

## Simona Penes

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**From:** Rachel Danemann  
**Sent:** 04 September 2017 16:10  
**To:** Ed Freeman  
**Subject:** FW: HIF bid word template request  
**Attachments:** HIF Application Form Word Version FINAL.docx

FYI

Rachel Danemann MRTPI CIHCM AssocRICS  
Development Enabling and Monitoring Officer  
East Devon District Council  
Direct dial 01395 571658  
[rdanemann@eastdevon.gov.uk](mailto:rdanemann@eastdevon.gov.uk)

**From:** Stephanie Ainsworth [REDACTED]  
**Sent:** 04 September 2017 14:55  
**To:** Rachel Danemann <[RDanemann@eastdevon.gov.uk](mailto:RDanemann@eastdevon.gov.uk)>  
**Subject:** RE: HIF bid word template request

Rachel

Please find attached, and thanks for confirming you acknowledge bidding is via portal only.

Regards

*Steph*

**Stephanie Ainsworth**

**Senior Specialist – Home Ownership & Supply**

Homes & Communities Agency

2 Rivergate

Temple Quay

Bristol BS1 6EH

[REDACTED]

---

**From:** Rachel Danemann [<mailto:RDanemann@eastdevon.gov.uk>]  
**Sent:** 04 September 2017 14:04  
**To:** Stephanie Ainsworth  
**Subject:** HIF bid word template request

Hi

Could you please let me a word copy of the HIF online application, to assist me in preparing our bid  
I understand the actual submission must be made online  
Many thanks

Rachel Danemann MRTPI CIHCM AssocRICS  
Development Enabling and Monitoring Officer  
East Devon District Council

01395 516551  
Internal extension 1658  
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## HIF Online Form: Table of Questions

### Opening – All Bids

Screen Title	Question	Options / Commentary	Character Limit
<b>Bid Details</b>	Which Authority is making the bid?	Please Note: Bids can only be made in the name of the eligible local authorities for each funding type. Further guidance is available <a href="#">here</a>	
	Please indicate which type of funding the scheme requires	<ul style="list-style-type: none"> <li>• Marginal Viability Funding - this is for schemes with clear viability gaps, typically requiring up to £10m</li> <li>• Forward Funding - this is for larger, strategic and high-impact schemes, typically requiring up to £250m</li> </ul>	
	Is it a joint bid with other local authorities?	Yes / No – if Yes, please list the other local authorities you are jointly working with	

### Marginal Viability

Screen Title	Question	Options / Commentary	Character Limit
<b>Contact Details</b>	Are you an agent making this submission on behalf of one or multiple local authorities?	<p>Yes / No</p> <p><b>If Yes</b> – You will need to provide: the name of your organisation; a contact name at the lead local authority; and an e-mail address of contact name at the lead local authority</p> <p><b>If No</b> – Please enter the name of your organisation</p>	
<b>Scheme Details</b>	What is the name of the scheme you would like funding for?		
	Please provide a brief description of your proposal and why this is the right approach to deliver housing for your area		1,000
	Please provide an approximate outline of the area covered by the scheme by drawing on the map	Guidance for using the online mapping tool is provided on screen.	
	What types of physical infrastructure will the scheme deliver?	You will need to tick all that apply: Road/Highway; Bridge; Education; Rail; Power Supply; Health Facilities; Electricity/Gas connections; Flood Defence; Public Realm Works; Land assembly; Land Remediation; Water works; Digital infrastructure; Other (please provide details)	
	Please attach site plan(s) for your proposal		
<b>Options Appraisal</b>	What is the problem being addressed? Please include details of any trigger event that has caused the scheme to become unviable		1,000
	What options have been		1,000

	considered and why have alternatives been rejected?		
	What will happen if funding for this proposal is not secured - would an alternative (lower cost) solution be implemented? If yes, please describe this alternative and how it differs from this proposal		1,000
<b>Strategic Approach</b>	<p>How does your scheme demonstrate strong local leadership in:</p> <ul style="list-style-type: none"> <li>making more land available for housing development by delivering ambitious plans that address housing pressures as reflected in price signals. Where areas go beyond this it will further strengthen their bid;</li> <li>effective joint working between authorities; and</li> <li>the delivery of new homes</li> </ul>		2,000
	How does your scheme demonstrate that the infrastructure would unlock significant numbers of new and better homes, taking into account local housing markets, areas of opportunity for growth, constraints holding back new housing supply, and making the most of all available funding streams		1,000
	How does your scheme demonstrate diversifying the housebuilding market, for example by encouraging new market entrants and SME builders to deliver housing		1,000
	<p>Can you provide evidence of support for your proposal from the following:</p> <p>Local MP(s)  Your upper tier authority  Combined authority  All supporting local authorities  Local Enterprise Partnership(s)  Local community  Development partner(s) (Infrastructure)  Development partner(s) (Housing)</p>	<p>You will be asked to answer 'Yes', 'No', 'Awaiting Response' or 'Not Applicable'.</p> <p>If 'Yes' is selected you will need to attach evidence. If 'No' or 'Awaiting Response' is selected you will need to provide reasoning.</p>	500 (for reasoning)
<b>Plan Status</b>	Is there an adopted plan in place (either a development	<b>If Yes:</b> What date was the plan adopted / submitted?	

	plan or spatial development strategy) or has a plan been submitted for examination?	Please provide web addresses (URLs) to any relevant published documents, such as the Local Development scheme	
		<b>If Plan adopted more than 5 Years ago:</b> Please outline what actions are being taken to review the plan	
		<b>If No:</b> Please describe how funding will help overcome obstacles to delivery of the plan and any impact it will have on projected plan-making timescales	
<b>Economic Case</b>	How many sites will the funding bring forward?		
	Please provide details of who controls the site(s) and any conditions to be met to secure ownership		500
	What is the total size of the site(s) (in hectares)?		
	How much of the total area is on brownfield land (in hectares)?		
	What % of the scheme (by floorspace) is housing?		
	Where will the homes be located?		
	What % of the total homes delivered will be affordable?		
	Projected housing delivery profile 2017/18 2018/19 2019/20 2020/21 2021-2025 2026-2030 2031-2035 Future Years	Please provide a profile of housing starts assuming HIF funding against the years.	
	What is the current planning status of the homes? Full / Detailed Outline Planning in Principle Allocated None	You will need to provide the number of homes in each category).  If you have Full/Detailed or Outline planning, please attach planning references	
	How many of these homes would be delivered without HIF funding?		
	Please provide an explanation for the number of homes that would be delivered without HIF funding		500
	Do you wish to provide your own site specific valuations, as referred to in the value for money annex of the <u>supporting document</u> ? (valuations must be consistent with the <u>DCLG Appraisal Guide</u> )	Yes / No  <b>If Yes</b> – Please attach	

