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## Ann Cooper

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**From:** Planning [REDACTED]  
**Sent:** 17 July 2023 11:48  
**To:** Ann Cooper  
**Subject:** RE: URGENT East Devon DC 2023 Housing Trajectory - South Whimble Farm, Clyst Honiton

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

---

OK, thanks Ann. I have forwarded our email chain to Mr Slade for his action.

Best regards,  
Sarah

**Sarah Smith**

### **PCL PLANNING LTD**

13a-15a Old Park Avenue  
Exeter  
Devon, EX1 3WD  
United Kingdom  
t: [REDACTED]  
[www.pclplanning.co.uk](http://www.pclplanning.co.uk)

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---

**From:** Ann Cooper [REDACTED]  
**Sent:** Monday, July 17, 2023 11:38 AM  
**To:** Planning [REDACTED]  
**Subject:** RE: URGENT East Devon DC 2023 Housing Trajectory - South Whimble Farm, Clyst Honiton

To Sarah Smith, Office Manager, PCL Planning Ltd

Hi Sarah,

Many thanks for contacting me.

I think the client for this site is Mr Jeffrey Slade.

DS Developments (Exeter) Ltd are applicant for the original planning application approval 16/1826/MFUL for the site development. Mr Jeffrey Slade is a director of that company, and is named on the planning application form. Unfortunately I don't appear to have a current email address for him.

PCL were the agents for the applicant for one of the site's subsequent planning applications 20/1663/VAR.

I need to contact Mr Slade so would be very grateful if you could please forward the email and the file attachment to him as a matter of urgency, with a request for him to respond to the questions on the form and to return the completed questionnaire to me please, as a matter of urgency. The email trail below and the form attached provide more information.

Kind regards,

[REDACTED]

**Ann Cooper MRTPI**  
Senior Planning Policy Officer  
East Devon District Council

[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

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



---

**From:** Planning [REDACTED]  
**Sent:** 17 July 2023 11:07  
**To:** Ann Cooper [REDACTED]  
**Subject:** RE: URGENT East Devon DC 2023 Housing Trajectory - South Whimple Farm, Clyst Honiton

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

---

Dear Ann,

Apologies, I have been away for a couple of weeks, so did not see your previous emails.

I'm sorry, I do not know who DS Developments are. They were not our clients for this work.

Our client was the landowner. Do you wish me to send your email on to him?

Best regards,  
Sarah

**Sarah Smith**  
**Office Manager**

**PCL PLANNING LTD**

13a-15a Old Park Avenue  
Exeter  
Devon, EX1 3WD  
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---

**From:** Ann Cooper [REDACTED]  
**Sent:** Friday, July 14, 2023 4:50 PM  
**To:** Planning [REDACTED]

**Subject:** FW: URGENT East Devon DC 2023 Housing Trajectory - South Whimple Farm, Clyst Honiton  
**Importance:** High

To PCL Planning

Hi,

Further to my previous email requesting information on the progress of your client's housing development site(s) in East Devon, could you please advise whether this email request was forwarded to DS Developments (Exeter) Ltd. I still have a little time to incorporate their information into the latest housing forecasts to help the Council plan for future development, if they can respond to me,, ideally early next week.

Kind regards,

Ann

---

**From:** Ann Cooper

**Sent:** 03 July 2023 12:35

**To:** [REDACTED]

**Subject:** URGENT East Devon DC 2023 Housing Trajectory - South Whimple Farm, Clyst Honiton

**Importance:** High

Dear Sir/Madam

I've tried to contact PCL Planning Ltd who were the agents for the developers DS Developments (Exeter) Ltd regarding a development site at South Whimple Farm, Clyst Honiton.

My email of 3 July 2023 12:23 to Nicole Stacey at PCL Planning Ltd (my last point of contact) has bounced back. I now understand that Nicole is no longer with your company.

Could I please ask you to forward my email –see below - plus the file attached to DS Developments (Exeter) Ltd and ask them to contact me as a matter of urgency regarding the questionnaire attached.

Yours faithfully,

[REDACTED]

**Ann Cooper MRTPI**

Senior Planning Policy Officer

East Devon District Council

[REDACTED]

[REDACTED]

[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

Blackdown House, Border Road,

Heathpark Industrial Estate,

Honiton, EX14 1EJ



---

**From:** Ann Cooper

**Sent:** 03 July 2023 12:23

**To:** [REDACTED]

**Subject:** East Devon DC 2023 Housing Trajectory - - South Whimple Farm, Clyst Honiton



**To : Nicole Stacey, PCL Planning Ltd (agent for: DS Developments (Exeter) Ltd)**

**East Devon District Council Housing Development Monitoring 2023**

**Client : DS Developments (Exeter) Ltd- development site- South Whimble Farm, Clyst Honiton - request for data by 12 July 2023**

Dear Ms Stacey,

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 **South Whimble Farm, Clyst Honiton**. 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 PCL Planning Ltd 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 PCL Planning Ltd is no longer the agent for DS Developments (Exeter) Ltd, would you please forward this email to DS Developments (Exeter) Ltd 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.
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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.

## 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](http://www.eastdevon.gov.uk)

Blackdown House, Border Road,  
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New website for cultural organisations and creatives.  
Funding, training, networking and volunteering opportunities

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## Ann Cooper

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**From:** Planning [REDACTED]  
**Sent:** 17 July 2023 11:07  
**To:** Ann Cooper  
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Our client was the landowner. Do you wish me to send your email on to him?

Best regards,  
Sarah

**Sarah Smith**  
**Office Manager**

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Yours faithfully,

[REDACTED]

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Senior Planning Policy Officer  
East Devon District Council

[REDACTED]

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Yours sincerely,

**Ann Cooper**

**Ann Cooper** MRTPI  
Senior Planning Policy Officer  
East Devon District Council  
[acooper@eastdevon.gov.uk](mailto:acooper@eastdevon.gov.uk)  
Direct: 01395 571599  
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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 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'. 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 below it.

## Ann Cooper

---

**From:** James Fowler [REDACTED]  
**Sent:** 03 July 2023 15:31  
**To:** Ann Cooper  
**Subject:** RE: East Devon DC 2023 Housing Trajectory -  
**Attachments:** A1 - Goodmores Farm Dinan Way Exmouth -SE.docx

Dear Ann,

I have commented in Red on the attached document. Please feel free to reach out by phone or email if any of the answers are unclear.

Best regards

James



**3West Group**

James Fowler, Director

[REDACTED]  
Studio 10, The Courtyard, Woodbury Business Park,  
Woodbury, Exeter EX5 1AY

3West Group Ltd  
3West Developments Ltd  
[www.3west.group](http://www.3west.group)



---

**From:** Ann Cooper [REDACTED]  
**Sent:** Saturday, July 1, 2023 2:17 PM  
**To:** James Fowler [REDACTED]  
**Subject:** East Devon DC 2023 Housing Trajectory -

**To : James Fowler, 3West Developments Ltd**

**East Devon District Council Housing Development Monitoring 2023**  
**3 West Developments Ltd - development site at Goodmores Farm, Exmouth (SE part)-**  
**request for data by 12 July 2023**

Dear Mr Fowler,

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 on the site at **Goodmores Farm, Exmouth (SE part)**. 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 3West Developments 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

---

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## **NOTES**

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Yours sincerely,

**Ann Cooper**

**Ann Cooper MRTPI**  
Senior Planning Policy Officer  
East Devon District Council

[Redacted contact details]

[www.eastdevon.gov.uk](http://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: Goodmores Farm Dinan Way Exmouth (South East part)**

**Developers: 3West Developments Ltd**

**PLANNING STATUS TYPE A1:** Goodmores Farm, Exmouth has detailed planning approval(s) for 298 dwellings<sup>#</sup> (gross) (297 net, accounting for the derelict, vacant farmhouse on the NW part of this site yet to be demolished). According to the Council's information site development had commenced at the 2023 Monitoring Point - <sup>#</sup>See Table 2.

This questionnaire relates only to the SE part of Goodmores Farm which is being developed by 3West Developments Ltd.

*(Please note: a separate questionnaire is being sent to Eagle Investments Ltd seeking their information about that part of the Goodmores Farm site outwith the site area of planning permission 21/1516/MRES)*

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

Thank you for your response in 2021 to our previous survey. You advised that the development of the Goodmores Farm site had been subdivided with the south eastern part being developed by 3West Developments Ltd through **21/1516/MRES**. The north western part of the site is being developed separately by Eagle Investments Ltd (on the NW part of detailed planning permission **20/0993/MRES**). Since then **22/1839/MRES** Partial reserved matters application was approved on 21 June 2023 ie after the 2023 Monitoring Point, and all of which is within the area of 21/1516/MRES.

Reserved Matters application **21/1516/MRES** for 191 dwellings (gross) is approved on that part of the site for which 3West Developments Ltd is the developer. You previously advised of your intention to implement planning approval **21/1516/MRES**.

Q1. When did the development of planning permission **21/1516/MRES** commence?

...**Development commenced on 14<sup>th</sup> February 2022 (notice was served)**

Q2a. When did construction of the first dwelling(s) start?

....**The first houses were started a few months later, c. April 2022.**

Q2b. How many dwellings were under construction at 31 March 2023?

...**80+ houses were under construction at 31<sup>st</sup> March 2023**

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

...**Plots numbers 65 to 150 were under construction (87 plots to foundation stage or beyond)**

Cont.

**Note : 22/1839/MRES** Partial reserved matters application for 32 houses and 24 apartments was granted conditional approval on 21 June 2023. This was after the 2023 Monitoring Point. It overlaps 35 dws on 21/1516/MRES 21/1516/MRES. If **22/1839/MRES** is implemented this would increase the net site capacity by an additional 21 dwellings, and supersede part of **21/1516/MRES**.

Q3a. Does 3West Developments Ltd intend to implement approved planning application 22/1839/MRES? .....**YES**.....

Q3b. If yes, when do you anticipate that development commencing, mindful of the need to discharge any pre-commencement conditions or agreed phasing. **The planning application changed the housing mix to facilitate a bulk sale of 45 houses to an investment fund for private rental. The legals still have to go through (we have been waiting for EDDC to confirm the phasing plan submitted in May 2022 to clear condition 5.1 of the section 106)**

### Dwelling Completions

No dwellings were recorded as completed by 31 March 2023 on the area of **21/1516/MRES** nor on the area of planning approval **20/0993/MRES** outside of the area of planning approval **21/1516/MRES**. (**Note:** the later approval of 22/1839/MRES post-dates the 2023 Monitoring Point)

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 purposes of the 2023 Monitoring Point forecast, the forecast of completions on this site from 1 April 2023 in Part A, Table 1 and Part B (Table 2) is only for the **191** dwellings with detailed planning permission from **21/1516/MRES** where 3West Developments Ltd is the developer. However, if 3West Developments intends to implement approval 22/1839/MRES, it would also be helpful to understand the anticipated timing of completions including the net additional 21 dwellings.

Forecast of completions 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.

**We estimate 50 completions from 1<sup>st</sup> April 2023 to 31<sup>st</sup> March 2024, all within the 21/1516/MRES permission. For 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025 we estimate a further 50 completions for 21/1516/MRES and (subject to a response from EDDC on the phasing plan allowing the legals for the bulk sale to proceed) a further 50 completions for 22/1839 MRES**

Q4. Previously you advised that the first dwellings would be completed May 2022. None were completed by 31 March 2023. When do you anticipate that the first dwelling(s) will be completed?

**...the start on site was delayed 12 months due to satisfying the ecology conditions. The first completions occurred in June 2023**

Q5. Previously you advised that the development would be completed in December 2025. When do you now anticipate that the development relating to will be completed?

...December 2026 (or December 2027 if the bulk sale does not go through) .....

Q6a. Previously you anticipated a build rate of 50 – 60 dwellings per year. How many dwellings do you now anticipate will be completed per year (ie build rate)?

...50-60 dwellings per year, falling to 30 per year if market conditions deteriorate.

Q6b. Does your build rate take account of the potential for concurrent completions on the NW part of the site outside of 21/1516/MRES? .....YES

Q7. 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?

...interest rates do look to be having an effect on the wider housing market, so we would expect the sales rate to slow at some stage

Q8. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

Please forecast for two options

- a) Developing approval 21/1516/MRES only
- b) Developing approval 21/1516/MRES as superseded in part by 22/1839/MRES

	191 dwellings (21/1516/MRES only)	212 dwellings (21/1516/MRES as superseded in part by 22/1839/MRES)
2023-2024	41	41 or 41
2024-2025	50	100 50 (without PRS deal)
2025-2026	50	50 50
2026-2027	50	30 50
2027-2028		30

Q9. If you anticipate any completions from 2028-2029 onwards do you expect them to be at the same build rate as anticipated in 2027-2028?.....YES

If no, what build rate do you anticipate? .....

Q10. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q1 to Q9 information

Q11. 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 Goodmores Farm Dinan Way Exmouth site. This was produced by East Devon DC 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 Q9. 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 lead in times and build rates/completions.

TABLE 1 2023 MP Site	Goodmores Farm, Dinan Way, Exmouth SE part	Net WHOLE SITE Capacity	Total in this 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
Contact	3West Developments Ltd																			
Planning Status at end March 2023	Detailed planning approval for net 297# dws (whole site) – See table 2. <b>This trajectory is for SE part of the site. 191 dws on detailed planning permission 21/1516/MRES Goodmores Farm Hulham Rd</b>	297	191																	
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>	297	191	0	0	0	0	0	0	0	0	0	0	41	50	50	50			

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

#Net 297 dwellings SITE TOTAL - New information in DevonLive article 23 July 2022 [Abandoned 'haunted' house is revealed as works begin on new homes site in Exmouth - Devon Live](#). There is one derelict former farmhouse situated on the NW part of the site which has been empty for more than 20 years. The new development will result in the loss of that 1 dwelling. The loss will need to be reported for national statistics (the Housing Flow Reconciliation Return). The Farmhouse is not within the planning area of applications 21/1516/MRES or 22/1839/MRES.

