

A WEST END 1 – CRANBROOK

- Site WE1-CB1-1 : Cranbrook PHASE 1 – Ingrams ...2
- Site WE1-CB1-3 : Cranbrook PHASE 1-4 – Gardenia Place ... 13
- Site WE1-CB1-5 : Cranbrook PHASE 1-6 – Parcels 4 + 7 (Clover Way) ... 24
- Site WE1-CB1-7 : Cranbrook PHASE 1 – Galileo ... 35
- Site WE1-CB1-11 : Cranbrook PHASE 1 – Town Centre Parcel TC4A – South Side of Tillhouse Rd 47
- Site WE1-CB1-12 : Cranbrook PHASE 1 – Town Centre – Extra Care housing ... 64
- Site WE1-CB2-1 : Cranbrook BLUEHAYES Expansion Area – Taylor Wimpey ... 94
- Site WE1-CB3-1 : Cranbrook TREASBEARE Expansion Area ... 105
- Site WE1-CB4-1 : Cranbrook COBDENS Expansion Area (excluding Farlands) ... 120
- Site WE1-CB4-2 : Cranbrook COBDENS Expansion Area – Farlands ... 131
- Site WE1-CB5-1 : Cranbrook GRANGE Expansion Area
(excluding land parcels west of Gribble Lane) ... 143
- Site WE1-CB5-2 : Cranbrook GRANGE Expansion Area – Land west of Gribble Lane ... 151

B WEST END 2 – EXCLUDING CRANBROOK

- Site WE2-EC1-1 : Old Park Farm Phase 2 next to West Clyst and north of Pinhoe
(site is north of Old Park Farm Phase 1) ... 169
- Site WE2-EC2-1 : Land North Of Moonhill Copse, West Clyst, Exeter (Taverners Field)
Moonhill Rise ... 180
- Site WE2-EC3-1 : Pinn Court Farm adjoining Pinhoe
(the site abuts and west of the M5 Motorway) Phases 1 to 3A ... 192
- Site WE2-EC3-2 : Pinn Court Farm adjoining Pinhoe
(the site abuts and west of the M5 Motorway) Phase 3b ... 209
- Site WE2-EC4-1 : Mosshayne (north of Tithebarn Lane/west of intermodal site) ... 221
- Site WE2-EC5-2 : Redhayes, North of Blackhorse Lane
(east of and abutting the Science Park) – Phase 3B ... 231
- Site WE2-EC5-3 : Redhayes, North of Blackhorse Lane
(east of and abutting the Science Park) Phase 6 – Equinox I ... 238
- WE2-EC5-4 : Redhayes, North of Blackhorse Lane
(east of and abutting the Science Park) – Equinox II ... 248

Ann Cooper

From: Thorogood, Ollie [REDACTED]
Sent: 20 July 2023 12:03
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Persimmon Sites - email 2
Attachments: A1 - Galileo-Pers 191013 JC.docx; A1 - Cranbrook 212236 JC Ingrams Land.docx

Dear Ann,

Please find attached responses in relation to Ingrams and Galileo, as requested.

Kind regards,

Ollie

Ollie Thorogood | Planning Manager

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

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

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



From: Ann Cooper [REDACTED]
Sent: Sunday, July 9, 2023 3:48 PM
To: Grant, Jamie [REDACTED]
Subject: RE: East Devon DC 2023 Housing Trajectory - Persimmon Sites - email 2

To Jamie Grant, Persimmon Homes

East Devon District Council Housing Development Monitoring 2023 Persimmon Homes sites - 2nd of 2 emails - Request for data by 19 July 2023

Dear Mr Grant,

Further to my first email of 30 June 2023, this is the 2nd email seeking your help to update information about three more Persimmon Homes sites in East Devon. The three sites are in Cranbrook and are as follows:

- **Ingrams**
- **Galileo**
- **The Cobdens Expansion Area**

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

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

sites. In particular, the Council would be grateful for written answers to the questions set out in the file attachments accompanying this 2nd email.

Please insert your answers into the files attached and email the files back to me by **19 July 2023**. See contact details below

For more information see the notes in the email chain below.

Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact details]

www.eastdevon.gov.uk

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



From: Ann Cooper

Sent: 30 June 2023 16:52

To: [Redacted recipient]

Subject: East Devon DC 2023 Housing Trajectory - Persimmon Sites - email 1

To Jamie Grant, Persimmon Homes

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

Dear Mr Grant,

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

whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

Please note - this is the first of two emails. It relates to 4 Persimmon Homes sites (excluding Cranbrook). I will send you a second email about your Cranbrook sites in the near future.

Two of the files attached to this email contain questionnaires and up to date information about the following Persimmon Homes sites in East Devon at:

- **Mosshayne (Phases 1 to 5)**
- **Redhayes, North of Blackhorse (part of Tithebarn Green) – Phase 3B**

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

Two other files are also attached. They relate to sites that are parts of the adopted Local Plan allocation E105 (within the Axminster MasterPlan area) where Persimmon Homes has submitted planning applications and where decisions are awaited.

- **Land North East of Leycroft Avenue, Axminster**
- **Land South and East of Lyme Road, Axminster**

In 2021 Persimmon Homes advised that these 2 Axminster sites should not be included in the 5 year housing land supply.

However, it would be particularly helpful if you could provide any updates on progress on these sites, including addressing the issue of phosphates as these sites are within the Axe Catchment area

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

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

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

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

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

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

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

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

2. **Information accompanying the questionnaire**

The information about the sites within the file attachments comprises:

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

3. **Future monitoring**

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

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

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

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

5. **Privacy Notice**

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

Yours sincerely,



Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



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



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Funding, training, networking and volunteering opportunities

The banner features a logo on the left consisting of five interlocking hexagons in teal, yellow, light blue, grey, and pink, containing the letters A, C, E, and D respectively. The central grey hexagon contains the text "ARTS & CULTURE EAST DEVON".

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Persimmon supports local communities through our Community Champions programme, donating £750,000 each year, and our Building Futures scheme with its donations of over £1 million.

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East Devon District Council Housing Development Monitoring 2023

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

Site: Cranbrook – Ingrams Land

House builder: Persimmon Homes

PLANNING STATUS TYPE A1: Site has detailed planning approval **21/2236/MRES** for **140** dwellings (gross) (and an alternative, older permission **14/2137/MRES** for **145** dwellings (gross)) with the completion of the playing pitches the 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

No dwellings were recorded as completed by 31 March 2023 on this site but 61 were recorded as being under construction.

Please note: For the purposes of EDDC housing development monitoring, Use Class C3 dwelling completions are defined as built and registered as a residential property, on sites with planning approval for residential development.

For the forecast of completions from 1 April 2023, please forecast completions for the proposed **140** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider, in each forecast year.

Q1. Which permission are you implementing now –**21/2236/MRES**

Q2. How many dwellings were under construction at 31 March 2023? 0

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

Q3. When do you anticipate that the first dwelling(s) will be completed? H1 2024

Q4. When will the development be completed? 2027

Q5. How many dwellings do you anticipate will be completed each year (i.e. build rate)? 50

Q6. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: 0
- 2024-2025: 50
- 2025-2026: 50
- 2026-2027: 40

- 2027-2028: 0

Q7. If completions are expected from 2028-2029 onwards, 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 Q6b 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.

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for Cranbrook. 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.

TABLE 1 2023 MP Site	Cranbrook – Ingrams Land	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	Persimmon Homes																	
Planning Status at end March 2023	Detailed planning approval	140	140															
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>	140	140	0	0	0	0	0	0	0	0	0	0	0	50	50	40	

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: Cranbrook – Ingrams Land 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		25/07/2003 – Validated	03/P1900 Outline application for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail , residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking (EDNCP)
		Planning application process and determination		29/10/2010 Conditional Approval	03/P1900
		Completion of S106		26/11/2013 Multiple dates	S106 signed Approvals of multiple Deeds of Variations to current date
		Reserved Matters submission and determination (following outline planning application)		13 April 2016 Conditional Approval 09 March 2022 Conditional Approval	14/2137/MRES for 145 dwellings and sports pitches (EDNCP) 21/2236/MRES New Reserved Matters application for 140 dwellings submitted (Persimmon)
		Discharge of pre-commencement planning conditions		2012-2013	03/P1900 related
		Marketing/Securing sale of land with house-builder/lockout agreement			Persimmon Homes now control this site
		End of any pre-existing occupancy agreement			
		Site start/Commencement			Playing pitches approved under 14/2137/MRES have now been completed (i.e. this consent has commenced) Commencement of 21/2236/MRES TBC

		Site works (demolition/clearance/ remediation)			Not a brownfield site. Previously – Partly in agricultural use and part in use as a commercial nursery
		Site works (Infrastructure e.g. roads, drainage; GI)			
		First dwelling(s) completed			
		Actual completions as at 31 March 2023	NIL dwellings completed as at 2023 MP		Council Records – UPRN Residential & Council Tax Banded (records suggest 61 units may be under construction)
		Annual delivery rates forecast from April 2023			
		Site development completed			

Notes:

- A. Navy blue cells denote 'Lead in time' i.e. 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 Cranbrook (whole site with planning approvals) trajectory.

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

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

TABLE 3 2022 MP Site	Cranbrook (with planning approvals)	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	Outline planning permission Detailed planning approval on most of site	3,487	3,319															
Trajectory				419	356	316	206	255	207	247	208	328	202	230	258	83		

Note: A further 168 dwellings were completed prior to 2013/14.

Application Type: Outline planning permission on whole site. Detailed planning approvals on most of site.

Estimated Site capacity: 3,487 dwgs.

Assumptions

Lead in time: Not applicable

Build rate: Forecast delivery of 202 in 2022/23, 230 in 2023/24, 258 in 2024/25 and 83 in 2025/26.

Summary: Completions forecast for Years 1-4 from end March 2022 Monitoring Point.

Ann Cooper

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

Ann,

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

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

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

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

Best regards,

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

m: [REDACTED] | e: [REDACTED]



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

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

To Richard Harrison, Taylor Wimpey
Hi,

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

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

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

Kind regards,
Ann

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

To Richard Harrison, Taylor Wimpey

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

Dear Mr Harrison,

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

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

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

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

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

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

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

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

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

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

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

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

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

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

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

3. Future monitoring

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

4. Information from responses will be in the public domain

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

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

5. Privacy Notice

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

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

Yours sincerely,

Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



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



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East Devon District Council Housing Development Monitoring 2023

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

Site: Cranbrook – Gardenia Place

House builder: Taylor Wimpey

PLANNING STATUS TYPE A1: Site has detailed planning approval **18/1237/MRES** for **256** 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 **226** dwellings completed by 31 March 2023.

Please note: For the purposes of EDDC housing development monitoring, Use Class C3 dwelling completions are defined as built and registered as a residential property, on sites with planning approval for residential development.

For the forecast of completions from 1 April 2023, please forecast completions for the residue of the **30** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred (e.g. to a Registered Provider) in each forecast year.

Q1. How many dwellings were under construction at 31 March 2023?30....

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

.....
.....

Q2. 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?

Lack of agreement on sewers and roads. This delays start of construction, as well as construction of homes.

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

Q3. When will the development be completed? December 2023.

.....

Q4. How many dwellings do you anticipate will be completed per year (i.e. build rate)? The site will be completed in the next 12 months.

.....
Q5. Of the **30** dwellings remaining to be completed, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024:30.
- 2024-2025:
- 2025-2026:
- 2026-2027:
- 2027-2028:

Q6. If any completions are expected from 2028-2029 onwards what build rate do you anticipate? ...N/A

Q7. What is your housing trajectory for this site?

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

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

If no please amend Table 2.

Previous Trajectory *(for information)*

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

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

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

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

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

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

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

TABLE 1 2023 MP Site	Cranbrook – Gardenia Place	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Contact	Taylor Wimpey																		
Planning Status at end March 2023	Detailed planning approval	256	256																
Recorded completions	Council records *			0	0	0	0	0	0	6	51	95	74						
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	256	256	0	0	0	0	0	0	6	51	95	74	30					

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: Cranbrook – Gardenia Place (Land adjacent to Southbrook Lane) (Phase 4) 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		25/07/2003 - Validated	03/P1900 Outline application for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail , residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking
		Planning application process and determination		29/10/2010 Conditional Approval	03/P1900
		Completion of S106		26/11/2013 Multiple dates	S106 signed Approvals of multiple Deeds of Variations to current date
		Reserved Matters submission and determination (following outline planning application)		27 November 2018 Conditional Approval	18/1237/MRES for 256 dwellings
		Discharge of pre-commencement planning conditions		March 2020 onwards	And ongoing as at September 2021 Any remaining/in progress?
		Marketing/Securing sale of land with house-builder/lockout agreement			Taylor Wimpey are the landowner and house builder
		End of any pre-existing occupancy agreement			
		Site start/Commencement		By March 2021 (date TBC)	
		Site works (demolition/clearance/ remediation)			Not previously brownfield land Previously in agricultural use
		Site works (Infrastructure e.g. roads, drainage; GI)			
		First dwelling(s) completed		20 December 2019	Council Records – UPRN Residential & Council Tax Banded
		Actual completions as at 31 March 2023	226 completed by the 2023 MP (6 completions in 2019/20, 51 in 2020/21, 95 in 2021/22 and 74 completions in 2022/23)		Council Records – UPRN Residential & Council Tax Banded

		Annual delivery rates forecast from April 2023		
		Site development completed		

Notes: A Navy blue cells denote 'Lead in time' (i.e. 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 Cranbrook (whole site with planning approvals) trajectory.

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

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

TABLE 3 2022 MP Site	Cranbrook (with planning approvals)	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	Outline planning permission Detailed planning approval on most of site	3,487	3,319															
Trajectory				419	356	316	206	255	207	247	208	328	202	230	258	83		

Note: A further 168 dwellings were completed prior to 2013/14.

Application Type: Outline planning permission on whole site. Detailed planning approvals on most of site.

Estimated Site capacity: 3,487 dwellings.

Assumptions

Lead in time: Not applicable

Build rate: Forecast delivery of 202 in 2022/23, 230 in 2023/24, 258 in 2024/25 and 83 in 2025/26.

Summary: Completions forecast for Years 1-4 from end March 2022 Monitoring Point.

Ann Cooper

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

Ann,

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

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

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

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

Best regards,

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

m: [REDACTED] | e: [REDACTED]

**Taylor
Wimpey**



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

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

To Richard Harrison, Taylor Wimpey
Hi,

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

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

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

Kind regards,
Ann

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

To Richard Harrison, Taylor Wimpey

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

Dear Mr Harrison,

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

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

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

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

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

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

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

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

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

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

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

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

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

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

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

3. Future monitoring

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

4. Information from responses will be in the public domain

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

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

5. Privacy Notice

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

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

Yours sincerely,
Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



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



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East Devon District Council Housing Development Monitoring 2023

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

Site: Cranbrook – Parcels 4 and 7

House builder: Taylor Wimpey

PLANNING STATUS TYPE A1: Site has detailed planning approval **20/1190/MRES** for a total of **311** dwellings (gross) and the site has commenced development 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.

PART A

Lead in Time

Q1. To complete the site's monitoring record, please confirm the date of the formal commencement of development and what constituted the material start?

February 2021

Q2. How many dwellings were under construction at 31 March 2023?262.....

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

.....
.....

Q3. 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?

Availability of materials, especially bricks, stone for walls and roof tiles.

.....
.....

Dwelling Completions

The development has commenced with **49** dwellings completed by 31 March 2023.

Please note: For the purposes of EDDC housing development monitoring, Use Class C3 dwelling completions are defined as built and registered as a residential property, on sites with planning approval for residential development.

For the forecast of completions from 1 April 2023, please forecast completions for the residue of the **262** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred (e.g. to a Registered Provider) in each forecast year.

Q4. When will the development be completed?

Summer 2025

Q5. How many dwellings do you anticipate will be completed per year (i.e. build rate)?
Approximately 90

.....
Q6. Of the **262** dwellings remaining to be completed, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: 118
- 2024-2025: ...92
- 2025-2026: 52
- 2026-2027:
- 2027-2028:

Q7. If any completions are expected from 2028-2029 onwards what build rate do you anticipate? ...N/A.....

Q8. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q4 to Q7 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.

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.

TABLE 1 2023 MP Site	Cranbrook – Parcels 4 & 7 (Phase 6)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028/29	2029/30	2030/31	2031/32	2032/33
Contact																							
Planning Status at end March 2023	Detailed planning approval	311	311																				
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	49										
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	311	311	0	0	0	0	0	0	0	0	0	49	118	92	52							

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: Cranbrook – Parcels 4 & 7 (Land To The North Of Southlands London Road) (Phase 6) 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		25/07/2003 - Validated	03/P1900 Outline application for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail , residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking
		Planning application process and determination		29/10/2010 Conditional Approval	03/P1900
		Completion of S106		26/11/2013 Multiple dates	S106 signed Approvals of multiple Deeds of Variations to current date
		Reserved Matters submission and determination (following outline planning application)		16 December 2020 Conditional Approval	20/1190/MRES for 311 dwellings
		Discharge of pre-commencement planning conditions		January to May 2021 (any remaining/in progress?)	
		Marketing/Securing sale of land with house-builder/lockout agreement			Taylor Wimpey are the landowner and house builder
		End of any pre-existing occupancy agreement			
		Site start/Commencement		Before February 2021	Date TBC Council Records – UPRN Residential - some dwellings recorded as 'under construction' Feb 2021
		Site works (demolition/clearance/ remediation)			Not previously brownfield land Previously in agricultural use
		Site works (Infrastructure e.g. roads, drainage; GI)			

		First dwelling(s) completed		11 October 2022	Council Records – UPRN Residential & Council Tax Banded
		Actual completions as at 31 March 2023	49 dwellings (all 49 in 2022/23)		Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023			
		Site development completed			

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

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

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

The last Cranbrook (whole site with planning approvals) trajectory.

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

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

TABLE 3 2022 MP Site	Cranbrook (with planning approvals)	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	Outline planning permission Detailed planning approval on most of site	3,487	3,319															
Trajectory				419	356	316	206	255	207	247	208	328	202	230	258	83		

Note: A further 168 dwellings were completed prior to 2013/14.

Application Type: Outline planning permission on whole site. Detailed planning approvals on most of site.

Estimated Site capacity: 3,487 dwgs.

Assumptions

Lead in time: Not applicable

Build rate: Forecast delivery of 202 in 2022/23, 230 in 2023/24, 258 in 2024/25 and 83 in 2025/26.

Summary: Completions forecast for Years 1-4 from end March 2022 Monitoring Point.

Ann Cooper

From: Thorogood, Ollie [REDACTED]
Sent: 20 July 2023 12:03
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Persimmon Sites - email 2
Attachments: A1 - Galileo-Pers 191013 JC.docx; A1 - Cranbrook 212236 JC Ingrams Land.docx

Dear Ann,

Please find attached responses in relation to Ingrams and Galileo, as requested.

Kind regards,

Ollie

Ollie Thorogood | Planning Manager

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

Direct line | [REDACTED] | Switchboard [REDACTED]

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



From: Ann Cooper [REDACTED]
Sent: Sunday, July 9, 2023 3:48 PM
To: Grant, Jamie [REDACTED]
Subject: RE: East Devon DC 2023 Housing Trajectory - Persimmon Sites - email 2

To Jamie Grant, Persimmon Homes

**East Devon District Council Housing Development Monitoring 2023
Persimmon Homes sites - 2nd of 2 emails - Request for data by 19 July 2023**

Dear Mr Grant,

Further to my first email of 30 June 2023, this is the 2nd email seeking your help to update information about three more Persimmon Homes sites in East Devon. The three sites are in Cranbrook and are as follows:

- **Ingrams**
- **Galileo**
- **The Cobdens Expansion Area**

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

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

sites. In particular, the Council would be grateful for written answers to the questions set out in the file attachments accompanying this 2nd email.

Please insert your answers into the files attached and email the files back to me by **19 July 2023**. See contact details below

For more information see the notes in the email chain below.

Yours sincerely,
Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



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



From: Ann Cooper
Sent: 30 June 2023 16:52
To: [Redacted]
Subject: East Devon DC 2023 Housing Trajectory - Persimmon Sites - email 1

To Jamie Grant, Persimmon Homes

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

Dear Mr Grant,

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

whether actual and anticipated housing delivery will meet or exceed the housing requirements set out in the adopted East Devon Local Plan, 2013-2031. In addition, we use forecasts to help prepare and justify policies and proposals in the emerging East Devon Local Plan (2020 to 2040).

Please note - this is the first of two emails. It relates to 4 Persimmon Homes sites (excluding Cranbrook). I will send you a second email about your Cranbrook sites in the near future.

Two of the files attached to this email contain questionnaires and up to date information about the following Persimmon Homes sites in East Devon at:

- **Mosshayne (Phases 1 to 5)**
- **Redhayes, North of Blackhorse (part of Tithebarn Green) – Phase 3B**

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

Two other files are also attached. They relate to sites that are parts of the adopted Local Plan allocation E105 (within the Axminster MasterPlan area) where Persimmon Homes has submitted planning applications and where decisions are awaited.

- **Land North East of Leycroft Avenue, Axminster**
- **Land South and East of Lyme Road, Axminster**

In 2021 Persimmon Homes advised that these 2 Axminster sites should not be included in the 5 year housing land supply.

However, it would be particularly helpful if you could provide any updates on progress on these sites, including addressing the issue of phosphates as these sites are within the Axe Catchment area

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

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

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

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

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

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

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

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

2. **Information accompanying the questionnaire**

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
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East Devon District Council



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East Devon District Council Housing Development Monitoring 2023

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

Site: Cranbrook – Galileo

House builder: Persimmon Homes

PLANNING STATUS TYPE A1: Site has detailed planning approval **19/1013/MRES** for **235** 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 **228** 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 **7** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred (e.g. to a Registered Provider) in each forecast year.

Q1. How many dwellings were under construction at 31 March 2023? 7

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

Q2. 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?

Q3. When will the development be completed? Summer 2023

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

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

- 2023-2024: 7
- 2024-2025: 0
- 2025-2026: 0

- 2026-2027: 0

- 2027-2028: 0

Q6. If completions are expected from 2028-2029 onwards, what build rate do you anticipate?

Q7. What is your housing trajectory for this site?

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

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

If no, please amend Table 2.

Previous Trajectory *(for information)*

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

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

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

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

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

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

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

TABLE 1 2023 MP Site	Cranbrook - Galileo	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	Persimmon Homes			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
Planning Status at end March 2023	Detailed planning approval (commenced)	235	235															
Recorded completions	Council records *			0	0	0	0	0	0	0	35	120	73					
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	235	235	0	0	0	0	0	0	0	35	120	73	7				

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: Cranbrook – Galileo (Land to the west of Southbrook Lane) 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		25/07/2003 - Validated	03/P1900 Outline application for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail , residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking
		Planning application process and determination		29/10/2010 Conditional Approval	03/P1900
		Completion of S106		26/11/2013 Multiple dates 18/09/2020 Validated 22/12/2020 Approved	S106 signed Approvals of multiple Deeds of Variations to current date 20/2019/V106 Variation of S106 agreement to reduce overall affordable housing provision at Persimmon Phase 6 site (19/1013//MRES) from 28.56% to 18.72%, new split comprising 30 social rented properties and 14 HomeBuy (shared ownership) properties
		Reserved Matters submission and determination (following outline planning application)		13 September 2019 Conditional Approval	19/1013/MRES – construction of 235 dwellings
		Discharge of pre-commencement planning conditions		Nov 2019 to April 2021	And on-going as at September 2021 Any remaining to be discharged?
		Marketing/Securing sale of land with house-builder/lockout agreement			Persimmon Homes are the land owner and builder
		End of any pre-existing occupancy agreement			
		Site start/commencement			

	Site works (demolition/clearance/ remediation)			Not a brownfield sites Previously in agricultural use
	Site works (Infrastructure eg roads, drainage; GI)			
	First dwelling(s) completed		28 August 2020	Council Records – UPRN Residential & Council Tax Banded updated)(In use and occupied)
	Actual completions as at 31 March 2023	228 dwellings (35 in 2020/21; 120 in 2021/22; 73 in 2022/23)		Council Records – UPRN Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023			
	Site development completed			

Notes: A Navy blue cells denote 'Lead in time' i.e. 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 Cranbrook (whole site with planning approvals) trajectory.

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

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

TABLE 3 2022 MP Site	Cranbrook (with planning approvals)	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	Outline planning permission Detailed planning approval on most of site	3,487	3,319															
Trajectory				419	356	316	206	255	207	247	208	328	202	230	258	83		

Note: A further 168 dwellings were completed prior to 2013/14.

Application Type: Outline planning permission on whole site. Detailed planning approvals on most of site.

Estimated Site capacity: 3,487 dwgs.

Assumptions

Lead in time: Not applicable

Build rate: Forecast delivery of 202 in 2022/23, 230 in 2023/24, 258 in 2024/25 and 83 in 2025/26.