<b>Financial Case</b>	How much HIF funding are you bidding for?	Enter amount to nearest pound	
	What is the profile of the required HIF funding? 2017/18 2018/19 2019/20 2020/21	Please provide the profile of required HIF funding against the years.	
	How much are the total scheme costs?	Enter amount to nearest pound  Where appropriate please include costs for both infrastructure and housing	
	Please provide a detailed breakdown of the total scheme costs in relation to the below: Land Infrastructure (including sunk costs) construction abnormals professional fees finance costs allowance for developer profit other		
	Please provide a summary evidencing how you have assumed the scheme costs subject to this bid	Please provide details of any consultancy advice, cost plans, feasibility studies or comparables used to provide the assumptions	500
	How much is the assumed Gross Development Value (GDV) for the scheme?		
	Please provide a detailed breakdown of the assumed GDV of the scheme in relation to the below: Private Sale rent income affordable sales income commercial income other		
	Please provide a summary evidencing how you have assumed the GDV subject to this bid	Please provide details of any consultancy advice, benchmarking, comparables or market commentary to provide the assumptions	500
	Have you applied for, or received, other public funding for this scheme?	Yes / No  <b>If yes</b> Please provide details of the public funding applied for and / or received	500
	What are the funding sources for this scheme? (excluding this bid) Local Authority investment (including LGF funding) PWL B Loan other public sector investment, CIL/S106 contribution private sector investment (including debt finance)	. You will need to provide the total amount of funding against each funding source, how much of this has been secured and if any sources are not applicable	
	Do you aim to recover any of the funding (to be retained	Yes / No	500

	locally)?	If <b>yes</b> How do you intend to recycle this to support future housing delivery in this area?	
	Please attach your cashflow for this scheme		
<b>Milestones &amp; Delivery</b>	Please provide actual or estimated dates for the following delivery milestones: Infrastructure planning permission granted all outstanding statutory permissions received (if applicable) Infrastructure contractor(s) appointed residential contractor(s) appointed infrastructure works started; infrastructure works completed first residential units commenced; first residential completions		
	Please list planning references for the infrastructure works	If application is not yet submitted, please provide further details on planning progress	
	Please provide details of engagement with contractors and the procurement process		
	Please list statutory powers or consents already obtained	Include details of any challenge period, date of expiry and conditions attached to them	
<b>Approach to Delivery</b>	Please attach an outline delivery plan for your proposal, using the template available <a href="#">here</a>	You should address the points set out on page 11 of the <a href="#">supporting document</a>	
	Please summarise your plan to deliver the infrastructure		1000
	Please summarise how there is a clear link between the provision of the infrastructure and the delivery of the homes		1000
	Please summarise how all the key delivery partners are working together effectively		1000
<b>Management Case</b>	Please outline the authority's approach to governance and oversight of the delivery of the proposal		1000
	Please provide details of the authority's resourcing for the proposal		1000
	Please provide details of your proposed contract management and monitoring approach for the scheme		1000
	Please outline key risks to delivery and mitigations	Insert rows – risk description / risk mitigation	
	Please outline any project dependencies	Please include details of how many are critical and ones which are outside of your direct control	1000
	Please attach your Section 151 officer sign off for your proposal		

## Forward Funding

Screen Title	Question	Options / Commentary	Character Limit
<b>Contact Details</b>	Are you an agent making this submission on behalf of one or multiple local authorities?	<p>Yes / No</p> <p><b>If Yes</b> – You will need to provide: the name of your organisation; a contact name at the lead local authority; and an e-mail address of contact name at the lead local authority</p> <p><b>If No</b> – Please enter the name of your organisation</p>	
<b>Scheme Details</b>	What is the name of the scheme you would like funding for?		
	Please provide a brief description of your proposal and why this is the right approach to deliver housing for your area		1,000
	Please provide an approximate outline of the area covered by the scheme by drawing on the map	Guidance for using the online mapping tool is provided on screen.	
	What types of physical infrastructure will the scheme deliver?	You will need to tick all that apply: Road/Highway; Bridge; Education; Rail; Power Supply; Health Facilities; Electricity/Gas connections; Flood Defence; Public Realm Works; Land assembly; Land Remediation; Water works; Digital infrastructure; Other (please provide details)	
	Please attach site plan(s) for your proposal		
<b>Delivery Milestones</b>	What is the planning status of the infrastructure works? Full / Detailed Outline Planning in Principle Allocated None	If you have Full/Detailed or Outline planning, please attach planning references	
	If applicable, please provide date for achieving all other statutory planning consents		
	Please provide actual or estimated dates for the following delivery milestones: Development partner identified (Infrastructure), Development partner appointed (Infrastructure) Development partner identified (Housing) Development partner appointed (Housing) Start of infrastructure works Completion of infrastructure works		



<b>Financials</b>	How much HIF funding are you bidding for?	Enter amount to nearest pound	
	What is the profile of the required HIF funding? 2017/18 2018/19 2019/20 2020/21	Please provide the profile of required HIF funding against the years.	
	What are the total infrastructure costs for the scheme (including sunk costs)?	Enter amount to nearest pound	
	What is the breakdown of the infrastructure costs for the scheme? Land Costs incurred to date (excluding land) Costs to complete		
	Have you applied for, or received, other public funding for this scheme?	Yes / No  <b>If yes</b> Please provide details of the public funding applied for and / or received	500
	What are the funding sources for this scheme? (excluding this bid) Local Authority investment (including LGF funding) PWLb Loan other public sector investment CIL/S106 contribution private sector investment (including debt finance)	. You will need to provide the total amount of funding against each funding source, how much of this has been secured and if any sources are not applicable	
	Do you aim to recover any of the funding (to be retained locally)?	Yes / No  <b>If yes</b> How do you intend to recycle this to support future housing delivery in this area?	500
<b>Development Profile</b>	How many sites will the funding bring forward?		
	What is the total size of the site(s) (in hectares)?		
	How much of the total area is on brownfield land (in hectares)?		
	Where will the homes be located?		
	What is the current planning status of the homes? Full / Detailed Outline Planning in Principle Allocated None	You will need to provide the number of homes in each category).  If you have Full/Detailed or Outline planning, please attach planning references	
	Projected housing delivery profile Up to 2020 from 2021-2025 from 2026-2030 from 2031-2035 Future years	Please provide a profile of housing starts assuming HIF funding against the years	

