Head Branscombe

Hi Ann,

Thanks for the email and apologies for not replying before now. I will have a review and discuss with the applicant and send back the questionnaire form. Will try and get this done in next few days

Thanks

Richard Bailey BA(Hons) Dip TP MRTPI PIEMA
ASSOCIATE DIRECTOR

Avalon
PLANNING & HERITAGE

[REDACTED]
The Generator, Kings Wharf, Exeter, EX2 4AN
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From: Ann Cooper [REDACTED]
Sent: Friday, July 14, 2023 4:37 PM
To: [REDACTED]
Subject: FW: East Devon DC 2023 Housing Trajectory - Land adj The Fountain Head Branscombe

To **Richard Bailey, Avalon Planning (agent for Churchwood Construction)**

Hi,

Further to my previous email requesting information on the progress of your client's housing development site(s) in East Devon, please would you complete and return the form(s) to me as a matter of urgency, ideally early next week -see attachment(s).

I still have a little time to incorporate your information into the latest housing forecasts to help the Council plan for future development.

Kind regards,
Ann

From: Ann Cooper
Sent: 03 July 2023 09:20
To: [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Land adj The Fountain Head Branscombe

To : Richard Bailey, Avalon Planning (agent for Churchwood Construction)

East Devon District Council Housing Development Monitoring 2023

Client : Churchwood Construction - development site- Land adjacent to The Fountain Head, Berry Hill, Branscombe - request for data by 12 July 2023

Dear Mr Bailey,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

The file attached to this email contains a questionnaire and up to date information relating to your client's development site at **Land adjacent to The Fountain Head, Berry Hill, Branscombe**. This is one of the sites in East Devon with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired.

If you are not the appropriate contact at Avalon Planning for the clients for this site, could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

If Avalon Planning is no longer the agent for Churchwood Construction, would you please forward this email to Churchwood Construction asking them to contact me as a matter of urgency.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site. In particular, the Council would be grateful for written answers to the questions set out in file attachment accompanying this email.

Apologies for the number of questions – your answers will help provide the audit trail to justify the lead in times, build rates and to update the delivery trajectory in Table 1 in the questionnaire.

Please insert your answers into the file attached and email the file back to me by **12 July 2023**. See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. **National Planning Policy Framework and Planning Practice Guidance**

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
- Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. **Information accompanying the questionnaire**

The information about the sites within the file attachments comprises:

Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;

Data on the progress of planning applications since 31 March 2023; and

- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

3. **Future monitoring**

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. **Information from responses will be in the public domain**

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

5. **Privacy Notice**

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of a housing trajectory for the emerging East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,

Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

www.eastdevon.gov.uk

Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



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New website for cultural organisations and creatives.
Funding, training, networking and volunteering opportunities

The banner features a logo on the left consisting of five interlocking hexagons: a teal one with 'A', a yellow one with 'C', a light blue one with 'E', a pink one with 'D', and a grey one in the center with 'ARTS & CULTURE EAST DEVON'. The background is black.

Ann Cooper

From: Clyde Lambert [REDACTED]
Sent: 27 June 2023 11:51
To: Ann Cooper
Cc: Richard Salmon
Subject: RE: East Devon DC 2023 Housing Trajectory - Winslade Park Zones A and D
Attachments: A2 -Winslade Park Zone A (38).docx; A2 -Winslade Park Zone D (40).docx

Dear Ms Cooper

Thank you for your email. I have copied in Richard Salmon who is the Project Manager for both developments and ideally placed to complete both forms for you.

Kind regards



Clyde Lambert

Land & Planning Director
Burrington Estates | New Homes South West

[REDACTED]
[REDACTED]
Winslade House, Winslade Park, Exeter, EX5 1FY

www.burringtonestates.com



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From: Ann Cooper [REDACTED]
Sent: Friday, June 23, 2023 12:26 PM
To: Clyde Lambert [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Winslade Park Zones A and D

To Clyde Lambert, Land and Planning Director, Burrington Estates (South West Team)

**East Devon District Council Housing Development Monitoring 2023
Winslade Park, Clyst St Mary (Zones A and D) - request for data by 7 July 2023**

Dear Mr Lambert,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

The files attached to this email contain questionnaires and up to date information about two sites at **Winslade Park, Clyst St Mary (Zones A and D)** being developed by Burrington Estates. They are two of the sites in East Devon with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired.

I am contacting you as I understand that you are the Land and Planning Director for the South West team, and likely to be the appropriate person to contact for these 2 sites. If this is not correct could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site. In particular, the Council would be grateful for written answers to the questions set out in file attachments accompanying this email.

Please insert your answers into the files attached and email the files back to me by **7 July 2023**. See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
- Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](http://eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) (eastdevon.gov.uk)

3. **Future monitoring**

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. **Information from responses will be in the public domain**

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

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Yours sincerely,

Ann Cooper

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Senior Planning Policy Officer
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Ann Cooper

From: Clare James [REDACTED]
Sent: 15 August 2023 15:39
To: Ann Cooper
Subject: RE: Urgent reminder: East Devon DC 2023 Housing Trajectory - Exton Farm, Exmouth Road, Exton [PKFFC-143-9177_89]

Dear Ann

I can confirm that the land and buildings are owned by Hayes Grange LLP, it still available for development and we are waiting on our CIL to be reassessed by EDDC following an 18 month wait on the s106. Once received the Estate will be selling the property.

Similarly we are waiting on the s106 for Douglas Gardens, Exmouth.

Kind regards

Clare

From: Ann Cooper [REDACTED]
Sent: Monday, August 14, 2023 1:08 PM
To: Clare James [REDACTED]
Subject: RE: Urgent reminder: East Devon DC 2023 Housing Trajectory - Exton Farm, Exmouth Road, Exton [PKFFC-143-9177_89]

Hi Clare,
Thank you for contacting me about the trajectory for this site.

I can confirm that you are not legally obliged to complete the form.
Also, if matters are 'sensitive' and or/commercially confidential, then it's best not to provide information, as we cannot publish or use such data for our housing delivery forecasts.

However, it would be helpful if you could confirm by email, at this point in time

- a) Who is the current land owner of the site (ie is it Hayes Grange LLP, or Clinton Devon Estates, or has the site been sold – if so to who)
- b) If it is owned by Hayes Grange LLP, or Clinton Devon Estates, is the site still available for housing development (having a detailed planning permission implies it's available but it would help if you could confirm this).

Please note, the Local Planning Authority has to produce a 5 year housing land supply forecast, and to justify the forecast for each large site (10+ dwellings) with planning permission in East Devon . The work for the justification will include producing an audit trail document to show how the LPA has engaged with the relevant developer/builder/landowner of the site to understand the 'lead in time' steps and the build rates. PPG (and appeals/case law decisions) are quite onerous/burdensome in the expectations of what we have to do to produce these forecasts.

The focus is on producing a forecast of the number of dwellings expected to be completed on each large site (10+ dwellings) on a year by year basis. As well as forecasting the next 5 years, we also look at the years to 2040 for our emerging local plan's housing supply forecasts.

So, if there is no information from the relevant developer/builder/landowner of a large site with planning permission, the LPA has to produce a delivery trajectory for the site and to justify this.

That forecast and explanation will be in the audit trail document, which supports the 2023 Housing Monitoring Update report - for the 2023 Monitoring Point.

The District wide 5YLS forecast will be in our 2023 Housing Monitoring Update report – which we will need to take to our Strategic Planning Committee in the near future, to endorse its use as evidence.