Summary: Completions forecast for Years 1-4 from end March 2022 Monitoring Point.

Ann Cooper

From: Sarah Phillips [REDACTED]
Sent: 25 July 2023 18:24
To: Ann Cooper
Cc: Nick Freer
Subject: RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Parcel TC4A Cranbrook Town Centre
Attachments: A1 - Cranbrook-TC4A 212020 JC DLA comments.docx

Further to below I have just had the answers sent through and added into the form.

Kind regards

Sarah

From: Sarah Phillips
Sent: Tuesday, July 25, 2023 5:44 PM
To: Ann Cooper [REDACTED]
Cc: Nick Freer [REDACTED]
Subject: RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Parcel TC4A Cranbrook Town Centre

Hi Anne

Just to let you know I am liaising with HDD the developers over your questions on the attached form and will send back to you as soon as I have the relevant answers.

Kind regards

Sarah

From: Ann Cooper [REDACTED]
Sent: Monday, July 24, 2023 4:19 PM
To: Nick Freer [REDACTED]
Subject: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Parcel TC4A Cranbrook Town Centre

To Nick Freer, David Lock Associates (agent for the developer - HDD Cranbrook Ltd and East Devon New Community Partners)

Hi

Further to my previous email, 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: 09 July 2023 16:31

To: [REDACTED]

Subject: East Devon DC 2023 Housing Trajectory - Parcel TC4A Cranbrook Town Centre

To Nick Freer, David Lock Associates (agent for the developer - HDD Cranbrook Ltd and East Devon New Community Partners)

**East Devon District Council Housing Development Monitoring 2023
Cranbrook Town Centre Phase TC4A- Request for data by 19 July 2023**

Dear Mr Freer,

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

The file attached to this email contains a questionnaire and up to date information about the following site in East Devon at:

- **Parcel TC4A, Land South Of Tillhouse Road, Cranbrook Town Centre**

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

I understand that you are the appropriate contact at David Lock Associates on behalf of the developer regarding this site. If this is not correct could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

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

Please insert your answers into the file attached and email the file back to me by **19 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**

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Yours sincerely,

[Redacted]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted]
[Redacted]

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: Cranbrook – Parcel TC4A, Land South Of Tillhouse Road, Cranbrook Town Centre**

Applicant/Developer: HDD Cranbrook Ltd / Hallam Land Management Ltd

PLANNING STATUS TYPE A1: Site has detailed planning approval **21/2020/MRES** for 11 retail units and **26** dwellings (gross) and Council records indicate that 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 – These questions relate to the area of 21/2020/MRES in Parcel TC4A only

Lead in Time

Q1. To complete the site's monitoring record, please confirm the date of the formal commencement of development and what constituted the material start?

August
2022.....

Q2. Do you agree there were 15 dwellings were under construction at 31 March 2023? (as indicated by the Council's property referencing records)..... **YES/NO**

If no, how many dwellings were under construction at 31 March 2023?.....**17**.....

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

...Not available.....
.....

Q3. 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 units have been sold to Livewest
.....
.....
.....

Dwelling Completions

No dwellings were recorded as completed by 31 March 2023 on this site but 15 were recorded on UPRN records as being under construction.

Please note: For the purposes of EDDC housing development monitoring, Use Class C3 dwelling completions are defined as built and registered as a residential property, on sites with planning approval for residential development.

For the forecast of completions from 1 April 2023, please forecast completions for the proposed **26** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider, in each forecast year.

Q4. When do you anticipate that the first dwelling(s) will be completed?

2024.....
.....

Q5. When will the development be completed?

2024.....
.....

Q6. How many dwellings do you anticipate will be completed each year (i.e. build rate)?

All 26 will be complete in 2024
.....

Q7. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: ... All 26.....
- 2024-2025:
- 2025-2026:
- 2026-2027:
- 2027-2028:

Q8. If any completions are expected from 2028-2029 onwards what build rate do you anticipate?

Q9. What is your housing trajectory for this site? See above

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/NO

If no, please amend Table 2.

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for Cranbrook. 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 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 Q8 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Cranbrook Phase 1 – Town Centre Parcel TC4A High Street South (Land South Of Tillhouse Road)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28
Contact	David Lock Associates (for applicants for 21/2020/MRES)																	
Planning Status at end March 2023	Outline planning approval Reserved Matters planning application	26	26															
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0					
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	26	26	0	0	0	0	0	0	0	0	0	0		26			

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: Cranbrook Phase 1– Town Centre Parcel TC4A High Street South (Land South Of Tillhouse Road) 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		25/07/2003 - Validated	03/P1900 Outline application for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail , residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking
		Planning application process and determination		29/10/2010 Conditional Approval	03/P1900
		Completion of S106		26/11/2013 Multiple dates	S106 signed Approvals of multiple Deeds of Variations to current date
		Reserved Matters submission and determination (following outline planning application)		28 July 2021 Validated 12 May 2022 Approval with conditions	Application 21/2020/MRES for 11 retail units and 26 residential units
		Discharge of pre-commencement planning conditions		12 May 2022 Discharges	Conditions 1 to 32 and 36-37 of 03/P1900 as they relate to this site
		Marketing/Securing sale of land with house-builder/lockout agreement			
		End of any pre-existing occupancy agreement			
		Site start			Date TBC Council Records – UPRN Residential indicate 15 dwellings 'under construction' as at the 2023 Monitoring Point

		Site works (demolition/clearance/ remediation)			Not previously brownfield land Grassland. Previously in agricultural use.
		Site works (Infrastructure eg roads, drainage; GI)			
		First dwelling(s) completed			Council Records – UPRN Residential & Council Tax Banded indicate 15 under construction at 31 March 2023
		Actual completions as at 31 March 2023	No dwellings completed by end March 2023 MP		Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023			
		Site development completed			

Notes:

A Navy blue cells denote 'Lead in time' i.e. 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 Cranbrook (whole site with planning approvals) trajectory.

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

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

TABLE 3 2022 MP Site	Cranbrook (with planning approvals)	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
Contact																		
Planning Status at end March 2022	Outline planning permission Detailed planning approval on most of site	3,487	3,319															
Trajectory				419	356	316	206	255	207	247	208	328	202	230	258	83		

Note: A further 168 dwellings were completed prior to 2013/14.

Application Type: Outline planning permission on whole site. Detailed planning approvals on most of site.

Estimated Site capacity: 3,487 dwgs.

Assumptions

Lead in time: Not applicable

Build rate: Forecast delivery of 202 in 2022/23, 230 in 2023/24, 258 in 2024/25 and 83 in 2025/26.

Summary: Completions forecast for Years 1-4 from end March 2022 Monitoring Point.

Ann Cooper

From: Nicola Wilson [REDACTED]
Sent: 13 July 2023 16:02
To: Ann Cooper; Giles Colton; Neil Pack; Adam Preece
Subject: FW: East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing
Attachments: Cx Cranbrook-Town Centre Extra Care units -DCC.docx

Dear Ann

Thank you for your email. I will make a start with the form on Monday. From a very quick initial look, I think I will need input from Giles, Neil and Adam – I will liaise with them as necessary on this early next week.

Kind regards
Nicola

Mrs Nicola Wilson MRTPI
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Climate Change, Environment and Transport
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Room 120, County Hall, Topsham Road, Exeter, EX2 4QD
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Sent: 13 July 2023 14:31
To: Nicola Wilson [REDACTED]
Subject: FW: East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing

Hi Nicola
Trying again
Ann

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Sent: 13 July 2023 14:30
To: [REDACTED]
Cc: [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing

To Nicola Wilson, Planning, Devon County Council

**East Devon District Council Housing Development Monitoring 2023
Cranbrook Town Centre – Extra Care Housing - Request for data by 21 July 2023**

Dear Ms Wilson,

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

The file attached to this email contains a questionnaire and up to date information about the following site in East Devon at:

- **Cranbrook Town Centre – Extra Care Housing**

I understand that you are the appropriate contact at Devon County Council regarding this site. If this is not correct could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details. Following a further discussion today with your colleague Giles Colton, as requested I have cc'd this email to him, to Neil Pack and to Adam Preece at Live West.

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 **21 July 2023**. See contact details below

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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,

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Ann Cooper MRTPI
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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. From left to right, they are: a teal hexagon with the letter 'A', a yellow hexagon with the letter 'C', a light blue hexagon with the letter 'E', a pink hexagon with the letter 'D', and a grey hexagon in the center containing the text 'ARTS & CULTURE EAST DEVON'. To the right of the logo, the text 'Arts & Culture East Devon' is written in white, followed by the website 'aced.org.uk' in a larger white font. Below this, 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: Nicola Wilson [REDACTED]
Sent: 18 July 2023 15:10
To: Ann Cooper
Subject: RE: Advice on East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing

Hi Ann

Thank you very much for your email, that is very helpful. I am awaiting further information from the others.

I will update you by Thursday.

Many thanks
Nicola

From: Ann Cooper [REDACTED]
Sent: 18 July 2023 12:02
To: Nicola Wilson [REDACTED]; Giles Colton [REDACTED]; Neil Pack [REDACTED]
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AS A MINIMUM Could you please

- **indicate the number of extra care units expected to be delivered on the site**
- **When a detailed planning application might be submitted**
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The main data source currently available comes from the legal agreement. So your answers would add to this

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Please insert your answers into the file attached and email the file back to me by **21 July 2023**. See contact details below

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

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

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

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

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

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

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

3. Future monitoring

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

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

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

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

5. **Privacy Notice**

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

Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact details]

www.eastdevon.gov.uk

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



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Ann Cooper

From: Adam Preece [REDACTED]
Sent: 20 July 2023 11:48
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing

Thanks Ann, that's all clear. Handovers will probably all be in one lump because this is a block of flats with communal areas, so will either be finished or not. I will stick some dates in and let Nicola know so that she can submit it to you.

Thanks

Adam

Adam Preece (he/him)
New Business Manager

From: Ann Cooper [REDACTED]
Sent: 20 July 2023 11:36
To: Adam Preece [REDACTED]
Subject: [EXTERNAL] RE: East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing

Caution: This message originated outside LiveWest. Please take extra care when clicking links or opening attachments.

Hi Adam,
Thank you for getting in contact with your query.

EDDC has to be cautious about lead in times for this site for our housing supply forecasts. This is because the legal process for transferring land is on-going at the moment. And the development management process is at a very early stage (with no application submitted at this time. We have to factor in the potential time from application submission to determination, and the discharging of pre-commencement conditions). Plus we need to allow time for commencement/site works and the time from when the first dwellings are under construction to the first dwelling delivery (ie the lead in time stages).

Please note, the responsibility for the final housing supply forecast which we produce eg for the 5 year housing land supply, rests with the Council. On behalf of EDDC, I have to make a cautious assessment of potential lead in stage dates. Your information will help me on behalf of the Council to work out and justify in which year the first completions likely to occur, informed by any information you can provide.. Fortunately, the Council's forecast of delivery only has to meet the tests of PPG. We are not required to guarantee housing delivery.

The reason for the cautious forecasts is because of Government planning policy and practice guidance. Please note, if any dwellings are forecast to be completed in the first 5 years (April 2023 to March 2028), then the test which Planning Practice Guidance applies to housing supply forecasts is whether there are "realistic prospects" of completions in those 5 years. This is quite onerous. After 5 years (ie from April 2028 onwards) the test of 'delivery' is less onerous (is the site developable).

So it is best if you take a cautious approach to forecasting housing delivery for this site, both in terms of the 'lead-in' stages ie up to the point when the first dwelling might be expected to be completed, and the build rates.

If you're uncertain about dates, then giving time periods from certain milestones will really help me.

I am mindful that if there is Government funding for this site then this will provide an end point for when the development has to be completed, ie the funding spent. We would need consider whether the lead in time and the forecast build rates enable the site to be completed in that time. I expect you're also looking at this.

If you have an idea of the total dwellings build programme period and roughly how long from the first dwelling under construction to first dwelling completion (6 months??) and then a build rate (of eg 30 pa, or 40 pa or 50 pa????) , this information would be particularly helpful. On a site of this size I would normally expect the build rate to be such that a site of this size could be completed within roughly 2 years from the start of construction of the first dwelling, particularly if there is no market housing. But it would be helpful to understand your thoughts on the likely time periods from key milestones.

Hopefully this helps you to supply information about milestones and time periods.

If you have any further queries and/or would like to have a chat by phone about the forecasts, I am available today and tomorrow (usually 9:00 to 17:00ish) - see contact details below.

Kind regards,

Ann

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact information]

www.eastdevon.gov.uk

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



From: Adam Preece [Redacted]

Sent: 20 July 2023 10:31

To: Ann Cooper [Redacted]

Subject: East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing

Hi Ann,

I have been asked by DCC to fill in some of the dates here. I have got two big problems that are preventing me from putting anything meaningful in, and I wondered if you could provide a little guidance on what you want me to do:

1. The land needs to be transferred from the consortium to DCC, then on to us. This would normally take no more than three months but has so far taken over a year. I have no indication of when the transfer to DCC may take place or how long the transfer to LiveWest will take following that.
2. We have no idea how long EDDC will take to issue a planning permission (and, of course, no guarantee that we will obtain a permission). Recent experience suggests that a consent will take at least a year from submission. We haven't been able to get any pre-app advice yet because your urban designer is off sick, so anticipate having to submit an application then negotiate any issues through the application process.

Both of the above mean that, when I started trying to put dates in, I was stating time periods from certain milestones rather than actual dates. That sort of works up until you ask for annual completions, which I can't answer. Likewise, I'm conscious that neither Council would want the two points that I have raised above put into the public domain.

How would you like me to address this, given the purpose of your enquiry in the first place? Do you want me to give you a best guess or a likely worst case? I don't want to artificially suppress your housing supply forecasts, but I also don't want to be seen to promise something that isn't delivered.

Could you let me know your thoughts please?

Thanks


Adam

Adam Preece (he/him)
New Business Manager


LiveWest
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Ann Cooper

From: Nicola Wilson [REDACTED]
Sent: 20 July 2023 15:57
To: Ann Cooper
Cc: Giles Colton; Neil Pack; Adam Preece
Subject: East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing
Attachments: Cx Cranbrook-Town Centre Extra Care units -DCC response 20.7.23.docx

Dear Ann

Further to recent discussions, please find attached the completed questionnaire with details of the Extra Care Housing scheme at Cranbrook town centre.

Adam has not requested that any information is kept confidential so I presume he is happy for this response to be in the public domain. Please let us know if you have any queries.

Adam / Giles / Neil - thank you very much for your help in completing the questionnaire.

Kind regards
Nicola

From: Ann Cooper [REDACTED]
Sent: 18 July 2023 12:02
To: Nicola Wilson [REDACTED]; Giles Colton [REDACTED]; Neil Pack [REDACTED]
Subject: RE: Advice on East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing

Hi Nicola,
Sorry to have missed your call. I've been in a meeting all this morning.

Any information that you and or LiveWest can provide about aspects of lead in time and build rates will help support and justify the site's housing trajectory.

AS A MINIMUM Could you please

- **indicate the number of extra care units expected to be delivered on the site**
- **When a detailed planning application might be submitted**
- **and how many of the extra care unit you expect to be completed (if possible with an indication of which year(s))**
 - **April 2023 to March 2028;**
 - **From April 2028 onwards**

BUT For the housing trajectory work EDDC can only use information that is in the public domain or which the landowner/developer/RP are willing to put in the public domain. It's DCC/LiveWest's choice about what information to make available.

EDDC can only ask questions and request answers. But EDDC can't require answers.

The main data source currently available comes from the legal agreement. So your answers would add to this

If your information is confidential (ie cannot/must not be in the public domain at this time), it is better that you just state "Information not available" against the relevant question(s).

Please note : The questions are detailed because the site doesn't yet have a detailed planning application, let alone planning approval. The questions relate to specific aspects that can hold up a development (stages in the 'lead-in time – see Table 2), which is why there are questions about ownership, about identifying the RP, about who will be the developer and who will be the builder, when a planning application might be submitted, site works, build rates, and what might hold up development.

All these matters are relevant to the audit trail needed to justify the year on year housing delivery forecast for the site. In particular to provide the evidence of "realistic prospects" of delivery in the 5 year period April 2023 to March 2028.

If information isn't provided, all that the audit trail document will record is that EDDC asked questions, no responses were received on certain questions. We then have to make a planning judgement about whether there is sufficient evidence of "realistic prospects of delivery" to be able to include the dwellings within supply forecast for the 5 year period April 2023 to March 2028. If there isn't then we can consider how to include the dwellings completions within the period from April 2028 to 2040 for housing supply forecasts for the emerging local plan (which has a 2040 end date).

Kind regards
Ann

From: Nicola Wilson [REDACTED]
Sent: 18 July 2023 11:32
To: Ann Cooper [REDACTED]; Giles Colton [REDACTED]; Neil Pack [REDACTED]
Subject: Advice on East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing

Dear Ann

Further to your request, please could you advise what information/which questions it is essential is made public?

We see that the form you have sent is very detailed. I am expecting that DCC and LiveWest will not want all of the question responses to be made public. In making a judgement on this it would be helpful to know what information it is essential you publish.

I have made a start with some of the answers and have requested input from Giles, Neil and Adam to provide the remaining information.

Many thanks
Nicola

From: Nicola Wilson
Sent: 13 July 2023 16:02
To: Ann Cooper [REDACTED]; Giles Colton [REDACTED]; Neil Pack [REDACTED]; Adam Preece [REDACTED]
Subject: FW: East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing

Dear Ann

Thank you for your email. I will make a start with the form on Monday. From a very quick initial look, I think I will need input from Giles, Neil and Adam – I will liaise with them as necessary on this early next week.

Kind regards
Nicola

Mrs Nicola Wilson MRTPI
Principal Planning Officer
Climate Change, Environment and Transport
Devon County Council
Room 120, County Hall, Topsham Road, Exeter, EX2 4QD

Please note I work part-time, generally on Mondays, Tuesdays, Wednesdays and Thursdays between 8 am and 4 pm

Website: <http://www.devon.gov.uk>

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From: Ann Cooper [REDACTED]
Sent: 13 July 2023 14:31
To: Nicola Wilson [REDACTED]
Subject: FW: East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing

Hi Nicola
Trying again
Ann

From: Ann Cooper
Sent: 13 July 2023 14:30
To: [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Cranbrook Town Centre - Extra Care Housing

To Nicola Wilson, Planning, Devon County Council

**East Devon District Council Housing Development Monitoring 2023
Cranbrook Town Centre – Extra Care Housing - Request for data by 21 July 2023**

Dear Ms Wilson,

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

The file attached to this email contains a questionnaire and up to date information about the following site in East Devon at:

- **Cranbrook Town Centre – Extra Care Housing**

I understand that you are the appropriate contact at Devon County Council regarding this site. If this is not correct could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details. Following a further discussion today with your colleague Giles Colton, as requested I have cc'd this email to him, to Neil Pack and to Adam Preece at Live West.

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 somewhat short deadline. If this is not 'doable' please let me know, as I have a few days after the 21st for processing information received before finalising the spreadsheet/analysis.

Please insert your answers into the file attached and email the file back to me by **21 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
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3. Future monitoring

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

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

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

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

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Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact details]

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East Devon District Council Housing Development Monitoring 2023

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

Site: Cranbrook – Town Centre Extra Care housing

Landowner: New Community Partners

Land to be transferred to: Devon County Council

PLANNING STATUS TYPE Cx: Within the Cranbrook Town Centre shown on the policies map, Policy CB21 in the adopted Cranbrook Plan DPD makes provision for Extra Care Housing (minimum of 55 beds).

The principal S106 agreement (29 October 2010) for the Cranbrook Development as varied by Deed of Variation 18 May 2018, identifies the town centre land on which a mixed use development shall be developed, including Extra Care land. Under Schedule 1 of that Deed of Variation (varying Schedule 29 of the principal S106), *the owners shall lay out and complete Extra Care Land as Serviced Land in the approved location shown on the Location Plan to Completion Standard, On completion of the Extra Care Land as Serviced Land, the owners shall offer to Transfer the Extra Care Land to Devon County Council (or if jointly directed in writing by EDDC and DCC to DCC or such other organisation).*

There is no detailed planning approval for Extra Care housing in the town centre site as at the 2023 Monitoring Point (31 March 2023) or since then (as at 12 July 2023).

The site is within the area that has had outline planning approval 03/P1900 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre (approved with conditions 29 October 2010), However, Condition 3 of 03/P1900 required that all subsequent applications for approval of reserved matters shall be made to the LPA before the expiration of 12 years from the date of that permission. That consent has expired. So development of the Extra Care housing will require either a full or hybrid planning application or new outline application followed by a Reserved Matters application. No new planning application has been submitted as at 12 July 2023. 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 following questions have been prepared in the light of information provided by Devon County Council in a telephone conversation on 12 July 2023 between Nicola Wilson (DCC) and Ann Cooper, and a telephone conversation on 13 July 2023 between Giles Colton (DCC) and Ann Cooper.

Lead in Time

Q1. What progress has been made on laying out and completing the Extra Care Land as per the legal agreement? [Awaiting confirmation from the New Community Partners that the land is serviced and completed ready for transfer.](#)

Q2a. The LPA understands that the land for the Extra Care Housing has not yet been transferred to Devon County Council, so is still in the ownership of the New Community Partners. Is this correct? **YES**

If No, please update

Q2b. What progress has been made towards the transfer of the land to DCC?
Transfer documents have been agreed and are awaiting final approval.

Q2c. Approximately when do you anticipate the land transfer to DCC will occur?

We hope transfer will take place within the next 2 months, subject to receiving final approval.

Q3a. I understand that Devon County Council does not intend to be the site developer.

Is this correct? **YES**

Q3b. I understand that Devon County Council will not be a Joint Venture partner in the development of this site. Is this correct? **YES**

Q3c. When the land is in its ownership does Devon County Council intend transferring the land to another organisation (consistent with the legal agreement)? **YES**

Q3d. If your response to Q3c is Yes, and mindful that information from your responses will be in the public domain unless you say otherwise, what progress has been towards preparing for transferring the land to another organisation? (eg negotiation progress, development agreement, type of organisation (in particular is this a Registered Provider); name of organisation if available)

Discussions in progress to transfer the site to a Registered Provider.

Q3e. Is it expected that that organisation will be the site developer? **YES**

Q3f. Approximately when do you anticipate the land transfer from Devon County Council to that organisation will be completed? **Within 3 months of DCC receiving the land from the New Community Partners.**

Q3g. Is it anticipated that that organisation will be the housing provider (and eg working in partnership with one or more care providers)? **YES**

Q3h. I understand that Devon County Council intends to tender for the Care and Support Contract. Is this correct? **YES**

Q4a. Policy CB21 refers to Extra Care Housing for a minimum of 55 beds. The LPA understands that Devon County Council intends that the development will comprise only self-contained Extra Care units (ie for the EDDC housing monitoring, each unit would be counted as equivalent to a dwelling). Is this correct? **YES**

Q4b. If Yes, please advise how many self-contained Extra Care units you anticipate will be developed on the land to be transferred. **58**

Q5. What percentage of the Extra Care units do you anticipate will be affordable housing (as per current national planning policy definition) **100%**

Q6a. Does delivery of the Extra Care units depend on external funding? **YES**

Q6b. If Yes, what progress has been made either by DCC or another organisation in securing funding to deliver the Extra Care Housing?

LiveWest has allocated grant for the Extra Care Housing through its strategic partnership with Homes England.

Q6c. What time limit is there on any external funding being available?

Yes – Homes England require construction to start by March 2026 and the scheme to be completed by March 2028.

Q7a. When is it anticipated that a planning application for Extra Care housing development will be submitted? **June 2024**

Q7b What type of planning application is likely to be will be submitted? **Full**

Q8. If the expectation is to submit outline planning application, mindful of the need to complete the development management process, when might a reserved matters planning application be submitted? **N/A.**

Q9 What progress has been made in preparing a planning application (eg studies/evidence gathering/preparation for request for pre-application advice)?

Basic due diligence has been undertaken, but progress is stalled until the site is transferred as invasive investigations are required.

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

Build cost inflation remains high. The scheme is viable at present, but further delays and extraordinary inflation present a risk.

Q11. When is it expected that site development may commence? **December 2025**

Q12. How long are site works and/or operations likely to take prior to dwelling construction?

Three to six months.

Q13. When is construction of the first dwelling(s) expected to start on site?

June 2025

Dwelling Completions

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

Please note: For the purposes of EDDC housing development monitoring, housing completions (whether Use Class C3 dwellings or Use Class C2 Extra Care housing) are defined as built and registered as a residential property, on sites with planning approval for residential development.

For the forecast of completions from 1 April 2023, please forecast completions for the **Extra Care units you anticipate being delivered on land to be transferred**. 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 available for occupation in each forecast year.

Q14. When is it anticipated that the first unit(s) will be completed? **December 2027**

Q15. Please advise on the length of the build programme and when is development likely to be completed?