	How many of these homes would be delivered without HIF funding?		
	Please provide an explanation for the number of homes that would be delivered without HIF funding		500
	Do you wish to provide your own site specific valuations, as referred to in the value for money annex of the <u>supporting document</u> ? (valuations must be consistent with the <u>DCLG Appraisal Guide</u> )	Yes / No  <b>If Yes – Please attach</b>	
<b>Options Appraisal</b>	What is the problem being addressed?		1,000
	What options have been considered and why have alternatives been rejected?		1,000
	What will happen if funding for this proposal is not secured - would an alternative (lower cost) solution be implemented? If yes, please describe this alternative and how it differs from this proposal		1,000
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	How does your scheme demonstrate that the infrastructure would unlock significant numbers of new and better homes, taking into account local housing markets, areas of opportunity for growth, constraints holding back new housing supply, and making the most of all available funding streams		1,000
	How does your scheme demonstrate diversifying the housebuilding market, for example by encouraging new market entrants and SME builders to deliver housing		1,000

	<p>Can you provide evidence of support for your proposal from the following:</p> <p>Local MP(s) Local Community Local Enterprise Partnership(s) All supporting local authorities Development partner(s) (Infrastructure) Development partner(s) (Housing)</p>	<p>You will be asked to answer 'Yes', 'No', 'Awaiting Response' or 'Not Applicable'.</p> <p>If 'Yes' is selected you will need to attach evidence. If 'No' or 'Awaiting Response' is selected you will need to provide reasoning.</p>	500 (reasoning)
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	Please summarise your plan to deliver the infrastructure		1000
	Please summarise how there is a clear link between the provision of the infrastructure and the delivery of the homes		1000
	Please summarise how all the key delivery partners are working together effectively		1000

**Simona Penes**

---

**From:** Cllr Andrew Moulding [REDACTED]  
**Sent:** 16 September 2017 18:32  
**To:** Ed Freeman  
**Cc:** Rachel Danemann  
**Subject:** Re: Housing Infrastructure Bid for Axminster

Ed / Rachel

Please find below my letter of support for the bid to HCA for the new Housing Delivery Fund.

If you would like me to make any amendments to the letter, please let me know.

Kind regards

Andrew

Dear Sir

### **Housing Infrastructure Bid for Axminster – Housing Delivery Fund**

I have represented Axminster Town on the East Devon District Council and Axminster Town Council for over 30 years and I currently chair the Steering Group which is producing a Neighbourhood Plan for Axminster.

The Neighbourhood Plan is in its draft stage and it is hoped that the Plan will proceed through its various stages and be assessed by local residents at a referendum to be held early in the New Year.

The Neighbourhood Plan accepts the vision for Axminster as described in the “East Devon Local Plan 2013 to 2031” which plans for a provision of more than 650 homes and a North-South relief road, to support the future vitality of Axminster.

Therefore the Neighbourhood Plan concentrates on a number of challenges for Axminster, which includes:

- Access into the town centre due to the high volume of traffic
- The infrastructure of Axminster, so that it can support significant growth
- The promotion of the town as a centre for tourism

- To bring vacant and derelict sites and buildings within the town back into positive use, to retain the historic core of the town and provide additional facilities

These challenges can only be resolved when the development to the east of the town is delivered, and the north-south relief road is constructed and operational.

## **Town Centre Development**

As part of the Steering Group's work on the Neighbourhood Plan, we have sought the views of developers of the regeneration sites; particularly the Town Centre site known as Websters. It is clear that this site can only be satisfactorily developed and attract investors, if two key criteria are met:

1. The footfall of the town is significantly increased
2. The volume of traffic and congestion in the town centre is substantially reduced.

This can only be achieved when work starts on the delivery of the 650 homes allocated in the Local Plan and when there is early provision of the north-south relief road.

## **Masterplan for the site**

The housing land is currently in the control of two developers: Persimmon Homes and Crown Estate. East Devon District Council is eager to create a Masterplan for the housing development and relief road. This will establish the infrastructure requirements for the site, including the north-south relief road.

Currently, the costs and apportionment relating to infrastructure obligations is proving to be a barrier and is holding up the anticipated site delivery.

It is hoped that a bid to the Homes and Community Agency for Housing Delivery Funding would run in tandem with the Masterplan and enable early delivery of both the homes and the north-south relief road.

## **Community engagement**

Letters of support from District Councillors, the Town Council and Axminster Tools and Machinery (the largest employer in the town); together with the work of the Steering Group on the Neighbourhood Plan, has indicated that there is an appetite for community involvement with this project. This will assist with the range of housing required, educational needs, employment allocation, retail opportunities and community facilities.

## Community benefits

It is clear that the early delivery of the north-south relief road will reduce congestion and pollution in the town centre and eliminate the transportation difficulties experienced by residents, visitors to the area and those travelling from neighbouring parts of East Devon, West Dorset and South Somerset.

## Potential

Axminster has tremendous potential, which will only be realised when the town is able to benefit from an appropriate increased level of high-quality housing, alongside a viable town centre, free from traffic congestion and gridlock!

East Devon District Council is working with Exeter City Council, and the District Councils of Teignbridge and Mid Devon to produce a Greater Exeter Strategic Plan, which projects the growth of the area to the year 2040. Axminster is identified as one of the few “market towns” within the area which could be considered for further growth.

However, this can only be achieved if the appropriate infrastructure is in place in order that the potential of the town can flourish.

Kind regards

Andrew Moulding

Town and District Councillor for Axminster

---

**From:** Ed Freeman <EFreeman@eastdevon.gov.uk>

**Sent:** 30 August 2017 15:25

**To:** Cllr Andrew Moulding; Cllr Douglas Hull; Cllr Ian Hall; [REDACTED] Cllr Paul Diviani; 'PARISH, Neil'

**Cc:** Rachel Danemann

**Subject:** Housing Infrastructure Bid for Axminster

Dear Sir,

You may be aware that the Homes and Communities Agency are currently accepting bids for a new Housing Delivery Fund that can provide up to £10 million of government funds to help with the delivery of housing sites where the costs of delivering required infrastructure are currently holding up site delivery. Details of the fund can be found at:

We are intending to make a bid to secure funding from this scheme towards the delivery of the Axminster north/south relief road the delivery of which would provide access to and help deliver the housing site of 650 homes allocated for the town in the East Devon Local Plan. The bid will run alongside work on a masterplan for the site which we hope to start work on later this year with Persimmon Homes and Crown Estates engaging with the community as we go. There is no guarantee of success as there will be massive demand nationally for this fund but to maximise our chances we need your help.