In the audit trail evidence document we would include how we engaged with the relevant developer/builder/landowner of the site.

This may include when and how we contact them eg dates of emails with questionnaires, follow up emails, sometimes dates of telephone conversations, and receipt of responses.

This is because we may be challenged at future appeals on the source data for our forecasts, and how and when we engaged with the developer/builder/landowner, and the provision basis for the EDDC forecast for a site.

I understand from my Development Management colleagues that there is no information in the public domain at this time about issues that may impact on delivery of this site.

Therefore, at this point I would expect the Council’s trajectory for this site, for the purposes of the 5 year housing land supply, to be based on the following considerations:

- the site has detailed planning permission (approved with conditions 9 Feb 2023)
- the decision notice includes condition 1 “The development hereby permitted shall be begun before the expiration of three years from the date of this permission”
- even if the site development doesn’t commence until early Feb 2026 (ie just before 3 years from the decision date) there is still sufficient time for the 10 dwellings to be completed before 31 March 2028 (ie within the 5 year land supply period); and
- at this time and in the absence of ‘clear evidence’ that the site is not deliverable (ie could not be delivered by 31 March 2028– as per NPPF definition of ‘deliverable’), there is no reason to forecast delivery of dwellings from 1 April 2028 onwards.

As with any site, the delivery situation may change over time.

But I anticipate taking a cut-off point for ‘delivery’ information in the next couple of days for the purposes of producing the analysis for the 2023 - 5YLS forecasts.

This is because we have to be pragmatic and stop collecting data at some point. Otherwise we’d never finish the analysis and publish the 5 YLS forecast.

Yours sincerely,

Ann

Mrs Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact information]

www.eastdevon.gov.uk

Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ

From: Clare James [Redacted]

Sent: 10 August 2023 19:14

To: Ann Cooper [Redacted]

Subject: Fwd: Urgent reminder: East Devon DC 2023 Housing Trajectory - Exton Farm, Exmouth Road, Exton [PKFFC-143-9177_89]

Dear Ms Cooper

I have only just received the email as it was sent to our accountants. Are we legally obliged to complete the form? If so please resend to me via email with our correct name: Hayes Grange LLP.

We are unfortunately unable to either sell nor develop the site as we are waiting on the viability assessment by EDDC having awaited over 18months for the s106 and then our decision notice, so we are unable to proceed due to EDDC delays.

I would complete the form with some reluctance to assist.

Yours sincerely

Clare James
Head of Residential, Land and Property

Sent from my iPhone

Begin forwarded message:

From: Elizabeth Finney [REDACTED]
Date: 4 August 2023 at 09:16:39 BST
To: Clare James [REDACTED]
Cc: David Cobb [REDACTED], James Clack [REDACTED]
Subject: FW: Urgent reminder: East Devon DC 2023 Housing Trajectory - Exton Farm, Exmouth Road, Exton [PKFFC-143-9177_89]

Hi Clare,

Please find attached planning questionnaire regarding Exton Farm for completion please. I think Liz has already sent this on to you, so it is possible that this has already been dealt with.

Many thanks
Kind regards

Elizabeth

Elizabeth Finney
Finance Manager

[REDACTED]

From: Dawn Peattie [REDACTED]
Sent: Monday, July 17, 2023 10:47 AM
To: Elizabeth Finney [REDACTED]
Subject: FW: Urgent reminder: East Devon DC 2023 Housing Trajectory - Exton Farm, Exmouth Road, Exton [PKFFC-143-9177_89]

Dear Elizabeth

I hope you're well.

I sent the initial email below to Dave on 27 June but I know he is now on leave. Please could you re-direct to the correct person?

Kind regards

Dawn

Dawn Peattie / Partner

[REDACTED]

This email was sent for and on behalf of Francis Clark LLP
PKF FRANCISCLARK, HITCHCOCK HOUSE, HILLTOP PARK, DEVIZES ROAD, SALISBURY, WILTSHIRE SP3 4UF
T [REDACTED] www.pkf-francisclark.co.uk

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From: Ann Cooper [REDACTED]
Sent: Friday, July 14, 2023 3:33 PM
To: Dawn Peattie [REDACTED]
Subject: Urgent reminder: East Devon DC 2023 Housing Trajectory - Exton Farm, Exmouth Road, Exton

To **Dawn Peattie, PKF Francis Clark (for Haynes Grange LLP)**

Hi,

Further to my previous email requesting information on the progress of your client's housing development site(s) in East Devon, please would you complete and return the form(s) to me as a matter of urgency, ideally early next week -see attachment(s).

I still have a little time to incorporate your information into the latest housing forecasts to help the Council plan for future development.

Kind regards,
Ann

From: Ann Cooper
Sent: 23 June 2023 11:53
To: [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Exton Farm, Exmouth Road, Exton

To **Dawn Peattie, PKF Francis Clark (for Haynes Grange LLP)**

East Devon District Council Housing Development Monitoring 2023
Exton Farm, Exmouth Road, Exton, Exeter EX3 0PZ- request for data by 7 July 2023

Dear Ms Peattie,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

The file attached to this email contains a questionnaire and up to date information about your client's site at **Exton Farm, Exmouth Road, Exton Exeter**. This site is one of the sites in East Devon with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired.

I understand that you are the appropriate agent to contact on behalf of your clients (Haynes Grange LLP) for this site. If this is not correct could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site. In particular, the Council would be grateful for written answers to the questions set out in file attachment accompanying this email.

Please insert your answers into the file attached and email the file back to me by **7 July 2023**.

See contact details below

<image001.png>

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

1. Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
2. Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

1. Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
2. Data on the progress of planning applications since 31 March 2023; and
3. The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf \(eastdevon.gov.uk\)](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf)

3. **Future monitoring**

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. **Information from responses will be in the public domain**

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information.

If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

5. **Privacy Notice**

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of a housing trajectory for the emerging East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact information]

www.eastdevon.gov.uk

Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ

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Arts & Culture East Devon
aced.org.uk
New website for cultural organisations and creatives.
Funding, training, networking and volunteering opportunities

Ann Cooper

From: [REDACTED]
Sent: 17 July 2023 06:42
To: Ann Cooper
Subject: Re: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Salston Manor Ottery St Mary
Attachments: A2 - Salston Manor 20-1647MFUL (1).docx

Dear Ann,

Please see attached. Sorry for the delay

Many thanks

Chris Riley

PCR Homes Ltd

[REDACTED]

On 14.07.2023 16:05, Ann Cooper wrote:

> To Chris Riley PCR Homes Ltd

>

> Hi,

>

> Further to my previous email requesting information on the progress of
> your housing development site(s) in East Devon, please would you
> complete and return the form(s) to me as a matter of urgency, ideally
> early next week -see attachment(s).

>

> I still have a little time to incorporate your information into the
> latest housing forecasts to help the Council plan for future
> development.