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

A	B	TABLE Goodmores Farm, Dinan Way Exmouth – South East part 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		<b>14 February 2014 Validated</b>	<b>14/0330/MOUT</b> Outline application for residential development (up to 350 dwellings) with associated roads and open space. Provision of land for mixed-use employment; land for commercial and community uses and land for the provision of a primary school. All matters reserved with the exception of the proposed vehicular access points onto Dinan Way.
		Planning application process and determination		<b>23 August 2019</b> <b>Outline planning permission Approval with conditions</b>	<b>14/0330/MOUT</b>
		Completion of S106		<b>21 August 2019 signed</b>  <b>Validated 12 July 2022</b> Awaiting decision	Relating to <b>14/0330/MOUT</b>  <b>22/1620/V106</b> Deed of variation to increase the amount of affordable housing on site by 2.5% and remove the overage clause and requirement to undertake a review of viability following the completion of each phase of development as contained in the Section 106 agreement dated 21s August 2019 pursuant to application <b>14/0330/MOUT</b>
		Reserved Matters submission and determination (following outline planning application)		<b>01 June 2020 Validated</b>  <b>12 February 2021</b> <b>Approval with conditions</b>	<b>20/0993/MRES</b> Reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission <b>14/0330/MOUT</b> for 299 residential units including 16 affordable units, associated roads, open space (formal and informal) and an attenuation basin. Provision of serviced land for mixed-use employment/commercial uses and land for provision of a primary school



			<p><b>28 May 2021 Validated</b></p> <p><b>17 December 2021 Approval with conditions</b></p> <p><b>5 October 2022 Validated</b></p> <p><b>21 June 2023 (ie post 2023 Monitoring Point)</b></p> <p><b>Approval with conditions</b></p>	<p><i>Note there is no residue of 14/0330/MOUT due to site constraints which resulted in only 299 dws approved in <b>20/0993/MRES</b></i></p> <p><i>Note 20/993/MRES Decision Notice description states 300 dwellings. This is incorrect. It should be 299 dws (as shown on the Master Site Plan drwg 6637-100 –AA)</i></p> <p><b>21/1516/MRES</b> Partial reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/0330/MOUT for 191 residential units, associated roads, open space (informal) and an attenuation basin (this application site lies wholly within 20/993/MRES planning approval)</p> <p><b>22/1839/MRES</b> Partial reserved matters application (layout, scale, appearance and landscaping) pursuant to outline planning permission 14/0330/MOUT for 32 houses, 24 apartments (56 dws). It is wholly within application 21/1516/MRES. It overlaps 35 dws on planning approval 21/1516/MRES ie there would be a net gain of 21 dws if implemented (Those 21 dwellings would be additional to the 2023MP net WHOLE site count of 297 for Goodmores Farm)</p>
	Discharge of pre-commencement planning conditions			
	Marketing/Securing sale of land with house-builder/lockout agreement			<p>Landowners for the whole outline planning application area were <i>Eagle Investments Ltd, Seagull Development Ltd and Kim Holdings Ltd</i> S106 Agreement)</p> <p>Site now split in 2  a) that part within 21/1516/MRES being developed by <b>3West Developments Ltd</b> Landowner is Civitas Estates, the corporate shareholder of 3West – who is the housebuilder</p>

				b) that part outwith the area of 21/1516/MRES is being developed by Eagle Investments Ltd House builder TBC
	End of any pre-existing occupancy agreement			
	<b>FOR THAT PART WITHIN THE AREA OF 21/1516/MRES:</b>			
	Site start/Commencement		February 2022	2021 information from 3 West Development – intention to implement application 21/1516/MRES (191 dws) Site commenced – Date TBC
	Site works (demolition/clearance/ remediation)			Previous use agricultural land (some evidence of equestrian uses) Not brownfield previously developed land.
	Site works (Infrastructure eg roads, drainage; GI)			
	First dwelling(s) completed		First completion 20 <sup>th</sup> June 2023	21/1516/MRES for 191 dwellings on this part of the sites. No of dws under construction at 2023MP TBC Date of first completions TBC
	Actual completions as at 31 March 2023 (the 2023 Monitoring Point)	<b>NIL dwellings completed by end March 2023 MP</b>		Council Records – UPRN Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023	Proposed is a single phase of 211 homes with a build rate of c.50 houses per year		21/1516/MRES – proposes 5 phases, Phase I is in the southeast, with later phases extending north-westwards
	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.** For the whole Goodmores Farm Dinan Way Exmouth site

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

<b>TABLE 3 2022MP Site</b>	Goodmores Farm Dinan Way Exmouth	Net Whole 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																			
Planning Status at end March 2022	Detailed planning approval on SE part Detailed planning approval on residue on NW part	298	298																
Trajectory				0	0	0	0	0	0	0	0	0	57	80	80	81	0	0	0

Application Type: Detailed planning approvals

Site capacity gross 298 dws (191 dws on detailed planning permission 21/1516/MRES and 107 on the residue of detailed planning permission 20/0993/MRES (the loss of 1 dwelling on the NW part of the site– the derelict vacant farmhouse - was not identified at the 2022MP)

**Assumptions**

Lead in time: First dwellings forecast to be completed in 2020/21

Build rate Assumption of two outlets at 40 dwellings per year per outlet (concurrent), based on advice from 3West, with partial year in 2022/23 (57) then a combined total of 80 dpa for 2023/24 onwards

Summary

Completions forecast for years 1 to 4 from end March 2022 Monitoring Point.

## Ann Cooper

---

**From:** Joanna Fowler [REDACTED]  
**Sent:** 18 July 2023 16:46  
**To:** Ann Cooper  
**Cc:** Marie Evernden  
**Subject:** RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Goodmores Farm (NW)

Hello

I am not developing anything at the moment. I am hoping to start at Goodmores soon but I am waiting to get clarification from EDDC.

Kind regards

Joanna Fowler  
Director  
[REDACTED]

---

**From:** Ann Cooper [REDACTED]  
**Sent:** Friday, July 14, 2023 4:13 PM  
**To:** Joanna Fowler [REDACTED]  
**Subject:** URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Goodmores Farm (NW)

To Joanna Fowler, Eagle Investments 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 15:59  
**To:** [REDACTED]  
**Subject:** East Devon DC 2023 Housing Trajectory - Goodmores Farm (NW)

**To : Joanna Fowler, Eagle Investments Ltd**

**East Devon District Council Housing Development Monitoring 2023  
Eagle Investments Ltd - development site at Goodmores Farm, Exmouth (NW part)-  
request for data by 12 July 2023**

Dear Ms Fowler,

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 on the site at **Goodmores Farm, Exmouth (NW part)**. 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 Eagle Investments 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**

### **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](http://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](http://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

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'. 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 that, two lines of smaller white text describe the website's purpose: 'New website for cultural organisations and creatives.' and 'Funding, training, networking and volunteering opportunities'.

## Ann Cooper

---

**From:** Gavin Spiller  
**Sent:** 19 July 2023 11:48  
**To:** Ann Cooper  
**Subject:** RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Goodmores Farm (NW)

Yes its Allison Homes, contact details below

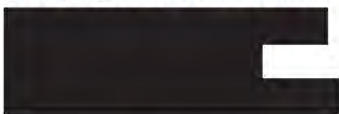


**Andy Cattermole**  
Head Of Planning

[REDACTED]  
**Allison Homes SW Limited**  
Suites 11, 13, & 14, Swallow Court,  
Devonshire Gate, Tiverton,  
Devon, EX16 7EJ  
[REDACTED]  
Allison-Homes.com



**Gavin Spiller**  
Principal Planning Officer (West and Conservation Teams)  
East Devon District Council



[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)  
Blackdown House, Border Road,  
Heathpark Industrial Estate,  
Honiton, EX14 1EJ



---

**From:** Ann Cooper [REDACTED]  
**Sent:** 19 July 2023 11:44  
**To:** Gavin Spiller [REDACTED]  
**Subject:** RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Goodmores Farm (NW)

Hi Gavin,  
Many thanks for the info – that's very helpful, and I'll be able to build that into the site trajectory assessment when the DoV is submitted ie in the public domain.  
Is the developer a housebuilder?  
Ann

---

**From:** Gavin Spiller [REDACTED]  
**Sent:** 19 July 2023 11:41  
**To:** Ann Cooper [REDACTED]  
**Subject:** RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Goodmores Farm (NW)

Hi Ann,

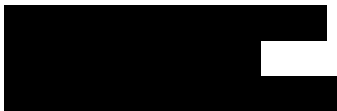
She wants to remove the overage clause from her part of the site so that she can sell on to a developer. I have had contact from a developer (last Friday) who is hoping to submit a deed of variation to the legal agreement by the end of this week so that affordable housing on suite can be increased and the overage clause removed. This application is likely to take a couple of months or so.

I would suggest if permission is granted then the developer would start fairly soon but I have no certainty on this.

Thanks

Gavin

**Gavin Spiller**  
Principal Planning Officer (West and Conservation Teams)  
East Devon District Council



[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)

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



---

**From:** Ann Cooper [REDACTED]  
**Sent:** 19 July 2023 11:28  
**To:** Gavin Spiller [REDACTED]  
**Subject:** FW: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Goodmores Farm (NW)

Hi Gavin

Could I seek your help please.

I've had a very vague response from Joanne Fowler, Eagle Investments, about the lead in times etc which will determine the timing of the delivery of housing on the northern/NW part of Goodmores Farm, Exmouth (approved application 20/0993/MRES). See email below. She says she's waiting for clarification from EDDC.

Could you briefly advise what are the matters still awaiting clarification. And roughly when any outstanding matters might be resolved so that approval can be granted.

Kind regards,  
Ann

---

**From:** Joanna Fowler [REDACTED]  
**Sent:** 18 July 2023 16:46  
**To:** Ann Cooper [REDACTED]  
**Cc:** Marie Evernden [REDACTED]  
**Subject:** RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Goodmores Farm (NW)

Hello

I am not developing anything at the moment. I am hoping to start at Goodmores soon but I am waiting to get clarification from EDDC.

Kind regards

Joanna Fowler  
Director

---

**From:** Ann Cooper [REDACTED]  
**Sent:** Friday, July 14, 2023 4:13 PM  
**To:** Joanna Fowler [REDACTED]  
**Subject:** URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Goodmores Farm (NW)

To Joanna Fowler, Eagle Investments 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 15:59  
**To:** [REDACTED]  
**Subject:** East Devon DC 2023 Housing Trajectory - Goodmores Farm (NW)

**To : Joanna Fowler, Eagle Investments Ltd**

**East Devon District Council Housing Development Monitoring 2023  
Eagle Investments Ltd - development site at Goodmores Farm, Exmouth (NW part)-  
request for data by 12 July 2023**

Dear Ms Fowler,

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 on the site at **Goodmores Farm, Exmouth (NW part)**. 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 Eagle Investments 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.

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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 an

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](https://www.eastdevon.gov.uk)

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**Arts & Culture East Devon**  
**aced.org.uk**  
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 Adjacent to Buckingham Close Exmouth (Plumb Park)**

**House builder: Taylor Wimpey**

**PLANNING STATUS TYPE A1:** Site has detailed planning approval **16/1022/MOUT** (hybrid – Full for 264) and **19/2334/FUL (for another 4) ie 268** 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 **208** 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.

.....  
Q1a You previously advised that development on **16/1022/MOUT** had commenced September 2017. You also advised that full planning application **19/2334/FUL** with conditional approval for 4 dwellings had not commenced, but was expected to commence in March 2022. Has development on **19/2334/FUL** commenced? .....~~YES~~  
~~NO~~

Q1b And if yes, when? .....

Q1c. If no, have pre-commencement conditions been discharged?.....~~YES~~/~~NO~~

Q2. How many dwellings were under construction at 31 March 2023? .....  
.....56

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

.....  
.....  
Q3. You previously advised that development was expected to be completed December 2021. However, 60 dwellings remained to be completed as the 2023 Monitoring Point.

When do you expect the development be completed? December  
2023.....

Q4. The number of completions in 2021/2 and 2021/2 were slightly less than you forecast previously. How many dwellings do you anticipate will be completed per year (ie build rate)?

Q5. For the remaining 60 dwellings, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: .....60
- 2024-2025: .....
- 2025-2026: .....
- 2026-2027: .....
- 2027-2028: .....

Q6. Are any anticipated completions for 2028-2029 onwards at the same build rate as anticipated in 2027-2028?.....Yes/NoN/A

If no, what build rate do you anticipate? .....

Q7. You previously advised that material and labour availability might constrain development. The number of completions in 2021/2 and 2022/3 were slightly less than you forecast previously. 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? .....

Major constraint were the timescales to agree sewer and highway adoptions. This delayed installation of roads and drainage, meaning homes could not start to be built.

Q8. **What is your housing trajectory for this site?**

**Please update Table 1 in Part A with your Q4 to Q6 information**

Q9. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date? .....Yes  
NoYes

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 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.