One of the criteria bids will be assessed against is whether there is local support for the project and this is where you come in. It would really help our bid if we had a letter of support from each of you as the elected representatives of the community. I know there is a lot of support in the community for this development but having documentary evidence to prove this to the HCA may be key to whether we are successful.

If you could therefore provide us with a letter of support for the project and the bid by Friday 22<sup>nd</sup> September we would really appreciate it and it will hopefully help us secure funding for this badly needed road improvement scheme and help us deliver the associated housing, employment space and community facilities as well as reduce congestion and air pollution in the town centre of Axminster for the benefit of all residents and visitors to the town. The project is also key to developing plans for the regeneration of a number of key sites around the town and attracting investment so the benefits of delivering this project could be substantial for the town.

I have limited this e-mail to the elected representatives of the community but if you know of other community groups and organisations who would be willing to provide a letter of support for our bid then we would welcome them as well.

I look forward to hearing from you.

Kind regards.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

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[Email disclaimer](#)

**Simona Penes**

---

**From:** Cllr Andrew Moulding [REDACTED]  
**Sent:** 17 September 2017 11:24  
**To:** Ed Freeman  
**Cc:** Rachel Danemann  
**Subject:** Re: Housing Infrastructure Bid for Axminster  
**Attachments:** Axminster NP Draft 6 (HK&TC)10-03-17. revised ATM.docx

Dear Ed and Rachel

Further to my earlier e-mail, I will send you some documents which may be useful - they will be on separate messages, to avoid overloading my computer system.

Firstly, I attach our draft Neighbourhood Plan to date. A member of our Steering Group is currently inserting a number of photographs. We will then ask our consultants to consider the document before sending to EDDC.

Regards

Andrew M

---

**From:** Cllr Andrew Moulding  
**Sent:** 16 September 2017 18:32:20  
**To:** Ed Freeman  
**Cc:** Rachel Danemann  
**Subject:** Re: Housing Infrastructure Bid for Axminster

Ed / Rachel

Please find below my letter of support for the bid to HCA for the new Housing Delivery Fund.

If you would like me to make any amendments to the letter, please let me know.

Kind regards

Andrew

Dear Sir

### **Housing Infrastructure Bid for Axminster – Housing Delivery Fund**

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The Neighbourhood Plan is in its draft stage and it is hoped that the Plan will proceed through its various stages and be assessed by local residents at a referendum to be held early in the New Year.

The Neighbourhood Plan accepts the vision for Axminster as described in the “East Devon Local Plan 2013 to 2031” which plans for a provision of more than 650 homes and a North-South relief road, to support the future vitality of Axminster.

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- Access into the town centre due to the high volume of traffic
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These challenges can only be resolved when the development to the east of the town is delivered, and the north-south relief road is constructed and operational.

## **Town Centre Development**

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1. The footfall of the town is significantly increased
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### **Community engagement**

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However, this can only be achieved if the appropriate infrastructure is in place in order that the potential of the town can flourish.

Kind regards

Andrew Moulding

Town and District Councillor for Axminster

**Simona Penes**

---

**From:** Cllr Andrew Moulding [REDACTED]  
**Sent:** 17 September 2017 11:28  
**To:** Ed Freeman  
**Cc:** Rachel Danemann  
**Subject:** Re: Housing Infrastructure Bid for Axminster  
**Attachments:** Transport Issues Report Draft1A 23 06 16.docx

Here is the report which the NP Steering Group commissioned from Transport consultant Richard Hudson

Regards

Andrew M

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**From:** Cllr Andrew Moulding  
**Sent:** 16 September 2017 18:32:20  
**To:** Ed Freeman  
**Cc:** Rachel Danemann  
**Subject:** Re: Housing Infrastructure Bid for Axminster

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- The promotion of the town as a centre for tourism
- To bring vacant and derelict sites and buildings within the town back into positive use, to retain the historic core of the town and provide additional facilities

These challenges can only be resolved when the development to the east of the town is delivered, and the north-south relief road is constructed and operational.

### **Town Centre Development**

As part of the Steering Group’s work on the Neighbourhood Plan, we have sought the views of developers of the regeneration sites; particularly the Town Centre site known as Websters. It is clear that this site can only be satisfactorily developed and attract investors, if two key criteria are met:

1. The footfall of the town is significantly increased
2. The volume of traffic and congestion in the town centre is substantially reduced.

This can only be achieved when work starts on the delivery of the 650 homes allocated in the Local Plan and when there is early provision of the north-south relief road.

### **Masterplan for the site**

The housing land is currently in the control of two developers: Persimmon Homes and Crown Estate. East Devon District Council is eager to create a Masterplan for the housing development and relief road. This will establish the infrastructure requirements for the site, including the north-south relief road.

Currently, the costs and apportionment relating to infrastructure obligations is proving to be a barrier and is holding up the anticipated site delivery.

It is hoped that a bid to the Homes and Community Agency for Housing Delivery Funding would run in tandem with the Masterplan and enable early delivery of both the homes and the north-south relief road.

## Simona Penes

---

**From:** Andrew Wood  
**Sent:** 26 September 2017 13:12  
**To:** [REDACTED] Ed Freeman; [REDACTED] Rachel Danemann; [REDACTED]  
**Subject:** HIF Joint letter of support  
**Attachments:** Greater Exeter Joint Letter of Support.pdf

All

Please see the attached

Regards

Andy

Date: 26 September 2017  
Contact number: 07740 024918  
Email: adwood@eastdevon.gov.uk  
Our reference: AW/MP

Homes and Communities Agency  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF

Dear Sir/Madam

### **Housing Infrastructure Fund Bids in the Greater Exeter area**

We are writing in support of the bids to the Housing Infrastructure Fund that are coming forward from within the Greater Exeter area. These span both the Marginal Viability and Forward Funding parts of the programme. Together they will help to unlock a major urban extension to Exeter, bring forward the Culm garden village at Cullompton, support the growth of the key market and coastal towns of Newton Abbot, Tiverton, Axminster and Dawlish and safeguard internationally important habitats.

The proposals form part of a co-ordinated strategy to support the growth of the Greater Exeter area. Exeter itself has recorded some of the fastest growth rates of any City in the country over the past decade. The proposals will not only help to support this but will also ensure that the benefits of growth are felt across a wide area. Collectively the bids will contribute to the achievement of multiple objectives alongside the delivery of new homes including encouraging sustainable travel, protecting the environment and ensuring the timely delivery of critical infrastructure improvements.

We wanted to highlight three themes that are common to all of these bids;

#### **Partnership working**

We have an established track record of working effectively across administrative boundaries and with the private sector to plan for and accelerate the delivery of new homes. Growth Board arrangements have been in place for the last decade to help to ensure that the interface between the public and private sectors is productive. This in turn helps to ensure that project delivery arrangements are robust.