>

> Kind regards,

>

> Ann

>

> From: Ann Cooper

> Sent: 01 July 2023 12:24

> To: [REDACTED]

> Subject: East Devon DC 2023 Housing Trajectory - Salston Manor Ottery
> St Mary

>

> To : Chris Riley PCR Homes Ltd

>

> East Devon District Council Housing Development Monitoring 2023

>

> PCR Homes Ltd development site- Salston Manor, Ottery St Mary- request
> for data by 12 July 2023

>

> Dear Mr Riley,
>
> East Devon District Council is seeking your help with updating our
> forecasts of future housing development delivery in the district. We
> produce these forecasts as required by Government planning policy. As
> well as using them for 5 year housing land supply assessment, we also
> produce longer term forecasts for monitoring and plan making. We use
> them to demonstrate whether actual and anticipated housing delivery
> will meet or exceed the housing requirements set out in the adopted
> East Devon Local Plan, 2013-2031. In addition, we use forecasts to
> help prepare and justify policies and proposals in the emerging East
> Devon Local Plan (2020 to 2040).
>
> Further to our recent telephone conversation, the file attached to
> this email contains a questionnaire and up to date information
> relating to your company's development on the site of the former
> Salston Manor Hotel, Ottery St Mary. This is one of the sites in East
> Devon with planning permission for 10 or more dwellings where the
> site's housing development was not completed by the 2023 Monitoring
> Point (ie as at 31 March 2023) and the permission not expired.
>
> If you are not the appropriate contact at PCR Homes Ltd for this
> site, could you please forward my email to the appropriate person and
> email me as a matter of urgency to advise who is the appropriate
> person to contact, and to provide their contact details.
>
> Taking account of national planning policy and guidance (see notes
> below), and appeal decisions in East Devon that have considered the
> Council's five year housing land supply, the Council would like to
> understand from you what progress has been made towards delivery of
> housing on the site. In particular, the Council would be grateful for
> written answers to the questions set out in file attachment
> accompanying this email.
>
> Please insert your answers into the file attached and email the file
> back to me by 12 July 2023.
>
> See contact details below
>
> For more information see the notes below, including publication of
> information provided by responses and the Council's Privacy Notice.
> Please contact me by email or telephone if you have any queries about
> this request for information.
>
> NOTES
>
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> Guidance
>
> For a site to be included within the five year housing land supply, it
> must be assessed as being deliverable. National planning policy sets
> out that
>
> · Where a site has detailed planning permission, the Council

- > can consider these sites as deliverable until the permission expires,
- > unless there is clear evidence that housing completions will not be
- > delivered within five years.
- >
- > · Where a site is allocated or has outline planning
- > permission, the Council needs to have clear evidence that housing
- > completions will begin on site within five years. National planning
- > guidance sets out what can be used as evidence to demonstrate
- > deliverability.
- >
- > National planning guidance sets out what can be used as evidence.
- >
- > 2. Information accompanying the questionnaire
- >
- > The information about the sites within the file attachments comprises:
- >
- >
- > · Data on dwelling completions and planning approvals as at
- > 31 March 2023 gathered by the Council's housing monitoring, for the
- > forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- >
- > · Data on the progress of planning applications since 31
- > March 2023; and
- >
- > · The Council's previous information and assumptions on the
- > deliverability of this site. That information informed the housing
- > trajectory published in the East Devon Housing Monitoring Update to 31
- > March 2022 and the tables and graphs therein. The HMU 2022 can be
- > viewed on the Council's website at
- > [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) (eastdevon.gov.uk) [1]
- >
- > 3. Future monitoring
- >
- > The Council will update the housing trajectory forecasts after the end
- > of each Monitoring Point (end March) so we will contact you again next
- > year if site development has not been completed at that time.
- >
- > 4. Information from responses will be in the public domain
- >
- > The Council will need to publish your answers as part of its evidence
- > of the deliverability of the sites, and therefore if you feel that
- > some of the information requested is commercially sensitive, please
- > indicate this to us in your response and omit confidential/sensitive
- > information.
- >
- > If you would like to discuss any aspects of providing us with this
- > information, please contact me using the details provided below.
- >
- > — —
- >
- > 5. Privacy Notice
- >
- > Any personal information which you provide will be held and used by
- > East Devon District Council for the purpose of updating the housing

> trajectory for the 2013-2031 plan period, in particular for
> anticipated housing completions within the next five years.
> Information that you provide will also feed in to the council's
> production of a housing trajectory for the emerging East Devon Local
> Plan. Your information may also be shared within East Devon District
> Council for the purposes of carrying out our lawful functions. A copy
> of your response may be published on our website and included within
> documents produced for planning appeals, inquiries or other regulatory
> functions. Otherwise your personal information will not be disclosed
> to anybody outside East Devon District Council without your
> permission, unless there is a lawful reason to do so, for example
> disclosure is necessary for crime prevention or detection purposes.
> Your information will be held securely and will not be retained for
> any longer than is necessary. There are a number of rights available
> to you in relation to our use of your personal information, depending
> on the reason for processing. Further detail about our use of your
> personal information can be found in the relevant Privacy Notice (see
> the Planning Policy section - Processing responses to enquiries
> undertaken by the council regarding future housing land supply) which
> can be accessed [2] here.

>

> Yours sincerely,

>

> Ann Cooper

>

> Ann Cooper MRTPI

>

> Senior Planning Policy Officer

>

> East Devon District Council

>

> [REDACTED]

>

> [REDACTED]

>

> [REDACTED]

>

> www.eastdevon.gov.uk [3]

>

> Blackdown House, Border Road,

>

> Heathpark Industrial Estate,

>

> Honiton, EX14 1EJ

>

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> [1]

> <https://eastdevon.gov.uk/media/3724724/hmu-to-year-end-31-march-2022-aug-2022.pdf>

> [2]

> <https://eastdevon.gov.uk/access-to-information/data-protection/privacy-notices/>

> [3] <http://box5702.bluehost.com/www.eastdevon.gov.uk>

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East Devon District Council Housing Development Monitoring 2023

LARGE SITE SURVEY QUESTIONS & INFORMATION *(see notes in email)*

Site: Salston Manor Hotel, Ottery St Mary

Builder/Developer: PCR Homes Ltd

PLANNING STATUS TYPE A2: There are two alternative planning approvals on this site. The latest is detailed planning approval **20/1647/MFUL** for a total of 26 dwellings comprising **15 new** dwellings (including 2 flats in an extension to the former Salston Manor Hotel), plus **11 flats** within the existing building of the former Hotel, based on the approved floor plans as per decision notice for **20/1647/MFUL**. The Council understands that the developer is implementing this approval. The previous detailed approval 13/0496/MFUL is for **27 dwellings (10 apartments** in the existing building of the former Hotel plus **17 new build apartments**). According to the Council's information that development had commenced before the 2023 Monitoring Point. - See Table 2.

Please answer all questions.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.

For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter

PART A

Questions 1 to 3c below aim to confirm who is the site owner, who is the house builder, and which approval is being implemented. The amended project time-line document submitted for 20/1647/MFUL indicates project milestones. We ask questions Q1 to Q12 below about aspects of lead-in time and dwelling completions to be consistent with the latest Planning Practice Guidance. Your responses are part of the housing monitoring evidence audit trail.

Lead in Time

Q1a From the telephone conversation on 20 June 2023 between Mr Chris Riley of PCR Homes Ltd and Ann Cooper, the District Council understands that PCR Homes Ltd has chosen to implement approval **20/1647/MFUL** and so will not be continuing the implementation of 13/0496/MFUL. Please confirm that this is correct.....YES

So the questions below relate to planning approval 20/1647/MFUL for 26 dwellings in total.

Q1b The Council understands from the S106 Agreement (14 September 2022) related to 20/1647/MFUL that PCR Homes Ltd was the owner of this site at that date. Is PCR Homes still the owner of the site?YES.....

1c. If No, who is the owner?