<b>TABLE 1</b> <b>2023 MP</b> <b>Site</b>	Land adjacent to Buckingham Close Exmouth (Plumb Park)	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	Taylor Wimpey																	
Planning Status at end March 2023	Detailed planning approval	268	268															
Recorded completions	Council records *			0	0	0	0	0	23	45	42	0	0					
<b>Your trajectory</b>	<i>INSERT annual figures in the appropriate years from 2023/24 onwards</i>	268	268	0	0	0	0	0	23	45	42	<del>0</del> 050	<del>0</del> 050	<del></del> 58				

Note: The forecast in Table 1 excludes the land at Buckingham Heights Exmouth which is the subject of a separate forecast and proforma

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

Note: the 86 dwellings with outline planning approval 16/1022/MOUT have been superseded by a new planning approval 18/2272/MFUL Buckingham Heights Exmouth which has been implemented (after the 2020 MP) and listed as a separate site from 2021. The 86 dwellings in 16/1022/MOUT have therefore been zero'd for the purposes of Table 1 trajectory above)



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

A	B	TABLE 2: Land adjacent to Buckingham Close Exmouth (Plumb Park) 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><b>29 April 2016 Validated</b></p> <p><b>14 February 2020 Validated</b></p>	<p><b>16/1022/MOUT</b> Hybrid application for full planning permission for 264 houses and outline planning permission for 86 houses (all matters reserved)</p> <p><b>19/2334/FUL</b> Conversion of roof space to Block D (Plots 140-155) approved under application ref. 16/1022/MOUT to provide four additional flats (4 x 2 bed) including the provision of two affordable units, together with the erection of dormer windows, including reconfiguration of parking and landscaping</p>
		Planning application process and determination		<p><b>07 June 2017 Approval with conditions</b></p> <p><b>16 September 2020 Approval with conditions</b></p>	<p><b>16/1022/MOUT</b> (hybrid)</p> <p><b>19/2334/FUL</b></p>
		Completion of S106		<p><b>06 June 2017 signed</b></p> <p><b>15 September 2020</b></p>	<p><b>Relating to 16/1022/MOUT</b></p> <p><b>Relatng to 19/2334/MFUL</b></p>
		Reserved Matters submission and determination (following outline planning application)			<p>None</p> <p>NOTE: The outline part (for 86 dws) of the 16/1022/MOUT planning approval has been superseded by full planning permission 18/2272/MFUL which has commenced – <i>see separate proforma for Buckingham Heights, Exmouth</i></p>
		Discharge of pre-commencement planning conditions		Any remaining/in progress?	<p><b>16/1022/MOUT</b> Conditions being discharged in 2018 and 2019</p> <p><b>19/2334/FUL??</b></p>

	Marketing/Securing sale of land with house-builder/lockout agreement			Littleham 2010 Ltd was the landowner when the S106 agreement was signed Littleham 2010, is a Clinton Devon Estates Company. Taylor Wimpey are building the scheme out together as a Joint Venture. Taylor Wimpey UK Ltd are the house builder (and identified as the Mortgagee on the S106)  <b>19/2334/FUL – S106 (15/09/2020) lists Livewest Homes as the property owner; &amp; Taylor Wimpey UK Ltd as the developer (this is a small part of the development)</b>
	End of any pre-existing occupancy agreement			
	Site start/commencement		<b>September 2017</b>  19/2334/FUL had not commenced as at 27/09/2021	16/1022/MOUT  19/2334/FUL Expected to commence March 2022  Information provided by TW for 2021 MP
	Site works (demolition/clearance/ remediation)			Not brownfield site. Previously in agricultural use.
	Site works (Infrastructure eg roads, drainage; GI)			
	First dwelling(s) completed		<b>2018/19</b>	Council Records – UPRN Residential & Council Tax Banded
	Actual completions as at 31 March 2023	<b>208 completions by the 2023 MP (23 in 2018/19; 45 in 2019/20; 42 in 2020/21; 52 in 2021/22; and 46 in 2022/23 )</b>		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

<b>TABLE 3 2022MP Site</b>	Land adjacent to Buckingham Close Exmouth (Plumb Park)	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
Contact	Taylor Wimpey UK Ltd																
Planning Status at end March 2022	Detailed planning approval (268)	268	268														
Trajectory		268	268	0	0	0	0	0	23	45	42	52	52	54	0	0	0

Application Type: Detailed planning approval .for 268 dwellings, (residue of outline planning approval for 86 dwellings now zero'd)

Site capacity 268

Note: the 86 dwellings with outline planning approval **16/1022/MOUT** listed in Table 3 in 2020 were superseded by a new planning approval **18/2272/MFUL** Buckingham Heights Exmouth which has been implemented which is now listed as a separate site from 2021.

The 86 dwellings with outline planning approval have therefore been zero'd for the purposes of Table 3 above.

**Assumptions**

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

Build rate Forecast delivery based on information supplied by Taylor Wimpey in 2021. Ie 52 dwellings in 2022/23 and the residue of the site in 2023/24

**Summary**

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



# East Devon District Council Housing Development Monitoring 2023

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

**Site: Pankhurst Close Trading Estate Exmouth (Buckingham Heights)**

**House builder: Taylor Wimpey UK Ltd**

**PLANNING STATUS TYPE A1:** Site has detailed planning approval **18/2272/MFUL** for **120** 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 **105** 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 **15** 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? 15

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

.....

Q2. The completions in 2021/22 and 2022/23 (47 and 41 respectively) were lower than you previously forecast (50 and 54). Was this lower rate due to the material and labour availability were constraints you had previously identified? ..... YES

Q3 If No, what was the cause of the slower delivery? .....

.....

Q4. 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?

NO

.....

.....

Q5. Previously you advised that development would be completed December 2022. When do you now expect that the development will be completed? July 2023

Q6. For the 15 dwellings remaining to be completed, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: 15
- 2024-2025: .....
- 2025-2026: .....
- 2026-2027: .....
- 2027-2028: .....

Q7a. Are the anticipated completions for 2028-2029 onwards at the same build rate as anticipated in 2027-2028?..... NA

Q7b. If no, what build rate do you anticipate? .....

**Q8. What is your housing trajectory for this site?**

**Please update Table 1 in Part A with your Q1 to Q7b information .....**

Q9. 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 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 Q7b relating to planning approvals and build rates/completions.

<b>TABLE 1 2023 MP Site</b>	Pankhurst Close Trading Estate Exmouth (Buckingham Heights)	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	Taylor Wimpey																	
Planning Status at end March 2023	Detailed planning approval	120	120															
Recorded completions	Council records *			0	0	0	0	0	0	0	17	47	41					
<b>Your trajectory</b>	<i>INSERT annual figures in the appropriate years from 2023/24 onwards</i>	120	120	0	0	0	0	0	0	0	17	47	41	15				

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

Note: the 86 dwellings with outline planning approval 16/1022/MOUT which overlaps part of this site previously counted in site Land Adjacent to Buckingham Close, Exmouth (Plumb Park) have been superseded by the planning approval 18/2272/MFUL Buckingham Heights Exmouth which was implemented before the 2022 MP

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

A	B	TABLE 2: Pankhurst Close Trading Estate Exmouth (Buckingham Heights) 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><b>05 June 2013 Validated</b></p> <p><b>12 October 2018 Validated</b></p> <p><b>19 April 2016 Validated</b></p>	<p><b>13/1230/MFUL</b> Redevelopment to provide 50no residential units (including 20 affordable units)</p> <p><b>18/2272/MFUL</b> Construction of 120 no. dwellings with associated access, landscaping and infrastructure works <b>(this application extended the area of Pankhurst Close Trading Estate)</b></p> <p><b>16/1022/MOUT</b> Hybrid application for full planning permission for 264 houses and outline planning permission for 86 houses (all matters reserved) Note Only the outline part of this approval partly overlapped the Buckingham Heights site.</p>
		Planning application process and determination		<p><b>21 March 2016</b> <b>Full planning permission Approval with conditions</b> <b>NOW SUPERSEDED</b></p> <p><b>20 June 2019</b> <b>Full planning permission Approval with conditions</b></p> <p><b>11/10/2021</b> <b>Variation planning permission Approval with conditions</b></p>	<p><b>13/1230/MFUL</b> <b>(by 2021 MP this had been superseded by 18/2272/MFUL where development has commenced)</b></p> <p><b>18/2272/MFUL</b> Construction of 120 no. dwellings with associated access, landscaping and infrastructure works</p> <p><b>20/1528/VAR</b> Variation of conditions 2 (listed approved plans), 14 (landscaping) and 17 (ground levels) of planning permission 18/2272/MFUL (construction of 120 no. dwellings with associated access, landscaping and infrastructure</p>



				works) to allow changes to the levels of gardens and the addition of stone Devon Banks as retaining structures to plot boundaries
			<b>07 June 2017</b> <b>Full planning permission</b> <b>Approval with conditions</b> <b>NOW SUPERSEDED</b>	<b>16/1022/MOUT</b> The outline part (for 86 dws) of this hybrid application has been wholly superseded by 18/2272/MFUL which has commenced
	Completion of S106		<b>02 March 2016 signed</b>	<b>Relating to 13/1230/MFUL</b>
			<b>14 June 2019 signed</b>	<b>Relating to 18/2272/MFUL</b>
	Reserved Matters submission and determination (following outline planning application)			None NOTE: <b>18/2272/MFUL overlaps with</b> the outline part (for 86 dws) of the 16/1022/MOUT planning approval. As <b>18/2272/MFUL</b> has been implemented it therefore supersedes the 86 dws approved under 16/1022/MOUT
	Discharge of pre-commencement planning conditions			Any remaining/in progress?
	Marketing/Securing sale of land with house-builder/lockout agreement			In 2016 Pankhurst Fish Ltd and Exe River Ventures LLP were the owners.  Taylor Wimpey UK Ltd are the house builder (and identified as the owner on the June 2019 S106)
	End of any pre-existing occupancy agreement			
	Site start/commencement		<b>September 2019</b>	Taylor Wimpey information provided in 2021
	Site works (demolition/clearance/ remediation)			The northern part of the site is brownfield / previously developed land (was in industrial use) The southern part of the sites was previously in agricultural use.
	Site works (Infrastructure eg roads, drainage; GI)			
	First dwelling(s) completed		<b>20 November 2020</b>	Council Records – UPRN Residential & Council Tax Banded
	Actual completions as at 31 March 2023	<b>105 completions by the 2023 MP</b> <b>(17 in 2020/21, 47 in 2021/22; and 41 in 2022/23)</b>		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

<b>TABLE 3 2022MP Site</b>	Pankhurst Close Trading Estate Exmouth (Buckingham Heights)	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	Taylor Wimpey UK Ltd																	
Planning Status at end March 2022		120	120															
Trajectory		120	120	0	0	0	0	0	0	0	17	47	56					

Application Type:. Detailed planning approval for 50 dwellings

Site capacity 120 The site is marketed as Buckingham Heights. It has full planning approval 18/2272/MFUL

Note: the original site of the Pankhurst Close Trading estate under 13/1230/MFUL was for Redevelopment to provide 50no residential units. That has been superseded by 18/2272/MFUL (The superseded approval is the northern part of what is now Buckingham Heights)

Note: There were also 86 dwellings with outline planning approval **16/1022/MOUT** that previously were being counted as part of Plumb Park (land adjacent to Buckingham Close, Exmouth) that were subsequently superseded by implemented planning approval 18/2272/MFUL.

### **Assumptions**

#### Lead in time:

Not applicable (first dwellings were completed in 2020/21)

Build rate Forecast delivery of 56 dwellings pa in 2022/23

Based on developer forecast of 54 in 2022/23, with minor adjustment made by the Council taking account of completions to 2022MP, and assumption that the residual 2 dwellings would be completed in 2022/23

#### Summary

Completions forecast for year 1 from end March 2022 Monitoring Point.

## Ann Cooper

---

**From:** David Millar [REDACTED]  
**Sent:** 26 June 2023 09:32  
**To:** Ann Cooper  
**Subject:** RE: East Devon DC 2023 Housing Trajectory - former Rolle College -Orcombe Gardens  
**Attachments:** Scan

Hi Ann,

Please see attached.

I think I have answered all applicable but please let me know if you need further info.

Best wishes

David

---

**From:** Ann Cooper [REDACTED]  
**Sent:** Friday, June 23, 2023 6:35 PM  
**To:** David Millar [REDACTED]  
**Subject:** East Devon DC 2023 Housing Trajectory - former Rolle College -Orcombe Gardens

**To David Millar, Blue Cedar Homes**

**East Devon District Council Housing Development Monitoring 2023  
Land formerly part of Rolle College playing pitches at Douglas Avenue, Exmouth (marketed as Orcombe Gardens)- request for data by 7 July 2023**

Dear Mr Millar,

Thank you for your email of 16 June 2023 and the forecast of dwelling completions at Orcombe Gardens which you kindly provided.

Could I seek your help again, to complete the questionnaire attached about the Blue Cedar Homes site on **Land formerly part of Rolle College playing pitches at Douglas Avenue, Exmouth (marketed as Orcombe Gardens)**. This will help us to complete our audit trail document and analysis for this site.

The file attached contains questions about specific aspects of lead in time and build rates, as well up to date planning information.

I have already included the information you provided in your email.

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. We produce delivery forecasts for all these sites.

The questionnaires are tailored to each site. They help us to produce robust evidence that is consistent with Government planning policy and practice guidance requirements, which are somewhat onerous.

The information from the questionnaire enables the Council to demonstrate that we have engaged with Blue Cedar Homes as the developer, to understand from you what progress has been made towards delivery of housing on the site. The information feeds into the audit trail document, which shows how the Council has considered the responses and information, and justified the site delivery forecasts which we combine with our windfalls forecasts into a district wide housing trajectory

That audit trail documentation then enables us to use the forecasts to produce the 5 year housing land supply assessment. We also produce longer term forecasts for monitoring and plan making in order 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 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](http://www.eastdevon.gov.uk)

Blackdown House, Border Road,  
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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: Part of former Rolle College playing pitches Douglas Avenue Exmouth (marketed as Orcombe Gardens)

House builder: Blue Cedar Homes

**PLANNING STATUS TYPE A1:** Site has detailed planning approval(s) for a total of gross 23 dwellings (age-restricted). According to the Council's information site development may have commenced as at the 2023 Monitoring Point - 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

Q1. Previously Blue Cedar Homes advised that they are the landowner, and that in 2021 there had been no material start but you expected to commence Autumn 2021 and dwelling construction was likely to start in 2022 with an 18-month build programme. Information on the BCH website and in the Exmouth Journal suggests that there may have been a material start on the site on or before 22 September 2022. What was the date of the formal commencement and what constituted the material start? *Commencement was 27.6.22*

*please find Commencement of Development Notice attached*

Q2. What progress has been made with implementing the planning approval (eg site works; playing pitches/pavilion; discharging conditions) ?... *All works are under construction. All pre-commencement conditions are discharged.*

Q3a. The Council understands that Halsall Construction have been contracted to be the house-builder for this site. Is this correct? .....  YES/NO

Q3b If No, has a builder been selected/contracted? ..... YES/NO

If yes, please identify... *Halsall are building the housing. Skinner Construction are building the pavilion.*

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?

*The programme is slower than anticipated due to occasional labour or material shortages. Price inflation is affecting the contractor.*

Q5a. Has the construction of the first dwelling(s) started? .....  YES/NO

Q5b. If No, when do you anticipate that construction of the first dwelling(s) will start?



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 **23** 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.

Q6. When do you anticipate that the first dwelling(s) will be completed? ..... September '23 .....

Q7. In 2021 Blue Cedar Homes had anticipated that development would be completed in summer /autumn 2023. There has been slippage, as no dwellings were completed by March 2023. Please advise when do you now expect the development to be completed? (ideally year and month) ..... March '24 .....