#### **Innovative delivery**

In 2016/17 over 2,700 new homes were delivered in the Greater Exeter area, the highest total since the 1980s. We have worked hard to identify barriers to delivery and to bring forward innovative solutions to address these. Our infrastructure-led approach has helped to share risk with developers and to secure wider benefits, including in relation to

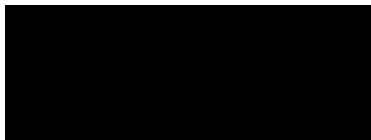
environmental performance and ensuring that additional housing is supported by the early provision of new school places. The Housing Infrastructure Fund bids build from this approach including in relation to utilising revolving investments to ensure the best possible value for money.

### **Local Leadership**

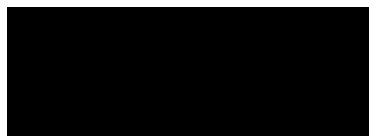
The five Authorities are moving forward with the production of a single Strategic Plan for the Greater Exeter area. This geography reflects the functionality of and interplay between the local housing market and expanding travel to work patterns. The new Plan will identify the next of generation of strategic development sites to come forward over the period to 2040. There is already powerful evidence to show that our positive approach to identifying and bringing forward strategic sites has contributed to improving overall housing affordability and secured a step change in housing delivery. The Housing Infrastructure Fund bids from the Greater Exeter area will enable the authorities to maintain this momentum as we move forward with the new Strategic Plan.

We commend the bids to you.

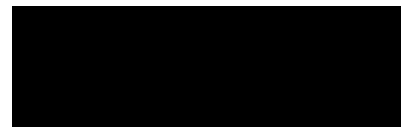
Yours faithfully



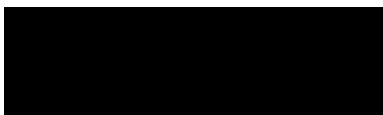
Cllr John Hart  
Council Leader  
Devon County Council



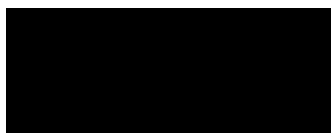
Cllr Paul Diviani  
Council Leader  
East Devon District Council



Cllr Peter Edwards  
Council Leader  
Exeter City Council



Cllr Clive Eginton  
Council Leader  
Mid Devon District Council



Cllr Jeremy Christophers  
Council Leader  
Teignbridge District Council



**Simona Penes**

---

**From:** HIF [REDACTED]  
**Sent:** 27 September 2017 11:08  
**Subject:** Housing Infrastructure Fund Application - ACTION REQUIRED

RE: Housing Infrastructure Fund Application

I would like to take this opportunity to remind you of the upcoming deadline and advise you of key information to take into account when submitting bids for the Housing Infrastructure Fund. The below advice should help you in ensuring your bid can be considered for assessment:

- The bid submission deadline is **23:59 on 28<sup>th</sup> September 2017**.
- Bids should be ranked by users (as per the guidance), with moderator details provided, by the submission deadline.
- Moderators will have until **23:59 on 2<sup>nd</sup> October 2017** to confirm rankings, otherwise we will use the ranks provided by users.
- **Bids that are unranked or have not been submitted will not be assessed.**

To note: It is the applicant's responsibility to ensure that all the information supplied in their response is up-to-date and accurate. There will be no opportunity to correct information after the submission deadline and we are not intending to seek clarification of any inaccuracies, missing information or inconsistencies in the data provided. Failure to provide clear and unambiguous information may result in the application being considered as incomplete or ineligible.

Applicants should ensure that data in the Outline Delivery Plan and other supporting documents are consistent with that completed via the online form.

If you have any queries please contact your Operating Area contact or call [REDACTED] or email [REDACTED] the HIF team

Kind Regards

**HIF Team**



## Simona Penes

---

**From:** Rachel Danemann  
**Sent:** 27 September 2017 18:04  
**To:** Ed Freeman  
**Subject:** HIF bid  
**Attachments:** HifEnquirySummary441 AS SUBMITTED.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Rachel Danemann MRTPI CIHCM AssocRICS  
Development Enabling and Monitoring Officer  
East Devon District Council

01395 516551  
Internal extension 1658  
Direct dial 01395 571658  
[rdanemann@eastdevon.gov.uk](mailto:rdanemann@eastdevon.gov.uk)  
[www.eastdevon.gov.uk](http://www.eastdevon.gov.uk)  
[www.facebook.com/eastdevon](https://www.facebook.com/eastdevon)  
[www.twitter.com/eastdevon](https://www.twitter.com/eastdevon)  
East Devon District Council, Knowle, Sidmouth, EX10 8HL

**Download our East Devon App on your smartphone - [www.eastdevon.gov.uk/app](http://www.eastdevon.gov.uk/app)**

# Housing Infrastructure Fund - enquiry HIF/MV/000441

Bid details	Primary Local Authority Project type	East Devon Marginal viability funding
Contact details	Ed Freeman efreeman@eastdevon.gov.uk 01395517519	
Organisation	East Devon	
Scheme details	Scheme name Scheme description        Physical infrastructure Site plan(s)	Axminster North-South Relief Road (ANSRR) The Axminster North-South Relief Road (ANSRR) is the key piece of infrastructure required for the delivery of the mixed use allocation in the adopted Local Plan. The boundary of the allocation reflects the proposed route of the ANSRR. The provision of this single piece of infrastructure will unlock the delivery of at least 650 homes, and possibly a lot more in the medium term to longer term. In addition to the housing, the ANSRR would help to deliver 8 Ha of job generating employment and commercial uses, including a new primary school, and a range of social, community and open space facilities. This project demonstrates a clear partnership approach between the community of Axminster, the District and Town Councils and the development industry, working together to deliver the ANSRR and the housing, employment and wider benefits this piece of infrastructure can help deliver. The community are very supportive of the need for new development for housing, jobs and infrastructure. Road/highway Map showing Axminster Mixed Use Local Plan Allocation (file: HIF Bid Plan of Axminster Local Plan Allocation.pdf) Value for Money Ready Reckoner (file: EDDC HIF BID Ready_Reckoner__final_revised_EDDC.xlsx)
Options appraisal	Problem being addressed        Options considered	<p>The development of 650 houses would require the provision of an estate road to facilitate access. The new road, if built to relief road standard would address wider historic traffic and congestion issues in Axminster. The provision of the ANSRR is an integral part of the Local Plan allocation, and the development is required to provide it. It would not be reasonable to seek this development to cover the full costs of providing an estate road to Relief Road standard as this is addressing pre-existing traffic and access problems in the town. The HIF funding would therefore cover the cost of upgrading the estate road to the required standard. Recent work on stalled sites across the district has identified the provision of ANSRR as the key reason this site is not delivering, and that the current funding gap is the principle reason for this.</p> <p>Alternative funding has been explored over the past decades but none has been identified. The latest review of our IDP indicates costs of £16.7m for the ANSRR. It is not possible for EDDC to borrow from the public work loan board as the road itself would not generate revenue to repay the loan, and the potential New Homes Bonus is not guaranteed. It would not be financially prudent for EDDC to borrow funding for the ANSRR</p>

from the PWLB. The only other option would therefore be to rely entirely on the CIL pot. However CIL income over the plan period is estimated to be £22m. This would therefore be nearly half the entire CIL receipts for the plan period.