Q2. The Council understands that PCR Homes Ltd is a house-builder. For our development monitoring audit trail, please confirm the company's role on this site:

a) Is PCR Homes Ltd the house-builder for this site?..... YES

If No, who is the builder/contractor?

b) Is PCR Homes Ltd the developer in a joint venture or partnership?..... YES

The Council understands that a material start has been made regarding approval 13/0496/MFUL, where demolition of the old part of the hotel commenced development. However, there is a later planning approval on this site (20/1647/MFUL) which we understand you are implementing. Also, Council records as of February 2023 show Unique Property Reference Numbers/positions that are consistent with approval 20/1647/MFUL. Therefore could you please confirm the following:

Q3a. Has a material start been made (ie development commenced) on approval 20/1647/MFUL?YES

If Yes, when did the start occur and what constituted the start?..September 2022
Demolition of old foundations.....

Q3b. Or if a material start has not been made on approval 20/1647/MFUL, does PCR Homes intend to implement approval 20/1647/MFUL?,.....YES/NO

Q3c. If Yes, when do you anticipate a material start?.....

Q4. What progress has been made with discharging pre-commencement conditions?
...All information submitted.....
.....

Q5. What, if any, operations/works have taken place on site to date?.....
...Foundations, drainage, structure, conversion of manor house.....
.....

This application is a mix of conversions, extensions and new build dwellings.

Q6a. Mindful of your answers to Q3a to Q3c. and the relevant decision notice for 20/1647/MFUL with 11 flats to be developed in the old main building of the former Salston Manor Hotel (excluding the approved extension), how many of those 11 flats were under construction at 31 March 2023?all.....

If possible please list the flat nos.....

Q6b. How many of the 2 flats in the extension to the former hotel in approval 20/1647/MFUL were under construction as at 31 March 2023?
.....all.....

Please list the flat no(s)

Q6c. How many of the 13 new build dwellings approved (excluding the 2 flats in the extension to the hotel) were under construction as at 31 March 2023?
...8.....

If possible please list the flat nos.....

Q7. If no new build dwellings were under construction at 31 March 2023, when do you anticipate that construction of the first new build dwelling(s) will start?

.....
Q8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

...Resolution of CIL. Delay by National Grid.....
.....

.....
.....
Dwelling Completions

No dwellings were recorded as completed by 31 March 2023.

Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the **26** dwellings (20/1647/MFUL) at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, in each forecast year.

Q9. The Phasing Rev B document relating to application 20/1647/MFUL indicates project end in August 2023, but the amended project time-line document submitted for 20/1647/MFUL indicates project end in March 2023. When do you now expect the development will be completed? ...March 2024.....

Q10. How many dwellings do you anticipate will be completed per year (ie build rate) from April 2023?
...26.....

Q11. For the **26** dwellings remaining to be completed, sold and occupied as at 31 March 2023, what are the anticipated completions (based on sales 1 Apr– 31 Mar) for each of the next five years?

- 2023-2024: ...26.....
- 2024-2025:
- 2025-2026:
- 2026-2027:
- 2027-2028:

Q12. If completions are expected for 2028-2029 onwards, do you anticipate the same build rate as for 2027-2028?.....Yes/No

If no, what build rate do you anticipate?

Q13. **What is your housing trajectory for this site?**

Please update Table 1 in Part A with your Q9 to Q12 information

Q14. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?Yes

If no please amend Table 2 (including dates of site start and site works)

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain.

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q13 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the row 'Your Trajectory'.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q12 relating to planning approvals and build rates/completions.

NOTE: The net site capacity is shown as 26 is based on approval 20/1647/MFUL and the Council UPRN records, subject to confirmation in responses to Q3a and Q3b about the intention to implement and complete development as per the decision notice for approval 20/1647/MFUL.

TABLE 1 2023 MP Site	Salston Manor Hotel, Ottery St Mary	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28
Contact	PCR Homes Ltd																	
Contact																		
Planning Status at end March 2023	Detailed planning approval	26	26															
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0					
Your trajectory	<i>INSERT annual figures in the appropriate years from 2023/24 onwards</i>	26	26	0	0	0	0	0	0	0	0	0	0	26				

Add more columns after 2027/28 if needed

Recorded completions:

- * Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Salston Manor Hotel, Ottery St Mary EX11 1RQ Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		<p>28 February 2013 Validated</p> <p>04 March 2013 Validated</p> <p>21 August 2020 Validated</p> <p>21 August 2020 Validated</p>	<p>13/0496/MFUL Proposed change of use, alteration and conversion of hotel and demolition and construction of side extension to provide 27no. residential flats and associated facilities and parking. (Revised proposal)</p> <p>13/0497/LBC Proposed alteration and conversion of hotel, demolition of 20 Century extension and side extension to provide 27no flats. Repair works to include floor joists, ceilings, stacks, roofs, repointing, joinery and windows. (Revised proposal)</p> <p>20/1647/MFUL Construction of 13 no. dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments <i>(Note: there are 11 flats within the former hotel which are shown on floorplans, but not referred to on the site description)</i></p> <p>20/1648/LBC Construction of 13 no. dwelling houses within the grounds of Salston Manor and construction of single and two storey extensions to listed building to form 2 no. dwellings and enlargement of 2 no. previously approved apartments.</p>

	Planning application process and determination		<p>30 September 2015 Conditional approval</p> <p>30 September 2015 Listed building consent granted -Conditional approval</p> <p>16 September 2022 Conditional approval</p> <p>8 April 2021 Listed building consent granted -Conditional approval</p>	<p>13/0496/MFUL</p> <p>13/0497/LBC</p> <p>20/1647/MFUL</p> <p>20/1648/LBC</p>
	Completion of S106		<p>28 September 2015 signed</p> <p>14 September 2022 signed</p>	<p>S106 Agreement relating to 13/0496/MFUL</p> <p>S106 Agreement relating to 20/1647/MFUL</p>
	Reserved Matters submission and determination (following outline planning application)			Not applicable
	Discharge of pre-commencement planning conditions		<p>5 February 2018 Condition discharged (partial)</p> <p>25 April 2017 Conditions discharged</p> <p>27 November 2018 Conditions discharges</p> <p>14 August 2019 Conditions discharged</p> <p>11 October 2022 Condition discharged</p> <p>12 October 2022 Condition Discharged</p> <p>16 March 2023 Condition discharged</p>	<p>20/1647/MFUL TBC</p> <p>13/0496/MFUL Condition 3</p> <p>13/0497/LBC Conditions 6, 7, 13</p> <p>Conditions 10, 11 12</p> <p>Conditions 8, 9</p> <p>20/1647/MFUL TBC Condition 8</p> <p>Condition 9</p> <p>Conditions 3 and 4</p>

	Marketing/Securing sale of land with house-builder/lockout agreement			<p>Current owner TBC</p> <p>S106 agreement 14 September 2022 lists PCR Homes as the owner</p> <p>Council understands that PCR Homes purchased the site in 2020</p> <p>December 2019 Turner and Duff marketed the site for development with planning approval for 27 dws and scope for enhanced planning approvals and further development.</p> <p>S106 agreement 28 September 2015 – names Salston Manor Developments Ltd as the owner (note: Receiver for that company appointed 30 September 2019)</p>
	End of any pre-existing occupancy agreement			
	Site start/commencement			<p>13/0496/MFUL demolition of the old part of the hotel commenced development</p> <p>20/1647/MFUL TBC</p>
	Site works (demolition/clearance/ remediation)			Some demolition Mix Brownfield /Greenfield site.(former hotel and grounds)
	Site works (Infrastructure eg roads, drainage; GI)			TBC
	First dwelling(s) completed			Council Records – UPRN, Residential & Council Tax Banded
	Actual completions as at 31 March 2023	NIL dwellings completed by 31 March 2023		Council Records – UPRN, Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023			
	Site development completed			

Notes:

A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions

B The individual stages of lead in time and delivery through to 'site development completed'.