Q8. How many dwellings do you anticipate will be completed per year (ie build rate)?

..... 15 in 2023 8 in 2024 .....

Q9. In June 2023, you kindly advised that you anticipate 15 dwelling completions in 2023 and 8 completions in 2024. I assume these are calendar years. Please advise what are the anticipated completions based on financial years (1 Apr– 31 Mar) for each of the next five years. The financial year is the time period which DLUHC requires the LPA to use for the annual national statistical return to government on housing gains and losses through development (the Housing Flow Reconciliation Return).

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

- 2023-2024: ..... 23 .....
- 2024-2025: ..... - .....
- 2025-2026: ..... - .....
- 2026-2027: ..... - .....
- 2027-2028: ..... - .....

Q10. **What is your housing trajectory for this site?**

**Please update Table 1 in Part A with your Q6 to Q9 information** ✓

Q11. 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.  
Cont.

**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 Q11 . 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 Q10 relating to planning approvals and build rates/completions.

<b>TABLE 1 2023 MP Site</b>	Part of former Rolle College playing pitches Douglas Avenue Exmouth (Marketed as Orcombe Gardens)	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	Blue Cedar Homes)																	
Planning Status at end March 2023	Detailed planning approval	23	23															
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>	23	23	0	0	0	0	0	0	0	0	0	0	23				

Add further columns for 2028/9 onwards 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 Part of former Rolle College playing pitches Douglas Avenue Exmouth (Marketed as Orcombe Gardens) <b>Stage</b>	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><b>05 April 2016 Validated</b></p>          <p><b>14 September 2016 – Validated</b></p>	<p><b>16/0787/MOUT</b> Upgrading of the former Rolle College pitches, construction of changing pavilion, associated playing pitch access (via Maer Road car park) and construction of 23 age-restricted dwellings on land to the rear of Douglas Avenue (Outline application seeking approval of access only) <i>NB Age restricted ie for people aged 55 and over (and other qualifying persons as set out in the S106 agreement)</i></p> <p><b>16/2227/VAR</b> Variation of condition 5 of approval granted under 16/0787/MOUT to change the wording from a pre-commencement of development condition to a condition requiring submission and agreement of the CUA (Community Use Agreement) before the playing pitches first come into use and not later than the first occupation of the first dwelling</p>
		Planning application process and determination		<p><b>26 August 2016 Conditional Approval</b></p>  <p><b>13 December 2016 Refused</b> <b>24 April 2017 Appeal Allowed</b></p>	<p><b>16/0787/MOUT</b></p>  <p><b>16/2227/VAR</b></p>
		Completion of S106		<p><b>26 August 2016 signed</b></p>   <p><b>13 March 2017 signed</b></p>	<p><b>S106 Agreement relating to 16/0787/MOUT</b></p>   <p><b>S106 Agreement relating to 16/0787/MOUT &amp; 16/2227/VAR</b></p>

Reserved Matters submission and determination (following outline planning application)		<p><b>06 July 2017 Validated</b></p> <p><b>17 October 2017 Approval with conditions</b></p> <p><b>02 May 2018 Validated</b></p> <p><b>01 August 2018 Approval with conditions</b></p>	<p><b>17/1582/MRES</b> Application for approval of reserved matters relating to appearance, landscaping, layout and scale for the proposed development of 23 no. age-restricted dwellings, details of changing pavilion and upgrading of sports grounds pursuant to outline consent 16/2227/VAR</p> <p><b>18/0926/VAR</b> Variation of condition 1 (A - appearance) of reserved matters approval 17/1582/MRES (planning permission 16/2227/VAR) to allow for re-positioning and additional dormer windows and installation of side elevation windows and amendments to bin stores (NB plus Some Non Material Amendments approved)</p>
Discharge of pre-commencement planning conditions		<b>May &amp; June 2018 (eg Cond 9, 10, 11, 12)</b>	Any remaining/in progress?
Marketing/Securing sale of land with house-builder/lockout agreement			The S106 agreement states that Blue Cedar Homes are the landowner Site appears to be being marketed by Bradleys Estate Agents in 2023
End of any pre-existing occupancy agreement			
Site start/Commencement		<p>By 22 September 2022 TBC</p> <p><u>27.6.22</u></p>	<p>Information from the house-builder. Development not commenced as at 31 March 2021</p> <p>Pic in Exmouth Journal 22<sup>nd</sup> Sept. 2022 of BCH and Halsall with spades and digger "to officially break ground and celebrate having the site work commence".</p> <p>Builder is Halsall Construction (contract for £7.2M project awarded to them earlier in 2022)</p>
Site works (demolition/clearance/ remediation)			Not previously Brownfield land Previously playing pitches
Site works (Infrastructure eg roads, drainage; GI)			TBC

	First dwelling(s) completed			TBC
	Actual completions as at 31 March 20213 (the 2023 Monitoring Point)	<b>NIL dwellings completed by end March 2023 MP</b>		
	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

<b>TABLE 3 2022MP Site</b>	Part of former Rolle College playing pitches Douglas Avenue Exmouth (marketed as Orcombe Gardens)	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	23	23															
Trajectory		23	23	0	0	0	0	0	0	0	0	0	0	15	8			

Application Type: Detailed planning approval.

Site capacity Gross 23 dwellings

**Assumptions**

Lead in time:

Amended forecast, to take account of delay in site start, with 18 month build programme starting later in 2022/23 (information provided by Blue Cedar Homes in 2021)

Build rate Build rate of 25 dwellings pa but split across 2 monitoring years

Summary

Completions forecast for years 2 and 3 from end March 2022 Monitoring Point.



Paul Golding  
West Planning Team  
East Devon District Council  
Blackdown House  
Border Road  
Heathpark Industrial Estate  
Honiton  
Devon  
EX14 1EJ

Your Ref: 16/2227/VAR  
Our Ref: PR0144/04/220704

4 July 2022

Dear Paul,

**Blue Cedar Homes: Douglas Avenue, Exmouth**

**16/2227/VAR Commencement of Development**

On behalf of our client, Blue Cedar Homes, we are pleased to notify East Devon District Council that Commencement of the Development, as defined in the Section 106 Agreement for planning application 16/2227/VAR dated 13 March 2017, occurred on 27 June 2022. The enclosed Commencement of Development Notice is issued to East Devon District Council in compliance with clause 1.20 of Schedule 1 to the Section 106 Agreement.

Yours sincerely,

**Ian Roach** MRTPI MIEMA CEnv  
Director

Enclosure:

- Commencement of Development Notice

Roach Planning and Environment Limited  
12a The Triangle | Teignmouth | Devon | TQ14 8AT  
www.roachplanning.co.uk

Planning West Team  
Planning Strategy and Development Management  
East Devon District Council  
Council Offices  
Blackdown House  
Honiton  
Devon  
EX14 1EJ

4 July 2022

## **COMMENCEMENT OF DEVELOPMENT NOTICE**

### **PLANNING APPLICATION 16/2227/VAR**

**Former Rolle College Playing Field, Douglas Avenue, Exmouth**

**Blue Cedar Homes Ltd**

**Upgrading of the former Rolle College playing pitches, development of changing pavilion, associated playing pitch, plus development of up to 23 age-restricted dwellings**

Blue Cedar Homes Ltd hereby notifies East Devon District Council that Commencement of the Development, as defined in the Section 106 Agreement for planning application 16/2227/VAR dated 13 March 2017, occurred on 27 June 2022. This Commencement of Development Notice is issued to East Devon District Council in compliance with clause 1.20 of Schedule 1 to the Section 106 Agreement.

## Ann Cooper

---

**From:** Sam Blight [REDACTED]  
**Sent:** 27 July 2023 16:04  
**To:** Ann Cooper  
**Cc:** Edward Lewis  
**Subject:** Re: Urgent Reminder : East Devon DC 2023 Housing Trajectory - Part Rolle College Fairfield Rd Exmouth  
**Attachments:** 5032 Planning Conditions Tracker 230727.pdf; East Devon District Council Housing Development Monitoring 2023.docx

Afternoon Ann,

Apologies for the delay. I am the Development Manager for this site so Ed has passed this on to me to fill out.

Please therefore find attached completed form as requested.

Thanks

Sam

---

**From:** Ann Cooper [REDACTED]  
**Sent:** 24 July 2023 14:13  
**To:** Edward Lewis [REDACTED]  
**Subject:** RE: Urgent Reminder : East Devon DC 2023 Housing Trajectory - Part Rolle College Fairfield Rd Exmouth

To Edward Lewis, Acorn Property Group

Hi  
Further to my previous emails, 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:** Ann Cooper  
**Sent:** 14 July 2023 15:30  
**To:** [REDACTED]  
**Subject:** Urgent Reminder : East Devon DC 2023 Housing Trajectory - Part Rolle College Fairfield Rd Exmouth

To Edward Lewis, Acorn Property Group

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:** 22 June 2023 17:24  
**To:** [REDACTED]  
**Subject:** East Devon DC 2023 Housing Trajectory - Part Rolle College Fairfield Rd Exmouth

## To Edward Lewis, Acorn Property Group

### **East Devon District Council Housing Development Monitoring 2023 Acorn Property Group development site- Land At The Former Rolle College Fairfield Road Exmouth - request for data by 7 July 2023**

Dear Mr Lewis,

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 initial discussion on 1 June 2023, the file attached to this email contains a questionnaire and up to date information relating to your company's site on **Land At The Former Rolle College Fairfield Road Exmouth**. 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 Acorn Property Group 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.
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National planning guidance sets out what can be used as evidence.

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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
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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,

Ann Cooper

**Ann Cooper** MRTPI  
Senior Planning Policy Officer  
East Devon District Council

[Redacted contact information]

[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)  
Blackdown House, Border Road,  
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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 five interlocking hexagons in teal, yellow, light blue, pink, and grey. The letters A, C, E, and D are placed in the top hexagons, while the bottom hexagon contains the text "ARTS & CULTURE EAST DEVON".

