
From: Arron Beecham <abeecham@middevon.gov.uk>
Sent: 14 August 2023 14:21
To: David Seaton
Cc: [REDACTED]
Subject: RE: Hartnolls Farm, Tiverton - Appeal Ref: APP/Y1138/W/22/3313401

Thanks David. Understood. We will await a revised draft of the SoCG on Wednesday.

Thank you for also confirming your agreement regarding the buffer.

Regards,
Arron

From: David Seaton <d.seaton@pclplanning.co.uk>
Sent: 14 August 2023 14:16
To: Arron Beecham <abeecham@middevon.gov.uk>

[REDACTED]
Subject: RE: Hartnolls Farm, Tiverton - Appeal Ref: APP/Y1138/W/22/3313401

Thank you Aaron,

We'll provide a revised draft of the SSoCG as soon as we can. However, with the PoE deadline tomorrow that probably won't be until Wednesday now.

We don't quibble the application of a 5% buffer to the 5YHLS calculation – I'll make that clear in a revised SSoCG.

We have received the revised FoI now – thank you for that.

Thank you for the clarification of the treatment of G&T pitches – that's helpful and assists the completion of evidence.

Kind Regards,

David Seaton BA (Hons) MRTPI
Managing Director

PCL PLANNING LTD

13a-15a Old Park Avenue
Exeter
EX1 3WD
United Kingdom
t: +44 (0)1392 363812
m: 07980 908747
www.pclplanning.co.uk

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From: Arron Beecham <abeecham@middevon.gov.uk>

Sent: Monday, August 14, 2023 1:59 PM

To: David Seaton < >

Subject: RE: Hartnolls Farm, Tiverton - Appeal Ref: APP/Y1138/W/22/3313401

David,

Thank you for your response. Please see below responses in red below. I trust this clarifies our comments but any queries please do not hesitate to contact me.

There was also the query regarding the buffer to be applied to the HLS calculation. As per my previous email this isn't referenced in your response to the RFR or the SoCG so assume this matter is not disputed although I would welcome clarification. If not disputed I suggest we add a sentence within the SoCG.

Regards,
Arron

Arron Beecham | Principal Housing Enabling and Forward Planning Officer | Mid Devon District Council | Phoenix House | Phoenix Lane | Tiverton | EX16 6PP

Direct Dial: 01884 234221 | Switchboard: 01884 255255 | Email: abeecham@middevon.gov.uk | Website: www.middevon.gov.uk



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From: David Seaton <d.seaton@pclplanning.co.uk>

Sent: 13 August 2023 07:59

To: Arron Beecham <abeecham@middevon.gov.uk>

Subject: RE: Hartnolls Farm, Tiverton - Appeal Ref: APP/Y1138/W/22/3313401

Arron,

Good morning. Apologies for not being available on Friday – the M5 was closed due to an accident and I was stuck in the 'car park'.

Thank you for your reply on the Draft Supplemental SoCG (Housing). It does raise some comments that need expedient answers – see below.

AB1 - I don't understand why you suggest deleting paragraph 2.3? Is this not correct? Should the figure be higher? Please advise. If the figure is correct surely it's helpful to the Inspector for it to stay in? If this is not the case then why not? **Apologies, I should have added a comment to explain. I'm not clear on where the figure of 11 comes from. We have agreed to remove the six at Pleasant Streams as per the table although not sure where the remaining 5 come from? Are you referring to Creedy Bridge (5 pitches)? These are referenced in the notes but not included in the HLS – the 5 pitches are additional to the 257. Essentially we're in agreement that the G&T pitches should be assessed separately.**

AB2 - Paragraph 2.3 – We can amend this to reflect the receipt of an updated FoI (that I've not yet seen – still catching up on e-mails - **I trust that this is now with you but if not please do let me know**). However, are you saying that the Council has not recorded these G&T completions within the 'completions to date' element of the 5YHLS data that you have provided? **They were recorded in the 5yhls data that was provided although we agree that they should now be deducted.**

AB3 – We will amend the table accordingly. **Noted.**

AB4 – No there's no list, we consider that a lapse rate should apply to this element. The rationale for that will be set out in evidence. **Noted.**

AB5 – we will amend the table accordingly. **Noted.**

AB6 & AB7 – No need to update the text on the basis of an undetermined RM. I'll check whether the map needs updating. **Noted.**

I'll be in my office from 8:30am on Monday if you wish to discuss any of the above points. Otherwise I'd appreciate your expedient response.