SITE INFORMATION - Dwelling mix of the 2 alternative approved schemes

Note: The flats in 20/1647/MFUL are numbered and arranged completely differently within the old building compared to the apartments in 13/0496/MFUL. The following 2 tables are based on the approved floorplans.

The mix of dwellings in 20/1647/MFUL is as follows (1 x1bed; 7 x2 bed; 3 x3bed; plus 2 x3bed in the new extension)

Flat	No Bedrooms
0.01	2
0.02	3
0.03	2
0.04	2
0.05	2
0.06	2
0.07 (NEW Extension)	3
0.08 (NEW extension)	3
1.01	2
1.02	3
1.03	2
1.04	3
1.05	1

In the previous scheme 13/0496/MFUL the mix of dwellings was as follows (5 x2bed and 5 x3bed)

Apt	No Bedrooms
0.1	3
0.2	2
0.3	2
0.4	2
0.5	3
0.6	3
1.1	2
1.2	2
1.3	3
1.4	3

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

Table 3 below is the 2022 MP trajectory for this site produced by East Devon District Council

TABLE 3 2022MP Site	Salston Manor Hotel, Ottery St Mary	Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/27	2027/28
Contact																		
Planning Status at end March 2022	Detailed planning approval	27	27															
NET trajectory		27	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Application Type: Detailed planning approval 13/0496/MFUL

Site capacity 27 Dwellings (10 apartments in the old hotel; 17 new build apartments)

Assumptions

Lead in time:

As at end March 2022, monitoring information had not captured the commencement of 13/0496/MFUL and so the approval was recorded as expired. (This is corrected in the 2023 monitoring data.)

Build rate N/A

Summary

NIL Completions forecast this site.

Ann Cooper

From: David Williams [REDACTED]
Sent: 07 July 2023 11:39
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Former Council offices, Knowle, Sidmouth

Please be aware, this email contains suspicious characteristics and has originated outside your organisation.

Good morning Ann

Apologises, I am still awaiting some feedback from others to complete the questionnaire, so will follow this up next week all being well.

Regards

David Williams BA DipTP MRTPI
Divisional Planner

The Planning Bureau Limited

Bournemouth • Coventry • Hatfield • Manchester • **Ringwood** • York

Address: 1 Embankment Way Ringwood BH24 1EU
Mobile: [REDACTED]



From: Ann Cooper [REDACTED]
Sent: 22 June 2023 15:48
To: David Williams [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Former Council offices, Knowle, Sidmouth

To David Williams, McCarthy and Stone

**East Devon District Council Housing Development Monitoring 2023
McCarthy and Stone development site at the former Council offices, Knowle Sidmouth
- request for data by 7 July 2023**

Dear Mr Williams,

East Devon District Council is seeking your help with updating our forecasts of future housing development delivery in the district. We produce these forecasts as required by Government planning policy. As well as using them for 5 year housing land supply assessment, we also produce longer term forecasts for monitoring and plan making. We use them to demonstrate whether actual and anticipated housing delivery will meet or exceed the housing requirements set

out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

Further to our telephone conversation today, the file attached to this email contains a questionnaire and up to date information relating to your site at the former Council offices, Knowle Sidmouth where you are currently seeking planning approval for retirement housing/accommodation development.

This site is one of the sites in East Devon with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired. From our telephone conversation I understand that it is the new proposal that McCarthy and Stone seek to develop, not the previous planning approval.

If you are not the appropriate contact at McCarthy and Stone for this site, could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the site. In particular, the Council would be grateful for written answers to the questions set out in file attachment accompanying this email.

Apologies for the number of questions – this is a complex site at an early 'lead-in time' stage.

Please insert your answers into the file attached and email the file back to me by 7 July 2023. See contact details below

For more information see the notes below, including publication of information provided by responses and the Council's Privacy Notice. Please contact me by email or telephone if you have any queries about this request for information.

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

For a site to be included within the five year housing land supply, it must be assessed as being deliverable. National planning policy sets out that

- Where a site has detailed planning permission, the Council can consider these sites as deliverable until the permission expires, unless there is clear evidence that housing completions will not be delivered within five years.
- Where a site is allocated or has outline planning permission, the Council needs to have clear evidence that housing completions will begin on site within five years. National planning guidance sets out what can be used as evidence to demonstrate deliverability.

National planning guidance sets out what can be used as evidence.

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

3. Future monitoring

The Council will update the housing trajectory forecasts after the end of each Monitoring Point (end March) so we will contact you again next year if site development has not been completed at that time.

4. Information from responses will be in the public domain

The Council will need to publish your answers as part of its evidence of the deliverability of the sites, and therefore if you feel that some of the information requested is commercially sensitive, please indicate this to us in your response and omit confidential/sensitive information. If you would like to discuss any aspects of providing us with this information, please contact me using the details provided below.

5. Privacy Notice

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also feed in to the council's production of a housing trajectory for the emerging East Devon Local Plan. Your information may also be shared within East Devon District Council for the purposes of carrying out our lawful functions. A copy of your response may be published on our website and included within documents produced for planning appeals, inquiries or other regulatory functions. Otherwise your personal information will not be disclosed to anybody outside East Devon District Council without your permission, unless there is a lawful reason to do so, for example disclosure is necessary for crime prevention or detection purposes. Your information will be held securely and will not be retained for any longer than is necessary. There are a number of rights available to you in relation to our use of your personal information, depending on the reason for processing. Further detail about our use of your personal information can be found in the relevant Privacy Notice (see the Planning Policy section - Processing responses to enquiries undertaken by the council regarding future housing land supply) which can be [accessed](#) here.

Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact details]

www.eastdevon.gov.uk

Blackdown House, Border Road,
Heathpark Industrial Estate,
Honiton, EX14 1EJ



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Ann Cooper

From: David Williams [REDACTED]
Sent: 13 July 2023 19:19
To: Ann Cooper
Cc: Steve Rickard
Subject: RE: East Devon DC 2023 Housing Trajectory - Former Council offices, Knowle, Sidmouth
Attachments: A1 - Former EDDC- Knowle Sidmouth.docx

Please be aware, this email contains suspicious characteristics and has originated outside your organisation.

Ann

Please find attached the form completed as best we can. 2026/27 appears to be the key year for occupation by which all should be delivered and ready for occupation as per you criteria, fairly close together. This is obviously open to change for a multitude of reasons but seeks to anticipate likely delays, construction market and build programmes. Hopefully delivery may be earlier if all planning and site matters are speedily resolved.

I have not updated table 2 or 3.

Please let me know if any further clarification is required.

Kind regards

David Williams BA DipTP MRTPI
Divisional Planner

The Planning Bureau Limited

Bournemouth • Coventry • Hatfield • Manchester • **Ringwood** • York

Address: 1 Embankment Way Ringwood BH24 1EU
Mobile: [REDACTED]



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Sent: 22 June 2023 15:48
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Yours sincerely,

Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
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East Devon District Council Housing Development Monitoring 2023

LARGE SITE SURVEY QUESTIONS & INFORMATION *(see notes in email)*

Site: Former EDDC Offices, Knowle Sidmouth

Owner/Developer: McCarthy and Stone

PLANNING STATUS TYPE A1: Site has detailed planning approval **16/0872/MFUL** for gross **113 (net 112)** dwellings which has commenced, with a subsequent approval of variation **21/2273/VAR**. Since then detailed planning application **23/0571/MFUL** was submitted and validated before the 2023 Monitoring Point. That application is for the redevelopment of site to provide: a) Care home building (Class C2) – floorplans show 70 bedspaces with associated parking, landscaping, staff and resident facilities and associated works. b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (class C2), c) Retirement living apartment building (33 units) with associated communal lounge and d) Erection of 4 houses, 3 townhouses, and 2 chalet bungalows (Class C3). See Table 2.