Sam Blight  
Development Manager

**Direct Line -** [Redacted]  
**Mobile -** [Redacted]

**Address:** St Leonards Quarter, Topsham Road, Exeter, EX2 4NF



ACORN

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Update: 27.07.23 SB

APPROVAL - 20/1838/MFUL

NO.	CONDITION (REASON)	RESPONSIBILITY	KEY DATES/PRIORITY	ACTIONS	SUBMITTED	DISCHARGED
1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved. (Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).	APG	18/06/2024	Commence prior to 18.06.24		
2	The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice. (Reason - For the avoidance of doubt.)	AHCS	COMPLIANCE	Review plans during pre con/construction to ensure compliance		
3	Notwithstanding the submitted details, no development above foundation level shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellings, apartment block and garages hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Reason - To ensure that the materials are considered at an early stage and are sympathetic to the character and appearance of the area and the setting of the grade II listed building in accordance with Policies D1 - Design and Local Distinctiveness, EN9- Development Affecting a Designated Heritage Asset and EN10- Conservation Areas of the Adopted East Devon Local Plan 2013-2031.)	SB	Above foundation level	Samples of the materials to be used in the construction of the external surfaces of the dwellings, apartment block and garages submitted to and approved in writing by the Local Planning Authority.	02.03.22	20.05.22
4	Notwithstanding the submitted details, no development above foundation level of the bungalow in place of the greenhouse/ potting shed (plot 1 House type HT-D) shall take place until samples of the materials to be used in the construction of its external surfaces have been submitted to and approved in writing by the Local Planning Authority. The greenhouse/potting shed, excluding the brick fin wall shall be removed as agreed as part of this approval and the reclaimed bricks and other salvageable materials shall be re-used in the construction of the building. Development shall be carried out in accordance with the approved details. (Reason - To ensure that the materials are considered at an early stage and are sympathetic to the character and appearance of the area and the setting of the grade II listed building in accordance with Policies D1 - Design and Local Distinctiveness, EN9- Development Affecting a Designated Heritage Asset and EN10- Conservation Areas of the Adopted East Devon Local Plan 2013-2031.)	SB	Above foundation level	Material specification approved - other than the rainscreen cladding - via the stand alone application (22/0972/FUL and 22/0973/LBC) SB to request formal discharge of this condition once approved.		
5	Prior to commencement of development on any part of the site a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority which shall include the following information: (a)the timetable of the works; (b)daily hours of construction; (c)any road closure; (d)hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc; 9:00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance; (e)the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f)the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g)areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (h)hours during which no construction traffic will be present at the site; (i)the means of enclosure of the site during construction works; and (j)details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (k)details of wheel washing facilities and obligations (l)The proposed route of all construction traffic exceeding 7.5 tonnes. (m)Details of the amount and location of construction worker parking. The development shall thereafter be carried out in accordance with these details. (Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution in accordance and in the interests of highway safety in accordance with policies D1 (Design and Distinctiveness) and EN14 (Control of Pollution) and TC7 (Adequacy of Road Network and Site Access) of the adopted East Devon Local Plan 2013 - 2031.)	MR/SB	Pre Commencement	Prepare and submit a Construction Management Plan (CMP)	30.06.21	12.08.21
6	Construction and Environment Management Plan shall be submitted to and approved by the Local Planning Authority prior to any works commencing on site, and shall be implemented and remain in place throughout the development. The CEMP shall include at least the following matters: Air Quality,Dust, Water Quality, Lighting, Noise and Vibration, Pollution Prevention and Control, and Monitoring Arrangements. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site. There shall be no high frequency audible reversing alarms used on the site. (Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution in accordance with policies 20/1838/MFUL D1 (Design and Distinctiveness) and EN14 (Control of Pollution) of the adopted East Devon Local Plan 2013 - 2031.)	MR/SB	Pre Commencement	Prepare and submit a Construction and Environment Management Plan (CEMP)	30.06.21	12.08.21
7	Notwithstanding the submitted details and prior to the commencement of any soft or hard landscaping works the following information shall be submitted to and approved in writing by the Local Planning Authority: a)A full set of hard landscape details covering proposed earthworks, walls, retaining structures, fencing and railings, pavings and edgings, site furniture and signage. b)Details of locations, heights and specifications of proposed external lighting including wall mounted fittings. c)Detailed elevations and sections of existing external boundary walls showing the extent of repairs and alterations proposed together with samples of proposed brick types for any infill/ repair and details of proposed mortar mixes which should closely match existing. d)Detailed plans and elevations of proposed bin and cycle stores. e)Locations and details of proposed water butts to collect roof water for garden irrigation. f)Details and locations of proposed bio-diversity enhancement and mitigation measures. g)A soil resources plan which should include: a plan showing topsoil and subsoil types, and the areas to be stripped and left in-situ, methods for stripping, stockpiling, re-spreading and ameliorating the soils, location of soil stockpiles and content (e.g. Topsoil type A, subsoil type B), schedules of volumes for each material expected after-use for each soil whether topsoil to be used on site, used or sold off site, or subsoil to be retained for landscape areas or used as structural fill, identification of person responsible for supervising soil management. i) A full set of soft landscape details including: i)Planting plan(s) showing locations and number of new trees, amenity planting, type and extent of new grass/ wild flower areas, existing vegetation to be retained and removed. ii)Plant schedule indicating the form, size, numbers and density of proposed planting. iii)Soft landscape specification covering soil quality, depth, cultivation and amelioration; planting, sowing and turfing; mulching and means of plant support and protection during establishment period and 5 year maintenance schedule. iv)Tree pit and tree staking/ guying details and soil volume calculations for proposed trees within/ adjacent to hard paving. (Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)	Landscape Architect - Swann Paul	Pre Commencement of soft and hardworks	Submitted to the LPA on 08.03.2023. Validated and consultee response received from the landscape and heritage on 09.05.23. SB to provide formal response by 24.05.23. Further comments received on 27.07.23. SB to respond.  SB agreed with Planning Officer to remove condition 7 c) from the application. Condition 7 c) to be discharged via an application.	08.03.23	Target Discharge 05.05.23
8	The hard landscaping works approved shall be carried out in accordance with the approved drawings and details and shall be completed prior to first occupation of on the site. The approved planting shall be carried in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained in accordance with the approved landscape management plan. (Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)	AHCS	First Planting Season after commencement/Prior to first occupation	Submitted to the LPA on 08.03.2023. Validated and consultee response received from the landscape and heritage on 09.05.23. SB to provide formal response by 24.05.23. Further comments received on 27.07.23. SB to respond.	08.03.23	Target Discharge 05.05.23
9	Notwithstanding the submitted details and prior to the commencement of any soft or hard landscaping works a landscape management plan for a minimum period of 15 years shall be submitted to and approved in writing by the Local Planning Authority which should include the following details: Extent, ownership and responsibilities for management and maintenance Details of how the management and maintenance of open space/ communal areas will be funded for the life of the development. Inspection and management arrangements for existing and proposed trees. Management and maintenance of amenity planting, grass and wildflower areas in communal space. Management and enhancement of biodiversity value. Management and maintenance of any boundary structures, drainage swales and other infrastructure/ facilities within public areas. Maintenance shall be carried out in accordance with the approved plan. (Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)	Management Company - Remus	prior to the commencement of any soft or hard landscaping works	Submitted to the LPA on 08.03.2023. Validated and consultee response received from the landscape and heritage on 09.05.23. SB to provide formal response by 24.05.23. Further comments received on 27.07.23. SB to respond.	08.03.23	Target Discharge 05.05.23
10	The development hereby approved shall be carried out in accordance with the recommendations and mitigation, compensation and enhancement measures contained within the ecological report prepared by Tamar Ecology ref TE 702/20/02 dated August 2020. (Reason: In the interests of ecology and biodiversity in accordance with policy EN5-Wildlife Habitats and Features) of the East Devon Local Plan 2013-2031).	AHCS	COMPLIANCE			
11	With the exception of demolition and site clearance works, full details of the method of construction of hard surfaces in the vicinity of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The method shall adhere to the principles embodied in BS 5837:2012 and AAIS Arboricultural Practice Note 1 (1996) and involvement of an arboricultural consultant and engineer is recommended. The development shall be carried out strictly in accordance with the agreed details. (Reason - To ensure retention and protection of trees on the site during and after construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted New East Devon Local Plan 2013-2031)	Sands/Landscape Architect/GE/MR	Pre Commencement (excl. demo and site clearance)	Hard works details to be prepared and submitted	10.01.22	08.03.22
12	With the exception of demolition and site clearance works, a detailed Construction Specification / Method Statement for footings and floor slabs shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This shall provide for the long term retention of the trees and detail the means by which any necessary root severance and soil disturbance is minimised by providing a specification for root pruning in accordance with BS 3998: 2010. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement. (Reason - To ensure retention and protection of trees on the site during and after construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted New East Devon Local Plan 2013-2031)	GE/AHCS/MR	Pre Commencement (excl. demo and site clearance)	Prepare and Submit Construction Specification/Method Statement	10.01.22	08.03.22
13	No trees, shrubs or hedges within the site which are shown as being planted or retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building, or the development hereby permitted being brought into use shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation. (Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted New East Devon Local Plan 2013-2031)	AHCS	COMPLIANCE			
14	Prior to the commencement of any works on site (including demolition and site clearance or tree works), a Tree Protection Plan (TPP) and an Arboricultural Method Statement(AMS) for the protection of all retained trees, hedges and shrubs, shall be submitted to and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details. The TPP and AMS shall adhere to the principles embodied in BS 5837:2012 and shall indicate exactly how and when the trees will be protected during the development process. Provision shall be made for the supervision of the tree protection by a suitably qualified and experienced arboriculturalist and details shall be included within the AMS. The AMS shall provide for the keeping of a monitoring log to record site visits and inspections along with: the reasons for such visits; the findings of the inspection and any necessary actions; all variations or departures from the approved details and any resultant remedial action or mitigation measures. On completion of the development, the completed site monitoring log shall be signed off by the supervising arboriculturalist and submitted to the Planning Authority for approval and final discharge of the condition. (Reason - To ensure retention and protection of trees on the site during and after construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the East Devon Local Plan 2013-2031)	GE/MR	Pre Commencement	Appoint GE - Prepare and submit required information	30.06.21	11.10.22

15	No development hereby permitted shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority: (a) A detailed drainage design based upon the approved Flood Risk Statement Land Off Douglas Avenue, Exmouth and the approved Drainage Strategy Plan 1001 Rev P05. (b) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted. (c) Proposals for the adoption and maintenance of the permanent surface water drainage system. (d) A plan indicating how exceedance flows will be safely managed at the site. No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (d) above. (Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG. The conditions should be pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed in accordance with policy EN22- Surface Water Run-Off Implications of New Development of the East Devon Local Plan 2013-2031.)	SANDS/MR	Pre Commencement	Appoint Sands - Prepare and submit required information	23.07.21/16.03.22	27.04.2022
16	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no works within the Schedule Part 1 Classes A, B, C, D and F for the enlargement, improvement or other alterations to the dwellings hereby permitted or hard surfacing, other than works that do not materially affect the external appearance of the buildings, shall be undertaken. (Reason - The space available would not permit such additions with detriment to the character and appearance of the area or to protected trees in accordance with Policies D1 - Design and Local Distinctiveness, D3- Trees and Development Sites and EN10-Conservation Areas of the Adopted New East Devon Local Plan 2013-2031.)	APG/RESIDENT	COMPLIANCE			
17	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no works within the Schedule Part 1 Class E for the provision within the curtilages of the dwellinghouses hereby permitted of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouses as such. (Reason - To protect the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness and EN10-Conservation Areas of the Adopted New East Devon Local Plan 2013-2031)	APG/RESIDENT	COMPLIANCE			
18	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse. (Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness, D2 - Landscape Requirements, EN9- Development Affecting a Designated Heritage Asset and EN10-Conservation Areas of the Adopted East Devon Local Plan 2013-2031)	APG/RESIDENT	COMPLIANCE			

#### LISTED BUILDING CONSENT

##### APPROVAL- 20/1839/LBC

1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved. (Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).	APG	COMPLIANCE	Commence prior to 18.06.24		
2	The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice. (Reason - For the avoidance of doubt.)	APG/AHCS	COMPLIANCE			
3	Partitions: Where partitions are to be removed, the work shall be made good to match the original. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted New East Devon Local Plan 2013-2031.)	APG/AHCS	COMPLIANCE			
4	Partitions: Where new partitions are constructed they shall be scribed around (not cut into) existing cornices, skirtings or other features. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted New East Devon Local Plan 2013-2031.)	APG/AHCS	COMPLIANCE			
5	Damage: Any damage caused by or during the course of the carrying out of the works hereby permitted shall be made good after the works are complete in accordance with a specification to be submitted to and approved in writing with the Local Planning Authority. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted New East Devon Local Plan 2013-2031.)	APG/AHCS	COMPLIANCE			
6	Safety and Stability: Before any work is undertaken to remove any part of the building, the applicant shall take such steps and carry out such works as shall, during the process of the works permitted by this consent, secure the safety and the stability of that part of the building which is to be retained. Such steps and works shall, where necessary, include, in relation to any part of the building to be retained, measures as follows:- a) to strengthen any wall or vertical surface; b) to support any wall, roof or horizontal surface; c) to provide protection for the building against the weather during the progress of the works. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS	COMPLIANCE			
8	Greenhouse/ Potting Shed: The greenhouse/potting shed, excluding the brick fin wall shall be removed as agreed as part of this approval and the reclaimed bricks and other salvageable materials stored under cover (or in a location approved in writing by the Local Planning Authority) for re-use in the building as part of the works permitted in this consent or in a location to be agreed by the Local Planning Authority. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS	COMPLIANCE	Stand alone application (22/0972/FUL and 22/0973/LBC) SB to request formal regularisation note from LPA.		
9	Widening of Access: A Method Statement for the widening of the entrance opening onto Douglas Avenue and the re-location of the distinctive Eldin entrance gates and stone walling and for the widening of the access onto Fairfield Road shall be submitted and approved in writing by the Local Planning Authority prior to the work commencing. All stonework repointing shall be carried out using a lime based mix, the specification of which shall be submitted to and approved in writing by the Local Planning Authority. The colour, texture, type of bond and joint, and finish shall match original work, and a small trial area shall be prepared in a non-prominent location for inspection and approval by the Local Planning Authority prior to commencement of the works. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS/CL MASONRY	Pre Commencement - Method Statement	Heritage Officer has been invited to site to inspect sample areas for Douglas Avenue Wall and Fairfield Road pier. Location change of pier is captured on as agreed with Planning Officer.	17.08.21	SB to request formal confirmation that condition can be discharged or Letter of Comfort.
10	Schedule of Works: A detailed Schedule of Works including repairs, renovation and restoration of both the external and internal structure of Eldin House shall be submitted and agreed in writing by the Local Planning Authority prior to the commencement of any works. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 (Development Affecting a Designated Heritage Asset) of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS	Pre Commencement - Method Statement	Expedite preparing a detailed schedule of works in coordination with specialists. Due for issue Friday 17th June with a submission to the LPA W/C 20th June.	21.07.22	19.12.22
11	Other Works: Before the relevant parts of the works begin on the items specified below, the following details and specification for these items shall be submitted to and approved in writing by the Local Planning Authority: -New doors including sections, mouldings, profiles and paint colour. Sections through panels, frames and glazing bars should be at a scale of 1:2 or 1:5. -Section (elevation/vertical) to show the dividing wall and details of the doors between the Living/Dining Room & Kitchen in Flat 1 -New lobby/screen at first floor. -External vents, flues and meter boxes. The works shall be carried out in accordance with the approved details and specification. (Reason - In the interests of the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS	Pre Commencement - Method Statement	Expedite preparing relevant details and specification. Due for issue Friday 17th June with a submission to the LPA W/C 20th June.	21.07.23	19.12.22
12	Exploratory Works: Only exploratory opening up is to be carried out of the closed/boarded fireplaces in Living/Dining Room Flat 1, Bedroom 2 & Living Room Flat 2, Living/Dining Room & Bedroom 2 Flat 3, and Kitchen/Dining & Living Room Flat 4 as shown on Drawing No. A-P19-ELD Rev 1 before obtaining further written approval of the Local Planning Authority for the completion of the works. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS	Pre Commencement - Method Statement	Heritage Officer to be notified when required.		