The build programme is anticipated to be 24 months, likely to complete in December 2027

Q16. What build rate is anticipated? Practical completion of all homes will be simultaneous.

Q17. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: Zero
- 2024-2025: Zero
- 2025-2026: Zero
- 2026-2027: Zero
- 2027-2028: 58

Q18. If completions are expected from 2028-2029 onwards what build rate(s) are anticipated? N/A

Q19. **What is your housing trajectory for this site?**

Please update Table 1 in Part A with your Q14 to Q18 information

Q20. 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)*

There is no previous delivery trajectory for this site.

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 Q19 What is your housing delivery trajectory for this site? (the land to be transferred to Devon County Council)

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 Q18 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Cranbrook – Town Centre Extra Care Housing Land to be transferred to Devon County Council	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Contact	Devon County Council																													
Planning Status at end March 2023	Within Town Centre in adopted Cranbrook DPD – policy CB21 #																													
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0																	
Your trajectory	<i>INSERT annual figures in the appropriate years Extra Care UNITS</i>	TBC	TBC	0	0	0	0	0	0	0	0	0	0					58												

on land allocated for development of Extra Care housing (minimum of 55 beds) in CB21 Cranbrook Town Centre in the adopted Cranbrook Plan DPD and the Policies Map
Also within land to be transferred to Devon County Council (legal agreement).
Site Capacity – in terms of Extra Care UNITS

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: Cranbrook – Town Centre Extra Care Housing (on land to be transferred to Devon County Council) 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			TBC for new application
		Preparation & Submission of planning application		25 July 2003 Validated	03/P1900 A new community comprising up to 2,900 residential dwellings; a town centre and a local centre including retail , residential and employment; assembly and leisure uses; non-residential institutions (including two primary schools and one secondary school); sports and recreation facilities; a country park; a railway station; landscaping; engineering works; associated infrastructure; and car parking for all uses
		Planning application process and determination		29 October 2010 Approved with conditions Expired 29 October 2022	03/P1900 Site is within the area that has had outline planning approval 03/P1900 for a new community comprising up to 2,900 residential dwellings; a town centre and a local centre (approved with conditions 29 October 2010), However, Condition 3 of 03/P1900 required that all subsequent applications for approval of reserved matters shall be made to the LPA before the expiration of 12 years from the date of that permission.
		Completion of S106		29 October 2010 Several Deeds of Variation, In particular 18 May 2018	The principal S106 agreement (29 October 2010) for the Cranbrook Development as varied by Deed of Variation 18 May 2018, identifies the town centre land on which a mixed use development shall be developed, including Extra Care land. Under Schedule 1 of that Deed of Variation (varying Schedule 29 of the principal

				S106), the owners shall lay out and complete Extra Care Land as Serviced Land in the approved location shown on the Location Plan to Completion Standard, On completion of the Extra Care Land as Serviced Land, the owners shall offer to Transfer the Extra Care Land to Devon County Council (or if jointly directed in writing by EDDC and DCC to DCC or such other organisation).	
		Reserved Matters submission and determination (following outline planning application)		June 2024	This will be a full application, the timescale for submission of reserved matters having now lapsed.
		Discharge of pre-commencement planning conditions		September 2025	Assumes one year to obtain permisison
		Marketing/Securing sale of land with house-builder/lockout agreement			
		End of any pre-existing occupancy agreement			
		Site start		December 2025	
		Site works (demolition/clearance/ remediation)		December 2025	Not previously brownfield land Previously in agricultural use.
		Site works (Infrastructure eg roads, drainage; GI)		March 2026	
		First dwelling(s) completed		December 2027	
		Actual completions as at 31 March 2023	No dwellings completed by end March 2023 MP		Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023	11		
		Site development completed	December 2027		

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'.

Ann Cooper

From: john smith [REDACTED]
Sent: 19 July 2023 14:53
To: Ann Cooper
Subject: Re: East Devon DC 2023 Housing Trajectory -Land at Coachfield House, Cranbrook

Dear Ms Cooper,

Please find the response to your questionnaire as requested which I hope you find helpful in completing the plan.

May I also take this opportunity to comment on the planning process in general. (I could almost hear your intake of breath.)

Whilst we all have to accept that local councils are under enormous pressure to deliver more and more houses to comply with central government targets and East Devon is no exception. This is at the cost to small landowners who are being trampled on and disregard. In real terms, the value of Coachfield has plummeted as a result of the adjacent activities such as the energy center and the haulages companies operating with "loophole" in the law regarding weights limits etc. Who has a power station built at the bottom their garden without receiving compensation? Of course planning on such facility was obtained by stealth in as much as the original building was significantly lower, smaller, and different operational mode. I could go on.

Cooperation with EDDC has been freely given, but it seems to be one way traffic of information. An example is Station Road. Is it going to be closed or not? EDDC has enormous influence with developers in providing a steer to the character of a neighbourhood, but instead there appears to be indecision at every aspect moving forward. In the meantime the property cannot be upgraded but instead is gradually being destroyed by oversized over weight vehicles.

Given the above, the questions have been answered in a manner appropriate to the situation.

1. YES
2. YES
3. YES
4. YES - Little progress.
5. NO
6. UNSURE
7. Dependent on other factors.

I hope this is useful and look forward to working with you in the future.

Yours sincerely,

John W Smith.
Coachfield House.

On Mon, 10 Jul 2023 at 07:05, Ann Cooper [REDACTED] wrote:

| To Mr John Smith

East Devon District Council Housing Development Monitoring 2023 :

Land at Coachfield House, Cranbrook - Request for data by 19 July 2023

Dear Mr Smith,

On 1 October 2021 you kindly provided information about your land at Coachfield House, Cranbrook for the Council's work on preparing housing delivery forecasts. You confirmed that you were the landowner of 3 acres at Coachfield House, and that this land was available for housing development.

I am contacting you again to seek your help in updating that information.

We produce these housing delivery 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 Council would be grateful for your written answers to the questions set out in the email below. Please reply by email, setting out both the questions and your responses **by 19 July 2023**.

QUESTIONS

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

If uncertain, just state 'uncertain'.

For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter, or otherwise a broad range of years

1. Are you still the owner of Land at Coachfield House? YES/NO

If no, please state who is the new owner.

2. Is the site area still 3 acres? YES/NO

If no, how much land is in your ownership?

3. Is the land still available for residential development? YES/NO

4. Is the site being marketed for housing development? YES/NO

If yes, what progress has been made?

Which company is marketing the site?

5. Are you in negotiations with a house builder or developer(s) at this time? YES/NO

If yes, what progress has been made?

6. Do you anticipate submitting a planning application for housing development on this land (eg submitted by yourself or through a planning agent) YES/NO/ UNSURE

If yes, what type of application (eg Full, or Outline) and when do you anticipate it may be submitted?

7 Previously you indicated that about 45 dwellings might be delivered in 2021-2026. Given the passage of time and your responses to the above questions

a) How many dwellings might be delivered on the site; and

b) When might they be delivered eg 2023-2028; 2028-2033; 2033-2040?

Please note, the Council will need to publish your answers as part of its evidence of the deliverability of the site. Therefore, if you feel that some of the information requested is sensitive, please indicate this to us in your response and omit confidential/sensitive information. See Notes below, including the Privacy Notice.

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

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

Thank you for responding to these questions.

Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI

Senior Planning Policy Officer

East Devon District Council

[Redacted address line 1]

[Redacted address line 2]

[Redacted address line 3]

www.eastdevon.gov.uk

Blackdown House, Border Road,

Heathpark Industrial Estate,

Honiton, EX14 1EJ



NOTES

1. National Planning Policy Framework and Planning Practice Guidance

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

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

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

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

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

3. Future monitoring

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

4. Information from responses will be in the public domain

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

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

5. Privacy Notice

Any personal information which you provide will be held and used by East Devon District Council for the purpose of updating the housing trajectory for the 2013-2031 plan period, in particular for anticipated housing completions within the next five years. Information that you provide will also

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

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[Email disclaimer](#)



To Mr John Smith: Land at Coachfield House, Cranbrook

Dear Mr Smith,

On 1 October 2021 you kindly provided information about your land at Coachfield House, Cranbrook for the Council's work on preparing housing delivery forecasts. You confirmed that you were the landowner of 3 acres at Coachfield House, and that this land was available for housing development

I am contacting you again to seek your help in updating that information.

We produce these housing delivery 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 Council would be grateful for your written answers to the questions set out in the email below. Please reply by email, setting out both the questions and your responses by 19 July 2023.

QUESTIONS

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

If uncertain, just state 'uncertain'.

For 'When' questions, enter dates if known, or Calendar year & month or Calendar year & Quarter, or otherwise a broad range of years

1. Are you still the owner of Land at Coachfield House? YES/NO

If no, please state who is the new owner.

2. Is the site area still 3 acres? YES/NO

If no, how much land is in your ownership?

3. Is the land still available for residential development? YES/NO

4. Is the site being marketed for housing development? YES/NO

If yes, what progress has been made? LITTLE PROGRESS

Which company is marketing the site?

5. Are you in negotiations with a house builder or developer(s) at this time? YES/NO

If yes, what progress has been made?

6. Do you anticipate submitting a planning application for housing development on this land (eg submitted by yourself or through a planning agent) YES/NO/ UNSURE

If yes, what type of application (eg Full, or Outline) and when do you anticipate it may be submitted?

7 Previously you indicated that about 45 dwellings might be delivered in 2021-2026. Given the passage of time and your responses to the above questions

- a) How many dwellings might be delivered on the site; and
- b) When might they be delivered eg 2023-2028; 2028-2033; 2033-2040?

DEPENDENT ON OTHER FACTORS

Please note, the Council will need to publish your answers as part of its evidence of the deliverability of the site. Therefore, if you feel that some of the information requested is sensitive, please indicate this to us in your response and omit confidential/sensitive information. See Notes below, including the Privacy Notice.

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

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

Thank you for responding to these questions.

East Devon District Council Housing Development Monitoring 2023

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

Site: Cranbrook – TREASBEARE EXPANSION AREA:

LANDOWNER: CARDEN GROUP

AGENT/PROMOTER: CARDEN GROUP LTD

PLANNING STATUS TYPE B2: Site does not have detailed planning approval(s) and does not have outline planning permission at the 2023 Monitoring Point. On 28 February 2023 Planning Committee resolved to grant outline planning permission for application **22/1532/MOUT** for (inter alia) up to **1,035** residential dwellings subject to a S106 agreement. It covers all of the non-specific use allocation in Policy CB3 Treasbeare Expansion Area in the adopted Cranbrook Plan DPD as shown on the Policies Map-. See Table 2.

Please answer all questions.

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

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

PART A

Lead in Time

The recent planning application 22/1532/MOUT is evidence that the site is available for housing development. Examination Document PSD-44e submitted by Redrow and the Carden Group to the Cranbrook DPD Examination states that since the first hearings the land had been sold by Mr and Mrs Pyle to the Carden Group.

Q1a. In 2021 the response from Redrow about this site confirmed that Carden Group are the landowner. Is this still correct? YES/~~NO~~

Q1b. Excluding highway land, is all the land within the 'redline' on the amended site location plan in document BL-M-28 (application 22/1532/MOUT) within Carden's ownership?
.....YES/~~NO~~

Q2. From the response from Redrow, the Council understood that Carden Group would not be the developer/builder. Is this correct? YES/~~NO~~

If no, how much land is owned by the Carden Group? **Carden are a land investment business – not a house builder. Carden own the whole site.**

Q3a. Previously, Redrow advised that Redrow are promoting the site, and expected to be the housebuilder that will deliver the first phases of the development and a further partner is likely to be brought on board following the grant of any outline planning consent.

Will Redrow be one of the housebuilders for this development?...YES/~~NO~~/~~NOT KNOWN~~

Q3b. If No or Not Known, please advise on the progress in identifying the housebuilder(s) for this site. **The site is likely to be actively marketed for sale in September 2023. Redrow may or may not be selected as the preferred development partner – either on their own or in partnership with another house builder.**

Cont

Q3c. Do you anticipate there will be more than one housebuilder (ie more than one outlet) on the site?YES/NO

Q3d How many builders do you anticipate? **2 or 3.**

Q3e Is the site being marketed for sale for development?.....YES/NO and if yes what progress has been made with marketing? **See above Q3b**

Q4a. Now that Planning Committee has resolved to grant approval of the outline planning application 22/1532/MOUT subject to S106 (and other matters), when do you anticipate the first reserved matters planning application will be submitted? **Q3 or 4 - 2024**

Q4b. Drawing No BL-M-47 C is the latest phasing plan submitted by the applicants. It shows 3 phases for housing development with an indicative build programme. Is there a timing schedule for these phases (approximate length of construction/start and end dates of)? If so could you please summarise below **Not at this stage – this will depend on approach the eventual developer will adopt.**

PHASE	Indicative build program	Length of Phase (No of Years/Months)	Start date	End date
Phase 1	Occupation From months 9 onwards			
Phase 2	Occupation From months 36 onwards			
Phase 3	Occupation From months 45 onwards			

Q4c. Approximately how much land is available (net) for house building on phases 1 to 3? **27.13 hectares**

Q5. Has a Registered Provider been identified? YES/NO

Q6. Previously Redrow advised that “aside from the continued engagement into the emerging plan and associated Infrastructure Delivery Plan there is no element that is affecting the delivery of the development currently. This is continually being monitored as the plan is progressing”. 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? **Current market conditions (slow sales) and build cost inflation mean that cashflow of the S106 payments is critical to delivery. Discussions are ongoing with EDDC and DCC regarding triggers for S106 payments.**

Q7. Mindful of the progress on the outline planning application, when do you now anticipate the site development will commence? **Q2 – 2025 (subject to market conditions)**

Q8. Previously you advised that site works and/or operations are likely to take 6 months prior to dwelling construction? Do you still expect this?YES/NO

If no how long do you expect these to take?

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

Q3 – 2025

Dwelling Completions

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

Please note: For the purposes of EDDC housing development monitoring, Use Class C3 dwelling completions are defined as built and registered as a residential property, on sites with planning approval for residential development.

For the forecast of completions from 1 April 2023, please forecast completions for the land within the Carden Group ownership, based on the upto 1035 dwellings in application 22/1532/MOUT. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider in each forecast year.

Q10. When do you anticipate that the first dwelling(s) will be completed? **Q3 – 2025**

Q11. When will the development be completed? **2035 (very crude estimate and dependent on many factors)**

Q12. Previously you advised that build rates would be 50 /year with one developer and 100 with two)? Is this still your expectation?YES/NO

Q13. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024:
- 2024-2025:
- 2025-2026: **50**
- 2026-2027: **100**
- 2027-2028: **100**

Q14a. Are the anticipated completions for 2028-2029 onwards at the same build rate as anticipated in 2025-2026?.....Yes/No

Q14b. If the answer to Q14a is no, what build rate do you anticipate?

Q15. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q10 to Q14b information

Q16. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?Yes/No

If no, please amend Table 2.

Previous Trajectory (for information)

The site is within the Treasbeare Expansion Area. Table 3 in Part C shows the previous housing trajectory for the whole Treasbeare Expansion Area allocation identified in the Submission Cranbrook Development Plan Document (at Examination at that time). 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 Q19 What is your housing delivery trajectory for this site ie within the Carden Group's ownership area?



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

As this information is being used to inform the housing trajectory for the emerging Local Plan, as well as the 2023 monitoring point 5 year land supply, please base your trajectory on application 22/1532/MOUT which Committee 28 February 2023 resolved to approve with conditions subject to the S106 agreement. 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 Q14b relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Cranbrook – Treasbeare Expansion Area (within the Carden Group's ownership)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42
Contact	Redrow Homes (for Carden Group)																															
Planning Status at end March 2023	Within adopted Local Plan – Cranbrook Plan Area. Part of policy CB3 Treasbeare Expansion Area #																															
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0																			
Your trajectory	<i>INSERT the annual figures in the appropriate years</i>	1035	1035	0	0	0	0	0	0	0	0	0	0			50	100	100	100	100	100	100	100	100	100	100	85					

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

 			<p>16 August 2021 (and several meetings)</p> <p>28 July 2022 validated</p>	<p>collectively to comprise up to 35,000 sq metre); energy centre); petrol filling station with associated convenience retail and facilities; one 2-form entry primary school; local centre comprising A1 uses plus A2, A3, A4, A5 uses and B1 business use; sports and recreation facilities including an all weather playing surface with floodlighting, changing facilities and children play; green infrastructure (including open space and SANG); community uses (including D1 non-residential institutions); assembly and leisure, gypsy and or travellers pitches; access from former A30 and crossings; landscaping; allotments; engineering (including ground modelling and drainage) works; demolition; associated infrastructure; and car parking for all uses</p> <p>Preapplication advice</p> <p>22/1532/MOUT Outline planning application for up to 1,035 residential dwellings; a neighbourhood centre with a maximum of 3,000sq.m gross of ground floor space (Use Class E and sui generis (hot food takeaways, pubs/bars)); a two form entry primary school, with early years provision (Use Class F1); public open space, including formal open space, formal play space, allotments, amenity open space and SANGS land; a sports hub comprising playing pitches, tennis courts, a multi-use path and a pavilion (Use Class F2); up to 10.26ha of employment land (Use Classes E(g), B2, B8 and an extension to the existing Cranbrook Energy Center); 5 serviced pitches for gypsies and travellers; sustainable drainage systems; and</p>
---	--	--	--	--

				associated infrastructure. All matters are reserved for future consideration aside from access. Principal access is to be provided from four points off London Road (B3174), with additional access points proposed for pedestrians and cyclists
	Planning application process and determination		<p>9 July 2021 WITHDRAWN (after the 2021 MP)</p> <p>9 July 2021 WITHDRAWN (after the 2021 MP)</p> <p>28 February 2023 – Planning Committee resolution</p> <p>Awaiting decision because awaiting completion of S106 agreement</p>	<p>15/0046/MOUT</p> <p>17/1482/MOUT</p> <p>22/1532/MOUT Planning Committee resolved to grant approval for planning application 22/1532/MOUT subject to S106 agreement which captures the heads of terms set out later in this report; and subject to the imposition of an additional condition requiring the applicant to submit details to demonstrate how sewage from the site will be handled and not contribute to known issues with capacity in the sewerage network in the villages to the south of the site. The precise wording of the additional condition to be delegated to the Assistant Director Planning Strategy and Development Management in consultation with the Chair of Planning Committee and Ward Members</p> <p><i>Note: the capacity of the site is up to 1035 (120 in excess of the policy allocation) following the committee resolution</i></p>
	Completion of S106		Awaiting completion of S106 agreement as at 07 July 2023	<p>S106 Agreement relating to 22/1532/MOUT</p> <p>25 May 2023 Officer Delegated Report. "Work is now on going to conclude negotiations on the required Section 106 agreement"</p> <p>As at 07 July 2023 – understood that work on the S106 continues to progress.</p>

	Reserved Matters submission and determination (following outline planning application)			
	Discharge of pre-commencement planning conditions			
	Marketing/Securing sale of land with house-builder/lockout agreement			Mr and Mrs Pyle were the landowners at the time of the first hearings of the Cranbrook DPD Examination. Since that time the land was sold to the Carden Group In 2021 land had not been sold to a housebuilder(s) 2021 response from Redrow indicated that they would be the deliverer for the first phases and a further partner is likely to be brought on board following the grant of any outline planning consent. As at 07 July 2023 – progress on marketing/sale to housebuilder(s) TBC
	End of any pre-existing occupancy agreement			
	Site start			
	Site works (demolition/clearance/ remediation)			Not previously brownfield land Previously in agricultural use.
	Site works (Infrastructure eg roads, drainage; GI)		25 May 2023	25 May 2023 Officer Delegated Report. applicants are seeking to address some of the conditions within the resolution to allow prompt delivery of the development in the future. They sought an amendment to Condition 22 of the RTG and more specifically the part of the condition that requires details of a ground run enclosure to be submitted and approved in writing by the LPA. Applicants have now produced a fully worked up specification for the enclosure which would be built on land at Exeter Airport and submitted this to the Council for consideration. Revised wording for condition 22 agreed
	First dwelling(s) completed			

		Actual completions as at 31 March 2023	No dwellings completed by end March 2023 MP	Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023		
		Site development completed		

Notes:

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

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

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

The last whole site trajectory for the Treasbeare Expansion Area - proposed allocation in the submission Cranbrook DPD (Policy CB3).

Table 3 below is the 2022 MP trajectory for the Treasbeare Expansion Area produced by East Devon District Council (this data fed into the table in para 3.14 of the 2022 East Devon Housing Monitoring Update)

TABLE 3 2022MP Site	Cranbrook – Treasbeare Expansion Area CB3	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32+
Contact																						
Planning Status at end March 2022	Proposed allocation for mixed use development in the Submission Cranbrook DPD	915	915																			
Trajectory				0	0	0	0	0	0	0	0	0	0	0	0	0	0	100	100	100	100	515

Proposed Development Plan Document allocation for mixed use.

Application Type:

Outline planning applications for alternative schemes (one for 1,550 dws, the other for 1,200 dws) had submitted and validated (2015 and 2017). Reserved Matters application(s) to follow.

(Note: since this forecast was made, the outline planning applications were withdrawn on 9 July 2021)

Estimated Site capacity: About 915 dwellings (Policy CB3)

Assumptions

Lead in time: No site start at the 2022 Monitoring Point.

Cautious forecast at this time, as outline planning applications are awaiting decision.

Assumption of site gearing up in 2026/27 with first completions in 2027/'28

Build rate Forecast delivery of 100 pa from 2027/28 onwards (based on two builder outlets) Previous advise from developer of potential for one to two outlets, with 100dpa if two outlets

Summary

Completions forecast for year 6 to approx. year 13 from end March 2022 Monitoring Point.

Ann Cooper

To: Thea Billeter; James Brown
Subject: FW: East Devon DC 2023 Housing Trajectory - Cranbrook- Treasbeare Expansion Area
Attachments: B2 - Cranbrook-TREASBEARE (002).docx

From: Martyn Twigg [REDACTED]
Sent: 24 July 2023 11:21
To: Ann Cooper [REDACTED]
Subject: RE: East Devon DC 2023 Housing Trajectory - Cranbrook- Treasbeare Expansion Area

Anne

I will send it over – but I really need to run it past a colleague who is off this week....so treat it with caution.

The big caveat on the delivery of all homes at the expansion areas is when the first school will be provided – and could move all the figures back. This is being discussed with EDDC and DCC.



Martyn Twigg
Director of Planning
Carden Group

[REDACTED]
cardengroup.com

Bridgemere House
Chester Road
Preston Brook
Cheshire
WA7 3BD

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From: Ann Cooper [REDACTED]
Sent: Monday, July 24, 2023 11:13 AM
To: Martyn Twigg [REDACTED]
Subject: RE: East Devon DC 2023 Housing Trajectory - Cranbrook- Treasbeare Expansion Area

To Martyn Twigg, Carden 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 by the middle of this 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: 09 July 2023 17:09
To: [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Cranbrook- Treasbeare Expansion Area

To Martyn Twigg, Planning Director, Carden Group (on behalf of Treasbeare Residential Limited)

**East Devon District Council Housing Development Monitoring 2023
Cranbrook- Treasbeare Expansion Area - Request for data by 19 July 2023**

Dear Mr Twigg,

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

The file attached to this email contains a questionnaire and up to date information about the following site in East Devon at:

- **Cranbrook – Treasbeare Expansion Area**

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

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

Please insert your answers into the file attached and email the file back to me by **19 July 2023**.
See contact details below

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

NOTES

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

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

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

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

2. **Information accompanying the questionnaire**

The information about the sites within the file attachments comprises:

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

3. **Future monitoring**

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

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

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

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

5. **Privacy Notice**

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

Yours sincerely,



Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



www.eastdevon.gov.uk

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



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

The banner features a logo on the left consisting of four interlocking hexagons: a teal one with 'A', a yellow one with 'C', a light blue one with 'E', and a pink one with 'D'. A central grey hexagon contains the text 'ARTS & CULTURE EAST DEVON'. To the right, the text 'Arts & Culture East Devon' is in white, followed by the website 'aced.org.uk' in a larger white font, and a descriptive sentence below.

East Devon District Council Housing Development Monitoring 2023

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

Site: Cranbrook – COBDENS EXPANSION AREA – Land East of Cranbrook, London Road, Whimble (land under the control of Persimmon Homes)

DEVELOPER: PERSIMMON HOMES LTD

PLANNING STATUS TYPE B2: Site does not have detailed planning approval(s) and does not have outline planning permission at the 2023 Monitoring Point but since then Planning Committee resolved to grant outline planning application **22/0406/MOUT** (as per the officer recommendation) including **up to 1,435** dwellings. It is within the non-specific use allocation in Policy CB4 Cobdens Expansion Area in the Cranbrook DPD (adopted 19 October 2022) as shown on the Policies Map. See Table 2.

Please answer all questions.