For Yes/No questions, strikeout/delete as appropriate, leaving the correct answer showing.
For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter.
Please answer all questions.

PART A

Lead in Time

Further to the telephone conversation on 22 June 2023 between David Williams, McCarthy and Stone, and Ann Cooper, the Council understands that the site has been acquired by the **23/0571/MFUL** applicant McCarthy and Stone Retirement Lifestyles Ltd. The planning application form states that the applicants are the sole landowner.

Q1 For the purposes of the audit trail, please confirm, are McCarthy and Stone Retirement Lifestyles Ltd the current land owner?..... **YES**

Q2. Based on the telephone conversation, the Council understands that the applicant intends to implement planning application **23/0571/MFUL** if planning approval is granted. Please confirm - is this the applicant's intention? **YES**

Q3.Does the applicant intend to be the site's developer? **YES**

Q4a. Based on the telephone conversation, the Council understands that the applicant will be the builder constructing the Retirement Living and Extra Care apartments and the 9 dwellings? Please confirm - is this understanding correct? **YES**

Q4b. Is it McCarthy and Stone Retirement Lifestyle Ltd's intention to complete the development of these apartments and dwellings if approved?.....**YES**

Q4c the number of apartments and flats shown in the application and submitted floorplans currently totals 95 units. If there been any changes to these numbers proposed, please provide details of the UPdates/amendments.....**N/A**

Q5a. The Floorplans submitted for the application include a 70 bedspace C2 care home. The Planning Statement (16 March 2023) submitted for application 23/0571/MFUL states that “the scheme has been worked up alongside Porthaven Properties no3 Ltd, a leading care home provider, to provide an older persons’ care led development”. The Design and Access Statement states the Porthaven are “the intended operator of the care home.”

Is it the intention that Porthaven will be the owner of the Care Home?.....**YES**

Q5b. Is it Porthaven Properties no3 Ltd’s intention to deliver the care home (ie so that the care home is constructed and ready for occupation)?..... **YES**

Q5c. Based on the telephone conversation, the Council understands that the Care Home to be operated by Porthaven will not be built by them. What progress has been made in contracting with /selecting a builder/contractor to construct the care home?

If planning consent is secured for the proposed scheme, Porthaven will acquire the care home land from McCarthy and Stone and then appoint a main contractor to build the care home on their behalf under a JCT Build Contract. The appointment of a main contractor will likely be via a tender process that will commence once planning is in place with the build contract only signed once Porthaven own the care home site ..

Q5d. Is there a contractual arrangement in place to secure the construction and operation of the care home? (eg a Joint Venture Partnership ? Please outline the arrangement in place or in the process of being arranged.....

.... As above regarding the construction. Once built, Porthaven will operate the care home.....

Q6. Application **23/0571/MFUL** is progressing through the development management process. What matters remain to be resolved, and what information remains to be provided to enable the application to be determined? . **Final detail with regards to impact upon trees highway authority comments awaited and viability considerations**

Q7. Mindful of the development management process, including the need to complete legal agreement(s), the determination of the planning application, and the need to discharge pre-commencement conditions, assuming that this application is granted approval, when do you anticipate that development will commence? **Spring 2024**

Q8a. How long will demolition of existing buildings and any ground conditions remediation take from commencement? **6-9 months**

Q8b. Has any demolition already taken place (eg under approval **16/0872/MFUL**)? **Emergency safety demolition and site clearance of fire gutted building A likely to commence from September 2023...**

.....
Q8c. Is the former caretakers flat vacant? (in Building B in **16/0872/MFUL**) **YES**

Has the former caretakers flat been demolished?**NO**

Q8d. What other operations/works are necessary and how long are they likely to take from commencement?.....

Works in relation to Building B and bat license. Tree protection and management works. Within the 12 months.

Q9a. When do you anticipate that construction of the first apartments/dwellings) will start?
 **Summer 2024**

Q9b. When do you anticipate that construction of the care home will start? **Roughly at the same time as the retirement apartments, possibly a month or two later depending on condition discharges, infrastructure/utilities provision and contractor availability**

Q10. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?

... **Planning permission delays. Condition discharge delays. Availability and financial stability of main contractors. Availability of sub-contractors and trade. Availability of materials and lengthening lead in times**

Dwellings Completions

No dwellings or care home units were recorded as completed by 31 March 2023 on this site. The following questions assume that **23/0571/MFUL** is approved.

Please note: Recorded completions of dwellings on the development site are where the Basic Land and Property Unit of a dwelling’s Unique Property Reference Number is “In Use” and its Primary Classification is “Residential” and the property is Council Tax.

For the **53 C2 apartments and 42 C3 dwellings** not completed as at 31 March 2023, please forecast completions from 1 April 2023 based on the number of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold in each forecast year

For the Care Home, please forecast on the basis of the number of bedspaces built and ready to be occupied in each forecast year (whether rented or sold).

Q12. No phasing plan has yet been submitted with the planning application. Do you anticipate that construction will be phased? If possible please indicate phasing sequence and approximate completion dates/timing of the apartments/dwellings/accommodation?

Component	Phasing	Approximate completion date
Care home building (Class C2) 70 bedspaces	Opening of the care home (all 70 beds) will be c18 months after construction begins.	
Extra care apartment building (53 units) (Class C2)		April 2026
Retirement living apartment building (33 units) (Class C3)		June 2026

4 houses, 3 townhouses, and 2 chalet bungalows (Class C3).		August 2026
--	--	--------------------

Q13. How many apartments and dwellings do you anticipate will be completed per year (ie build rate)?

Cont.

Q14. Of the **95*** apartments/dwellings in **23/0571/MFUL**, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

Forecast year	Extra care apartments (53 units)	Retirement living apartments (33 units)	4 houses, 3 townhouses, 2 chalet bungalows
2023-2024			
2024-2025			
2025-2026			
2026-2027	53	33	9
2027-2028			

* please advise if the proposals have changed

Q15. If any apartments/dwellings completions are expected from 2028-2029 onwards, do you anticipate the same build rate as in 2027-2028? **N / A**

If no, what build rate do you anticipate?

Q16 What are the anticipated completions for each of the next five years for the bedspaces in the proposed care home (currently proposal is for 70 bedspaces) ? (1 Apr– 31 Mar)

- 2023-2024:
- 2024-2025:
- 2025-2026:
- 2026-2027: **70 bedspaces**.....
- 2027-2028:
- 2028/29 onwards

NB the Council converts bedspaces to dwelling equivalents using the conversion factor (1.8) which Government methodology applies for the Housing Flow Reconciliation Returns.

Q17. What is your housing trajectory (dwellings/apartments and care home) for this site? Please update Table 1 in Part A with your Q1 to Q16 information

Q18. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date? ???.....

If no, please amend Table 2.

Previous Trajectory (for information)

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail. ????

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise. Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain.

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point (as at end March 2023) housing trajectory for this site.

See Q10. What is your housing delivery trajectory for this site?

Please enter your gross gains trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q3 to Q16 relating to build rates/completions.