If funding not secured

The site is allocated in the Local Plans and requires the provision of the ANSRR, the non-provision of the ANSRR to the appropriate standard is likely to result in the planning applications being refused, and the housing and other uses not being delivered. The studies to date indicate that failure to provide the road to ANSRR will result in objections to the planning applications from the DCC as Highways Authority and Highways Agency- due to knock on effects of the traffic generated by the development elsewhere on the network. As if the road were to be provided only as an estate road, it would still provide an alternative route and run the risk of still being used by buses and HGV despite being not being appropriately designed or constructed for such use.

Strategic approach

Demonstrate strong local leadership

This site is allocated for around 650 new homes and other uses. Opportunities to include additional housing number through increasing density and/or expanding the development to the other side of the road, will be an issue to be considered as part of the jointly commissioned Masterplan work for the site. To avoid saturating the market any additional housing would be in the later phases of current the Local Plan and/or feed into the feed into the Local Plan Review. This project demonstrated clear leadership and partnership working between the developers, the community and the Councils at Town, District and County levels. Axminster is a more affordable area of East Devon. Current housing needs evidence indicates a range of affordable and market housing needs remain, despite the significant amount of recent growth in the Town. This bid is supported the local MP, a major local employer and the Exeter and East Devon Growth Point team, and the Local Enterprise Partnership, as it forms an integral part of the joint vision and wider growth agenda for the Heart of the South West sub-region.

Demonstrate unlocking new & better homes

Evidence of housing need in Axminster shows a need of a wide range of housing products in the affordable and market sector. The provision of the ANSRR will unlock at least 650 houses, with the potential for more in the medium to longer term. The jointly commissioned Masterplanning work, and the creation of the Axminster Regeneration Board will ensure meaningful and timely community, and other specialist input into the scheme. This will feed through into the planning applications driving up design quality and ensuring deliverability.

Demonstrate diversifying housebuilding market

Discussions with two principle developers to date indicate that their market housing will be targeted at different parts of the open market sector. It is anticipated that Persimmon will provide a range of unit types and sizes which are targeted at the more affordable end of the open market. In contrast the developer of the Crown Estate land will focus on a more premium product with higher build costs and end values. This will ensure a range of market housing will be provided. The Jointly Commissioned Masterplan process will provides a mechanism for this issue to be considered in more detail and enables housing need evidence and the views of the local community to feed into this process. The Local Plan policy

requires 25% of the housing to be affordable housing with a 70:30 split between social and affordable rented, and intermediate and other affordable housing. This will ensure a range of size and type of affordable units is provided.

Local MP(s)	Yes Supporting Letter from Neil Parish MP (file: Supporting letter Neil Parish MP EDDC HIF bid 2017.pdf)
Your upper tier authority	Awaiting response Please see Greater Exeter Joint Letter of Support (in combined authority section) and letter of support from Devon County Council in their capacity as Highways Authority (in Development Partners Infrastructure Section).
Combined authority	Not applicable
All supporting Local Authorities	Yes Letter of support from Greater Exeter Partnership (file: Greater Exeter Joint Letter of Support EDDC HIF Bid.pdf)
Local Enterprise Partnership(s)	Yes LEP Endorsement for EDDC HIF bid (file: LEP Endorsement Letter - Axminster North-South Relief Road.pdf)
Local community	Yes HIF Support from Axminster Town Council (file: Support from Axminster Town Council.pdf) Letter of Support from Cllr Moulding (file: Letter of Support from Cllr Andrew Moulding.docx) Letter of Support from Axminster Tools, a large local employer (file: Letter of Support from Axminster Tools.docx)
Dev partner(s) (Infrastructure)	Yes Devon County Council Highways HIF bid support (file: Devon County Council Axminster HIF Letter of Support.pdf)
Dev partner(s) (Housing)	Yes Letter of Support from Persimmon Homes SW (file: Letter of support from Persimmon.pdf) Letter of Support from Crown Estate (file: Letter of support from Crown Estate.pdf)

Plan status	Plan adopted or submitted Date adopted or submitted Web addresses to relevant documents	No 28/01/2016 <a href="http://eastdevon.gov.uk/planning/planning-policy">http://eastdevon.gov.uk/planning/planning-policy</a>
Economic case	Number of sites Who controls the site  Total size of site Area on brownfield Percent is housing	1 Persimmon Homes and Crown Estate own/have options on the vast majority of the site. The site is 29.4 Ha of which 8 Ha is required for mixed job generating commercial and employment and employment uses. This would be 28% of the site area with the remainder providing for the ANSRR and the housing development. We are not at an advanced enough stage yet to have floor space figures.  29 ha 0 ha 72 %

Local Authority	Number of Homes
East Devon	650
Total number of homes	650
Percent homes affordable	25 %
Projected housing delivery 2017 / 2018	0
Projected housing delivery 2018 / 2019	0
Projected housing delivery 2019 / 2020	
Projected housing delivery 2020 / 2021	
Projected housing delivery 2021 - 2025	
Projected housing delivery 2026 - 2030	
Projected housing delivery 2031 - 2035	0
Projected housing delivery future years	0
Full / Detailed	0
Outline	0
Planning in principle	0
Allocated	650
None	0
Homes delivered if without funding	0
Explanation for number delivered	HIF funding is required to improve the specification from a standard estate road to that required to serve as a relief road. An estate road is all could be required to be provided by the developers to serve the development. However a relief road standard road is required to make the road acceptable in planning terms due to knock-on effects on the highways network which are largely caused, and exacerbated, traffic and transport congestion issues in the town centre, which need resolving.
Providing site valuations	No

Financial case	Funding amount	£10,000,000
	2017/2018	£0
	2018/2019	£0
	2019/2020	
	2020/2021	
	Total scheme costs	
	Land	£0
	Infrastructure (including sunk costs)	
	Construction	£0
	Abnormals	£0
	Professional Fees	£0
	Finance Costs	£0
	Allowance for developer profit	£0
	Other	£0
	Evidence of assumed scheme costs	We currently only have clear costs for the Relief Road. The non-deliverability of the road is the reason the site is stalling, and it would be unreasonable and uneconomic to seek £16.7m for a road from a 650 house development. Until the infrastructure delivery is unblocked, work on drawing up a detailed designs

needed to produce any costing for the housing and employment elements of the site has also stalled.