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

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

PART A

Lead in Time

Outline planning application **22/0406/MOUT** for up to **1,435** dwellings was submitted by Persimmon Homes and validated (22 March 2022). On 25 April 2023 Planning Committee resolved to "approve the planning application with conditions subject to a section 106 agreement which captures the heads of terms set out later in this report" (the full resolution is in Table 2 below). As at 16 June 2023 the application is pending decision.

The Council understands that this site (**subject to application 22/0406/MOUT**) and its housing development is now under the control of Persimmon Homes only.

Q1. Is this still the current position? **YES**

Q2a. Is Persimmon Homes the landowner of all or part of the site? **PART**

Q2b. How much land does Persimmon Homes own on this site? **28.5 Hectares**

Q3. How much land is under option to Persimmon Homes? **65.9 Hectares**

Q3. Is it anticipated that Persimmon Homes will be the house-builder? **YES**

If not, who will be the house-builder?

Q4a. When do you anticipate the first reserved matters planning application will be submitted? **Q1/2 2024 – once S106 is signed and permission granted.**

Q4b. Drawing No 0990-L-17 E is the latest Parameter Plan 4 - phasing plan submitted by the applicants (22/0406/MOUT). It shows 3 phases for housing development (Phase 1 is split into two areas). Is there a timing schedule for these phases* (approximate length of construction/start and end dates)? If so could you please summarise below:

PHASE	Length of Phase (No of Years/Months)	Start date	End date
Phase 1 (SE)			
Phase 1 (NW)			
Phase 2			
Phase 3			

* The Council is mindful that the resolution to grant permission requires revised phasing

Q4c. Approximately how much land is available (net) for house building on phases 1 to 3?
Circa 30 Hectares

Q5. Has a Registered Provider been identified? NO

If Yes, please name

Q6. 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?

Build costs are continuing to rise, market conditions are becoming worse and interest rates remain the highest that they've been for years. In order to build out the scheme at the rate that previous phases have been built out, we will need to see market improvements.

S106 negotiations are ongoing, this will also have a big impact on delivery.

Q7. Assuming the S106 agreement is completed, and allowing time land acquisition/legal processes and for pre-commencement conditions to be discharged, when do you anticipate that site development will commence? **2025**

Q8. How long do you anticipate that site works and/or operations are likely to take prior to dwelling construction?

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

Q2 2025

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 on the land controlled by Persimmon and based on application 22/0406/MOUT. The forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider in each forecast year.

Q10. Persimmons' previous response hoped for completions by December 2024. When do you anticipate that the first dwelling(s) will be completed? **Q4 2025**

Q11. When will the development be completed? **10+ Years**

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

Current market conditions - 40

Q13. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: 0
- 2024-2025: 0
- 2025-2026: 40
- 2026-2027: 40
- 2027-2028: 40

Q14. If completions are expected from 2028-2029 onwards, what build rate do you anticipate? 40

Q15. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q10 to Q14 information

Q16. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?Yes /No

If no, please amend Table 2.

Previous Trajectory *(for information)*

The site is within the Cobden Expansion Area. Table 3 in Part C shows the previous housing trajectory for the whole Cobden Expansion Area allocation identified in the Submission Cranbrook Development Plan Document (at Examination at that time). This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

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

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

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q15 What is your housing delivery trajectory for this site ie the land within Persimmon's control?

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

As this information is being used to inform the housing trajectory for the emerging Local Plan, as well as the 2023 monitoring point 5 year land supply, please base your trajectory on application 22/0406/MOUT which Committee 25 April 2023 resolved to approve with conditions subject to the S106 agreement. The trajectory should be informed by details in Table 2 in Part B and your responses to Questions Q1 to Q14 relating to planning application progress and build rates/completions.

TABLE 1 2023 MP Site	Cranbrook – Cobdens Expansion Area. Land east of Cranbrook, London Road, Whimple (area controlled by Persimmon Homes)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41
Contact	Persimmon Homes																														
Planning Status at end March 2023	In Expansion Area shown on Policies Map- Adopted Cranbrook DPD Allocation (Policy CB4 Cobdens Expansion Area) Planning application 22/0406/MOUT (with Committee resolution to grant, subject to...)																														
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0																		
Your trajectory	INSERT the annual figures in the appropriate years	1435	1435	0	0	0	0	0	0	0	0	0	0	0	0	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40	40

Insert additional columns after 2040/41 if needed

Recorded completions:

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

			<p>02 March 2022 Validated</p>	<p>22/0406/MOUT Outline planning application for up to 1,435 new residential dwellings, a neighbourhood centre with a maximum of 750 sqm gross ground floor space (use classes E and sui generis (Hot food takeaways and pubs/bars)), a three form entry Primary School (use class F1) with associated nursery provision (use class E) and community room (Use class F2), a 50 place Special Educational Needs School (Use Class F1), public open space, allotments, Suitable Alternative Natural Green Space, drainage basins, landscaping, place of worship (Use class F1), parsonage, cemetery, 10 serviced pitches for gypsies and travellers, demolition of 4no. barns, and associated infrastructure with all matters reserved except for principal vehicular access off London Road to the south, connection to Phase 1 to the west, and vehicular access to the serviced pitches for gypsies and travellers off London Road to the south east</p>
	<p>Planning application process and determination</p>		<p>From 3 November 2016 this planning application was being 'held' under a Reg 22 Notice (now recognised as Reg 25) ie the LPA has suspended determination of the application until the further information as specified in the notification letter has been received</p> <p>From 28 March 2022 Finally Disposed of. EDDC website shows the decision as 'not determined'</p>	<p>15/0047/MOUT Reg 22 Notice issued under The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) Regulation 22 - Further Information and Evidence Respecting Environmental Statements. On 3 November 2016 the LPA (EDDC) notified the applicant that additional information and evidence has been identified as being necessary.</p> <p>15/0047/MOUT From 28 March 2022 the Local Planning Authority intends to treat the application as being finally disposed of</p>

			<p>25 April 2023 – Planning Committee resolution</p> <p>As at 7 July 2023 – pending decision</p>	<p>(SO THIS APPLICATION IS NOT REFERRED TO IN THE 2023MP QUESTIONNAIRE)</p> <p>22/0406/MOUT Planning Committee resolved the planning application be approved as per officer's recommendation (approve the planning application with conditions subject to a section 106 agreement which captures the heads of terms set out later in this report") with delegated authority to the Assistant Director – Planning Strategy and Development Management in consultation with the Chair and Ward Members to make changes/additions to conditions as follows: Amend or add conditions to: (a) Require a timescale for providing street lighting and; (b) Require details to ensure safe pedestrian access for all is available to occupied dwellings during the construction phase</p>
	Completion of S106		As at 7 July 2023 PENDING	As at 7 July 2023 First full draft S106 agreement prepared. Work on S106 is continuing to progress
	Reserved Matters submission and determination (following outline planning application)			Timing of submission of first RM application TBC
	Discharge of pre-commencement planning conditions			
	Marketing/Securing sale of land with house-builder/lockout agreement			Applicant for 22/0406/MOUT is Persimmon Homes. Understood that Persimmon Homes now control the site. Ownership to be confirmed
	End of any pre-existing occupancy agreement			
	Site start			
	Site works (demolition/clearance/ remediation)			Not previously brownfield land

				Previously in agricultural use.
		Site works (Infrastructure eg roads, drainage; GI)		
		First dwelling(s) completed		
		Actual completions as at 31 March 2023	No dwellings completed by end March 2023 MP	Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023		
		Site development completed		

Notes:

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

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

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

The last whole site trajectory for the Cobdens Expansion Area - proposed allocation in the submission Cranbrook DPD (Policy CB4).

Table 3 below is the 2022 MP trajectory for the Cobdens Expansion Area produced by East Devon District Council (this data fed into the table in para 3.14 of the 2022 East Devon Housing Monitoring Update)

TABLE 3 2022MP Site	Cranbrook – Cobdens Expansion Area CB4	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	2029/30	2030/31	2031/32 +		
Contact																								
Planning Status at end March 2022	Proposed allocation for mixed use development in the Submission Cranbrook DPD (CB4)	1,495	1,495																					
Trajectory				0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	122	122	122	1007		

Submission Development Plan Document allocation for mixed use.

Application Type:

Outline planning application 14/2945/MOUT for up to 260 dws validated 02 March 2016 - awaiting decision. This is not part of application 22/0406/MOUT

Outline planning application 22/0406/MOUT proposes up to 1435 dwellings validated 02 March 2022 – awaiting decision. This is 222 dwelling over expected quantum from identified part of the CB4 allocation)

NOTE: There are other small land parcels within the Expansion Area outwith these outline planning application areas.

Reserved Matters application(s) to follow.

(Note EDDC monitoring database reference for the site is CRANCOBD – which includes a record of a previous outline planning application 15/0047/MOUT for up to 1,750 dws, validated 10 March 2015 – determination suspended. This was the majority of the Expansion Area. But that application is overlapped by 22/0406/MOUT and 14/2945/MOUT so for the purposes of the site trajectory 15/0047/MOUT is Zero'd for the count)

Estimated Site capacity: About 1,495 based on the submission DPD. But there is a potential for site capacity to be 1,717 dwellings (based on Policy CB4 plus excess housing identified within application 22/0406/MOUT)). However, until there is at least a resolution to grant approval for application 22/0406/MOUT, the site capacity remains 1,495 as per the submission DPD.

Assumptions

Lead in time: No site start at the 2022 Monitoring point.

Cautious forecast at this time, as outline planning applications are awaiting decision, and alternative outline planning application for the majority of the Expansion Area was only validated in March 2022.

Assumption of site gearing up in 2026/27 with first completions in 2027/'28

Build rate Forecast delivery of 122 pa from 2027/28 onwards. Based on 2 builder outlets.

Summary

Completions forecast for year 6 to approx. year 17 from end March 2022 Monitoring Point.

Ann Cooper

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

Hi Ann,

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

Kind regards
Jamie

Jamie Grant | Head of Strategic Land

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

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

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



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Persimmon supports local communities through our Community Champions programme, donating £750,000 each year, and our Building Futures scheme with its donations of over £1 million. [Find out more...](#)

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Persimmon Homes Limited is registered in England number 4108747, Charles Church Developments Limited is registered in England number 1182689 and Space4 Limited is registered in England number 3702606. These companies are wholly owned subsidiaries of Persimmon Plc registered in England number 1818486, the Registered Office of these four companies is Persimmon House, Fulford, York YO19 4FE.

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Ann Cooper

From: Alex Bullock [REDACTED]
Sent: 24 July 2023 11:34
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Cranbrook Cobdens EA Farlands, London Road
Attachments: B2 - Cranbrook-COBDENS -Farlands 24.07.23.docx

Ann,

please see the attached.

Kind regards,

Alex Bullock
Associate Partner (Planning)



www.lva.co.uk

247 Westbury
Sherborne
Dorset
DT9 3EJ

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From: Ann Cooper [REDACTED]
Sent: Monday, July 24, 2023 11:15 AM
To: Alex Bullock [REDACTED]
Subject: FW: East Devon DC 2023 Housing Trajectory - Cranbrook Cobdens EA Farlands, London Road

To Alex Bullock, LVA LLP

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 by the middle of this 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: 09 July 2023 17:34
To: 'alex.bullock@lva.co.uk' [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Cranbrook Cobdens EA Farlands, London Road

To Alex Bullock, Head of Planning, LVA LLP

**East Devon District Council Housing Development Monitoring 2023
Cranbrook: Cobdens Expansion Area – Land East of Cranbrook - Farlands, London Road
- Request for data by 19 July 2023**

Dear Mr Bullock,

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

The file attached to this email contains a questionnaire and up to date information about the following site in East Devon at:

- **Cranbrook - Cobdens Expansion Area – Land East of Cranbrook - Farlands, London Road**

I understand that you are the appropriate contact at LVA on behalf of the developer Cranbrook LVA LLP, regarding this site. If this is not correct could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

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

Please insert your answers into the file attached and email the file back to me by **19 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.

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- 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.

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

3. **Future monitoring**

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

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

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

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

5. **Privacy Notice**

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

Yours sincerely,

Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



www.eastdevon.gov.uk

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



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

East Devon District Council Housing Development Monitoring 2023

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

Site: Cranbrook – COBDEN EXPANSION AREA – Land East of Cranbrook – Farlands London Road Whimple

PROMOTER: CRANBROOK LVA LLP

PLANNING STATUS TYPE B2: Site does not have detailed planning approval(s) and does not have outline planning permission at the 2023 Monitoring Point. It is within the Cranbrook Plan Area and within the non-specific use allocation in Policy CB4 Cobden Expansion Area in the adopted Cranbrook Plan DPD as shown on Policies Map. An outline planning application 14/2945/MOUT for up to 260 dwellings, submitted by Cranbrook LVA, was validated on 2 March 2016. This application is awaiting decision. See Table 2.

Please answer all questions.

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

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

PART A

Lead in Time

Q1a Your previous responses confirmed that Cranbrook LVA is the landowner. Is this still correct?YES

If Yes, *go to Q2*

If No, *go to Q1b*

Q1b. If the answer to Q1a is No, who is the landowner?
.....*Go to Q16.*

Q2. In 2021 you advised that Cranbrook LVA does not intend to develop the site for housing itself, and even before marketing the site was already attracting interest from house-builders (of all types). What progress has been made to secure a house-builder to develop the site? (eg having an option on the site).....The Site still has interest from housebuilders but nothing has been formalised in part as the current application remains undetermined. No housebuilder has a contractual position at this time.....

.....
If a house-builder has secured an option please identify them.....
.....

Q3. In your email to the Council dated 10 November 2022 relating to application 14/2945/MOUT, you provided information on matters related to highways, FRA and Drainage, Ecology, CHP and Heads to Terms. Since then further information has been provided (eg Ecological Impact Assessment, Flood Risk Assessment, Road Safety, and Highway layout.) From your understanding of the application's progress, what matters remain to be resolved? ...Resolution of SANGS mitigation and agreement to Section 106 & condition wording.

.....
.....
Q4. Has a Registered Provider been identified? NO

If yes, please identify.....

Q5a. There is an existing bungalow on this site. Has it been demolished?.....NO

Q5b. If yes, when was it demolished?.....

Q6. Previously you confirmed the site capacity as 260 dwellings. You also indicated that you anticipate that a reserved matters planning application (or other detailed application) would be submitted promptly after outline approval has been achieved. When do you now anticipate this will be submitted? Within 12 months of the grant of Outline Planning permission.

Q7. Previously you advised that planning delays in dealing with Cranbrook DPD is the biggest issue, resulting in significant delay in determining the outline planning application. The Cranbrook DPD was adopted on 19 October 2022. 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?

.....
.....
Q8. Previously you advised that you anticipated that the site will commence in 2023. When do you now anticipate the site will commence? Qtr 4 2024/ Qtr 1 2025.....

.....
.....
Q9a. Previously you advised that site works and/or operations are likely to take 4 months prior to dwelling construction. Is this still the likely timescale?YES

Q9b. If no, how long are they likely to take?

Q10. When do you anticipate that construction of the first dwelling(s) will start on site?

2025.....
.....

Dwelling Completions

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

Please note: For the purposes of EDDC housing development monitoring, Use Class C3 dwelling completions are defined as built and registered as a residential property, on sites with planning approval for residential development.

For the forecast of completions from 1 April 2023, please forecast completions on the land controlled by Cranbrook LVA, based on the application for 260 dwellings. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms)

and likely to be sold, or likely to be transferred to a Registered Provider in each forecast year.

Q11. Previously you anticipated that the first dwelling(s) will be completed in 2024? When do you now anticipate the first completion?... Qtr 2/3 2025

.....
.....

Q12. Previously you anticipated that development be completed in 2029. When do you now anticipate development will be completed...2030

.....

Q13. Previously you advised that you anticipated a build rate of 50 dwellings per year. What build rate do you now anticipate?....Same

.....

Q14. Previously you advised that you anticipated 50 dwelling completions in 2024/25 if outline planning permission is granted promptly, followed by 50 per year after that. What are the currently anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: 0.....
- 2024-2025: 0.....
- 2025-2026: 50.....
- 2026-2027: 50.....
- 2027-2028: 50.....

Q15. If any completions are expected from 2028-2029 onwards what build rate do you anticipate? Same until Site complete.

.....

Q16. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q11 to Q15b information

Q17. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date? YES/NO

If no, please amend Table 2.

Previous Trajectory *(for information)*

The site is within the Cobden Expansion Area. Table 3 in Part C shows the previous housing trajectory for the whole Cobden Expansion Area allocation identified in the Submission Cranbrook Development Plan Document (at Examination at that time). This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

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

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

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q15 What is your housing delivery trajectory for this site? (Farlands – promoted by Cranbrook LVA)

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 Q15 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Cranbrook – Cobden Expansion Area - Farlands, London Road, Whimple (promoted by Cranbrook LVA LLP)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Contact	Bell Cornwell (Agent for Cranbrook LVA)																													
Planning Status at end March 2023	In Expansion Area shown on Policies Map- Adopted Cranbrook DPD Allocation (Policy CB4 Cobden) Outline planning application																													
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0																	
Your trajectory	<i>INSERT the annual figures in the appropriate years for the area promoted by Cranbrook LVA</i>	260	260	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	50	50	10									

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: Cranbrook – Cobden Expansion Area - Farlands, London Road, Whimple (promoted by Cranbrook LVA LLP) Part of Submission Cranbrook DPD – Policy CB4 – Cobden Expansion Area 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		13 October 2014 02 March 2016 Validated	14/0324/PREAPP Preapplication advice 14/2945/MOUT Development of up to 260 houses, commercial/retail uses, public open space including youth sports pitch, vehicular access and associated infrastructure (outline application with all matters reserved accept access and accompanying Environmental Statement)
		Planning application process and determination		Awaiting decision July 2023	14/2945/MOUT
		Completion of S106			
		Reserved Matters submission and determination (following outline planning application)			2023 Agent anticipated prompt RM application submission when outline planning approval had been achieved
		Discharge of pre-commencement planning conditions			
		Marketing/Securing sale of land with house-builder/lockout agreement			14/2945/MOUT Applicant was Cranbrook LVA LLP. 2023 information from agent for the land owner is that the site was not being marketed but the site is attracting interest from housebuilders (all types) Progress of attracting housebuilders TBC
		End of any pre-existing occupancy agreement			
		Site start			

		Site works (demolition/clearance/ remediation)			Bungalow with associated buildings and Agricultural land
		Site works (Infrastructure eg roads, drainage; GI)			
		First dwelling(s) completed			
		Actual completions as at 31 March 2023	No dwellings completed by end March 2023 MP		Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023			
		Site development completed			

Notes:

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

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

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

The last whole site trajectory for the Cobden Expansion Area - proposed allocation in the submission Cranbrook DPD (Policy CB4).

Table 3 below is the 2022 MP trajectory for the Cobden Expansion Area produced by East Devon District Council (this data fed into the table in para 3.14 of the 2022 East Devon Housing Monitoring Update)

TABLE 3 2022MP Site	Cranbrook – Cobden Expansion Area CB4	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	2029/30	2030/31	2031/32 +		
Contact																								
Planning Status at end March 2022	Proposed allocation for mixed use development in the Submission Cranbrook DPD (CB4)	1,495	1,495																					
Trajectory				0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	122	122	122	1007		

Submission Development Plan Document allocation for mixed use.

Application Type:

Outline planning application 14/2945/MOUT for up to 260 dws validated 02 March 2016 - awaiting decision. This is not part of application 22/0406/MOUT

Outline planning application 22/0406/MOUT proposes up to 1435 dwellings validated 02 March 2022 – awaiting decision. This is 222 dwelling over expected quantum from identified part of the CB4 allocation)

NOTE: There are other small land parcels within the Expansion Area outwith these outline planning application areas.

Reserved Matters application(s) to follow.

(Note EDDC monitoring database reference for the site is CRANCOBD – which includes a record of a previous outline planning application 15/0047/MOUT for up to 1,750 dws, validated 10 March 2015 – determination suspended. This was the majority of the Expansion Area. But that application is overlapped by 22/0406/MOUT and 14/2945/MOUT so for the purposes of the site trajectory 15/0047/MOUT is Zero'd for the count)

Estimated Site capacity: About 1,495 based on the submission DPD. But there is a potential for site capacity to be 1,717 dwellings (based on Policy CB4 plus excess housing identified within application 22/0406/MOUT)). However, until there is at least a resolution to grant approval for application 22/0406/MOUT, the site capacity remains 1,495 as per the submission DPD.

Assumptions

Lead in time: No site start at the 2022 Monitoring point.

Cautious forecast at this time, as outline planning applications are awaiting decision, and alternative outline planning application for the majority of the Expansion Area was only validated in March 2022.

Assumption of site gearing up in 2026/27 with first completions in 2027/'28

Build rate Forecast delivery of 122 pa from 2027/28 onwards. Based on 2 builder outlets.

Summary

Completions forecast for year 6 to approx. year 17 from end March 2022 Monitoring Point.

Ann Cooper

From: RICHARD AYRE [REDACTED]
Sent: 14 July 2023 09:35
To: Ann Cooper
Subject: B2 - Cranbrook-GRANGE - Baker Estates (002)
Attachments: B2 - Cranbrook-GRANGE - Baker Estates (002).pdf

Hi Ann

Please see attached with answers to your questions as best I can give them. Experience tells me that preparation, submission and determination of an outline permission followed by site purchase, reserved matters, working drawings, infrastructure delivery and house construction will take us beyond the 5 year period which is what I have reflected in the programme.

Regards,

Richard
RICHARD AYRE
Land & Planning Director

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

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

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East Devon District Council Housing Development Monitoring 2023

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

Site: Cranbrook – GRANGE Expansion Area- In Baker Estates’ control (including land at Rewe Brake)

House builder: Baker Estates

PLANNING STATUS TYPE B2: Site does not have detailed planning approval(s) and does not have outline planning permission at the 2023 Monitoring Point. It is within the non-specific use allocation in Policy CB5 Grange Expansion Area in the adopted Cranbrook Plan DPD as shown on the Policies Map. See Table 2.

Please answer all questions.

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

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

PART A

Lead in Time

Previously you advised that Baker Estates has an interest in part of the Grange Expansion Area at Cranbrook (approximately 32.5 Ha of land south of London Road and East of Gribble Lane). I understand that this comprises 27.5 Ha of land shown in the Baker Estates Matter 7 (Grange Expansion Area) Hearing Submission: Appendix 1 Location Plan for the Cranbrook Plan examination, plus 5.5 Ha land at Rewe Brake.

Q1a. Is this still correct?..... YES

Q1b. If no, what land does your interest cover? Hectares

Geographic locationIt includes both the allocated Rockbeare Trust and the Mingo land but excludes the woodland trust and Troy Stuart ownerships.....

.....
And please provide a map showing the area in which you have an interest.

Q1c. Previously you confirmed the following: Baker Estates have a legal agreement to control the land; that Ecology surveys are complete; and a Scoping Opinion has been provided by EDDC. Please provide a short update on progress in securing the site for development

.....We expect to engage in pre app shortly with a view to submitting application(s) later this year or early next year.

.....
Q2a. Are Baker Estates the landowner? NO

Q2b If No, who is the current land owner?.Mr Mingo and Rockbeare Trust.....

Q2c. Is the land under option to Baker Estates?.....YES

Q3. Does the site remain available for development?YES

Q4. Previously you advised that you anticipated submitting an outline planning application for housing development followed by Reserved Matters. Is this still intended? YES
If no what type of application do you now anticipate submitting?.....

Q5. Previously you anticipated submitting the planning application in 2022. No planning application has been received as at 19 June 2023. When do you now anticipate submitting the planning application?Late 2023/ early 2024.....

Q6. You previously advised that you anticipated submitting a reserved matters planning application in 2024. Given the slippage in submitting an outline planning application, when do you now anticipate submitting the first reserved matters application?

.....2025 / 6.....

Q7 What progress has been made in preparing the planning application?

.....Surveys and access strategy matters.
.....

Q8. Previously you advised that the site capacity was approximately 100 dwellings on land at Rewe Brake plus 500 dwellings on the other land east of Gribble Lane (ie 600 in total). Do you still anticipate this to be the site capacity?YES

If, no please provide an updated estimate of site capacity.....

Q9. Has a Registered Provider been identified? NO

Q10. Previously you advised that the main constraint would be planning. Are there any constraints or market and cost factors now that could affect the delivery of the development? If there are, how do you anticipate that they will be overcome?

.....District heating uncertainties and phasing against infrastructure delivery but no fundamental constraints.....
.....

Q11. When do you now anticipate the site to commence?

...2027.....

Q12. Previously you advised that site works and/or operations are likely to take 6 months prior to dwelling construction? Do you still expect this?YES

If no, how long do you anticipate this will be?
.....

Q13. Previously you anticipated that construction of the first dwelling(s) would start on site in 2025. Mindful of the slippage when do you now expect this to occur?.....

.....2027.....
.....

Dwelling Completions

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

Please note: For the purposes of EDDC housing development monitoring, Use Class C3 dwelling completions are defined as built and registered as a residential property, on sites with planning approval for residential development.