#### POTTING SHED

##### APPROVAL- 22/0972\_FUL

1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved. (Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).	APG	18/06/2024	Commence prior to 18.06.24		
2	The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice. (Reason - For the avoidance of doubt.)	AHCS	COMPLIANCE	Review plans during pre con/construction to ensure compliance		
3	With the exception of the rainscreen cladding, the development hereby approved shall be carried out in accordance with the materials and finishes specified on drawing no AP19-HTD P6. (Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness and to safeguard the architectural and historic character of the adjacent listed building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)					
4	No part of the rainscreen cladding shall be installed until a sample has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials. 22/0972/FUL Page 2 (Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness and to safeguard the architectural and historic character of the adjacent listed building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG		SB to prepare and submit required information once final specification agreed. Target date 04.08.23		
5	The development hereby permitted shall be carried out in accordance with the Construction Management Plan prepared by Acorn revision 4 dated 10th June 2021 as discharged under condition 5 of planning permission 20/1838/MFUL on the 12th August 2021. (Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution in accordance and in the interests of highway safety in accordance with policies D1 (Design and Distinctiveness) and EN14 (Control of Pollution) and TC7 (Adequacy of Road Network and Site Access) of the adopted East Devon Local Plan 2013 - 2031.)	APG/AHCS	COMPLIANCE			
6	The development hereby permitted shall be carried out in accordance with the Construction and Environmental Management Plan prepared by Acorn revision 5 dated 3rd August 2021 as discharged under condition 6 of planning permission 20/1838/MFUL on the 12th August 2021. (Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution in accordance with policies 20/1838/MFUL D1 (Design and Distinctiveness) and EN14 (Control of Pollution) of the adopted East Devon Local Plan 2013 - 2031.)	APG/AHCS	COMPLIANCE			



7	<p>The development hereby approved shall be carried out in accordance with the Arb Method Statement ref 1054-AMS-SB dated August 2021 as discharged under condition 14 of planning permission 20/1838/MFUL on the 11th October 2021. The AMS shall provide for the keeping of a monitoring log to record site visits and inspections along with: the reasons for such visits; the findings of the inspection and any necessary actions; all variations or departures from the approved details and any resultant remedial action or mitigation measures. On completion of the development, the completed site monitoring log shall be signed off by the supervising arboriculturalist and submitted to the Planning Authority for approval and final discharge of the condition.</p> <p>(Reason - To ensure retention and protection of trees on the site during and after construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the East Devon Local Plan 2013-2031)</p>	APG/AHCS	COMPLIANCE		
8	<p>In respect of the management of surface water and silt runoff during construction and a permanent surface water drainage system, the development shall be carried out in accordance with the Drainage Design and Surface Water Management Report ref 5032 R 220314 SB REV A, drainage Layout 2500 CD3 and Micro Drainage Calculations dated 11th June 2020 File 010_D03 prepared by Acorn as discharged under condition 15 of planning permission 20/1838/MFUL on the 27th April 2022.</p> <p>(Reason: To ensure that the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies in accordance with policy EN22- Surface Water Run-Off Implications of New Development) of the East Devon Local Plan 2013-2031.)</p>	APG/AHCS	COMPLIANCE		
9	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification) no works within the Schedule Part 1 Classes A, B, C D and F for the enlargement, improvement or other alterations to the dwellings hereby permitted or hard surfacing, other than works that do not materially affect the external appearance of the buildings, shall be undertaken.</p> <p>(Reason - The space available would not permit such additions with detriment to the character and appearance of the area or to protected trees in accordance with Policies D1 - Design and Local Distinctiveness, D3- Trees and Development Sites and EN10-Conservation Areas of the Adopted New East Devon Local Plan 2013-2031.)</p>	APG/AHCS	COMPLIANCE		
10	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification) no works within the Schedule Part 1 Class E for the provision within the curtilages of the dwellinghouses hereby permitted of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouses as such.</p> <p>(Reason - To protect the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness and EN10- Conservation Areas of the Adopted New East Devon Local Plan 2013-2031)</p>	APG/AHCS	COMPLIANCE		
11	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and reenacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse.</p> <p>(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness, D2 - Landscape Requirements, EN9- Development Affecting a Designated Heritage Asset and EN10- Conservation Areas of the Adopted East Devon Local Plan 2013-2031)</p>	APG/AHCS	COMPLIANCE		
12	<p>The development hereby approved shall be carried out in accordance with the recommendations and mitigation, compensation and enhancement measures contained within the ecological report prepared by Tamar Ecology ref TE 702/20/02 dated August 2020.</p> <p>(Reason: In the interests of ecology and biodiversity in accordance with policy EN5- Wildlife Habitats and Features) of the East Devon Local Plan 2013-2031.)</p>	APG/AHCS	COMPLIANCE		
13	<p>No development above foundation level shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed and hard surfacing. The scheme shall also give details of any proposed walls, fences and other boundary treatment. The landscaping scheme shall be carried out in the first planting season after commencement of the development unless any alternative phasing of the landscaping is agreed in writing by the Local Planning Authority and the landscaping shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.</p> <p>(Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)</p>	APG		SB to submit to discharge once Condition 7 & 8 are discharged from 20/1838/MFUL. Target date 04.08.23	

Update: 27.07.23 SB

APPROVAL - 20/1838/MFUL

NO.	CONDITION (REASON)	RESPONSIBILITY	KEY DATES/PRIORITY	ACTIONS	SUBMITTED	DISCHARGED
1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved. (Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).	APG	18/06/2024	Commence prior to 18.06.24		
2	The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice. (Reason - For the avoidance of doubt.)	AHCS	COMPLIANCE	Review plans during pre con/construction to ensure compliance		
3	Notwithstanding the submitted details, no development above foundation level shall take place until samples of the materials to be used in the construction of the external surfaces of the dwellings, apartment block and garages hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. (Reason - To ensure that the materials are considered at an early stage and are sympathetic to the character and appearance of the area and the setting of the grade II listed building in accordance with Policies D1 - Design and Local Distinctiveness, EN9- Development Affecting a Designated Heritage Asset and EN10- Conservation Areas of the Adopted East Devon Local Plan 2013-2031.)	SB	Above foundation level	Samples of the materials to be used in the construction of the external surfaces of the dwellings, apartment block and garages submitted to and approved in writing by the Local Planning Authority.	02.03.22	20.05.22
4	Notwithstanding the submitted details, no development above foundation level of the bungalow in place of the greenhouse/ potting shed (plot 1 House type HT-D) shall take place until samples of the materials to be used in the construction of its external surfaces have been submitted to and approved in writing by the Local Planning Authority. The greenhouse/potting shed, excluding the brick fin wall shall be removed as agreed as part of this approval and the reclaimed bricks and other salvageable materials shall be re-used in the construction of the building. Development shall be carried out in accordance with the approved details. (Reason - To ensure that the materials are considered at an early stage and are sympathetic to the character and appearance of the area and the setting of the grade II listed building in accordance with Policies D1 - Design and Local Distinctiveness, EN9- Development Affecting a Designated Heritage Asset and EN10- Conservation Areas of the Adopted East Devon Local Plan 2013-2031.)	SB	Above foundation level	Material specification approved - other than the rainscreen cladding - via the stand alone application (22/0972/FUL and 22/0973/LBC) SB to request formal discharge of this condition once approved.		
5	Prior to commencement of development on any part of the site a Construction Management Plan (CMP) shall be submitted to and approved in writing by the Local Planning Authority which shall include the following information: (a)the timetable of the works; (b)daily hours of construction; (c)any road closure; (d)hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9:00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance; (e)the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits; (f)the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases; (g)areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority; (h)hours during which no construction traffic will be present at the site; (i)the means of enclosure of the site during construction works; and (j)details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site (k)details of wheel washing facilities and obligations (l)The proposed route of all construction traffic exceeding 7.5 tonnes. (m)Details of the amount and location of construction worker parking. The development shall thereafter be carried out in accordance with these details. (Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution in accordance and in the interests of highway safety in accordance with policies D1 (Design and Distinctiveness) and EN14 (Control of Pollution) and TC7 (Adequacy of Road Network and Site Access) of the adopted East Devon Local Plan 2013 - 2031.)	MR/SB	Pre Commencement	Prepare and submit a Construction Management Plan (CMP)	30.06.21	12.08.21
6	Construction and Environment Management Plan shall be submitted to and approved by the Local Planning Authority prior to any works commencing on site, and shall be implemented and remain in place throughout the development. The CEMP shall include at least the following matters: Air Quality,Dust, Water Quality, Lighting, Noise and Vibration, Pollution Prevention and Control, and Monitoring Arrangements. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site. There shall be no high frequency audible reversing alarms used on the site. (Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution in accordance with policies 20/1838/MFUL D1 (Design and Distinctiveness) and EN14 (Control of Pollution) of the adopted East Devon Local Plan 2013 - 2031.)	MR/SB	Pre Commencement	Prepare and submit a Construction and Environment Management Plan (CEMP)	30.06.21	12.08.21
7	Notwithstanding the submitted details and prior to the commencement of any soft or hard landscaping works the following information shall be submitted to and approved in writing by the Local Planning Authority: a)A full set of hard landscape details covering proposed earthworks, walls, retaining structures, fencing and railings, pavings and edgings, site furniture and signage. b)Details of locations, heights and specifications of proposed external lighting including wall mounted fittings. c)Detailed elevations and sections of existing external boundary walls showing the extent of repairs and alterations proposed together with samples of proposed brick types for any infill/ repair and details of proposed mortar mixes which should closely match existing. d)Detailed plans and elevations of proposed bin and cycle stores. e)Locations and details of proposed water butts to collect roof water for garden irrigation. f)Details and locations of proposed bio-diversity enhancement and mitigation measures. g)A soil resources plan which should include: a plan showing topsoil and subsoil types, and the areas to be stripped and left in-situ, methods for stripping, stockpiling, re-spreading and ameliorating the soils, location of soil stockpiles and content (e.g. Topsoil type A, subsoil type B), schedules of volumes for each material expected after-use for each soil whether topsoil to be used on site, used or sold off site, or subsoil to be retained for landscape areas or used as structural fill, identification of person responsible for supervising soil management. i) A full set of soft landscape details including: i)Planting plan(s) showing locations and number of new trees, amenity planting, type and extent of new grass/ wild flower areas, existing vegetation to be retained and removed. ii)Plant schedule indicating the form, size, numbers and density of proposed planting. iii)Soft landscape specification covering soil quality, depth, cultivation and amelioration; planting, sowing and turfing; mulching and means of plant support and protection during establishment period and 5 year maintenance schedule. iv)Tree pit and tree staking/ guying details and soil volume calculations for proposed trees within/ adjacent to hard paving. (Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)	Landscape Architect - Swann Paul	Pre Commencement of soft and hardworks	Submitted to the LPA on 08.03.2023. Validated and consultee response received from the landscape and heritage on 09.05.23. SB to provide formal response by 24.05.23. Further comments received on 27.07.23. SB to respond.  SB agreed with Planning Officer to remove condition 7 c) from the application. Condition 7 c) to be discharged via an application.	08.03.23	Target Discharge 05.05.23
8	The hard landscaping works approved shall be carried out in accordance with the approved drawings and details and shall be completed prior to first occupation of on the site. The approved planting shall be carried in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained in accordance with the approved landscape management plan. (Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)	AHCS	First Planting Season after commencement/Prior to first occupation	Submitted to the LPA on 08.03.2023. Validated and consultee response received from the landscape and heritage on 09.05.23. SB to provide formal response by 24.05.23. Further comments received on 27.07.23. SB to respond.	08.03.23	Target Discharge 05.05.23
9	Notwithstanding the submitted details and prior to the commencement of any soft or hard landscaping works a landscape management plan for a minimum period of 15 years shall be submitted to and approved in writing by the Local Planning Authority which should include the following details: Extent, ownership and responsibilities for management and maintenance Details of how the management and maintenance of open space/ communal areas will be funded for the life of the development. Inspection and management arrangements for existing and proposed trees. Management and maintenance of amenity planting, grass and wildflower areas in communal space. Management and enhancement of biodiversity value. Management and maintenance of any boundary structures, drainage swales and other infrastructure/ facilities within public areas. Maintenance shall be carried out in accordance with the approved plan. (Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)	Management Company - Remus	prior to the commencement of any soft or hard landscaping works	Submitted to the LPA on 08.03.2023. Validated and consultee response received from the landscape and heritage on 09.05.23. SB to provide formal response by 24.05.23. Further comments received on 27.07.23. SB to respond.	08.03.23	Target Discharge 05.05.23
10	The development hereby approved shall be carried out in accordance with the recommendations and mitigation, compensation and enhancement measures contained within the ecological report prepared by Tamar Ecology ref TE 702/20/02 dated August 2020. (Reason: In the interests of ecology and biodiversity in accordance with policy EN5-Wildlife Habitats and Features) of the East Devon Local Plan 2013-2031).	AHCS	COMPLIANCE			
11	With the exception of demolition and site clearance works, full details of the method of construction of hard surfaces in the vicinity of trees to be retained shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The method shall adhere to the principles embodied in BS 5837:2012 and AAIS Arboricultural Practice Note 1 (1996) and involvement of an arboricultural consultant and engineer is recommended. The development shall be carried out strictly in accordance with the agreed details. (Reason - To ensure retention and protection of trees on the site during and after construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted New East Devon Local Plan 2013-2031)	Sands/Landscape Architect/GE/MR	Pre Commencement (excl. demo and site clearance)	Hard works details to be prepared and submitted	10.01.22	08.03.22
12	With the exception of demolition and site clearance works, a detailed Construction Specification / Method Statement for footings and floor slabs shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. This shall provide for the long term retention of the trees and detail the means by which any necessary root severance and soil disturbance is minimised by providing a specification for root pruning in accordance with BS 3998: 2010. No development or other operations shall take place except in complete accordance with the approved Construction Specification / Method Statement. (Reason - To ensure retention and protection of trees on the site during and after construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted New East Devon Local Plan 2013-2031)	GE/AHCS/MR	Pre Commencement (excl. demo and site clearance)	Prepare and Submit Construction Specification/Method Statement	10.01.22	08.03.22
13	No trees, shrubs or hedges within the site which are shown as being planted or retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building, or the development hereby permitted being brought into use shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation. (Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the Adopted New East Devon Local Plan 2013-2031)	AHCS	COMPLIANCE			
14	Prior to the commencement of any works on site (including demolition and site clearance or tree works), a Tree Protection Plan (TPP) and an Arboricultural Method Statement(AMS) for the protection of all retained trees, hedges and shrubs, shall be submitted to and approved in writing by the Planning Authority. The development shall be carried out in accordance with the approved details. The TPP and AMS shall adhere to the principles embodied in BS 5837:2012 and shall indicate exactly how and when the trees will be protected during the development process. Provision shall be made for the supervision of the tree protection by a suitably qualified and experienced arboriculturalist and details shall be included within the AMS. The AMS shall provide for the keeping of a monitoring log to record site visits and inspections along with: the reasons for such visits; the findings of the inspection and any necessary actions; all variations or departures from the approved details and any resultant remedial action or mitigation measures. On completion of the development, the completed site monitoring log shall be signed off by the supervising arboriculturalist and submitted to the Planning Authority for approval and final discharge of the condition. (Reason - To ensure retention and protection of trees on the site during and after construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the East Devon Local Plan 2013-2031)	GE/MR	Pre Commencement	Appoint GE - Prepare and submit required information	30.06.21	11.10.22