Gross development value

Private sale / rent income  
Affordable sales income  
Commercial income  
Other income

Evidence of assumed GDV

Previous Funding Application

No

Local Authority investment (inc. LGF funding)  
PWLb loan  
Other public sector investment  
CIL/S.106 contribution  
Private sector investment (inc debt finance)

Indicative public sector investment

Aim to recover funding

No

Cashflow plan

Milestones & delivery

Infrastructure planning permission granted  
Outstanding statutory consents received  
Infrastructure contractor(s) appointed  
Residential contractor(s) appointed  
Infrastructure works started  
Infrastructure works completed  
First residential units commenced  
First residential completions

Infrastructure planning references

Engagement with contractors and procurement

It is anticipated that the road will be procured/ provided by the developers, with input, sign-off and oversight provided by Devon County Council as Highways Authority to ensure the specification and delivery of the Relief Road meets the standard required. The road will be adopted.

	Statutory powers obtained	None
	Statutory powers outstanding	These will be identified through the Masterplanning and planning application processes.
Approach to delivery	Outline delivery plan	
	Plans to deliver infrastructure	It is anticipated that the road will be procured/ provided by the developers, with input, sign-off and oversight provided by Devon County Council as Highways authority to ensure the specification and delivery of the Relief Road meets the standard required.
	Link between infrastructure and homes	The ANSRR is a fundamental requirement of the site allocation. The HIF funding is required to improve the specification of the road from the standard estate road to that required to serve as a relief road. An estate road is all could be required to be provided by the developers to serve the development. However a relief road standard road is required to make the road acceptable in planning terms due to knock-on effects on the highways network which are largely caused, and exacerbated, by existing traffic and transport congestion issues in the town centre, which need resolving. without this piece of infrastructure the housing will not come forward.
	Delivery partners working together	This project will be delivered in partnership with Persimmon Homes and the Crown Estate. Persimmon and the Crown Estate are in advanced discussions around a delivery plan and land equalisation deal for this site. This will enable the delivery of the site to be approached in a comprehensive manner. They are working with East Devon District Council on the joint commissioning of the Masterplan. This will enable all the background technical reports and studies to feed in to the Masterplan work, ensuring deliverability of the Masterplan, and expediency in preparation of the planning applications. The delivery of the ANSRR is a long held ambition of the community, and there is a clear appreciation of the need for new housing and jobs for the benefit of the town, and to help to fund the road.
Management case	Governance and oversight	A working group consisting of Council Officers, developer landowner and community representatives will be convened to oversee the Masterplan work. This Masterplan working group will report to the Axminster Regeneration Board which will then itself report to EDDC's Cabinet. The Masterplan itself will be presented to Strategic Planning Committee for Members to endorse,
	Resourcing for scheme	Reflecting the corporate priority and importance of the Axminster North South Relief Road for the Council, this project will be overseen by Ed Freeman, Service Lead for Planning strategy and Development Management, and championed by Cllr Andrew Moulding, Chairman of East Devon District Council and elected member for Axminster Town ward. The Masterplanning work will be also be co-ordinated by Ed Freeman, with input from specialist officers as required. This would include members of the Policy Team, our Landscape Architect, Urban Designer, Economic Development Team,

Housing Enabling Officer, Section 106 and CIL officers as required. We also have a Neighbourhood Plan Officers, who working with the Axminster Neighbourhood Plan Group, would ensure the views of the community and the emerging policies and Neighbourhood Plan are fully fed into this process.

#### Management and monitoring

The developers would be responsible for the commissioning of the houses and relief road. The HIF funding would be held by the Council as released in phases to the developer as the road is completed and signed off by the County Council as reaching the appropriate standard. We would envisage a contractual arrangement with the developers that identifies key stages and required specification for the road.

Risk	Mitigation
Deliverability	Joint working will ensure any deliverability issues identified and addressed at earliest opportunity
Viability	Relief road is a significant scheme cost. HIF funding will address this
Funding for the road	The HIF application is for £10m, additional funding required will be secured through Section 106/CIL
Nutrient Management Plan	Consider in Masterplanning, pre-app and app
Landscape Impact	Consider in Masterplanning, pre-app and app
Setting of Listed Buildings (to north of site)	Consider in Masterplanning, pre-app and app
Topography	Consider in Masterplanning, pre-app and app

#### Project dependencies

The delivery of the ANSRR is an essential requirement of delivering the allocated site. Without provision of the infrastructure the housing and other development will not be able to come forward. The delivery of the relief road in a comprehensive manner required it to be delivered in phase with the housing parcels. Detailed permissions for each phase will therefore depend on the successful delivery of the previous phases. The non-delivery of the relief road would therefore frustrate delivery of the current allocation and any potential for future growth moving forward.