For the forecast of completions from 1 April 2023, please forecast completions for the **dwellings you anticipate being delivered on the land under Baker Estates' control.** Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider in each forecast year.

Q14. When do you anticipate that the first dwelling(s) will be completed?

.....2028.....

.....

Q15. Previously you anticipated a 10 years build programme with development completed by 2036. Mindful of the slippage, please advise on the length of the build programme and when do you now expect development to be completed?

...2028-
2040.....
.....

Q16. Previously you anticipated build rate of 50 dwellings pa. Is this still expected? YES

If no, what build rate do you anticipate?

Q17. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024:0.....
- 2024-2025:0.....
- 2025-2026:0.....
- 2026-2027:0.....
- 2027-2028:0.....

Q18. If completions are expected from 2028-2029 onwards what build rate(s) do you anticipate?50 per annum

.....

Q19. **What is your housing trajectory for this site?**

Please update Table 1 in Part A with your Q14 to Q18 information

Q20. 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 Grange Expansion Area proposed to be allocated for mixed use development in the Submission Cranbrook Development Plan Document (at Examination at that time). 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 Q19 What is your housing delivery trajectory for this site? (the land under Baker Estates/ control)

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 Q18 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Cranbrook – Grange Expansion Area (part) – Land under Baker Estates' control	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Contact	Baker Estates																													
Planning Status at end March 2023	Within part the area of adopted Cranbrook DPD – policy CB5 #																													
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>	600	600	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	50	50	50	50	50	50	50	50	50	50	50

on land allocated for development in CB5 Grange Expansion Area in the adopted Cranbrook Plan DPD and the Policies Map

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: Cranbrook – Grange Expansion Area (part) – Land under Baker Estates' control	Timescales	Actual date/Forecast year	Details/Source of data
		Stage			
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		As at 19 June 2023	2021 response stated that ecology surveys are complete; and a Scoping option is complete. As at 19 June 2023, no request for formal pre-application advice has been received by EDDC, and no planning application has been received.
		Planning application process and determination			
		Completion of S106			
		Reserved Matters submission and determination (following outline planning application)			
		Discharge of pre-commencement planning conditions			
		Marketing/Securing sale of land with house-builder/lockout agreement			2021 response stated that Baker Estates have a legal agreement to control land east of Gribble Lane
		End of any pre-existing occupancy agreement			
		Site start			
		Site works (demolition/clearance/ remediation)			Not previously brownfield land Previously in agricultural use.
		Site works (Infrastructure eg roads, drainage; GI)			
		First dwelling(s) completed			
		Actual completions as at 31 March 2023	No dwellings completed by end March 2023 MP		Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023			
		Site development completed			

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

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

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

The last whole site trajectory for the Grange Expansion Area - proposed allocation in the submission Cranbrook DPD.

Table 3 below is the 2022 MP trajectory for the Grange Expansion Area produced by East Devon District Council (this data fed into the table in para 3.14 of the 2022 East Devon Housing Monitoring Update)

TABLE 3 2022MP Site	Cranbrook – Grange Expansion Area	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32+
Contact																						
Planning Status at end March 2022	Proposed allocation for mixed use development in the Submission Cranbrook DPD Outline planning application (part of site) is subject to Reg 25	800	800																			
Trajectory				0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	100	125	100	400

Application Type: Submission Development Plan Document allocation for mixed use.

Outline planning application originally for 200 dwellings (*NB proposal reduced to 180 dws post 2022 Monitoring Point*) for western part of the Expansion Area. Reserved Matters application to follow

Only Submission DPD proposed allocation on the remainder of the site. Outline application and Reserved Matters Application to follow

Estimated Site capacity 800 dwellings (based on Policy CB5)

Assumptions

Lead in time: No site start at the 2022 Monitoring point

Cautious forecast at this time, as outline planning application is awaiting decision and because the Regulation 25 letter had been issued requesting additional information and had not been received at the point when the trajectory was being prepared. (Regulation 25 of the Environmental Impact Assessment (EIA) Regulations allows the Local Planning Authority to request in writing, additional information and evidence respecting environmental statements. This is in circumstances where such information is considered necessary to enable it to reach a reasoned conclusion on the likely significant effects of the development)

Assumption of site gearing up in 2026/27 with first completions in 2027/'28.

Build rate Forecast delivery of 75 in year 6, then increasing in years 7 and 8, and slowing down to 50 pa in later years, as there are two outlets, where delivery will overlap The first is already progressing through the development management process with an outline planning application for about 200 dws). When this completes delivery, this will leave the second outlet continuing to deliver.

Summary

Completions forecast for year 6 to approximately year 16 from end March 2022 Monitoring Point.

Ann Cooper

From: James McMurdo [REDACTED]
Sent: 25 July 2023 10:37
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Cranbrook: Grange Expansion Area – Land West Of Gribble Lane Rockbeare

Hi Ann

Thanks for this.

The market has changed dramatically; the price of money has increased significantly.

I will talk with our client and come back to you in the next few weeks.

There is no point in giving you inaccurate figures and I can be more accurate shortly (I hope).

Thanks

James

James McMurdo MRTPI MRICS

Director

McMurdo Land Planning and Development Ltd

a The Basement Office, 4 Baring Crescent, Exeter, EX1 1TL

e [REDACTED]
m [REDACTED]
t [REDACTED]



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From: Ann Cooper [REDACTED]
Sent: Wednesday, July 12, 2023 5:19 PM
To: James McMurdo [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Cranbrook: Grange Expansion Area – Land West Of Gribble Lane Rockbeare

To James McMurdo, McMurdo Land Planning and Development (agent for Stuart Partners)

East Devon District Council Housing Development Monitoring 2023
Cranbrook: Grange Expansion Area – Land West Of Gribble Lane Rockbeare - Request for data by 20 July 2023

Dear Mr McMurdo,

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

The file attached to this email contains a questionnaire and up to date information about the following site in East Devon at:

- **Cranbrook - Grange Expansion Area – Land West Of Gribble Lane Rockbeare**

I understand that you are the appropriate contact at McMurdo LDP on behalf of the landowner/promoter (Stuart Partners) regarding this site. If this is not correct could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

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

Apologies for the somewhat short deadline. If this is not 'doable' please let me know, as I have a few days for processing information received before finalising the spreadsheet/analysis.

Please insert your answers into the file attached and email the file back to me by **20 July 2023**. See contact details below

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

NOTES

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

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

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

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

2. **Information accompanying the questionnaire**

The information about the sites within the file attachments comprises:

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

3. **Future monitoring**

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

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

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

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

5. **Privacy Notice**

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

Yours sincerely,

Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council



www.eastdevon.gov.uk

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



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The logo for Arts & Culture East Devon, featuring the letters A, C, E, and D in large, colorful, stylized fonts. The 'A' is teal, 'C' is yellow, 'E' is light blue, and 'D' is pink. Below the 'C' and 'E' is a grey hexagon containing the text "ARTS & CULTURE EAST DEVON".

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

Ann Cooper

From: Troy STUART [REDACTED]
Sent: 04 August 2023 18:47
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Cranbrook: Grange Expansion Area – Land West Of Gribble Lane Rockbeare
Attachments: B2 - Cranbrook-GRANGE - 180 Stuart Partners.docx

Dear Ann

As requested my best estimates for the answers to your questions.

Regards Troy

Troy Stuart
Director



STUART PARTNERS LTD
Hill Barton Business Park
Clyst St Mary
Exeter, EX5 1DR

TEL [REDACTED]
FAX [REDACTED]
WEB [REDACTED]

Registered office as above
Company no. 7940731
VAT no. GB127431922

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From: Ann Cooper [REDACTED]
Sent: Friday, August 4, 2023 5:13 PM
To: Troy STUART [REDACTED]
Subject: FW: East Devon DC 2023 Housing Trajectory - Cranbrook: Grange Expansion Area – Land West Of Gribble Lane Rockbeare

You don't often get email from [REDACTED] [Learn why this is important](#)

To Mr Troy Stuart

Dear Mr Stuart,

May I seek your help please.

East Devon District Council is updating its forecasts of future housing development delivery in the district. My planning colleague Thea Billeter at East Devon District Council has suggested that I contact you with a request for information about the delivery of the proposed housing development on land within the ownership of Stuart Partners Ltd. This is the land west of Gribble Lane, within the Grange Expansion Area at Cranbrook.

The email chain below shows that we have been in contact with your agents McMurdo LPD Ltd who intend to contact me in a few weeks about this matter. However, I urgently need to expedite matters now if I am to be able to include your site's information with the rest of the technical analysis of forecast housing delivery in East Devon for a report to our Strategic Planning Committee.
I therefore need to contact you directly and as a matter of urgency to see if you can provide the information requested.

The file attached includes questions about your company's intentions and anticipated delivery of housing on the site, focused on aspects of 'lead in time' and build rates.

Could I please ask you to complete the questionnaire in the file attached as a matter of urgency and **email the completed form to me by 12:00 noon on Wednesday 9 August 2023.**

There are notes and explanations in the form and the email chain below (including the Privacy notice). If you have any questions and want to discuss this matter with me I'm available on Monday and Tuesday (7th and 8th August – generally between 9:00 am and 5:00 pm). But I am in meetings on Wednesday. Please see my contact details below.

Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact information]

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



From: James McMurdo [Redacted]
Sent: 25 July 2023 10:37
To: Ann Cooper [Redacted]
Subject: RE: East Devon DC 2023 Housing Trajectory - Cranbrook: Grange Expansion Area – Land West Of Gribble Lane Rockbeare

Hi Ann

Thanks for this.

The market has changed dramatically; the price of money has increased significantly.

I will talk with our client and come back to you in the next few weeks.

There is no point in giving you inaccurate figures and I can be more accurate shortly (I hope).

Thanks

James

James McMurdo MRTPI MRICS

Director

McMurdo Land Planning and Development Ltd

a The Basement Office, 4 Baring Crescent, Exeter, EX1 1TL

e [REDACTED]
m [REDACTED]
t [REDACTED]



McMurdo Land Planning and Development Ltd

Registered in England and Wales Number: 10626969

Registered Office: 1 Colleton Crescent, Exeter, EX2 4DG

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From: Ann Cooper [REDACTED]

Sent: Wednesday, July 12, 2023 5:19 PM

To: James McMurdo [REDACTED]

Subject: East Devon DC 2023 Housing Trajectory - Cranbrook: Grange Expansion Area – Land West Of Gribble Lane Rockbeare

To James McMurdo, McMurdo Land Planning and Development (agent for Stuart Partners)

**East Devon District Council Housing Development Monitoring 2023
Cranbrook: Grange Expansion Area – Land West Of Gribble Lane Rockbeare - Request for data by 20 July 2023**

Dear Mr McMurdo,

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Yours sincerely,
Ann Cooper

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council
[Redacted]
[Redacted]
[Redacted]

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East Devon District Council Housing Development Monitoring 2023

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

Site: Cranbrook – GRANGE EXPANSION AREA: Land West Of Gribble Lane Rockbeare

LANDOWNER/PROMOTER– STUART PARTNERS

PLANNING STATUS TYPE B2: Site does not have detailed planning approval(s) and does not have outline planning permission at the 2023 Monitoring Point. It is within the non-specific use allocation in Policy CB5 Grange Expansion Area in the adopted Cranbrook Plan DPD as shown on the Policies Map. See Table 2

Please answer all questions.

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

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

PART A

Lead in Time

An outline planning application **19/1798/MOUT** for up to 180 dwellings (reduced following a change to the description) has been submitted and validated (8 January 2020). In your previous response in 2021, you advised that a full Environmental Statement package was issued to EDDC in November 2020. On the 28th July 2021 MLPD received a Regulation 25 letter requesting additional information relating to some elements of the ES submission. MLPD were then preparing the responses to the issues raised by the LPA, with respect of LVIA, Heritage, Ecology, Highways and Transport, Waste and Climate Change. These elements of work had been instructed and were underway in 2021 with the aim to submit this further package of information by the end of October 2021.

Since then supplementary responses to the issues raised by the LPA have been submitted to the Council, including LVIA information, amended ES chapters on Landscape and Visual, Highways, Transport, Waste, Climate Change, and an updated Masterplan.

Determination of the planning application is now progressing.

Since the 2023 Monitoring Point, there is now an officer report to Planning Committee on 18 July 2023 with a recommendation to approve subject to conditions and a S106 agreement.

Q1. Previously you confirmed that Stuart Partners are the landowners? Is this still correct?
.....YES/

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

Q3. Previously you confirmed that Stuart Partners will not be the site developer and the site is being marketed for housing development (agency marketing has commenced) with significant interest from National and Regional housebuilders.

a) Is the site still being marketed and what progress has been made with marketing it?

...We have an agreed buyer, although because of the long delay in receiving planning and the current sales climate house builders are currently reluctant to commit to new sites so they are unable to complete on the deal at present.

b) What agency is marketing the site?Andrew Herridge

c) If negotiations are in progress with a house-builder, what stage have they reached?
.....Final points ,but see above

.....
please identify the house-builder if known.....

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?

.....Yes the high cost of mortgages has slowed up the housing market and with that house builders appetite to take on new sites. We see this as a short term issue.

.....
Q5. Previously you advised that a Registered Provider had not been identified. Has a Registered Provider now been identified? NO

If yes please name.....

Q6. When do you anticipate that a reserved matters planning application will be submitted?

.....Within the next 18-24 months

.....
Q7. When do you anticipate the site development will commence?

.....2025.....

.....
Q8. Previously you advised that site works and/or operations are likely to take 3 to 6 months prior to dwelling construction? Is this still what you anticipate?YES

If no, please update your advice.....

Q9. Previously you advised that construction of the first dwelling(s) will start on site about 12 months from grant of planning permission? Is this still your expectation?.....YES

And is this from grant of the current outline planning application **19/1798/MOUT**? .NO

If no, please update your adviceGrant of reserved matters permission.....

.....
Dwelling Completions

No dwellings were recorded as completed by 31 March 2023 on this site.
Please note: For the purposes of EDDC housing development monitoring, Use Class C3 dwelling completions are defined as built and registered as a residential property, on sites with planning approval for residential development.

For the forecast of completions from 1 April 2023, please forecast completions for the proposed up to **180** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider in each forecast year.

Q10. Previously you advised that you anticipate that the first dwelling(s) will be completed 15 months following grant of planning permission? Is this still your expectation? YES

If no please update your advice.....

Q11. Previously you advised that development would be completed 4 years from the date of Outline Planning Permission. Is this still your expectation?NO

If no please update your advice.....5 years

.....

Q12. Previously you advised that you anticipated completions (based on the original 200 dwellings) as follows

25 units year 1 (ie 2022/23)

50 units year 2 (ie 2023/24)

75 units year 3 (ie 2024/25)

50 units year 4 (ie 2025/26)

There were no completions in 2022/23. Based on the amended application for up to 180 dwellings, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

• 2023-2024:0.....

• 2024-2025:0.....

• 2025-2026:30.....

• 2026-2027:60.....

• 2027-2028:60.....

Q13 If you anticipate any completions from, what build rate(s) do you anticipate?

.....60 per annum

.....

Q14. What is your housing trajectory for this site?

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

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

If no, please amend Table 2.

Previous Trajectory *(for information)*

The site is within the Grange Expansion Area. Table 3 in Part C shows the previous housing trajectory for the whole Grange Expansion Area allocation identified in the Submission Cranbrook Development Plan Document (at Examination at that time). This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 3 is provided for your information, as part of the monitoring audit trail.

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

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

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q15 What is your housing delivery trajectory for this site? (that part within the area of planning application 19/1798/MOUT)

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

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

TABLE 1 2023 MP Site	Cranbrook –GRANGE Expansion Area : Land West of Gribble Lane, Rockbeare	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Contact	McMurdo LPD (agents for applicants – Stuart Partners)																													
Planning Status at end March 2023	Outline planning application (180dws proposed) #	180	180																											
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0																	
Your trajectory	INSERT annual figures in the appropriate years	180	180	0	0	0	0	0	0	0	0	0	0	0	0	30	60	60	30											

on part of the land allocated for development in CB5 Grange Expansion Area in adopted Cranbrook DPD

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: Cranbrook – GRANGE Expansion Area : Land West of Gribble Lane, Rockbeare 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		08 January 2020 Validated	19/1798/MOUT Outline application for the construction of up to 180 dwellings and associated infrastructure, with all matters reserved apart from access
		Planning application process and determination		<p>18 July 2023 (forthcoming) (as at 12 July 2023 outcome pending the committee meeting) Awaiting decision</p> <p>From 28 July 2021 this planning application was being 'held' under a Reg 25 Notice ie the LPA was suspended determination of the application until the further information as specified in the notification letter has been received</p> <p>January/ February 2023 onwards</p>	<p>19/1798/MOUT Officer report to Planning Committee with recommendation "To approve the application with conditions, subject to a section 106 agreement which captures the heads of terms set out later in this report"</p> <p>NOTE: Previously Reg 25 Notice issued under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) Regulation 25 - Further Information and Evidence Respecting Environmental Statements. On 28 July 2021 the LPA EDDC notified the applicant that additional information and evidence has been identified as being necessary.</p> <p>Subsequent supplementary responses to the issues raised by the LPA have been submitted to the Council. Including LVIA information, amended ES chapters on Landscape and Visual, Highways, transport, Waste, Climate Change, and an updated Masterplan submitted by the applicant to the LPA in January/ February 2023 in response to the requirement for additional information</p>

				Planning granted July 2023 subject to completion of section 106
		Completion of S106		
		Reserved Matters submission and determination (following outline planning application)		
		Discharge of pre-commencement planning conditions		
		Marketing/Securing sale of land with house-builder/lockout agreement		
		End of any pre-existing occupancy agreement		
		Site start		
		Site works (demolition/clearance/ remediation)		Not previously brownfield land Previously in agricultural use.
		Site works (Infrastructure eg roads, drainage; GI)		
		First dwelling(s) completed		
		Actual completions as at 31 March 2023	No dwellings completed by end March 2023 MP	Council Records – UPRN Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023		
		Site development completed		

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

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

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

The last whole site trajectory for the Grange Expansion Area - proposed allocation in the submission Cranbrook DPD.

Table 3 below is the 2022 MP trajectory for the Grange Expansion Area produced by East Devon District Council (this data fed into the table in para 3.14 of the 2022 East Devon Housing Monitoring Update)

TABLE 3 2022MP Site	Cranbrook – Grange Expansion Area	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32+
Contact																						
Planning Status at end March 2022	Proposed allocation for mixed use development in the Submission Cranbrook DPD Outline planning application (part of site) is subject to Reg 25	800	800																			
Trajectory				0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	100	125	100	400

Application Type: Submission Development Plan Document allocation for mixed use.

Outline planning application originally for 200 dwellings (*NB proposal reduced to 180 dws post 2022 Monitoring Point*) for western part of the Expansion Area. Reserved Matters application to follow

Only Submission DPD proposed allocation on the remainder of the site. Outline application and Reserved Matters Application to follow

Estimated Site capacity 800 dwellings (based on Policy CB5)

Assumptions

Lead in time: No site start at the 2022 Monitoring point

Cautious forecast at this time, as outline planning application is awaiting decision and because the Regulation 25 letter had been issued requesting additional information and had not been received at the point when the trajectory was being prepared. (Regulation 25 of the Environmental Impact Assessment (EIA) Regulations allows the Local Planning Authority to request in writing, additional information and evidence respecting environmental statements. This is in circumstances where such information is considered necessary to enable it to reach a reasoned conclusion on the likely significant effects of the development)

Assumption of site gearing up in 2026/27 with first completions in 2027/28.

Build rate Forecast delivery of 75 in year 6, then increasing in years 7 and 8, and slowing down to 50 pa in later years, as there are two outlets, where delivery will overlap The first is already progressing through the development management process with an outline planning application for about 200 dws). When this completes delivery, this will leave the second outlet continuing to deliver.

Summary

Completions forecast for year 6 to approximately year 16 from end March 2022 Monitoring Point.

Ann Cooper

From: Amy Thomas [REDACTED]
Sent: 28 July 2023 16:31
To: Ann Cooper
Subject: A1 - Old Park Farm Phase 2
Attachments: A1 - Old Park Farm Phase 2.docx

Dear Ann,

Apologies for the delay in coming back to you with this.

My Construction Director has been on leave this week and I am struggling to get the data for plots under construction at March 23.

I am hopeful that I can obtain it early next week.

I also note that our calendar year is July to June and so that is the data I keep. I have tried to adjust this for trajectory table to align with your year of April to March, but elsewhere this may relate to the Redrow Calendar year.

I will revert early next week with the outstanding information.

With kind regards

Amy

Amy Thomas
Head of Land

Redrow Homes Limited
Redrow House
West Point, Great Park Road, Bradley Stoke
Bristol, BS32 4QG

Telephone [REDACTED]
Mobile: [REDACTED]
Extension: [3378](tel:3378)



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 Think before you print

Ann Cooper

From: Amy Thomas [REDACTED]
Sent: 01 August 2023 16:48
To: Ann Cooper
Subject: RE: A1 - Old Park Farm Phase 2

Hi Ann,

I have now had confirmation that the whole of Phase 5 was under construction as at March 23, amounting to 52 units.

This should be the final piece of information required..

With kind regards

Amy

From: Ann Cooper [REDACTED]
Sent: 28 July 2023 17:41
To: Amy Thomas [REDACTED]
Subject: RE: A1 - Old Park Farm Phase 2

=====
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=====

Hi Amy ,
Many thanks for the update.
If you can please send me the information by 12:00 noon on Tuesday, 1st August, I can then feed this into a team meeting we're having that morning to discuss the delivery forecasts for sites in the West of the district. Otherwise, any information you can send me by noon on 3rd August, I can then discuss with the relevant DM team leader before she goes on leave. I can then feed your info and her comments into a second and final meeting early in the following week.

No problems with a working estimate of completions in the forecast years. The main query is whether the 66 remaining dwellings will be completed in the 5 year period 1 April 2023 to 31 March 2028, and your thoughts on completions on a yearly basis. We are not asked to guarantee completions in the 5 year period, only to show realistic prospects. And as many of the dwellings have been completed, the only real issue for me would be if you were forecasting a very significant slow down or halt to housebuilding so that some dwellings were not being delivered until after March 2028. Elsewhere I've had experience of recessions when sites/phases have been mothballed, or developers left the site completely. Hopefully that's not the case at Old Park Farm.

Kind regards
Ann

From: Amy Thomas [REDACTED]
Sent: 28 July 2023 16:31
To: Ann Cooper [REDACTED]
Subject: A1 - Old Park Farm Phase 2

Dear Ann,

Apologies for the delay in coming back to you with this.

My Construction Director has been on leave this week and I am struggling to get the data for plots under construction at March 23.

I am hopeful that I can obtain it early next week.

I also note that our calendar year is July to June and so that is the data I keep. I have tried to adjust this for trajectory table to align with your year of April to March, but elsewhere this may relate to the Redrow Calendar year.

I will revert early next week with the outstanding information.

With kind regards

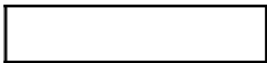
Amy

Amy Thomas
Head of Land

Redrow Homes Limited
Redrow House
West Point, Great Park Road, Bradley Stoke
Bristol, BS32 4QG

Telephone:
Mobile:
Extension: [3378](tel:3378)

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East Devon District Council Housing Development Monitoring 2023

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

**Site: Old Park Farm Phase 2, next to West Clyst/North of Pinhoe
(Saxon Brook)**

House builder: Redrow Homes Ltd

PLANNING STATUS TYPE A1: Site has detailed planning approval **15/2902/MRES** (165 dws) and **16/2732/MRES** (152 dws) ie **317** dwellings (gross) and development had commenced at the 2031 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 **251** 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 **66** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (ie all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, in each forecast year.

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

.....

If available, please list which plot numbers on which phase(s) were under construction at 31 March 2023.....

.....

Q2. Previously you advised that development would be completed in 2024. When do you now expect that development will be completed?

June 2025

Q3. Previously you anticipated a build rate of 45-46 dws per year in 2021/22 and 2022/23, with a residual of 37 in 2023/24. The actual delivery has been slower with 40 in 2021/22 and 31 in 2022/23. What were the main reasons for the slower than expected delivery?

Labour shortages, material shortages, tightening market conditions.

Q4. How many dwellings do you anticipate will be completed per year (ie build rate) for the remaining 66 dwellings to be completed?

Circa 30 per annum

29 dws between July '23 and June '24 and 25 dws between July '24 to 'June 25

Q5. 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?

Market conditions remain challenging, but we are hopeful that our current anticipated rate of build and sale can be sustained.

Q6. Of the 66 dwellings remaining to be completed, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

Please see above. Please note our calendar year runs from 1st July to 30th June.

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

Q7. If development is expected after 2027-2028 what build rate do you anticipate?

N/A

Q8. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q2 to Q7 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 the 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.