15	No development hereby permitted shall commence until the following information has been submitted to and approved in writing by the Local Planning Authority: (a) A detailed drainage design based upon the approved Flood Risk Statement Land Off Douglas Avenue, Exmouth and the approved Drainage Strategy Plan 1001 Rev P05. (b) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted. (c) Proposals for the adoption and maintenance of the permanent surface water drainage system. (d) A plan indicating how exceedance flows will be safely managed at the site. No building hereby permitted shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (d) above. (Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies, including NPPF and PPG. The conditions should be pre-commencement since it is essential that the proposed surface water drainage system is shown to be feasible before works begin to avoid redesign / unnecessary delays during construction when site layout is fixed in accordance with policy EN22- Surface Water Run-Off Implications of New Development of the East Devon Local Plan 2013-2031.)	SANDS/MR	Pre Commencement	Appoint Sands - Prepare and submit required information	23.07.21/16.03.22	27.04.2022
16	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no works within the Schedule Part 1 Classes A, B, C, D and F for the enlargement, improvement or other alterations to the dwellings hereby permitted or hard surfacing, other than works that do not materially affect the external appearance of the buildings, shall be undertaken. (Reason - The space available would not permit such additions with detriment to the character and appearance of the area or to protected trees in accordance with Policies D1 - Design and Local Distinctiveness, D3- Trees and Development Sites and EN10-Conservation Areas of the Adopted New East Devon Local Plan 2013-2031.)	APG/RESIDENT	COMPLIANCE			
17	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no works within the Schedule Part 1 Class E for the provision within the curtilages of the dwellinghouses hereby permitted of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouses as such. (Reason - To protect the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness and EN10-Conservation Areas of the Adopted New East Devon Local Plan 2013-2031)	APG/RESIDENT	COMPLIANCE			
18	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse. (Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness, D2 - Landscape Requirements, EN9- Development Affecting a Designated Heritage Asset and EN10-Conservation Areas of the Adopted East Devon Local Plan 2013-2031)	APG/RESIDENT	COMPLIANCE			

#### LISTED BUILDING CONSENT

##### APPROVAL- 20/1839/LBC

1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved. (Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).	APG	COMPLIANCE	Commence prior to 18.06.24		
2	The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice. (Reason - For the avoidance of doubt.)	APG/AHCS	COMPLIANCE			
3	Partitions: Where partitions are to be removed, the work shall be made good to match the original. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted New East Devon Local Plan 2013-2031.)	APG/AHCS	COMPLIANCE			
4	Partitions: Where new partitions are constructed they shall be scribed around (not cut into) existing cornices, skirtings or other features. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted New East Devon Local Plan 2013-2031.)	APG/AHCS	COMPLIANCE			
5	Damage: Any damage caused by or during the course of the carrying out of the works hereby permitted shall be made good after the works are complete in accordance with a specification to be submitted to approved in writing with the Local Planning Authority. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted New East Devon Local Plan 2013-2031.)	APG/AHCS	COMPLIANCE			
6	Safety and Stability: Before any work is undertaken to remove any part of the building, the applicant shall take such steps and carry out such works as shall, during the process of the works permitted by this consent, secure the safety and the stability of that part of the building which is to be retained. Such steps and works shall, where necessary, include, in relation to any part of the building to be retained, measures as follows:- a) to strengthen any wall or vertical surface; b) to support any wall, roof or horizontal surface; c) to provide protection for the building against the weather during the progress of the works. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS	COMPLIANCE			
8	Greenhouse/ Potting Shed: The greenhouse/potting shed, excluding the brick fin wall shall be removed as agreed as part of this approval and the reclaimed bricks and other salvageable materials stored under cover (or in a location approved in writing by the Local Planning Authority) for re-use in the building as part of the works permitted in this consent or in a location to be agreed by the Local Planning Authority. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS	COMPLIANCE	Stand alone application (22/0972/FUL and 22/0973/LBC) SB to request formal regularisation note from LPA.		
9	Widening of Access: A Method Statement for the widening of the entrance opening onto Douglas Avenue and the re-location of the distinctive Eldin entrance gates and stone walling and for the widening of the access onto Fairfield Road shall be submitted and approved in writing by the Local Planning Authority prior to the work commencing. All stonework repointing shall be carried out using a lime based mix, the specification of which shall be submitted to and approved in writing by the Local Planning Authority. The colour, texture, type of bond and joint, and finish shall match original work, and a small trial area shall be prepared in a non-prominent location for inspection and approval by the Local Planning Authority prior to commencement of the works. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS/CL MASONRY	Pre Commencement - Method Statement	Heritage Officer has been invited to site to inspect sample areas for Douglas Avenue Wall and Fairfield Road pier. Location change of pier is captured on as agreed with Planning Officer.	17.08.21	SB to request formal confirmation that condition can be discharged or Letter of Comfort.
10	Schedule of Works: A detailed Schedule of Works including repairs, renovation and restoration of both the external and internal structure of Eldin House shall be submitted and agreed in writing by the Local Planning Authority prior to the commencement of any works. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 (Development Affecting a Designated Heritage Asset) of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS	Pre Commencement - Method Statement	Expedite preparing a detailed schedule of works in coordination with specialists. Due for issue Friday 17th June with a submission to the LPA W/C 20th June.	21.07.22	19.12.22
11	Other Works: Before the relevant parts of the works begin on the items specified below, the following details and specification for these items shall be submitted to and approved in writing by the Local Planning Authority: -New doors including sections, mouldings, profiles and paint colour. Sections through panels, frames and glazing bars should be at a scale of 1:2 or 1:5. -Section (elevation/vertical) to show the dividing wall and details of the doors between the Living/Dining Room & Kitchen in Flat 1 -New lobby/screen at first floor. -External vents, flues and meter boxes. The works shall be carried out in accordance with the approved details and specification. (Reason - In the interests of the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS	Pre Commencement - Method Statement	Expedite preparing relevant details and specification. Due for issue Friday 17th June with a submission to the LPA W/C 20th June.	21.07.23	19.12.22
12	Exploratory Works: Only exploratory opening up is to be carried out of the closed/boarded fireplaces in Living/Dining Room Flat 1, Bedroom 2 & Living Room Flat 2, Living/Dining Room & Bedroom 2 Flat 3, and Kitchen/Dining & Living Room Flat 4 as shown on Drawing No. A-P19-ELD Rev 1 before obtaining further written approval of the Local Planning Authority for the completion of the works. (Reason - To safeguard the architectural and historic character of the building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG/AHCS	Pre Commencement - Method Statement	Heritage Officer to be notified when required.		

#### POTTING SHED

##### APPROVAL- 22/0972\_FUL

1	The development hereby permitted shall be begun before the expiration of three years from the date of this permission and shall be carried out as approved. (Reason - To comply with section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).	APG	18/06/2024	Commence prior to 18.06.24		
2	The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice. (Reason - For the avoidance of doubt.)	AHCS	COMPLIANCE	Review plans during pre con/construction to ensure compliance		
3	With the exception of the rainscreen cladding, the development hereby approved shall be carried out in accordance with the materials and finishes specified on drawing no AP19-HTD P6. (Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness and to safeguard the architectural and historic character of the adjacent listed building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)					
4	No part of the rainscreen cladding shall be installed until a sample has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved materials. 22/0972/FUL Page 2 (Reason - To ensure that the materials are sympathetic to the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness and to safeguard the architectural and historic character of the adjacent listed building in accordance with Policy EN9 - Development Affecting a Designated Heritage Asset of the Adopted East Devon Local Plan 2013-2031.)	APG		SB to prepare and submit required information once final specification agreed. Target date 04.08.23		
5	The development hereby permitted shall be carried out in accordance with the Construction Management Plan prepared by Acorn revision 4 dated 10th June 2021 as discharged under condition 5 of planning permission 20/1838/MFUL on the 12th August 2021. (Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution in accordance and in the interests of highway safety in accordance with policies D1 (Design and Distinctiveness) and EN14 (Control of Pollution) and TC7 (Adequacy of Road Network and Site Access) of the adopted East Devon Local Plan 2013 - 2031.)	APG/AHCS	COMPLIANCE			
6	The development hereby permitted shall be carried out in accordance with the Construction and Environmental Management Plan prepared by Acorn revision 5 dated 3rd August 2021 as discharged under condition 6 of planning permission 20/1838/MFUL on the 12th August 2021. (Reason: To protect the amenities of existing and future residents in the vicinity of the site from noise, air, water and light pollution in accordance with policies 20/1838/MFUL D1 (Design and Distinctiveness) and EN14 (Control of Pollution) of the adopted East Devon Local Plan 2013 - 2031.)	APG/AHCS	COMPLIANCE			

7	<p>The development hereby approved shall be carried out in accordance with the Arb Method Statement ref 1054-AMS-SB dated August 2021 as discharged under condition 14 of planning permission 20/1838/MFUL on the 11th October 2021. The AMS shall provide for the keeping of a monitoring log to record site visits and inspections along with: the reasons for such visits; the findings of the inspection and any necessary actions; all variations or departures from the approved details and any resultant remedial action or mitigation measures. On completion of the development, the completed site monitoring log shall be signed off by the supervising arboriculturalist and submitted to the Planning Authority for approval and final discharge of the condition.</p> <p>(Reason - To ensure retention and protection of trees on the site during and after construction in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D3 - Trees and Development Sites of the East Devon Local Plan 2013-2031)</p>	APG/AHCS	COMPLIANCE		
8	<p>In respect of the management of surface water and silt runoff during construction and a permanent surface water drainage system, the development shall be carried out in accordance with the Drainage Design and Surface Water Management Report ref 5032 R 220314 SB REV A, drainage Layout 2500 CD3 and Micro Drainage Calculations dated 11th June 2020 File 010_D03 prepared by Acorn as discharged under condition 15 of planning permission 20/1838/MFUL on the 27th April 2022.</p> <p>(Reason: To ensure that the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017) and national policies in accordance with policy EN22- Surface Water Run-Off Implications of New Development) of the East Devon Local Plan 2013-2031.)</p>	APG/AHCS	COMPLIANCE		
9	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification) no works within the Schedule Part 1 Classes A, B, C D and F for the enlargement, improvement or other alterations to the dwellings hereby permitted or hard surfacing, other than works that do not materially affect the external appearance of the buildings, shall be undertaken.</p> <p>(Reason - The space available would not permit such additions with detriment to the character and appearance of the area or to protected trees in accordance with Policies D1 - Design and Local Distinctiveness, D3- Trees and Development Sites and EN10-Conservation Areas of the Adopted New East Devon Local Plan 2013-2031.)</p>	APG/AHCS	COMPLIANCE		
10	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting that Order with or without modification) no works within the Schedule Part 1 Class E for the provision within the curtilages of the dwellinghouses hereby permitted of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouses as such.</p> <p>(Reason - To protect the character and appearance of the area in accordance with Policy D1 - Design and Local Distinctiveness and EN10- Conservation Areas of the Adopted New East Devon Local Plan 2013-2031)</p>	APG/AHCS	COMPLIANCE		
11	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any order revoking and reenacting that Order with or without modification), no fences, gates or walls shall be erected within the curtilage of any dwellinghouse.</p> <p>(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness, D2 - Landscape Requirements, EN9- Development Affecting a Designated Heritage Asset and EN10- Conservation Areas of the Adopted East Devon Local Plan 2013-2031)</p>	APG/AHCS	COMPLIANCE		
12	<p>The development hereby approved shall be carried out in accordance with the recommendations and mitigation, compensation and enhancement measures contained within the ecological report prepared by Tamar Ecology ref TE 702/20/02 dated August 2020.</p> <p>(Reason: In the interests of ecology and biodiversity in accordance with policy EN5- Wildlife Habitats and Features) of the East Devon Local Plan 2013-2031.)</p>	APG/AHCS	COMPLIANCE		
13	<p>No development above foundation level shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority; such a scheme to include the planting of trees, hedges, shrubs, herbaceous plants and areas to be grassed and hard surfacing. The scheme shall also give details of any proposed walls, fences and other boundary treatment. The landscaping scheme shall be carried out in the first planting season after commencement of the development unless any alternative phasing of the landscaping is agreed in writing by the Local Planning Authority and the landscaping shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.</p> <p>(Reason - To ensure that the details are planned and considered at an early stage in the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 - Design and Local Distinctiveness and D2 - Landscape Requirements of the Adopted East Devon Local Plan 2013-2031.)</p>	APG		SB to submit to discharge once Condition 7 & 8 are discharged from 20/1838/MFUL. Target date 04.08.23	

**East Devon District Council Housing Development Monitoring 2023**  
**LARGE SITE SURVEY QUESTIONS & INFORMATION** (see notes in email)

**Site: Part of former Rolle College Fairfield Road Exmouth**

**House builder: Acorn Property Group**

**PLANNING STATUS TYPE A1:** Site has detailed planning approval (20/1838/MFUL and 21/2517/VAR) for 33 dwellings. According to the Council's information site development has commenced as at the 2023 Monitoring Point - 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

Q1. Please confirm Acorn Property Group's role on this site. Eg is Acorn Property Group **RST Exmouth Developments Limited (a subsidiary of Acorn Property Group) is the Landowner and Developer.**

a) the landowner of this site? ..... YES/~~NO~~

b) the developer in a joint venture or partnership?..... ~~YES~~/NO

c) the house-builder for this site?.....YES/~~NO~~

If No, who is the builder/contractor? .....

Q2. Photographic evidence shows that site development has commenced. Please confirm the date of the formal commencement and what constituted the material start? .....

**15.02.2022 – Commencement of foundations**

Q3a. Table 2 records the discharging of some pre-commencement conditions. Please confirm, have all pre-commencement conditions now been discharged? .....YES/~~NO~~

Q3b. If No, what progress has been made on the remainder?

**See attached tracker - 5032 Planning Conditions Tracker 230727**

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?

**Awaiting discharge of outstanding planning conditions and outcome of the boundary wall planning application which is to be submitted. We anticipate working with the LPA to resolve outstanding issues.**

Q5. Current photographic evidence indicates that dwelling construction has started.

Please confirm, had construction started on the following by 31 March 2023?

a) The 19 new build apartments .....YES/~~NO~~

b) The conversion of Eldin House to 4 apartments .....YES/~~NO~~

c) The new build dwellings.....YES/~~NO~~ and please identify how many dwellings were under construction, and if possible their plot numbers .....

**9 new houses. Plots 2-10**

**Plot 1 commenced June 2023**

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 **33** 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.

Q6. When do you anticipate that the first dwelling(s) will be completed? **September 2023**

Q7. When will the development be completed? **February 2024**

Q8. How many dwellings do you anticipate will be completed per year (ie build rate)?

**33**

Q9. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: **33**
- 2024-2025: .....
- 2025-2026: .....
- 2026-2027: .....
- 2027-2028: .....

Q10. 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? .....

**Q11. What is your housing trajectory for this site?**

**Please update Table 1 in Part A with your Q6 to Q10 information**

Q12. 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)**

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 Q11 . 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 Q10 relating to planning approvals and build rates/completions.