Kind Regards,

David Seaton BA (Hons) MRTPI
Managing Director

PCL PLANNING LTD

13a-15a Old Park Avenue
Exeter
EX1 3WD
United Kingdom
t: +44 (0)1392 363812
m: 07980 908747
www.pclplanning.co.uk

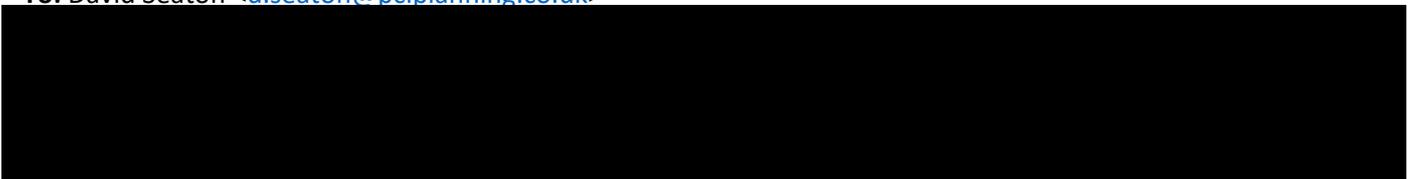
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From: Arron Beecham <abeecham@middevon.gov.uk>

Sent: Friday, August 11, 2023 10:30 AM

To: David Seaton <d.seaton@pclplanning.co.uk>



[REDACTED]
Subject: RE: Hartnolls Farm, Tiverton - Appeal Ref: APP/Y1138/W/22/3313401

David,

Please find attached updated Housing Statement of Common Ground with our comments. Hopefully these are not contentious and I trust they will help narrow the differences even further. One point I would like to raise with you is that, on the basis that no matters of principle (regarding the HLS calculation) are disputed and given the relatively small list of sites in dispute, I suggest that the most expedient way of resolving the HLS calculation would be via roundtable discussion. I welcome your thoughts on including an extra sentence within the statement to suggest this to the Inspector – I have added some draft text at para 3.6. My understanding is that this was briefly discussed during the CMC.

Mindful of the time sensitivities, if it would be easier I would be happy to discuss my comments over the phone and hopefully we can finalise and sign the statement today.

Please let me know – I am available anytime now until 12 or from 14:00 onwards. Failing that, I can be available anytime Monday. I look forward to hearing back from you.

Regards,
Arron

Arron Beecham | Principal Housing Enabling and Forward Planning Officer | Mid Devon District Council | Phoenix House | Phoenix Lane
| Tiverton | EX16 6PP
Direct Dial: 01884 234221 | Switchboard: 01884 255255 | Email: abeecham@middevon.gov.uk | Website: www.middevon.gov.uk



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From: David Seaton <d.seaton@pclplanning.co.uk>

Sent: 10 August 2023 09:33

To: Tristan Peat <tpeat@middevon.gov.uk>

[REDACTED]

Subject: RE: Hartnolls Farm, Tiverton - Appeal Ref: APP/Y1138/W/22/3313401

Thanks for your reply Tristan,

Mindful of deadlines it's the two SSoCG that are pressing (since they affect PoE content). If they are to reduce PoE content they really do need to be settled today (and the subject matter should be uncontroversial). I've therefore taken the liberty of attaching signed versions for your execution. If you are able to agree them please do sign and return and (not or) transmit onwards to Robert Wordsworth at PINS. Alternatively, if you feel you cannot agree them then please do advise us of that fact and then we can revise our PoE accordingly (bearing in mind that Tuesday is PoE submission deadline).