TABLE 1 2023 MP Site	Old Park Farm Phase 2, next to West Clyst/ North of Pinhoe (Saxon Brook)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29
Contact	Redrow Homes Ltd																		
Planning Status at end March 2023	Detailed planning approval																		
Recorded Completions	Council records *			0	0	0	0	29	49	64	38	40	31						
Your trajectory	<i>INSERT annual figures in the appropriate years</i>			0	0	0	0	29	49	64	38	40	31	30	30	8			

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: Old Park Farm Phase 2 next to West Clyst/North of Pinhoe (Saxon Brook) 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		22 April 2013 Validated	13/0001/MOUT Construction of up to 350 dwellings plus associated public open space, landscaping and infrastructure (all matters reserved except access)
		Planning application process and determination		11 December 2015 Outline planning permission Approval with conditions	13/0001/MOUT Condition 8 included a phasing plan, which has been superseded?
		Completion of S106		11 December 2015 Signed	Relating to 13/0001/MOUT 2 subsequent Deeds of Variation in 2017 and 2020 approved
		Reserved Matters submission and determination (following outline planning application)		07 January 2016 Validated 31 May 2016 Approval with conditions 25 November 2016 Validated 23 January 2018 Approval with conditions	15/2902/MRES Approval of reserved matters in respect of the layout, scale, appearance and landscaping of a development for 165 (covering 3 of the 5 phases) dwellings, open space and associated infrastructure together with additional details as required by conditions attached to the outline planning permission ref:13/0001/MOUT. 16/2732/MRES Approval of reserved matters in respect of the layout, scale, appearance and landscaping of a residential development comprising 152 dwellings (covering phases 2D and 2E), including open space and associated infrastructure together with additional details as required by conditions 3,5,6,7,13,14,15,16,17,18 and 22 attached to the outline planning permission 13/0001/MOUT.

	Discharge of pre-commencement planning conditions		2016/2017/208 Any remaining/in progress?	Conditions being discharged
	Marketing/Securing sale of land with house-builder/lockout agreement			Dec 2015 S106 Agreement identified Stuart Partners Ltd as the Owner And Redrow Homes Ltd as the Developer In the Deed of Variation dated 28 July 2021 Redrow Homes are identified as the first Owner and Stonewater (2) Ltd are identified as the second owner (where plots have been transferred from the first to the second owner)
	End of any pre-existing occupancy agreement			
	Site start/commencement		June 2016	Redrow information confirms site commenced in 2016
	Site works (demolition/clearance/ remediation)			Previous use - agricultural use Not brownfield/ previously developed land.
	Site works (Infrastructure eg roads, drainage; GI)			
	First dwelling(s) completed		21 October 2020	Council Records – UPRN Residential & Council Tax Banded
	Actual completions as at 31 March 2023	251 dwellings completed at 2023 MP (29 in 2017/18; 49 in 2018/19; 64 in 2019/20; 38 in 2020/21; 40 in 2021/22; 31 in 2022/32)		Council Records – UPRN, Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023			
	Site development completed			

Notes:

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

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

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

The last site trajectory

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

TABLE 3	Old Park Farm Phase 2 next to West Clyst/North of Pinhoe	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	317	317															
Trajectory				0	0	0	0	29	49	64	38	40	45	52				

Application Type:. Detailed planning approvals: **15/2902/MRES** for 165 and **16/2732/MRES** for 152 dws.

Site capacity 317 dws

Note: the original outline planning approval was for up to 350 dwellings. The delegated officers report for 16/2732.MRES states that that Reserved Matters planning application is for the ‘remainder of the scheme’, which implies that there is no residual area for development remaining.

Assumptions

Lead in time: Not applicable - Site was under construction with first dwellings completed in 2017/18.

Build rate Build rate had increased from 29 dwellings pa in 2017 to 64 in 2019/20, but the previous expectation of 75 dws pa thereafter has not been achieved. And the developer’s information in 2021 is for a future build rate of about 45-46 per year, with completion of the site in 2024. 46 were under construction as at 31/3/2021. Assume 45 completions in 2022/23 with site completed in 2023/24.

Summary

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

Ann Cooper

From: George Lewis [REDACTED]
Sent: 07 July 2023 09:33
To: Ann Cooper
Cc: Mark Sommerville
Subject: RE: East Devon DC 2023 Housing Trajectory - Moonhill Copse, West Clyst
Attachments: A2 - N of Moonhill Copse West Clyst [Completed questionnaire].docx

Good morning Ann, I hope you have been keeping well. Please find attached Sovereign's completed questionnaire for the above site.

Please let us know if you have any queries.

Kind regards
George

George Lewis BA (Hons) MSc MRTPI
Senior Planner
Planning

Savills, Embassy House, Queens Avenue, Bristol BS8 1SB



Tel [REDACTED]
Mobile [REDACTED]
Email [REDACTED]
Website : <http://www.savills.co.uk>



 Before printing, think about the environment

From: Ann Cooper [REDACTED]
Sent: 23 June 2023 16:52
To: George Lewis [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Moonhill Copse, West Clyst

EXTERNAL EMAIL: Be cautious when opening attachments or clicking links

To George Lewis, Savills (for clients Sovereign Housing Association)

East Devon District Council Housing Development Monitoring 2023
Land North Of Moonhill Copse, West Clyst, Exeter - 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).

The file attached to this email contains a questionnaire and up to date information about the Sovereign Housing Association site on **Land North Of Moonhill Copse, West Clyst, Exeter (marketed as Taverners Field)**. This site is one of the sites in East Devon with planning permission for 10 or more dwellings where the site's housing development was not completed by the 2023 Monitoring Point (ie as at 31 March 2023) and the permission not expired.

I understand that you are the appropriate contact at Savills for your client Sovereign Housing Association regarding this site. If this is not correct could you please forward my email to the appropriate person and email me as a matter of urgency to advise who is the appropriate person to contact, and to provide their contact details.

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

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

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

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

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

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

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

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing

Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

3. **Future monitoring**

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

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

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

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

5. **Privacy Notice**

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

Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact details]

www.eastdevon.gov.uk

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



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East Devon District Council Housing Development Monitoring 2023

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

Site: Land North Of Moonhill Copse West Clyst Exeter (Taverners Field)

House builder/developer: Sovereign Housing Association

Agent : Savills

PLANNING STATUS TYPE A2: Site has detailed planning approval **22/0559/MRES** (pursuant to outline permission 18/1653/MOUT) for a total of **69** dwellings. According to the Council's information site development had not commenced as at the 2023 Monitoring Point - See Table 2. From our recent telephone conversation, I understand that Savills are the agents for Sovereign Housing Association who are the Reserved Matters applicant.

Please answer all questions.

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

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

PART A

Lead in Time

Q1.a The Sovereign Housing Association 20 March 2023 states "planning approval....paves the way for the housing association to build the first homes using its range of new house types".

Please confirm, does Sovereign Housing Association own this site?.....YES/**NO**

Q1b. Please confirm, does Sovereign Housing Association intend to implement the planning permission **22/0559/MRES**?YES/**NO**

If YES go to Q2a.

If NO, is the site still available for development? YES/NO

And what progress has been made in marketing the site?

.....go to Q13

Q2a. Is Sovereign Housing Association the house-builder?.....**NO**

Q2b If No, what progress has been made in contracting with /selecting a house-builder?

We have exchanged a JCT contract with a Main Contractor and they are now on site.

Q3. What progress has been made with discharging pre-commencement conditions?

All pre-commencement conditions have been discharged.

Q4. The Sovereign HA webpage 20 March 2023 states "contractors are expected to be on site shortly". What, if any, operations/works have taken place on site to date?.....

Initial laying out has started on site and drainage works have begun.

Q5. When do you anticipate that development will commence? (ie a material start)?

Material Start has already occurred.

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

The dwellings are under construction with the first completions due Feb/March 2024.

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?

The build is fully funded and the contract has been signed and sealed. We do not expect any market or cost factors to constrain the site.

Dwelling Completions

No dwellings were recorded as completed by 31 March 2023.

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

For the forecast of completions from 1 April 2023, please forecast completions for the residue of the 69 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.

Q8. The Sovereign HA website 20/03/2023 states “The site is expected to be completed by summer 2026”. When do you now expect the development will be completed?

We need to stick to the above dates as this ties in with our SP2 Homes England funding.

Q9. How many dwellings do you anticipate will be completed per year (ie build rate) from April 2023? We anticipate between 15-25 per annum.

Q10. For the 69 dwellings remaining to be completed, sold and occupied as at 31 March 2023, what are the anticipated completions (based on sales 1 Apr– 31 Mar) for each of the next five years?

- 2023-2024: 3
- 2024-2025: 33
- 2025-2026: 23
- 2026-2027: 10

Q11. If completions are expected for 2028-2029 onwards, do you anticipate the same build rate as for 2027-2028?.....N/A

If no, what build rate do you anticipate? N/A

Q12. What is your housing trajectory for this site?

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

Q13. Is the planning process and development progress information in Table 2 in Part B correct, complete and up to date?Yes

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

Previous Trajectory *(for information)*

This is a new site approved in 2022/23, so there is 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 housing trajectory for this site.

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

Please enter your trajectory for dwelling completions in the row 'Your Trajectory'.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q11 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Land North Of Moonhill Copse West Clyst Exeter ("Taverners Field)	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	Savills (on behalf of Sovereign Housing Association)																	
Contact																		
Planning Status at end March 2023	Detailed planning approval	69	69															
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0					
Your trajectory	<i>INSERT annual figures in the appropriate years from 2023/24 onwards</i>	69	69	0	0	0	0	0	0	0	0	0	0	3	33	23	10	

Add more columns after 2027/28 if needed

Recorded completions:

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

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

A	B	TABLE 2: Land North Of Moonhill Copse West Clyst Exeter ("Taverners Field") 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		21 August 2018 Validated	18/1653/MOUT Outline planning application (appearance, landscaping, layout and scale reserved) for up to 71 dwellings, together with access and associated infrastructure, landscaping and drainage (applicant Johnstone Land (South West) Ltd)
		Planning application process and determination		31 August 2021 Outline Planning Permission Approval with conditions	18/1653/MOUT
		Completion of S106		27 August 2021 signed	S106 Agreement relating to 18/1653/MOUT Reserved Matters proposal is for 100% affordable housing. Comprising 33 shared ownership units and 38 social rented units, which will be owned and maintained by Sovereign Housing Association.
		Reserved Matters submission and determination (following outline planning application)		22 March 2022 Validated 30 November 2022 Approval with conditions	22/0559/MRES Application for approval of Reserved Matters (appearance, landscaping, layout and scale) pursuant to outline permission 18/1653/MOUT for the erection of 69 residential units, wildlife corridors, open space, formal area for play, drainage and footpath/cycleway and discharge of associated conditions
		Discharge of pre-commencement planning conditions		30 November 2022	The following Conditions attached to the Outline Planning Permission (ref 18/1653/MOUT) referred to above are discharged: 2,4,5,7,8,10,11,12,15

				NB The following conditions remain to be complied with during the implementation of the development: 6,16,17
	Marketing/Securing sale of land with house-builder/lockout agreement/funding			Homes England and Sovereign HA are providing funding for the site. Sovereign Housing Association is the planning applicant for the Reserved Matters and developer. SHA Website refers to the site as "Taverners Field". House Builder TBC (EDDC understands that SHA has invited contractors/ builders to bid for an £800M construction work through a Framework. The Framework to commence this summer 2023 and is due to run for a four-year period). Previously, On the S206 Agreement, the owners are listed as Gloria Astley, Mark Astley and Jane Goodfellow; and the developer was listed as Johnstone Land (South West) Ltd
	End of any pre-existing occupancy agreement			
	Site start/commencement			June 2023
	Site works (demolition/clearance/ remediation)			June 2023 Not a brownfield site. Previously in agricultural use.
	Site works (Infrastructure eg roads, drainage; GI)			On site, works are underway Sovereign webpage 20/03/2023 states "contractors are expected to be on site shortly."
	First dwelling(s) completed			Council Records – UPRN, Residential & Council Tax Banded – First homes should PC Feb, Mar 2023
	Actual completions as at 31 March 2023	NIL dwellings completed by 31 March 2023		Council Records – UPRN, Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023			Please see above.
	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'.

Ann Cooper

From: James Artingstall [REDACTED]
Sent: 28 July 2023 10:52
To: Ann Cooper
Cc: Daniel Allwood
Subject: RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Bloor Homes Sites
Attachments: A2 - Pinn Court Farm Pinhoe Phase 3b.pdf; A1 - Pinn Court Farm Pinhoe - Bloor.pdf

Good morning Ann,

Apologies from us for the belated response coming back to you, the region has been incredibly busy.

Please see attached for the completed forms – I hope that this is helpful.

Kind regards,
James

James Artingstall
BSc (Hons), AssocRTPI
Development Planner

Bloor Homes Exeter
Horizon House, Guardian Road, Exeter, EX1 3PD

DD: [REDACTED]
Email: [REDACTED]



From: Ann Cooper [REDACTED]
Sent: Tuesday, July 25, 2023 9:18 AM
To: Daniel Allwood [REDACTED]
Cc: James Artingstall [REDACTED]
Subject: RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Bloor Homes Sites

Hi Dan,
Many thanks for the update. I'll await your emailed responses.
Kind regards,
Ann

From: Daniel Allwood [REDACTED]
Sent: 25 July 2023 09:09
To: Ann Cooper [REDACTED]
Cc: James Artingstall [REDACTED]
Subject: FW: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Bloor Homes Sites

Good morning Ann,

Thank you for your emails and voicemail. I am at a bottleneck of live applications and a number of big submissions for the Region at the moment, hence why I have not had the opportunity to look at this.

My colleague James (cc) is now back from leave, so I have asked him to start working on your request. We will aim to get the information back to you on the next couple of days.

Regards,

Dan

Daniel Allwood
BSc(hons), MA, MRTPI
Senior Planning Manager

Bloor Homes Exeter
Horizon House, Guardian Road, Exeter, Devon, EX1 3PD

DD: [REDACTED]
Mobile: [REDACTED]
Email: [REDACTED]



From: Ann Cooper [REDACTED]
Sent: Friday, July 14, 2023 4:02 PM
To: Daniel Allwood [REDACTED]
Subject: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Bloor Homes Sites

To Daniel Allwood, Bloor Homes

Hi,
Further to my previous email requesting information on the progress of your housing development site(s) in East Devon, please would you complete and return the form(s) to me as a matter of urgency, ideally early next week -see attachment(s).
I still have a little time to incorporate your information into the latest housing forecasts to help the Council plan for future development.

Kind regards,
Ann

From: Ann Cooper
Sent: 01 July 2023 11:56
To: 'Daniel.Allwood@bloorhomes.com' [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Bloor Homes Sites

To Daniel Allwood, Bloor Homes

**East Devon District Council Housing Development Monitoring 2023
Bloor Homes sites - Request for data by 12 July 2023**

Dear Mr Allwood,

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 two files attached to this email contain questionnaires and up to date information about the following Bloor Homes sites in East Devon at:

- **Pinn Court Farm adjoining Pinn Court Lane Pinhoe (excluding the care homes part of the approval)**
- **Pinn Court Farm Pinn Court Lane, Pinhoe - Phase 3B**

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

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

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

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

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

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

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

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

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

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and

- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at [hmu-to-year-end-31-march-2022-aug-2022.pdf](https://www.eastdevon.gov.uk/hmu-to-year-end-31-march-2022-aug-2022.pdf) ([eastdevon.gov.uk](https://www.eastdevon.gov.uk))

3. **Future monitoring**

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

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

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

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

5. **Privacy Notice**

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

Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact information]

www.eastdevon.gov.uk

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



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If you have received this email in error, or if you are concerned with the content of this email please email to: postmaster@bloorhomes.com

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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

East Devon District Council Housing Development Monitoring 2023

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

Site: Pinn Court Farm adjoining Pinhoe (net 426 dwellings)

House builder: Bloor Homes

PLANNING STATUS TYPE A1: Site has detailed planning approvals for net **426** dwellings (Phases 1, 2A, 2B, 3A) and development had commenced at the 2023 Monitoring Point.

Note Application 21/1838/MFUL approved for 20 dwellings (additional Phase 3B) is now counted separately (with its own questionnaire). Consequently the residue of 4 dwellings of the original 12/0795/MOUT outline planning permission for 430 dwellings are now zero'd for this site's trajectory.

Please note, Bloor Homes' current planning application 23/0747/MFUL for 45 dwellings is on that part of the site related to care home accommodation and is awaiting decision so is not covered by this questionnaire for the 2023 monitoring point.

Neither does this questionnaire cover the residue of the outline approval for a 60 bed space Care Home and for a 60 bed space Extra Care Home. 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

This form relates only to the 426 dwellings approved on this site as at the 2023 Monitoring Point (ie it excludes the 4 dwellings on the outline approval now superseded by 21/1828/MFUL).

The development has commenced with **296** 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 **130** 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?
.....52.....

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

.....
.....

Q2. Previously Bloor Homes advised that the development would be completed by June 2025. When do you now expect the development will be completed (excluding Phase 3B)?

.....June 2025 (excluding Phase 3B and 4) – with the exception of show homes.....

Q3. Previously Bloor Homes advised that you expected a build rate of 50 to 60 dwellings per year. How many dwellings do you anticipate will be completed per year from April

2023?c. 50.....

Q4a. Actual delivery in 2021/22 and 2022/23 (48 and 52 respectively) is lower than your forecast of 53 and 60. Previously Bloor Homes advised that approved design code no longer reflects current market needs/requirements in terms of house types and density. Planning application for final phase tries to address this. Also, that a shortage of key building materials is affecting development, no current solution. Were these the cause of the slightly slower than forecast delivery in 2021/22 and 2022/23? YES/NO

Q4b. If no, what was the reason for the lower delivery rate?

.....N/A.....

Q5. 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?

.....Build cost inflation; availability of materials; interest rate changes; mortgage availability.....

Q6. For the 130 dwellings remaining to be completed, sold and occupied as at 31 March 2023, what are the anticipated completions (based on sales 1 Apr– 31 Mar) for each of the next five years?

• 2023-2024:56.....

• 2024-2025:55.....

• 2025-2026:11.....

• 2026-2027:3 (ex – show homes).....

• 2027-2028:0.....

Q7. If you anticipate any completions after 2027/28, what build rate do you expect from that point onwards?N/A.....

Q8. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q2 to Q8 information

Q.9 Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date?Yes /No

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

Previous Trajectory (for information)

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

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

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

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

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

Please enter your trajectory for dwelling completions in the row 'Your Trajectory C3'.

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

TABLE 1 2023 MP Site	Pinn Court Farm Adjoining Pinhoe)	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	Bloor Homes																	
Contact																		
C3 dwellings																		
Planning Status at end March 2023	Detailed planning approval (426 dws) Residue of outline planning approval (4 dws) has been zero'd for this trajectory	430	426															
Recorded completions C3	Council records *			0	0	0	0	0	67	67	62	48	52					
Your trajectory C3	<i>INSERT annual figures in the appropriate years from 2023/24 onwards</i>	430	426	0	0	0	0	0	67	67	62	48	52	56	55	11	3	

Add more columns after 2027/28 if needed

Recorded completions:

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

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

A	B	TABLE 2: Pinn Court Farm, adjoining Pinhoe	Timescales	Actual date/Forecast year	Details/Source of data
		Stage			
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		02 May 2012 Validated	12/0795/MOUT Residential development of up to 430 units (outline application with details of appearance, landscaping, layout and scale reserved for subsequent approval) including a local centre comprising retail (up to 240 sqm) and community space, care home of up to 60 bedspaces, specialist care home of up to 60 bedspaces and a skatepark and a visitor car park together with associated open space (formal and informal), cycleways, footpaths and infrastructure, safeguard vehicular route to Langaton Lane, served off a new access from the highway (B3181).
		Planning application process and determination		17 October 2013 Refused 20 December 2014 20 March 2015 03 June 2015 Appeal allowed Outline planning permission Approval with conditions	12/0795/MOUT Appeal recovered by Sec. of State Sec of State minded to allow the appeal Correction Notice
		Completion of S106		29 April 2014 signed 20 October 2014 signed 07 November 2014 signed	S106 Agreement Supplemental Agreement Deed of Variation

<p>Reserved Matters submission and determination (following outline planning application)</p>		<p>30 November 2015 Validated 19 December 2016 Approval with conditions</p>	<p>15/1715/MRES Erection of 150 residential units (Phase 1), mixed use retail/community (Classes A1/ D1/D2) unit of 339.68m² (with associated vehicle parking, loading bay and cycle parking), skatepark, play areas, associated landscaping and infrastructure works together with additional details as required by conditions attached to the outline planning permission (Reserved Matters application in pursuance of outline planning permission ref: 12/0795/MOUT)</p>
		<p>19 March 2019 Validated 28 August 2019 Approval with conditions</p>	<p>19/0523/MRES Reserved matters application (appearance, landscaping, layout and scale) for the construction of 106 residential units (including affordable housing) and associated highways, drainage and landscape infrastructure pursuant to outline planning permission reference 12/0795/MOUT. The partial discharge of conditions 1, 6, 8, 10 & 13 of planning permission 12/0795/MOUT relating to phase 2A</p>
		<p>08 October 2019 Validated 20 November 2019 Approval with conditions</p>	<p>19/2216/VAR Section 73 application to vary condition 2 of 19/0523/MRES to substitute the approved plans in relation to phase 2A for amended plans to change the house types on plots 181 - 184, 211 - 214, 217 - 220 and remove the garages from plots 172, 173, 178, 185 - 191, 208, 222, 225 - 227, 232 - 235, 244, 247, 251, 254</p>
		<p>08 June 2020 Validated 02 November 2020 Approval with conditions</p>	<p>20/0935/MRES Reserved Matters application (appearance, landscaping, layout and scale) for the construction of 58 residential units (including affordable housing) comprising phase 2B and associated highways (including restricted</p>

			<p>21 May 2021- Validated (after the 2021 MP) Awaiting Decision</p> <p>19 July 2021 Validated (after the 2021 MP) Awaiting Decision</p> <p>26 July 2018 Validated 11 December 2018 Approval with conditions 11 Dec 2021 - EXPIRED</p>	<p>use link through phase 3 to Parkers Cross Lane), drainage, open space (including play area) and landscape infrastructure pursuant to outline planning permission 12/0795/MOUT. The partial discharge of conditions 1, 6 , 8, 10 and 13 of planning permission 12/0795/MOUT relating to phase 2B</p> <p>21/1390/MRES Application for reserved matters approval (layout, appearance, scale, and landscaping) for the construction of 112 dwellings and associated infrastructure, drainage, and open space pursuant to outline application 12/0795/MOUT (Phase 3A) including the partial discharge of outline planning conditions 6, 8, 10, 13 and 14 relating to Phase 3A and compliance with relevant Section 106 obligations</p> <p>21/1838/MFUL <i>further development of 24 dwellings (Phase 3B) is also proposed within the original outline red line but as this will go beyond the consented outline development quantum by 22 dwellings it will need to form a separate full application.</i></p> <p>18/1660/MFUL The erection of a 72-bed care home together with associated works</p> <p>NOTE no detailed application yet for the Specialist Extra Care Home (60 bed spaces) which the master plan shows would be located to SW and adjoining the site of application 18/1660/MFUL</p>
--	--	--	--	---

	Discharge of pre-commencement planning conditions		12 August 2022 submitted. 26 April 2023 submitted. 18 July 2023 submitted.	Phase 3A RM condition 3,5, 8 and 9 awaiting discharge (NMA pending, delaying discharge notices). Phase 3A RM condition 7 awaiting discharge (NMA pending, delaying discharge notice). Phase 3A outline condition 12 awaiting discharge notice.
	Marketing/Securing sale of land with house-builder/lockout agreement			12/0795/MOUT site developer was Millwood Homes Bloor Homes is the house builder (and has been the planning applicant since 2019 for C3 residential development) RC Pinhoe Ltd was the applicant for 18/1660/MFUL 72 bed care home
	End of any pre-existing occupancy agreement			
	Site start/commencement		September 2017	Housing development Note: 18/1660/MFUL The erection of a 72-bed care home has not started and therefore the detailed planning permission has expired 11 December 2021
	Site works (demolition/clearance/ remediation)			Not a brownfield site. Previously in agricultural use. (no existing residential units within the application site area)
	Site works (Infrastructure eg roads, drainage; GI)		September 2017	Housing development
	First dwelling(s) completed		19 April 2018	Council Records – UPRN, Residential & Council Tax Banded
	Actual completions as at 31 March 2023	196 C3 dwellings completed by 31 March 2023 (67 in 2018/19; 67 in 2019/20; 62 in 2020/21; 48 in 2021/22; and 52 in 2022/23)		Council Records – UPRN, Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023			
	Site development completed			

Notes:

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

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

Table 3 below is the published 2022 MP trajectory for the C3 dwellings and the C2 Care Homes (dwelling equivalents) on this site produced by East Devon District Council.