<b>TABLE 1 2023 MP Site</b>	Part of former Rolle College Fairfield Road Exmouth (Rolle Gardens)	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	Acorn Property Group																	
Planning Status at end March 2023	Detailed planning approval	33	33															
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0					
<b>Your trajectory</b>	<i>INSERT annual figures in the appropriate years from 2023/24 onwards</i>	33	33	0	0	0	0	0	0	0	0	0	0	33				

Add further columns for 2028/9 onwards 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 Part of former Rolle College, Fairfield Road, Exmouth (Rolle Gardens) 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><b>11 September 2020 Validated</b></p> <p><b>29 September 2021 Validated</b></p> <p><b>9 June 2022 Validated</b></p>	<p><b>20/1838/MFUL</b> Demolition of existing buildings and the residential development of <b>33 new homes</b> in a mix of 10 no. dwellings and 19 apartments and the conversion and refurbishment of Eldin House to create 4 apartments, partial demolition of potting shed and greenhouse and extensions to create dwelling <i>(note: the bungalow on the site of the potting shed/greenhouse is plot 1 of the 10 dwellings referred to in the description)</i></p> <p><b>21/2517/VAR</b> Variation of condition 2 (approved plans) of planning permission 20/1838/MFUL to allow design changes to the approved apartment block</p> <p><b>22/0972/FUL &amp; 22/0973/LBC</b></p> <p>Erection of a single storey 4-bed detached dwelling with associated parking and amenity space and vehicular access and demolition of existing potting shed.</p>
		Planning application process and determination		<p><b>18 June 2021 Conditional Approval</b></p> <p><b>22 July 2022 Conditional Approval</b></p>	<p><b>20/1838/MFUL</b></p> <p><b>21/2517/VAR</b></p>



	Completion of S106		<p><b>4 February 2023 approval</b></p> <p>21 June 2021 signed</p> <p>May 2022 Supplemental</p> <p>05 June 2023 Conditional Approval</p>	<p>&amp; subsequent Non Material Amendment <b>S106 Agreement (Unilateral Undertaking) relating to 20/1838/MFUL</b></p> <p>Deed of Variation to the Unilateral Undertaking to ensure that the financial contributions towards affordable housing secured under the previous permission can be secured as part of this VAR application</p> <p><b>22/0972/FUL &amp; 22/0973/LBC</b></p>
	Reserved Matters submission and determination (following outline planning application)			Not applicable
	Discharge of pre-commencement planning conditions		<p>12 August 2021</p> <p>08 March 2022</p> <p>11 October 2021</p> <p>27 April 2021</p> <p>TBC</p>	<p>Discharged</p> <p>5 and 6</p> <p>12</p> <p>14</p> <p>15 (DCC comments)</p> <p>7 and 9 – Additional Landscape officer comments received now being addressed.</p>
	Marketing/Securing sale of land with house-builder/lockout agreement		RST Exmouth Developments Ltd (A subsidiary of APG) is the landowner	Applicant for 21/2517/VAR is Acorn Property Group (and for later NMA) S106 agreement - RST Exmouth Developments Ltd is the landowner
	End of any pre-existing occupancy agreement			
	Site start/Commencement		15.02.22 (other than demo/site clearance)	TBC
	Site works (demolition/clearance/ remediation)		February 2022	<p>Brownfield land</p> <p>Eldin House was last used as a social club for Rolle College (subsequently owned by Plymouth University). Other buildings demolished/to be demolished include campus buildings, Langston House and Langstone Cottage. The application form states that there are no existing residential units. The last use of the site was for educational purposes</p>

				which ceased in 2008. No evidence at this time that the last use of Langstone House and Langstone Cottage was as student accommodation. So no loss of residential units
		Site works (Infrastructure eg roads, drainage; GI)		Agreed to utilise a S171 for relaying of surface treatment on Douglas Avenue Legals ongoing for s104
		First dwelling(s) completed		Anticipated Sept 2023
		Actual completions as at 31 March 2023 (the 2023 Monitoring Point)	<b>NIL dwellings completed by end March 2023 MP</b>	
		Annual delivery rates forecast from April 2023	33	
		Site development completed	February 2024	

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	Part of former Rolle College, Fairfield Road, Exmouth (Rolle Gardens)	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	33	33															
Trajectory				0	0	0	0	0	0	0	0	0	0	12	21			

Application Type:. Detailed planning approval.

Site capacity 33 dwellings

**Assumptions**

Lead in time: Assume site gearing up in 2022/3 with first completions in 2023/24

Build rate Forecast delivery based on HELAA rates ie 12 dpa in first year, then 25 dpa

Summary

Completions forecast for years 2 and 3 from end March 2022 Monitoring Point.

## Ann Cooper

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**From:** David Williams [REDACTED]  
**Sent:** 09 August 2023 16:43  
**To:** Ann Cooper  
**Subject:** RE: East Devon DC 2023 Housing Trajectory - Salterton Road Exmouth  
**Attachments:** A1 - Redgate + Land At Tesco Salterton Road Exmouth Extra Care (002).docx

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

---

Ann

Hopefully the attached provides enough information.

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:** 09 August 2023 13:33  
**To:** David Williams [REDACTED]  
**Subject:** RE: East Devon DC 2023 Housing Trajectory - Salterton Road Exmouth

To David Williams, McCarthy and Stone

Hi,

Further to my previous email requesting information on the progress of your housing development site at Salterton Road, Exmouth, please would you complete and return the form to me as a matter of urgency -see attachment(s). I now have only a very little time to incorporate your information into the latest housing forecasts to help the Council plan for future development.

Kind regards,  
Ann

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**From:** Ann Cooper  
**Sent:** 28 July 2023 14:50  
**To:** 'David Williams' [REDACTED]  
**Subject:** RE: East Devon DC 2023 Housing Trajectory - Salterton Road Exmouth

**To : Mr David Williams, McCarthy and Stone**

**East Devon District Council Housing Development Monitoring 2023  
McCarthy and Stone development site at Redgate and land at Tesco Store, Salterton Road,  
Exmouth - request for data by 3pm 4 August 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 emails today, the file attached to this email contains a questionnaire and up to date information relating to your site **Redgate and land at Tesco Store, Salterton Road, Exmouth (Extra Care apartments)**.

This site is one of the sites in East Devon with planning permission for 10 or more dwellings/self-contained apartments 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 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.

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Please insert your answers into the file attached and email the file back to me by **3pm 4 August 2023**.

See contact details below

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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 attachment comprises:

- Data on dwelling/self contained apartment 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](http://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](http://www.eastdevon.gov.uk)

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



---

**From:** David Williams [REDACTED]  
**Sent:** 28 July 2023 10:20  
**To:** Ann Cooper [REDACTED]  
**Subject:** RE: East Devon DC 2023 Housing Trajectory - Salterton Road Exmouth

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

---

Hi Ann

Yes I can get the necessary answers and respond accordingly.

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:** 28 July 2023 10:14  
**To:** David Williams [REDACTED]  
**Cc:** Steve Rickard [REDACTED]  
**Subject:** URGENT RE: East Devon DC 2023 Housing Trajectory - Former Council offices, Knowle, Sidmouth

Hi David  
Many thanks for your information.



Are you also the correct person to send a similar questionnaire to about the retirement Living PLUS site at Salterton Road Exmouth for 59 Extra Care apartments ?(application 19/2710/MFUL – allowed on appeal 17 Feb 2022)  
If not could you please advise who I should send the questionnaire to at McCarthy and Stone, and provide their contact details.

Kind regards  
Ann

---

**From:** David Williams [REDACTED]  
**Sent:** 13 July 2023 19:19  
**To:** Ann Cooper [REDACTED]  
**Cc:** Steve Rickard [REDACTED]  
**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.

---

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**

**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](http://eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](http://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](http://www.eastdevon.gov.uk)

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The logo consists of five interlocking hexagons arranged in a horizontal line. From left to right, the hexagons are: a teal one with the letter 'A', a yellow one with the letter 'C', a light blue one with the letter 'E', a grey one with the text 'ARTS & CULTURE EAST DEVON', and a pink one with the letter 'D'. The 'C' hexagon is positioned slightly above the others.

**Arts & Culture East Devon**  
**[aced.org.uk](http://aced.org.uk)**  
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: Redgate and land at Tesco store, Salterton Road Exmouth

Owner/Developer: McCarthy and Stone (agent: The Planning Bureau Ltd)

**PLANNING STATUS TYPE A1:** Site has detailed planning approval **19/2710/MFUL** for **59 Extra Care apartments** (C2 self-contained units) where development has commenced. 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

The Legal Agreement dated 21 September 2021 states that Tesco Stores Ltd is the Owner and McCarthy and Stone Retirement Lifestyles Ltd is the Developer. And that the Developer has entered into a conditional contract to purchase the land from the Owner dated 28 February 2017.

Q1a. For the purposes of the audit trail, please confirm, are McCarthy and Stone Retirement Lifestyles Ltd now the current land owner?..... **YES**

Q1b. If Yes, when did McCarthy and Stone acquire the site? .....**2022**

Q2a. For the purposes of the audit trail is McCarthy and Stone Retirement Lifestyles Ltd the builder constructing the Extra Care apartments? ..... **YES**

Q2b. if your response to Q2a is No, who is the builder?.....

Q3a. The Council's information is that the site development is well underway, but for the purposes of the audit trail please confirm the date when the development commenced.

.....**May 2023**.....

Q3b. What if any site works remain to be completed (excluding the construction of the block of apartments and associated facilities?).....**N/A**.....

.....

Q4. For the purposes of the audit trail please confirm the date when the apartments were first under construction. As this is a block of apartments with associated facilities, this would be at the point when the concrete foundations for the block were completed (we will count all 59 units as under construction at that date) ....**July 2023** .....

Q5. 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?

.....**NO**

Dwellings Completions

**No** self-contained apartments were recorded as completed by 31 March 2023 on this site. . 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 **59 C2 apartments** 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 including fitting out of kitchens and bathrooms) and likely to be sold in each forecast year.

Please note that the Government’s Housing Flow Reconciliation Returns Guidance requires that ‘self-contained’ units are not recorded as ‘communal’. The HFRR is the information about completions of C3 dwellings, C2 self-contained residential units, and C2 residential institutions eg care homes (bedrooms) that the Council supplies to Government for the purposes of national statistics.

Q6. When do you anticipate the build construction and fitting out of the apartments and associated facilities in the block will be completed? ...**August 2024**.....

Q7. Of the **59** apartments in **19/2710/MFUL**, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

Forecast year	Extra care apartments (59 units)
2023-2024	
2024-2025	25
2025-2026	19
2026-2027	15
2027-2028	

Q8. Do you anticipate that any apartments/ completions will be completed from 2028-2029 onwards? .....**NO**

Q9. **What is your housing trajectory (dwellings/apartments and care home) for this site? Please update Table 1 in Part A with your Q1 to Q8 information**

Q10. 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)

This site was omitted in error from the 2022 Housing Monitoring Update, so there was no previous trajectory.

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 Q9. 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 Q1 to Q9 relating to completions.

TABLE 1 2023 MP Site	Redgate and land at Tesco Store, Salterton Road Exmouth (Extra Care apartments)	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	The Planning Bureau Ltd (on behalf of McCarthy and Stone)																					
Planning Status at end March 2023	Detailed planning approval		59																			
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0									
Your trajectory	<i>INSERT annual figures in the appropriate years/rows</i>		59	0	0	0	0	0	0	0	0	0	0	0	25	19	15	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 Redgate and land at Tesco Store, Salterton Road, Exmouth (Extra Care apartments) 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><b>02 September 2019</b></p> <p><b>23 December 2019</b> <b>Application Validated</b></p>	<p><b>15/0283/PRE</b> Preapplication advice</p> <p><b>19/2710/MFUL</b> Erection of extra care/assisted living accommodation (Class C2) with communal facilities and car parking; erection of Class B1(b) or B1(c) accommodation (322 sqm employment floorspace) with associated car parking; development to be accessed from Salterton Road</p>
		Planning application process and determination		<p><b>12 March 2021</b> <b>Refused</b></p> <p><b>17 February 2022</b> <b>Appeal Allowed</b> <b>(with conditions)</b></p>	<p><b>19/2710/MFUL</b></p> <p><b>19/2710/MFUL (Appeal Reference APP/U1105/W/21/3276990)</b></p>
		Completion of S106		<p><b>21 September 2021 signed</b></p> <p><b>19 January 2022 signed</b></p>	<p><b>Original S106 Agreement Unilateral Undertaking – related to 19/2710/MFUL</b></p> <p><b>Deed supplemental to the original S106 Agreement -Unilateral Undertaking – related to 19/2710/MFUL</b></p>
		Reserved Matters submission and determination (following outline planning application)		N/A	N/A
		Discharge of pre-commencement planning conditions			Site already under construction
		Marketing/Securing sale of land with house-builder/lockout agreement			2021 September 2021 and the 19 January 2022 S106 agreements liss Tesco Stores Ltd as the landowner and McCarthy and Stone Retirement Lifestyles Ltd as the developer



				<p>S106 agreements state that the Developer has entered into a conditional contract to purchase the land from the owner dated 28 February 2017</p> <p><b>McCarthy and Stone Retirement Lifestyles Ltd</b> Current Owner</p> <p>McCarthy and Stone's website (as seen 28 July 2023) is advertising the forthcoming Retirement Living PLUS apartments for the over 70s on this site</p>
	End of any pre-existing occupancy agreement			
	Site start/Commencement		<b>May 2023</b>	Development has commenced. Council information is that development is well underway.
	Site works (demolition/clearance/ remediation)		<b>2011</b>	Previous use as a church and associated parking area ie largely brownfield/PDL. The DAS states that the Glenorchy United Reform Church was demolished in 2011. The site has been cleared of all buildings and had become overgrown.
	Site works (Infrastructure eg roads, drainage; GI)		<b>Apr 2023</b>	TBC
	First dwelling(s) completed			Council Records – UPRN, Residential & Council Tax Banded <b>No of units under construction at 2023 MP</b> TBC
	Actual completions as at 31 March 2023 (the 2023 Monitoring Point)	<b>NIL dwellings completed by end March 2023 MP</b>		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'