TABLE 1 2023 MP Site	Former Council offices, The Knowle, Sidmouth	Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Contact	Stags Estate Agents (on behalf of FWS Carter & Son)																					
Planning Status at end March 2023	Detailed planning approval Alternative detailed application validated. (assume 23/0571/MFUL is implemented)																					
	Apartment/dwellings GAINS		95																			
	Apartment/dwellings LOSSES		-1																			
	CAREHOME (70 bed spaces) converted to dwellings equivalent)		39																			
Recorded completions (gains)	Council records *			0	0	0	0	0	0	0	0	0	0									
Recorded Losses (demolition)	Council records *			0	0	0	0	0	0	0	0	0	0									
Your trajectories	<i>INSERT annual figures in the appropriate years/rows</i>																					
GAINS (gross)	<i>Extra Care (Retirement Living Plus apartments)</i>	53	53	0	0	0	0	0	0	0	0	0	0				53					
GAINS (gross)	<i>Retirement Living apartments</i>	33	33	0	0	0	0	0	0	0	0	0	0				33					
GAINS (gross)	<i>4 houses, 3 townhouses, and 2 chalet bungalows</i>	9	9	0	0	0	0	0	0	0	0	0	0				9					
LOSS (gross)	<i>Former caretakers flat</i>		-1																			
	<i>Porthaven Care Home (forecast based on 70 bedspaces)</i>	70	70	0	0	0	0	0	0	0	0	0	0				70					

Insert additional columns after 2031/32 if needed

* Recorded completions:

Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2 Former Council offices, The Knowle, Sidmouth Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		<p>18 July 2011</p> <p>03 May 2016 Application Validated</p> <p>27 August 2021 Application Validated</p>	<p>15/0283/PRE Preapplication advice request. Meetings and written advice (latter 1 December 2015 and 12 February 2016)</p> <p>16/0872/MFUL The construction of an assisted living community for older people comprising extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar/cafe, a well-being suite comprising gym, treatment rooms and pool, a communal lounge and storage facilities; car parking for residents, visitors and staff of the assisted living community; comprehensive landscaping comprising communal and private spaces; and associated groundworks</p> <p>NOTE : LOSS of existing caretakers accommodation (ie loss of one dw)</p> <p>NOTE c/u to office / short term C1 visitor accommodation is not loss of a dwelling</p> <p>21/2273/VAR Variation of conditions 2 (approved plans), 4 (Arb Method Statement), 8 (landscaping), 10 (Bat Mitigation strategy) 12 (Lighting Assessment), 24 (CEMP) and 25 (CMS) of planning consent 16/0872/FUL to facilitate Bat mitigation measures.</p>

			<p>8 February 2023</p> <p>July 2022 & Nov/Dec 2022</p> <p>16 March 2023 Application Validated</p>	<p>Pre-application advice request</p> <p>21/0122 and 22/0133Preapplication advice request.</p> <p>An initial two-week consultation was held by McCarthy and Stone in July 2022, that was followed by a second consultation between November – December 2022,</p> <p>23/0571/MFUL for the redevelopment of site to provide: a) Care home building (Class C2) with associated parking, landscaping, staff and resident facilities and associated works, b) Extra care apartment building (53 units) with associated communal lounge, wellbeing suite, restaurant and care provision (class C2) c) Retirement living apartment building (33 units) with associated communal lounge d) Erection of 4 houses, 3 townhouses, and 2 chalet bungalows (Class C3). (applicants are McCarthy and Stone Retirement Lifestyles Ltd)</p>
	Planning application process and determination		<p>09 December 2016 Refused</p> <p>22 January 2018 Appeal Allowed (approval with conditions)</p> <p>23 February 2022 Approval with conditions</p> <p>As at 20 June 2023 – awaiting decision</p>	<p>16/0872/MFUL</p> <p>16/0872/MFUL</p> <p>21/2273/VAR</p> <p>23/0571/MFUL</p>
	Completion of S106		<p>01 December 2017 Agreement Signed</p>	<p>Section 106 agreement related to 16/0872/MFUL Pegasus Life Ltd was the developer</p>

	Reserved Matters submission and determination (following outline planning application)		N/A	N/A
	Discharge of pre-commencement planning conditions		Awaiting decision on 23/0571/MFUL	Note variations to 16/0872/MFUL conditions 23 February 2022 Delegated report states "The relevant conditions, which are the subject of this var - conditions 2, 4, 8, 10, 12, 24, 24 - have been updated to reflect the most recently submitted information. Other conditions which have been previously discharged (but not affected by the var) have also been updated to reflect this fact - conditions 3, 4, 6, 8, 11, 12. 23/0571/MFUL
	Marketing/Securing sale of land with house-builder/lockout agreement		At and before 1 December 2017 and up to 14 December 2021 14 January 2020 By 21 June 2022	EDDC was the landowner at time of the Section 106 agreement related to 16/0872/MFUL Site purchased from EDDC by Pegasus Life (Lifestory). Site purchased from Pegasus Life (Lifestory).by McCarthy and Stone Retirement Lifestyles Ltd. Planning application 23/0571/MFUL states that the applicant (McCarthy and Stone Retirement Lifestyles Ltd) Is the sole owner Council understands that they acquired the site by 21 June 2022 Purpose-built care home, to be developed by Porthaven. Age restricted Extra Care and Retirement Living accommodation; four houses, three townhouses and two chalet bungalows, to be developed by McCarthy Stone
	End of any pre-existing occupancy agreement			

	Site start/Commencement		On or Before 21 January 2021	<p>16/0872/MFUL Covering letter dated 16 March 2023 submitting the application states that "The permission has been lawfully implemented as confirmed by Darren Roberts BSc (Hons) MRTPI, Principal Planning Officer Central Team in his e-mail dated 21 January 2021 to Mr. Chris Cox of the Pegasus Group (previous owners of the site)".</p> <p>NB Validation of appl 21/2273/VAR also implies that 16/0872/MFUL had commenced (ie not expired by 22 January 2021) mindful of condition 1 on the decision notices for 16/0872/MFUL and 21/2273/VAR</p> <p>21/2273/VAR</p> <p>23/0571/MFUL if approval granted</p>
	Site works (demolition/clearance/ remediation)		30 March 2023	<p>Previous use as EDDC offices/depot ie brownfield/PDL. Most buildings were to be demolished</p> <p>Major fire caused significant damage to the old building (albeit the consented scheme included demolition of the buildings) No demolition scheme yet submitted for appl 21/2273/VAR as at 22 June 2023</p>
	Site works (Infrastructure eg roads, drainage; GI)			TBC
	First dwelling(s) completed			Council Records – UPRN, Residential & Council Tax Banded
	Actual completions as at 31 March 2023 (the 2023 Monitoring Point)		NIL dwellings completed by end March 2023 MP	Council Records – UPRN, Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023			No phasing scheme yet submitted for appl 21/2273/VAR as at 20 June 2023
	Site development completed			

Notes: A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions
B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

Table 3 below is the published 2022 MP trajectory for this site produced by East Devon District Council

TABLE 3	Former Council offices, The Knowle, Sidmouth	Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/27	2027/28
2022MP Site	Contact																	
Planning Status at end March 2022	Detailed planning approval (gross)																	
	Gain	113	113	0	0	0	0	0	0	0	0	0						
	Loss	-1	-1	0	0	0	0	0	0	0	0	0						
NET trajectory		112	112	0	0	0	0	0	0	0	0	0	0	30	40	42		

Application Type:. Detailed planning approval 16/0872/MFUL

Site capacity Gross 113 Dwellings. But loss of 1 x caretakers flat – in Building B) ie Net 112 dwellings

Assumptions

Lead in time:

Development commenced.