TABLE 3 2022MP Site	Pinn Court Farm, Pinhoe	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30
Contact																				
Planning Status at end March 2022	(Detailed approval for 314 C3 dws) Outline planning approval (residual gross 116 C3 dws) Plus 66 dws equivalent*	496	496	0	0	0	0	0	67	67	62	48	65	60	97	0	0	0	0	30
Trajectory C3		430	430	0	0	0	0	0	67	67	62	48	65	60	61	0	0	0	0	0
Trajectory C2	Counted Care Home –detailed pp for 72 bed spaces (equating to 36 dws)_ Specialist Care Home 60 bed-spaces from outline approval (equating to 30 dws)	66	66	0	0	0	0	0	0	0	0	0	0	0	36	0	0	0	0	30

Application Type:

C3 Outline planning permission (Detailed planning approval for part of site). RM approvals on Phase 1 (150 dws), Phase 2A (106 dws) and 2B (58 dws). RM application for 112 dws validated 17 May 2021 not determined at the 2022 MP but subsequently approved 08/08/2022.

C2 Outline planning permission for Care Home and Specialist Care home

Site capacity

430 No. C3 dwellings (314 with detailed approval; 116 on the residue of the outline approval)

* 132 No. C2 bed spaces (72-bed space care home and 60 bed space Specialist/Extra Care Home) equates to 66 dwellings.

Assumptions

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

Build rate: Forecast delivery of 60 to 65 per year for C3 dwellings pa. This is slightly higher than the 50 to 60 rate advised by the developer in 2021, as this rate had been achieved pre-Pandemic, in 2018/19 and 2019/20.

Assume the detailed planning approval for 72 x bed spaces Care home would be delivered in 2024/25 (36 dwellings equivalent) . NOTE this full planning approval for the care home has now expired.

Assume 72 x C2 bed spaces in Specialist care home in years 1 to 8 from end March 2022 Monitoring Point.

le Site then completed in 2029/30

Ann Cooper

From: James Artingstall [REDACTED]
Sent: 28 July 2023 10:52
To: Ann Cooper
Cc: Daniel Allwood
Subject: RE: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Bloor Homes Sites
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Kind regards,
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BSc (Hons), AssocRTPI
Development Planner

Bloor Homes Exeter
Horizon House, Guardian Road, Exeter, EX1 3PD

DD: [REDACTED]
Email: [REDACTED]



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Cc: James Artingstall [REDACTED]
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Kind regards,
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From: Daniel Allwood [REDACTED]
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To: Ann Cooper [REDACTED]
Cc: James Artingstall [REDACTED]
Subject: FW: URGENT REMINDER: East Devon DC 2023 Housing Trajectory - Bloor Homes Sites

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My colleague James (cc) is now back from leave, so I have asked him to start working on your request. We will aim to get the information back to you on the next couple of days.

Regards,

Dan

Daniel Allwood
BSc(hons), MA, MRTPI
Senior Planning Manager

Bloor Homes Exeter
Horizon House, Guardian Road, Exeter, Devon, EX1 3PD

DD: [REDACTED]
Mobile: [REDACTED]



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Bloor Homes sites - Request for data by 12 July 2023**

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

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- 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 information]

www.eastdevon.gov.uk

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



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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: Pinn Court Farm adjoining Pinhoe - Phase 3B (20 dwellings)

House builder: Bloor Homes

PLANNING STATUS TYPE A2: Site (Phase 3B) has detailed planning approval **21/1838/MFUL** for a total of **20** dwellings. According to the Council's information site development had not commenced as at the 2023 Monitoring Point - See Table 2.

Note: there is a separate questionnaire for Bloor Homes for the adjoining land relating to outline planning permission 12/0795/MOUT and related detailed planning permissions.

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

This form relates only to the 20 dwellings on this site relating to planning approval 21/1838/MFUL as at the 2023 Monitoring Point

PART A

Lead in Time

Q1a. Does Bloor Homes intend to implement this planning permission? YES/NO

If YES go to Q2

If NO, is the site still available for development? YES/NO

Q1b. And what progress has been made in a new planning application or alternatively for marketing the site?

.....go to Q12

Q2. What progress has been made with discharging pre-commencement conditions?

.....Applications to discharge all pre-commencement conditions (3, 5, 7 and 8) have been submitted and validated with the details confirmed as acceptable. However, an NMA relating to the application is currently pending, once it has been approved the condition discharge notices will be released.....

Q3. What, if any, operations/works have taken place on site to date?

.....11 plot foundations area in place and road subbase is in place.....

Q4. When do you anticipate that development will commence? (ie a material start)?

.....

Q5. When do you anticipate that construction of the first dwelling(s) will start?..... Superstructure starts Jan 2024.....

Q6. 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?

..... Build cost inflation; availability of materials; interest rate changes; mortgage availability

Dwelling Completions

No dwellings were recorded as completed by 31 March 2023.

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

For the forecast of completions from 1 April 2023, please forecast completions for the residue of the **20** 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.

Q7. When do you expect the Phase 3B development will be completed?Spring 2025.....

Q8. How many dwellings do you anticipate will be completed per year (ie build rate) from April 2023?Full balance of units will be completed within one full year.....

Q9. For the 20 dwellings remaining to be completed, sold and occupied as at 31 March 2023, what are the anticipated completions (based on sales 1 Apr– 31 Mar) for each of the next five years?

- 2023-2024:0.....
- 2024-2025:9.....
- 2025-2026:11.....
- 2026-2027:0.....
- 2027-2028:0.....

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?N/A.....

Q11. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q7 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 (including dates of site start and site works)

Previous Trajectory *(for information)*

This is a new site approved in 2022/23, so there is 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 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 row 'Your Trajectory'.

Please base your trajectory on the site's planning status at end March 2023, as informed by details in Table 2 in Part B and your responses to Questions Q1 to Q10 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Pinn Court Farm Adjoining Pinhoe; Phase 3B	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	Bloor Homes																	
Contact																		
Planning Status at end March 2023	Detailed planning approval	20	20															
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	0					
Your trajectory	<i>INSERT annual figures in the appropriate years from 2023/24 onwards</i>	20	20	0	0	0	0	0	0	0	0	0	0		20			

Add more columns after 2027/28 if needed

Recorded completions:

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

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

A	B	TABLE 2: Pinn Court Farm, adjoining Pinhoe – Phase 3B 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		19 July 2021 Validated	21/1838/MFUL Full application for the construction of 20 dwellings and associated infrastructure as an additional phase (Phase 3B) of development to the consented Pinn Court Farm development
		Planning application process and determination		03 March 2023 Full Planning Permission Approval with conditions	21/1838/MFUL
		Completion of S106		27 February 2023 signed	S106 Agreement relating to 21/1838/MFUL Including 5 affordable dwellings (2 shared ownership & 3 affordable rent)
		Reserved Matters submission and determination (following outline planning application)			Not applicable
		Discharge of pre-commencement planning conditions		14 April 2023 submitted.	Conditions 3, 5, 7 and 8 awaiting discharge, details are acceptable (NMA to regularise drawing pack approved 28 July 2023, discharge notices for conditions to follow shortly).
		Marketing/Securing sale of land with house-builder/lockout agreement			Bloor Homes is the house builder (and the planning applicant) S106 Agreement states that Bloor Homes is the developer and the freehold owner of the site
		End of any pre-existing occupancy agreement			
		Site start/commencement			TBC
		Site works (demolition/clearance/ remediation)			TBC Not a brownfield site. Previously in agricultural use.
		Site works (Infrastructure eg roads, drainage; GI)			TBC
		First dwelling(s) completed			Council Records – UPRN, Residential & Council Tax Banded

		Actual completions as at 31 March 2023	NIL dwellings completed by 31 March 2023	Council Records – UPRN, Residential & Council Tax Banded
		Annual delivery rates forecast from April 2023		
		Site development completed		

Notes:

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

Ann Cooper

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

Hi Ann,

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

Kind regards
Jamie

Jamie Grant | Head of Strategic Land

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

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

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East Devon District Council Housing Development Monitoring 2023

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

Site: Mosshayne (Land north of Tithebarn Lane west of intermodal site)

House builder: Persimmon Homes South West

PLANNING STATUS TYPE A1: There are detailed planning approvals **19/0464/MRES** and **21/2490/MRES** for 415 dwellings (gross), within part of the site with outline planning permission for up to **900** dwellings. According to the Council's information, site development had commenced at the 2023 Monitoring Point. The residue of the site has outline planning permission (up to 485 dwellings). This questionnaire covers the whole site. 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 development has commenced on Phase I (**19/0464/MRES** for 265 dwellings) with **193** 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.

Q1a. Previously Persimmon advised that that Phase 2 would commence in early 2022. Has development commenced on Phase 2? (**21/2490/MRES** for 150 dws) **Yes**

Q1b. If YES, when did development commence? **8th August 2022**

And what progress has been made on any site works? **Primary infrastructure, site access and roads. Foundations in for some plots.**

Q1c. If NO, when do you anticipate that development will commence? **N/A**

And what progress has been made in discharging pre-commencement conditions? **All submitted – RM consent discharged outline conditions 6, 7, 9, 11, 12, 13, 14, 15, 16, 17, 23, 24, 25, 28, 34, 36 and 37. Condition 3 and 4 with the LPA.**

Q2. Persimmon previously advised that Persimmon Homes will be developing the remainder of the site with outline planning approval. Is this still correct? **Yes**

Q3. Planning application for Phase 3 **22/2000/MRES** (135 dwellings) was and validated on 19 October 2022. The phasing plan shows 5 phases. Mindful of condition 4 on the **17/1019/MOUT** decision notice (Application for approval of all reserved matters shall be made to the LPA before the expiration of 7 years from the date of this permission ie 7 years from 16 November 2017) , when do you anticipate submitting detailed planning application(s) for Phases 4 and 5 of development?

Phase 4 **October 2023**

Phase 5 **October 2023**

Q4. When do you anticipate the following phases will commence?

Phase 3 **H1 2024**

Phase 4 **H2 2025**

Phase 5 **H2 2025**

Dwelling Completions

193 dwellings are recorded as completed by 31 March 2023 on Phase 1 of 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 residue of the **707** dwellings not completed at that date (including the residue of the outline approval). 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.

Q5. How many dwellings were under construction at 31 March 2023? **120**

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

.....
.....

Q6. Persimmon previously advised that they anticipated a build rate of 72 dws per year. How many dwellings do you now anticipate will be completed per year (ie build rate)?

80

Q7. What are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: 70
- 2024-2025: 80
- 2025-2026: 80
- 2026-2027: 80
- 2027-2028: 80

Q8. Are any anticipated completions for 2028-2029 onwards at the same build rate as anticipated in 2027-2028? **Yes**

If no, what build rate do you anticipate?

Q9. 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?

.....
.....

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

Please update Table 1 forecasts in Part A with your Q5 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. Amended development progress to confirm Phase 2 Commencement**

If no, please amend Table 2.

Previous Trajectory (*for information*)

Table 3 in Part C shows the previous housing trajectory for the whole Mosshayne site in East Devon. 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 housing trajectory for this site.

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

Please enter your trajectory for dwelling completions in the last 2 rows in Table 1.

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 planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Mosshayne (Land north of Tithebarn Lane west of intermodal site)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40
Contact	Persimmon Homes South West																													
Planning Status at end March 2023	Detailed planning approval (Land south of old Tithebarn Lane, Clyst Honiton)	415	415																											
Planning Status at end March 2023	Outline planning approval (residue of site – up to 485 dws)	485	485																											
Recorded completions	Council records *			0	0	0	0	0	0	0	0	71	122																	
Your trajectory	Detailed approval (marketed as Ashworth Place) Phases 1 and 2 INSERT annual figures in the appropriate years	415	415	0	0	0	0	0	0	0	0	71	122	70	70	60	60	33												
Your trajectory	Residue of outline approval (Phases 3, 4 and 5) INSERT annual figures in the appropriate years	485	485	0	0	0	0	0	0	0	0	0	0		10	20	20	47	80	80	80	80	68							

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 "R485-residential" and the property is Council Tax Banded

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

A	B	TABLE 2: Mosshayne (Land north of Tithebarn Lane west of intermodal site)	Timescales	Actual date/Forecast year	Details/Source of data
		Stage			
		Land available/declared surplus to requirements/ end of lease			
		Preplanning legals/tendering & negotiations eg with registered providers			
		Preparation & Submission of planning application		Validated 15 May 2017 Validated	14/2761/MOUT 17/1019/MOUT Demolition of existing buildings and development of the site to provide up to 900 dwellings and a primary school with car and cycle park, public and private open space, together with landscaping and associated servicing (all matters reserved)
		Planning application process and determination		Outline planning permission Approval with conditions 16 November 2017 Outline planning permission Approval with conditions	14/2761/MOUT 17/1019/MOUT
		Completion of S106		16 November 2017 signed	17/1019/MOUT
		Reserved Matters submission and determination (following outline planning application)		12 March 2019 Validated 31 May 2019 Approval with conditions	19/0464/MRES PHASE 1 Reserved matters application (access, appearance, landscaping, layout and scale) for the construction of 265 dwellings including affordable housing, landscaping, allotments and associated site infrastructure pursuant to outline application permission 17/1019/MOUT (phase 1). The discharge (partial or full) of conditions 6, 7, 12 and 30 of outline permission 17/1019/MOUT (Land south of old Tithebarn Lane, Clyst Honiton)

			<p>01 October 2021 Validated</p> <p>10 March 2022 Approval with conditions</p> <p>19 October 2022 Validated Decision Pending</p>	<p>21/2490/MRES PHASE 2 –Reserved matters application for 150 dws & discharge of conds 6, 7, 9, 11, 12, 13, 14, 15, 16, 17, 23, 24, 25, 28, 34, 36, 37 of 17/1019/MOUT -</p> <p>22/2000/MRES PHASE 3 Reserved Matters application for 135 dws and discharge of conditions 6, 7, 9, 11, 12, 13, 20, 21, 23, 24, 25, 28, 36 and 37 of the Outline planning permission.</p> <p>Other Phases- 4 and 5 NOTE: Condition 4 on the 17/1019/MOUT Decision Notice requires that “application for the approval of all reserved matters shall be made to the local planning authority before the expiration of 7 years from the date of this permission (ie before 16 November 2024)</p>
	Discharge of pre-commencement planning conditions			
	Marketing/Securing sale of land with house-builder/lockout agreement			Landowners were HF & K Gents (2017 S106 Agreement) Persimmon Homes South West is the house builder for 19/0464/MRES Phase 1 (marketed as Ashworth Place) & Phase 2 Persimmon Homes South West is the House builder(s) of subsequent phase(s) 3 to 5
	End of any pre-existing occupancy agreement			
	Site start/Commencement		Early 2020 (Phase 1)	Phase 1 commenced Phase 2 commenced
	Site works (demolition/clearance/ remediation)			Previous use agricultural land Not brownfield previously developed land.
	Site works (Infrastructure eg roads, drainage; GI)			
	First dwelling(s) completed		25 June 2021	Council Records – UPRN Residential & Council Tax Banded
	Actual completions as at 31 March 2023 (the 2023 Monitoring Point)	193 dwellings completed by end March 2023 MP (71 in 2021/2; 122 in 2022/23)		Council Records – UPRN Residential & Council Tax Banded

		Annual delivery rates forecast from April 2023		
		Site development completed		

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

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

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

The last site trajectory. For Mosshayne (Land north of Tithebarn Lane west of intermodal site) - whole site

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

TABLE 3 2022MP Site	Mosshayne (Land north of Tithebarn Lane west of intermodal site)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023/24	2024/25	2025/26	2026/28	2027/28	2028/29	2029/30	2030/31	2031/32*	2032/33*	2033/34*	2034/35
Contact																									
Planning Status at end March 2022	Outline planning approval (up to 900) Of this, 415 dws have detailed planning approval	900	900																						
Trajectory				0	0	0	0	0	0	0	0	71	72	72	72	72	72	72	72	72	72	72	72	37	0

Application Type: Outline planning approval on whole site. Detailed planning approval on part (415 dws).

Site capacity 900 dws

Assumptions

Lead in time: Not applicable (first dwellings were completed in 2021/22)

Build rate 72 dwellings pa (ie 6 per month) as advised by the developer in 2021. This rate is very similar to the actual completions in 2021/22.

* Note – from 2031/32 onwards, the delivery forecast is not listed for individual years in the 2022 HMU table on Sites where there are projections for the rest of the adopted Local Plan period (ie 2013 to 2031) as recorded by the Housing Monitoring database. But the Council assumes that the same build rate would apply from April 2031 into the future, with the site completing in 2033/34

Summary

Completions forecast for years 1 and 12 from end March 2022 Monitoring Point

East Devon District Council Housing Development Monitoring 2023

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

Site: Redhayes, North of Blackhorse Lane, Broadclyst (Phase 3b)

Developer: Persimmon Homes

PLANNING STATUS TYPE A1: Site has detailed planning approval **18/0837/MRES** for **160** 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 **154** 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 **6** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, in each forecast year

Q1. Persimmon Homes did not provide information about this site in 2021, so it would be helpful if you could confirm the land ownership for the site's audit trail In 2013 Eagle One MMIII was the landowner named in the S106 Agreement. For the residue of the site not yet completed Is Eagle One MMIII still the landowner? ***The question refers to the RM consent to which Persimmon Homes' ownership previously extended. It is not clear from the question what the 'residue land' is and we are unable to confirm ownership because of this.***

If No, is Persimmon Homes the land owner? ***N/A see above.***

Q2. How many dwellings were under construction at 31 March 2023? **0**

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

Q3. When do you anticipate that the development be completed?

2024

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 show home complex and car park is being used for the sale of other adjacent developments. The closure of the show home complex will allow for the development to be completed.

Q5. 6 dwellings remain to be completed as dwellings. These comprise

- 4 units not started. Plots 75-78 (currently the Ashworth Place customer carpark) and 1 unit built on plot 98 (currently used as the Ashworth Place showhouse – address 25 Littleworth Close).
- In addition, No 1 Hutchings Drive has been built – but is still on the Council street naming/numbering system as ‘under construction’ (the other 8 apartments are ‘completed’)

Q5a. Has No 1 Hutchings Drive been completed internally? **Yes**

Q5b. Has No 1 Hutchings Drive been sold? **Yes**

Q5c. Of the other 5 dwellings remaining to be completed (including the showhouse to be available for sale for residential occupation), what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024:
- 2024-2025: **5**
- 2025-2026:
- 2026-2027:
- 2027-2028:

Q6. If these 5 units are not expected to be completed until after 2027-2028 when do you expect Plots 75-78 and 98 to be completed?

Q7. What is your housing trajectory for this site?

Please update Table 1 in Part A with your answers to the previous questions

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

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

Previous Trajectory *(for information)*

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

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

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

Thank you for responding to these questions,

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

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

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

Please base your trajectory on the site's planning status at end March 2023, as informed your answers to Questions Q1 to Q6 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Redhayes, North of Blackhorse Lane, Broadclyst (part of Tithebarn Green)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029/30	2030/31	2031/32
Contact	Persimmon																					
Planning Status at end March 2023	Detailed planning approval	160	160																			
Recorded Completions	Council records *			0	0	0	0	0	0	56	82	16	0									
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	160	160	0	0	0	0	0	0	56	82	16	0	0	5							

Please insert more columns after 2028/29 if needed

Recorded completions:

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

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

A	B	TABLE 2: Redhayes North of Blackhorse Lane Broadclyst (part of Tithebarn Green) Phase 3 (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		30 May 2012 Validated	12/1291/MOUT Development of the site to provide up to 930 dwellings, a new link road, employment area (B1a Use Class), park and ride facility, local centre/square, health and fitness centre, creche, public and private open space and car and cycle parking, together with landscaping and associated servicing (all matters reserved except points of access) <i>(Note: 580 dwellings are within East Devon, the remainder are in Exeter City)</i>
		Planning application process and determination		29 November 2013 Outline planning permission Approval with conditions	12/1291/MOUT
		Completion of S106		29 November 2013 17 June 2015 Validated 25 August 2015 Approval with conditions	12/1291/MOUT 15/1565/V106 Variation to the Section 106 Agreement accompanying the Tithebarn Green planning permission 12/1291/MOUT to modify the affordable housing obligations. (reduced from 28% down to 25%)
		Reserved Matters submission and determination (following outline planning application)		30 April 2018 Validated 10 August 2018 Approval with conditions	18/0837/MRES Reserved matters application seeking approval of appearance, landscaping, layout, access and scale for the development known as Phase 17 of Tithebarn Green. The proposed development comprises 160 dwellings, along with highway and drainage infrastructure and associated

				landscaping works. The application is made pursuant to outline planning permission 12/1291/MOUT and the environmental statement that accompanied it
	Discharge of pre-commencement planning conditions		12 July 2021	Condition Number 9 : Apartment Bin Store Details
			Any remaining/in progress?	?
	Marketing/Securing sale of land with house-builder/lockout agreement			Landowner was Eagle One MMIII (2013 S106 Agreement) Current owner TBC Persimmon Homes are the house builder
	End of any pre-existing occupancy agreement			
	Site start/commencement		?	First dw completed 26 June 2019, would have been under construction early in 2019
	Site works (demolition/clearance/ remediation)			Previous use agricultural land Not brownfield previously developed land.
	Site works (Infrastructure e.g. roads, drainage; GI)			
	First dwelling(s) completed		26 June 2019	Council Records – UPRN Residential & Council Tax Banded
	Actual completions as at 31 March 2023	154 dwellings completed at 2023 MP (56 in 2019/2020; 82 in 2020/21, 16 in 2021/22; 0 in 2022/23)		Council Records – UPRN, Residential & Council Tax Banded 6 dwellings remain to be completed (Plots 75-78 have yet to built; plot 98 is currently the showhome; and the completions of 1 Hutchings Drive has yet to be confirmed)
	Annual delivery rates forecast from April 2023			
	Site development completed			

Notes:

A Navy blue cells denote 'Lead in time' i.e. 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 Redhayes, North of Blackhorse Lane, Broadclyst site

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

TABLE 3 2022 MP Site	Redhayes, North of Blackhorse Lane, Broadclyst (part of Tithebarn Green)	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	633	633															
Trajectory				0	0	0	0	0	56	160	146	81	109*	61				

*Figure originally incorrectly published as 129

Application Type: Detailed planning approval.

Site capacity (within East Devon): 633 dwgs.

Assumptions

Lead in time: Not applicable - First dwellings were completed in 2018/19.

Build rate: 50 dwellings p.a. rising to 100 dwellings p.a.

Summary: Completions forecast for Years 1 and 2 from end March 2022 Monitoring Point.

Ann Cooper

From: Robert Cavanna [REDACTED]
Sent: 17 July 2023 10:49
To: Ann Cooper
Subject: RE: URGENT REMINDER East Devon DC 2023 Housing Trajectory - Cavanna Homes sites
Attachments: A1 - Equinox I JC.docx; A1 - Equinox II JC.docx

Good morning Ann

Apologies for the slow turn around, please see attached and completed projects for EQ1 and EQ2
The info you have asked for is more detailed on EQ3 and so I have asked my colleagues who are closer to the projects to fill this one in, and I will forward on when complete
Many thanks and kind regards
Rob

From: Ann Cooper [REDACTED]
Sent: Friday, July 14, 2023 3:41 PM
To: Robert Cavanna [REDACTED]
Subject: URGENT REMINDER East Devon DC 2023 Housing Trajectory - Cavanna Homes sites

To Robert Cavanna, Cavanna Homes

Hi,
Further to my previous email requesting information on the progress of your housing development site(s) in East Devon, please would you complete and return the form(s) to me as a matter of urgency, ideally early next week -see attachment(s).
I still have a little time to incorporate your information into the latest housing forecasts to help the Council plan for future development.

Kind regards,
Ann

From: Ann Cooper
Sent: 23 June 2023 16:14
To: [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Cavanna Homes sites

To Robert Cavanna, Cavanna Homes

**East Devon District Council Housing Development Monitoring 2023
Sites at Redhayes (Equinox I and II), and Exeter Science Park, Clyst Honiton (Equinox III)
- request for data by 7 July 2023**

Dear Mr Cavanna,

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

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

The files attached to this email contain questionnaires and up to date information about Cavanna Homes sites at **Redhayes (Equinox I and II), and Exeter Science Park, Clyst Honiton (Equinox III)**. These are three 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.

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

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the 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 files attached and email the files back to me by **7 July 2023**. See contact details below

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

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

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

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

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

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing

Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at hmu-to-year-end-31-march-2022-aug-2022.pdf (eastdevon.gov.uk)

3. **Future monitoring**

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

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

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

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

5. **Privacy Notice**

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

Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact details]

www.eastdevon.gov.uk

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



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Robert Cavanna
Assistant Development Manager

The Cavanna Group of Companies

Head Office: [REDACTED]
Email: [REDACTED]

Web: www.cavannahomes.co.uk

Enjoy reading the latest version of our news [here](#)



This year the Cavanna team are cycling 225 miles in aid of Children's Hospice South West. Please donate to our Ride for Precious Lives [JustGiving](#) page and help us support this great cause.