Kind Regards,

David Seaton BA (Hons) MRTPI
Managing Director

PCL PLANNING LTD

13a-15a Old Park Avenue
Exeter
EX1 3WD
United Kingdom
t: +44 (0)1392 363812
m: 07980 908747
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From: Tristan Peat <tpeat@middevon.gov.uk>
Sent: Wednesday, August 9, 2023 4:50 PM
To: David Seaton <d.seaton@pclplanning.co.uk>

Subject: RE: Hartnolls Farm, Tiverton - Appeal Ref: APP/Y1138/W/22/3313401

David,

Thanks for your email.

You provided the documents on Monday, two days ago, which have been circulated on receipt. We are giving these due consideration and will be in touch as soon as we can, mindful of deadlines. Additionally, we will advise you should we feel there is a need for a meeting.

Tristan

Tristan Peat | Forward Planning Team Leader | Mid Devon District Council | Phoenix House | Phoenix Lane | Tiverton | EX16 6PP
Direct dial: 01884 234344 | Switchboard: 01884 255255 | Email: tpeat@middevon.gov.uk | Website: www.middevon.gov.uk



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From: David Seaton <d.seaton@pclplanning.co.uk>
Sent: 09 August 2023 14:29
To: Tristan Peat <tpeat@middevon.gov.uk>



Subject: RE: Hartnolls Farm, Tiverton - Appeal Ref: APP/Y1138/W/22/3313401

Tristan,

We've not heard anything in response to the documents that we've provided to you over the past two days. This is worrying. If there are any points that you'd like to discuss please do contact me.

Particularly pressing is the SSoCG (Archaeology) since we need to know whether the Council is continuing with it's objection or not? (bearing in mind that the submission/exchange date for PoE is 15/08 – and that's less than a week away) in order that we can finalise the PoE for that subject (if necessary).

Similarly a response on the SSoCG (Housing) would assist proof finalisation on that matter.

I'd be grateful for your response please.

Kind Regards,

David Seaton BA (Hons) MRTPI
Managing Director

PCL PLANNING LTD

13a-15a Old Park Avenue
Exeter
EX1 3WD
United Kingdom
t: +44 (0)1392 363812
m: 07980 908747
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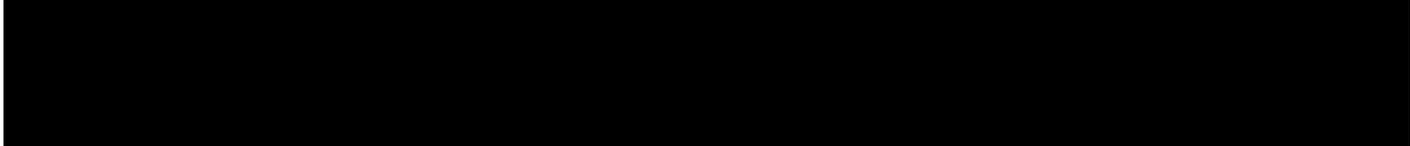
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From: David Seaton

Sent: Monday, August 7, 2023 4:38 PM

To: treat@middevon.gov.uk



Subject: Hartnolls Farm, Tiverton - Appeal Ref: APP/Y1138/W/22/3313401

Tristan,

Please find attached:

A DRAFT Proposed Conditions schedule

A supplemental SoCG (Archaeology)

A supplemental SoCG (Housing)

And a DRAFT CIL Regulation 122 (Lack of) Compliance Statement. The purpose of providing this to you as soon as we are able is to assist you in your consideration of the pertinent evidence relevant to compliance with (or not) of the provisions of CIL Regulation 122. It may be that closer scrutiny of the available evidence enables more efficient use of inquiry time?

The appellant wishes to extend the invitation to meet to discuss any matters arising from any of these documents that may facilitate the smooth and efficient running of the inquiry and the settling of PoE in expedient fashion.

We will forward a DRAFT Core Documents list tomorrow.

I look forward to hearing from you.

Kind Regards,

David Seaton BA (Hons) MRTPI
Managing Director

PCL PLANNING LTD

13a-15a Old Park Avenue
Exeter
EX1 3WD
United Kingdom
t: +44 (0)1392 363812
m: 07980 908747
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