No completions in 2021/22. Development commenced; anticipate first completions in 2023/24 in Year 2 of forecast

Build rate Working assumption of 30 dws in 2023/24, then 40 dwellings per year

Summary

Completions forecast for years 2 to 4 from end March 2022 Monitoring Point.

Ann Cooper

From: Tansi Ash
Sent: 04 August 2023 10:55
To: Ann Cooper
Subject: RE: Letter in tray for collection please?

Hi Ann

It was date stamped 20th July.

I will file it in the locker.

Have a good weekend.

Tansi 😊

From: Ann Cooper <ACooper@eastdevon.gov.uk>
Sent: 04 August 2023 10:37
To: Tansi Ash <Tansi.Ash@strata.solutions>
Subject: RE: Letter in tray for collection please?

Hi Tansi
Many thanks for forwarding the document.
Was there a date stamp when the letter was received?
(I keep a record of when information was submitted and when we received it for our housing monitoring work).
Otherwise, as you've emailed the pdf to me that's all I need, so could you please file it in your locker.

Again, many thanks
Ann

From: Tansi Ash [REDACTED]
Sent: 04 August 2023 08:44
To: Ann Cooper [REDACTED]
Subject: Letter in tray for collection please?

The attached has been in our collection tray, I've been tasked with emailing out to ask if you wish to collect it or if I should file it in our locker as per other paperwork?

Kind regards

Tansi Ash
Digital Document Officer
Strata | Supporting government

[REDACTED]
strata.solutions

Strata Service Solutions, East Devon District Council, Blackdown House, Border Road, Heathpark Industrial Estate, Honiton, EX14 1EJ.



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10th 2025

Q4. What progress has been made in selecting a house builder?.....
.....

Q5a Is the development land being marketed for housing development?YES/NO

Q5b If yes, what progress has been made?.....
.....

Q6. What, site works and/or operations remain to be carried out, and when, before housing completions are anticipated?
.....

Q7. When do you anticipate that construction of the first dwelling(s) will start on site?
.....

Q8. Are there any constraints or market and cost factors that are affecting the delivery of the development? If there are, how do you anticipate that they will be overcome?
.....
.....

Completions

Please note: Recorded completions on the development site are where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded.

For the forecast of completions from 1 April 2023, please forecast completions for the **14** dwellings (apartments) not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, in each forecast year.

Q9. When do you anticipate the development be completed?

Q10. Will both blocks of apartments be developed at the same time?.....YES/NO

Q11. How many dwellings do you anticipate will be completed per year (ie build rate)?
.....

Q12. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024:
- 2024-2025:
- 2025-2026:
- 2026-2027:
- 2027-2028:

Q13. If development is expected after 2027-2028 what build rate do you anticipate?
.....

Q14. **What is your housing trajectory for this site?**

Please update Table 1 in Part A with your Q10 to Q13 information

Q15. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?Yes /No

If no please amend Table 2 (including dates of site start and site works)

Please note if you confirm in Q1, Q2a/Q2b that the site is no longer available for development and/or you confirm that Brend Hotels does not intend to progress and complete the 14 dwellings with planning approval, then EDDC will not contact you again about this site unless and until we have new information about any dwelling completions from our own records. This is for the purpose of our housing trajectory audit trail work and it does not alter the planning permission's status.

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

In submitting responses to these questions you agree to the information being made available in the public domain unless you indicate otherwise.

Please see notes in the email accompanying this questionnaire including the Privacy Notice and information being in the public domain

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q14 What is your housing delivery trajectory for this site?

Please enter your trajectory for dwelling completions in the last row.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q13 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Victoria Hotel, The Esplanade Sidmouth	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Contact	Brend Hotels																													
Planning Status at end March 2023	Detailed planning approval	14	14																											
Recorded Completions	Council records *			0	0	0	0	0	0	0	0	0	0																	
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	14	14	0	0	0	0	0	0	0	0	0	0																	

Recorded completions:

- * Where the Basic Land and Property Unit of a dwelling's Unique Property Reference Number is "In Use" and its Primary Classification is "Residential" and the property is Council Tax Banded

PART B – Details of the lead in time stages and completions

A	B	TABLE 2: Victoria Hotel, The Esplanade Sidmouth Stage	Timescales	Actual date/Forecast year	Details/Source of data
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		05 April 2006 Validated	06/0894/MOUT Renewal of permission (03/P1675) for erection of apartment bloc
		Planning application process and determination		20 June 2006 Outline planning permission Approval with conditions	06/0894/MOUT
		Completion of S106			
		Reserved Matters submission and determination (following outline planning application)		18 August 2006 – Validated 03 November 2006 Approved with conditions	06/2382/MRES Erection of two buildings comprising a total of 14 apartments including the provision of car parking and landscaping (relates to 06/0894/MOUT) each block contains 7 apartments
		Discharge of pre-commencement planning conditions		Any remaining/in progress?	?
		Marketing/Securing sale of land with house-builder/lockout agreement			
		End of any pre-existing occupancy agreement			
		Site start/commencement		15 September 2008 Certificate of Lawful Existing Use Approved	08/01873/CLE - Formation of part of foundations ref. 03/P1675 and 06/2382/MRES
		Site works (demolition/clearance/ remediation)			Previous use as tennis court and maintenance sheds - brownfield site.
		Site works (Infrastructure eg roads, drainage; GI)			
		First dwelling(s) completed			Formation of a small length of the footings of Apartment 9 - so count as 1 dwelling under construction as at 2021 MP
		Actual completions as at 31 March 2023	NIL completions by the 2023 MP		Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023			
		Site development completed			

Notes:

A Navy blue cells denote 'Lead in time' ie the stages up to and including the first completions

B The individual stages of lead in time and delivery through to 'site development completed'.

PART C The previous 2022 Monitoring Point Trajectory – the ‘Expected Progress’

The last site trajectory

Table 3 below is the published 2022 MP trajectory for this site produced by East Devon District Council

TABLE 3 2022MP Site	Victoria Hotel, The Esplanade Sidmouth	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32
Contact																						
Planning Status at end March 2022	Detailed planning approval	14	14																			
Trajectory				0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	7

Application Type.. Detailed planning approval.

Site capacity 14 dws

Assumptions

Lead in time : Development has commenced – with formation of part of the foundations.

Mindful of the initial indication from the site owners that the site has commenced, and is still available, but that there was no certainty about development within the five year period from 2021, assume that no dwellings are under construction until at least 2029/30 with the first block of completions in 2030/31


Build rate Assume the dwellings are completed in two blocks with the first 7 units in 2030/31 and the second block of 7 in 2031/32

Summary

Completions forecast for years 9 and 10 from end March 2022 Monitoring Point.

MATTHEW RAISTRICK

AREA DIRECTOR SIDMOUTH


www.brendhotels.com



The Victoria Hotel The Esplanade, Sidmouth, Devon EX10 8RY
The Belmont Hotel, The Esplanade, Sidmouth, Devon EX10 8RX


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Matt Dickens



Ann Cooper MRTPI
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East Devon District Council
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Heathpark Industrial Estate
Honiton
EX14 1EJ

Victoria
★★★★ HOTEL

The Esplanade, Sidmouth, Devon EX10 8RY | www.victoriahotel.co.uk
01395 512651 | reservations@victoriahotel.co.uk

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