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East Devon District Council Housing Development Monitoring 2023

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

Site: Redhayes (Parcel 6) North of Blackhorse Lane, Broadclyst (Equinox I)

Developer: Cavanna Homes (Devon)

PLANNING STATUS TYPE A1: Site has detailed planning approval **18/0382/MRES** for **79** 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 **66** 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 **13** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, in each forecast year.

Q1. Is Cavanna Homes (Devon) Ltd still the landowner? **YES/NO**

If not, who is the new landowner?

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

13

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

.....
.....

Q3. When will development be completed? 2026

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 2026 completion date is a technically- we are currently planning on keeping the show home as a sales presence to sell the surrounding other phase from.

Q5. How many dwellings do you anticipate will be completed per year (i.e. build rate)?

Only 13 remaining, but would anticipate on standard around 35-40 per year

Q6. Of the 13 dwellings remaining to be completed, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: 12
- 2024-2025:
- 2025-2026:
- 2026-2027: 1
- 2027-2028:

Q7. If development is expected after 2027-2028 what build rate do you anticipate?

.....

Q8. What is your housing trajectory for this site?

Please update Table 1 in Part A with your previous answers

Q9. Is the planning process and development progress information in **Table 2** in Part B correct, complete and up to date? **YES/NO**

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

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for the whole of the Redhayes 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 your answers to Questions Q1 to Q7 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Redhayes, North of Blackhorse Lane, Broadclyst (part of Tithebarn Green) (Equinox I)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Contact	Cavanna Homes (South West)																		
Planning Status at end March 2023	Detailed planning approval	79	79																
Recorded Completions	Council records *			0	0	0	0	0	0	0	9	32	25						
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	79	79	0	0	0	0	0	0	0	9	32	25	12			1		

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: Redhayes North of Blackhorse Lane Broadclyst (part of Tithebarn Green) (Equinox I) 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		30 May 2012 Validated	12/1291/MOUT Development of the site to provide up to 930 dwellings, a new link road, employment area (B1a Use Class), park and ride facility, local centre/square, health and fitness centre, creche, public and private open space and car and cycle parking, together with landscaping and associated servicing (all matters reserved except points of access) <i>(Note: 580 dwellings are within East Devon, the remainder are in Exeter City)</i>
		Planning application process and determination		29 November 2013 Outline planning permission Approval with conditions	12/1291/MOUT
		Completion of S106		29 November 2013 17 June 2015 Validated 25 August 2015 Approval with conditions	12/1291/MOUT 15/1565/V106 Variation to the Section 106 Agreement accompanying the Tithebarn Green planning permission 12/1291/MOUT to modify the affordable housing obligations. (reduced from 28% down to 25%)
		Reserved Matters submission and determination (following outline planning application)		26 February Validated 15 February 2018 Approval with conditions	18/0382/MRES Reserved matters application (access, appearance, landscaping, layout and scale) for the construction of 79 dwellings, (including affordable housing, landscaping and associated infrastructure) pursuant to outline planning permission reference 12/1291/MOUT (phase 6). The partial

				discharge of conditions 1, 4, 5, 7, 9, 13, 17, 19, and 20 of application 12/1291/MOUT relating to phase 6 Redhayes (Parcel 6) North Of Blackhorse Lane Broadclyst
	Discharge of pre-commencement planning conditions		25 January 2019 27 February 2019 Any remaining/in progress?	Condition Number 6 – Appearance / Materials for Sub-station) Condition Number 5 – Surface water drainage management details during Construction Environmental Management Plan (Section 3.9) ?
	Marketing/Securing sale of land with house-builder/lockout agreement			Landowner was Eagle One MMIII (2013 S106 Agreement) Cavanna Homes (South West) are the house builder
	End of any pre-existing occupancy agreement			
	Site start/commencement			
	Site works (demolition/clearance/ remediation)			Previous use agricultural land Not brownfield previously developed land.
	Site works (Infrastructure e.g. roads, drainage; GI)			
	First dwelling(s) completed		27 November 2020	Council Records – UPRN Residential & Council Tax Banded
	Actual completions as at 31 March 2023	66 dwellings completed at 2023 MP (9 dwgs in 2020/21, 32 dwgs in 2021/22 and 25 dwgs in 2022/23)		Council Records – UPRN, Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023	12 units		
	Site development completed	2026		

Notes:

A Navy blue cells denote 'Lead in time' i.e. 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 Redhayes, North of Blackhorse Lane, Broadclyst site

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

TABLE 3 2022 MP Site	Redhayes, North of Blackhorse Lane, Broadclyst (part of Tithebarn Green)	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	633	633															
Trajectory				0	0	0	0	0	56	160	146	81	109*	61				

*Figure originally incorrectly published as 129

Application Type: Detailed planning approval.

Site capacity (within East Devon): 633 dwgs.

Assumptions

Lead in time: Not applicable - First dwellings were completed in 2018/19.

Build rate: approx 100 dwellings p.a. going forward

Summary: Completions forecast for Years 1 and 2 from end March 2022 Monitoring Point.

Ann Cooper

From: Robert Cavanna [REDACTED]
Sent: 17 July 2023 10:49
To: Ann Cooper
Subject: RE: URGENT REMINDER East Devon DC 2023 Housing Trajectory - Cavanna Homes sites
Attachments: A1 - Equinox I JC.docx; A1 - Equinox II JC.docx

Good morning Ann

Apologies for the slow turn around, please see attached and completed projects for EQ1 and EQ2
The info you have asked for is more detailed on EQ3 and so I have asked my colleagues who are closer to the projects to fill this one in, and I will forward on when complete
Many thanks and kind regards
Rob

From: Ann Cooper [REDACTED]
Sent: Friday, July 14, 2023 3:41 PM
To: Robert Cavanna [REDACTED]
Subject: URGENT REMINDER East Devon DC 2023 Housing Trajectory - Cavanna Homes sites

To Robert Cavanna, Cavanna Homes

Hi,

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

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

Kind regards,
Ann

From: Ann Cooper
Sent: 23 June 2023 16:14
To: [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Cavanna Homes sites

To Robert Cavanna, Cavanna Homes

**East Devon District Council Housing Development Monitoring 2023
Sites at Redhayes (Equinox I and II), and Exeter Science Park, Clyst Honiton (Equinox III)
- request for data by 7 July 2023**

Dear Mr Cavanna,

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

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

The files attached to this email contain questionnaires and up to date information about Cavanna Homes sites at **Redhayes (Equinox I and II), and Exeter Science Park, Clyst Honiton (Equinox III)**. These are three 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.

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

Taking account of national planning policy and guidance (see notes below), and appeal decisions in East Devon that have considered the Council's five year housing land supply, the Council would like to understand from you what progress has been made towards delivery of housing on the 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 files attached and email the files back to me by **7 July 2023**. See contact details below

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

NOTES

1. National Planning Policy Framework and Planning Practice Guidance

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

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

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

2. Information accompanying the questionnaire

The information about the sites within the file attachments comprises:

- Data on dwelling completions and planning approvals as at 31 March 2023 gathered by the Council's housing monitoring, for the forthcoming East Devon Housing Monitoring Update to 31 March 2023;
- Data on the progress of planning applications since 31 March 2023; and
- The Council's previous information and assumptions on the deliverability of this site. That information informed the housing trajectory published in the East Devon Housing

Monitoring Update to 31 March 2022 and the tables and graphs therein. The HMU 2022 can be viewed on the Council's website at hmu-to-year-end-31-march-2022-aug-2022.pdf (eastdevon.gov.uk)

3. **Future monitoring**

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

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

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

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

5. **Privacy Notice**

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Yours sincerely,

[Redacted signature]

Ann Cooper MRTPI
Senior Planning Policy Officer
East Devon District Council

[Redacted contact details]

www.eastdevon.gov.uk

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



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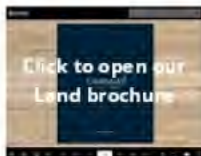
Robert Cavanna
Assistant Development Manager

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Head Office: [REDACTED]
Email: [REDACTED]

Web: www.cavannahomes.co.uk

Enjoy reading the latest version of our news [here](#)



This year the Cavanna team are cycling 225 miles in aid of Children's Hospice South West. Please donate to our Ride for Precious Lives [JustGiving](#) page and help us support this great cause.

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East Devon District Council Housing Development Monitoring 2023

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

Site: Redhayes (Phase 3), North of Blackhorse Lane, Broadclyst (Equinox II)

House builder: Cavanna Homes (West Country)

PLANNING STATUS TYPE A1: Site has detailed planning approval **19/0028/MRES** for **81** dwellings (gross) and development had commenced 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

The development has commenced with **38** 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 **43** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold in each forecast year.

Q1 a). Is Cavanna Homes (West Country) still the landowner of this site? **YES/NO**

Q1 b). If no, who is the new landowner?

Q2. How many dwellings were under construction at 31 March 2023? .Approx 20

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

.....
Q3a. 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?
.....
.....

Q3b. Previously, Cavanna Homes advised that development would be completed by December 2023. When do you now expect the development to be completed? .

December 2024

.....
Q4. Previously, you anticipated a build rate of 48 dwellings per year. How many dwellings do you now anticipate will be completed per year? Under 20

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

- 2023-2024: 19
- 2024-2025: 19
- 2025-2026: 5
- 2026-2027:
- 2027-2028:

Q6. Are the anticipated completions for 2028-2029 onwards at the same build rate as anticipated in 2027-2028?YES/NO
NA

If no, what build rate do you anticipate?

Q7. What is your housing trajectory for this site?

Please update Table 1 in Part A with information from your previous answers.

Q8. 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 the whole Redhayes. 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 Q7. What is your housing delivery trajectory for this site?

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

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

TABLE 1 2023 MP Site	Redhayes North of Blackhorse Lane Broadclyst (part of Tithebarn Green) Part of Phase 3 (Equinox II)	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	Cavanna Homes (West Country)																	
Planning Status at end March 2023	Detailed planning approval	81	81															
Recorded completions	Council records *			0	0	0	0	0	0	0	0	0	38					
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	81	81	0	0	0	0	0	0	0	0	0	38	24	19			

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 Redhayes North of Blackhorse Lane Broadclyst (part of Tithebarn Green) Part of Phase 3 (Equinox II) 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		30 May 2012 Validated	12/1291/MOUT Development of the site to provide up to 930 dwellings, a new link road, employment area (B1a Use Class), park and ride facility, local centre/square, health and fitness centre, creche, public and private open space and car and cycle parking, together with landscaping and associated servicing (all matters reserved except points of access) <i>(Note: 580 dwellings are within East Devon, the remainder are in Exeter City)</i>
		Planning application process and determination		29 November 2013 Outline planning permission Approval with conditions	12/1291/MOUT
		Completion of S106		29 November 2013 17 June 2015 Validated 25 August 2015 Approval with conditions	12/1291/MOUT 15/1565/V106 Variation to the Section 106 Agreement accompanying the Tithebarn Green planning permission 12/1291/MOUT to modify the affordable housing obligations. (reduced from 28% down to 25%)
		Reserved Matters submission and determination (following outline planning application)		09 January 2019 Validated 01 May 2019 Approval with conditions	19/0028/MRES Reserved Matters application (access, appearance, landscaping, layout and scale) for the construction of 81 dwellings including affordable housing, landscaping and associated site infrastructure, pursuant to outline planning permission reference

				12/1291/MOUT (phase 3). The partial discharge of conditions 1, 4, 5, 7, 9, 13, 17, 19, 20 and 21 of outline planning permission 12/1291/MOUT relating to phase 3.
	Discharge of pre-commencement planning conditions			
	Non-material amendment: affordable housing		09 April 2021	Swap of tenure for two affordable housing plots – Plot 7 to become Affordable Rent and plot 81 to become Social Rent. Plan ref: Affordable Housing Plan 1113 rev B.
	Marketing/Securing sale of land with house-builder/lockout agreement			Landowner was Eagle One MMIII (2013 S106 Agreement) Cavanna Homes (West Country) are the owner and house builder
	End of any pre-existing occupancy agreement			
	Site start/Commencement		Before 21 September 2021	2021 response from Cavanna Homes Confirmed development had commenced
	Site works (demolition/clearance/ remediation)			Previous use agricultural land Not brownfield previously developed land.
	Site works (Infrastructure eg roads, drainage; GI)			
	First dwelling(s) completed			
	Actual completions as at 31 March 2023 (the 2023 Monitoring Point)	38 dwellings completed by end March 2023 MP (all in 2022/23)		Council Records – UPRN Residential & Council Tax Banded
	Annual delivery rates forecast from April 2023			
	Site development completed			

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

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

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

The last site trajectory. For the whole Redhayes, North of Blackhorse Lane, Broadclyst site

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

TABLE 3 2022 MP Site	Redhayes, North of Blackhorse Lane, Broadclyst (part of Tithebarn Green)	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	633	633															
Trajectory				0	0	0	0	0	56	160	146	81	109*	61				

*Figure originally incorrectly published as 129

Application Type: Detailed planning approval.

Site capacity (within East Devon): 633 dwgs.

Assumptions

Lead in time: Not applicable - First dwellings were completed in 2018/19.

Build rate: 50 dwellings p.a. rising to 100 dwellings p.a.

Summary: Completions forecast for Years 1 and 2 from end March 2022 Monitoring Point.

Ann Cooper

From: Paul Withers [REDACTED]
Sent: 05 July 2023 12:25
To: Ann Cooper
Subject: RE: East Devon DC 2023 Housing Trajectory - Eagle One -Redhayes North of Blackhorse Phase 8
Attachments: doc03458320230703095107.pdf

Ann

See attached, which I trust will suffice.

Paul Withers

Director

T: [REDACTED] M: [REDACTED]
[REDACTED]

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From: Ann Cooper [REDACTED]
Sent: Sunday, July 2, 2023 9:04 AM
To: Paul Withers [REDACTED]
Subject: East Devon DC 2023 Housing Trajectory - Eagle One -Redhayes North of Blackhorse Phase 8

To : Paul Withers, Eagle One Ltd

**East Devon District Council Housing Development Monitoring 2023
Eagle One Ltd development site- Redhayes, North of Blackhorse (part of Tithebarn Green)
Phase 8 - request for data by 12 July 2023**

Dear Mr Withers,

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

The file attached to this email contains a questionnaire and up to date information relating to your company's development at **Redhayes, North of Blackhorse (part of Tithebarn Green) Phase 8**. 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 the Eagle One 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](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
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Heathpark Industrial Estate,
Honiton, EX14 1EJ



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East Devon District Council Housing Development Monitoring 2023

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

Site: Redhayes, North of Blackhorse Lane, Broadclyst (Phase 8)

Developer: Eagle One MMIII Ltd

PLANNING STATUS TYPE A1: Site has detailed planning approval(s) **19/0995/MFUL** for **33** 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 **6** 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 **27** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, in each forecast year.

Q1. You kindly responded in 2021 to our previous survey. In your response you said Eagle One MMIII Ltd was the landowner. For the residue of the site not yet completed:

a). Is Eagle One MMIII Ltd still the landowner?YES/NO

If not, please state the new landowner

b). Is C.G. Fry still the main contractor?YES/NO

If not, please state the new builders

Q2. How many dwellings were under construction at 31 March 2023? **27**

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

..... **1 - 17, 24 - 33**

Q3a. Previously you advised that you expected all 33 dwellings to be completed in 2022/23. Only 6 were completed in 2022/23. What was the reason for this delay/slowdown (eg aspect of lead in time and /or build rate?)..... **Delay by E.ON District heating**

..... **to the site.**

Q3b. When do you now expect the development to be completed?

..... **July 2023**

Q4. 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?

No current constraints

Q5. How many dwellings do you anticipate will be completed per year (i.e. build rate)?

All will be complete by July 2023

Q6. For the remaining 27 dwellings, what are the anticipated completions for each of the next five years? (1 Apr– 31 Mar)

- 2023-2024: 27
- 2024-2025: -
- 2025-2026: -
- 2026-2027: -
- 2027-2028: -

Q7. If development is expected after 2027-2028, what build rate do you anticipate?

n/a

Q8. What is your housing trajectory for this site?

Please update Table 1 in Part A with your Q1 to Q7 information

Q9. Is the planning process and development progress information in Table 2 in Part B correct, complete and up to date? YES/NO

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

Previous Trajectory (for information)

Table 3 in Part C shows the previous housing trajectory for the whole of the Redhayes 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 your answers to Questions Q1 to Q7 relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Redhayes North of Blackhorse Lane Broadclyst (part of Tithebarn Green) (Land South Of Mosshayne Link Road, Redhayes, Phase 8)	Net Site Capacity	Total in Trajectory	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Contact	Eagle One MMIII Ltd																		
Planning Status at end March 2023	Detailed planning approval	33	33																
Recorded Completions	Council records *			0	0	0	0	0	0	0	0	0	6						
Your trajectory	<i>INSERT annual figures in the appropriate years</i>	33	33	0	0	0	0	0	0	0	0	0	6	27	-	-	-	-	-

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

East Devon District Council Housing Development Monitoring 2023

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

Site: Exeter Science Park, Clyst Honiton

House builder: Cavanna Homes (Devon) Ltd

PLANNING STATUS TYPE A1: Site has detailed planning approval **21/1282/MRES** for **147** dwellings (gross) and development at the 2023 Monitoring Point. See Table 2.

Please answer all questions.

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

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

PART A

Lead in time

Q1a. Cavanna Homes' previous response confirmed that Cavanna Homes (Devon) Ltd was the landowner of this site. Is this still correct?.....YES/NO

Q1b. If the response to Q1a is No, as well as being the applicant for **21/1282/MRES** what interest/control does Cavanna Homes (Devon) Ltd (or other Cavanna Homes entities) have of this site?

Q2a. Have pre-commencement conditions been discharged?YES/NO
Which remain to be discharged?.....

Q2b. Have any of the events occurred relating to the provisions set out in the 21 August 2020 Deed of Release (those provisions prevent commencement of residential development unless one or more of the events has occurred)?YES/NO

Q2c. Aerial photographs show that dwellings are now under construction ie evidence of a formal commencement (material start) of development. Please confirm date of development commencement

Q3 What operations/works have taken place on site to date?.....

Q4. Previously Cavanna Homes anticipated that construction of the first dwellings would start in January 2022 with the first 12 dwellings completed in 2021/22. There has been slippage in delivery, as no dwellings were completed in 2022/23.

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

If available, please list which plot numbers were under construction at 31 March 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 **147** dwellings not completed at that date. Forecast should be made on the basis of dwellings built and ready to be occupied (i.e. all internal and external construction and works completed included fitting out of kitchens and bathrooms) and likely to be sold, or likely to be transferred to a Registered Provider in each forecast year.

Q5. Previously Cavanna Homes anticipated that development would be completed by November 2025. When do you now expect that development will be completed?

Q6. Do you still expect a build rate of 50 dwellings per year, as Cavanna Homes advised in 2021?YES/NO

If not, how many dwellings do you anticipate will be completed per year (i.e. build rate)?
.....Circa 35.....

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?
Market uncertainty

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

- 2023-2024: 30
- 2024-2025: 38
- 2025-2026: 36
- 2026-2027: 37
- 2027-2028:

Q9a. Are the anticipated completions for 2028-2029 onwards at the same build rate as anticipated in 2027-2028?.....YES/NO

Q9b. If the answer to Q9a is 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 Q9b 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.

Previous Trajectory *(for information)*

Table 3 in Part C shows the previous housing trajectory for this site. This was produced by East Devon District Council to inform the 2022 Housing Monitoring Update. Table 2 is provided for your information as part of the monitoring audit trail.

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

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

Thank you for responding to these questions.

Ann Cooper, East Devon District Council

2023 Monitoring Point housing trajectory for this site.

See Q10 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 Q9b relating to planning approvals and build rates/completions.

TABLE 1 2023 MP Site	Exeter Science Park, Clyst Honiton	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	Cavanna Homes (Devon) Ltd																	
Planning Status at end March 2023	Detailed planning approval for 147 dwgs	147	147															
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>			0	0	0	0	0	0	0	0	0	30	38	36	37		

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: Exeter Science Park Clyst Honiton (Phase 2B) 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>27/07/2020 advice received</p> <p>20 December 2018 Validated</p>	<p>Pre application advice Presentation and feedback from Creating Excellence SW Design Review Panel.</p> <p>18/2799/MOUT Erection of up to 150 dwellings with associated infrastructure and public open spaces including allotments/community gardens (all matters reserved except access)</p>
		Planning application process and determination		<p>21 August 2020 Outline planning permission Approval with Conditions</p>	<p>18/2799/MOUT NOTE: two outline planning applications 18/2797/MOUT and 18/2799/MOUT on are linked as part of the proposed land use swap on part of the Science Park and on land immediately adjacent to the Science Park, forming part of the mixed use development known as Redhayes (18/2799/MOUT was part of the allocated Science Park, a major strategic employment site, and had had an extant outline planning permission 09/1107/MOUT for science park use)</p>
		Completion of S106		<p>11 March 2010 Signed</p> <p>21 August 2020</p>	<p>Exeter Science Park S106 Agreement</p> <p>Deeds of Variation and Release</p>
		Reserved Matters submission and determination (following outline planning application)		<p>06 July 2021 Validated</p> <p>25 November 2021 Approval with Conditions</p>	<p>21/1282/MRES Reserved matters (layout, appearance, scale, and landscaping) for the construction of 147 dwellings and associated infrastructure, drainage, and open space pursuant to outline application 18/2799/MOUT. The discharge of outline</p>

			<p>01 March 2022 25 March 2022 Approved</p>	<p>planning conditions 1, 6, 10, 11, 12, 13, 15, 16, 18, 19, 20, 22, 23, 24, 26 and compliance with Section 106 obligations requiring submission of an Affordable Housing Scheme, Open Space Specification, and Community Garden</p> <p>Non-Material Amendments Change plots 34, 35, 36 and 49 from Haytors Type H to Littafords Type O – this results in four more 4-bed dwgs and four less 3-bed dwgs. Plots 41, 42, 46, 60, 82, 95, 99, 100, 116 & 146 handed. Roofing – changed from Cembrit Moorland Slate to Cedral Thurtone Textured. Feature Blue Brick – changed from Staffordshire Blue Smooth to Woodward Clarendon Blue Smooth (concrete brick). Private parking areas changed from block paving to tarmac.</p>
	Discharge of pre-commencement planning conditions			TBC
	Marketing/Securing sale of land with house-builder/lockout agreement			<p>Eagle One MMIII Ltd were listed as the landowner on the Deeds of Release and Deeds of Variation - dated 21/08/2020</p> <p>Cavanna Homes (Devon) Ltd are the applicant for the detailed planning application 21/1282/MRES Current ownership TBC</p>
	Deed of Release provisions preventing commencement of residential development unless one or more of the events specified in the Deed of release has occurred		?	<p>The Deed of Release relating to 18/2799/MOUT has provisions to prevent the commencement of the residential development unless and until one of the following events occurs (whichever is the earlier):</p> <p>1) The owner enters into an unconditional contract/agreement to secure the acquisition of the land the subject of</p>

				<p>planning application 18/2797/MOUT by Exeter Science Park.</p> <p>2) The owner and ESP have entered into a conditional contract, option or agreement for sale for the land the subject of planning application 18/2797/MOUT and that contract, option or agreement for sale has become unconditional.</p> <p>3) The development permitted by 18/2797/MOUT has begun.</p> <p>4) EDDC confirms in writing that the residential development may commence, notwithstanding that the above events may not have occurred.</p>
	End of any pre-existing occupancy agreement			
	Site start		Commencement Date TBC	Aerial photo in 2023 shows that some dwellings are under construction, indicating a material start to development.
	Site works (demolition/clearance/ remediation)			Not previously brownfield land Previously in agricultural use.
	Site works (Infrastructure eg roads, drainage; GI)			TBC
	First dwelling(s) completed			
	Actual completions as at 31 March 2021	No dwellings completed by end March 2021 MP		Council Records – UPRN Residential & Council Tax Banded
	Annual delivery rates forecast from April 2021			Phasing plan in outline application shows three phases starting with phase 1 in the north and working southwards
	Site development completed			

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

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

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

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

TABLE 3 2022 MP Site	Exeter Science Park, Clyst Honiton	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	Cavanna Homes (Devon) Ltd																	
Planning Status at end March 2022	Detailed planning approval	147	147															
Trajectory		147	147	0	0	0	0	0	0	0	0	0	12	48	48	39		

Application Type: Detailed planning approval.

Site capacity: 147.

Assumptions

Lead in time: Commence in Year 1 of forecast (based on HELAA rates, but with additional year to allow for slippage since the 2021 response from Cavanna Homes – for start of first completions now in 2022/23, not 2021/2022)

Build rate: Forecast delivery of 12 dwellings in 2022/23, 48 in 2023/24 & 2024/25 and 38 dwellings in 2025/26 to complete the development. (annual completions figures as anticipated in the Cavanna Homes’ response in 2021)

Summary: Completions forecast for Years 1 to 4 from end March 2022 Monitoring Point.