#### Section 151 officer sign off

File: Section 151 Officer support.pdf  
Desc: Section 151 HIF Bid Support

#### Supporting documents

##### Section 151 officer sign off

File: Section 151 Officer support.pdf  
Desc: Section 151 HIF Bid Support

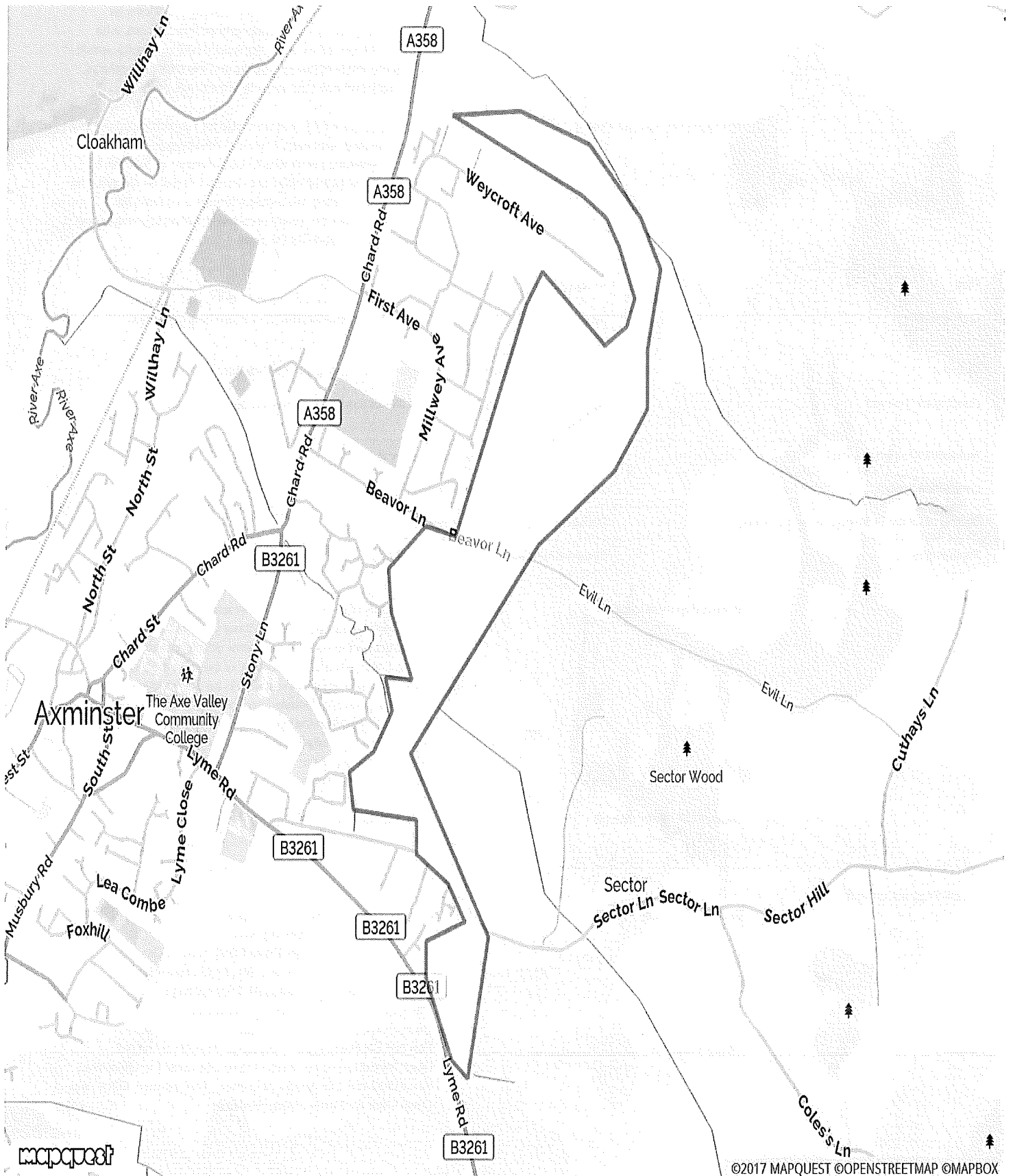
##### Cashflow plan

##### Outline delivery plan

##### Site plan(s)

File: HIF Bid Plan of Axminster Local Plan Allocation.pdf  
Desc: Map showing Axminster Mixed Use Local Plan Allocation  
File: EDDC HIF BID Ready\_Reckoner\_final\_revised\_EDDC.xlsx  
Desc: Value for Money Ready Reckoner





## Simona Penes

---

**From:** Cllr Ian Hall [REDACTED]  
**Sent:** 04 October 2017 15:31  
**To:** Richard Cohen; Ed Freeman; Rachel Danemann; Richenda Oldham  
**Subject:** Fw: Emailing: Housing Infrastructure Bid for Axminster  
**Attachments:** Housing Infrastructure Bid for Axminster.docx  
  
**Importance:** High

Dear All

Please confirm receipt - fingers crossed this time.

Best Regards  
Ian Hall

Sent from my [REDACTED]

----- Original Message -----

Subject: Emailing: Housing Infrastructure Bid for Axminster  
From: Ian Hall  
To: Cllr Ian Hall  
CC:

Your message is ready to be sent with the following file or link attachments:

Housing Infrastructure Bid for Axminster

Note: To protect against computer viruses, email programs may prevent you from sending or receiving certain types of file attachments. Check your email security settings to determine how attachments are handled.

## **Housing Infrastructure Bid for Axminster**

Dear Sir

In my capacity as District Councillor for Axminster Rural, I would very much support this very needed grant application for the possible 'forward funding' towards the 'keystone' for unlocking Axminster's aspirations to continue to be a growth Town through the proposed North/South relief road.

The people and the area I represent would welcome continued and sustainable growth, if forward funding for the relief road comes to fruition.

The reality is that we cannot accommodate any further growth at this present time as the road system is continuously in gridlock as the increase of car ownership and a substantial increase of through traffic is suffocating the Town.

This initiative would also enable the aspirations for the 'Axminster Regeneration and Neighbourhood Plan to become a reality and would therefore be able to continually contribute more areas for further growth.

We as a community know that our Town needs to grow to prosper for all and ease the 'Housing Shortage' that our Country so desperately needs to resolve.

Best Regards

Cllr Ian Hall

Axminster Rural EDDC & County Cllr for the 'Axminster Division'

## Simona Penes

---

**From:** Rachel Danemann  
**Sent:** 04 October 2017 15:41  
**To:** 'Stephanie Ainsworth'  
**Cc:** Ed Freeman  
**Subject:** East Devon District Council HIF bid  
**Attachments:** Housing Infrastructure Bid for Axminster.docx  
  
**Importance:** High

Dear Stephanie

Please find attached another letter of support for EDDC's HIF bid from one of our Local Councillor.

Somehow this did not reach me in time to be appended to our bid, but I promised I forward it onto my contact at the HCA

If it is possible to add this as further evidence of support for our bid that would be great

Many thanks

Rachel Danemann MRTPI CIHCM AssocRICS  
Development Enabling and Monitoring Officer  
East Devon District Council  
Direct dial 01395 571658  
[rdanemann@eastdevon.gov.uk](mailto:rdanemann@eastdevon.gov.uk)

**From:** Cllr Ian Hall [REDACTED]  
**Sent:** 04 October 2017 15:31  
**To:** Richard Cohen <[RCohen@eastdevon.gov.uk](mailto:RCohen@eastdevon.gov.uk)>; Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>; Rachel Danemann <[RDanemann@eastdevon.gov.uk](mailto:RDanemann@eastdevon.gov.uk)>; Richenda Oldham <[ROldham@eastdevon.gov.uk](mailto:ROldham@eastdevon.gov.uk)>  
**Subject:** Fw: Emailing: Housing Infrastructure Bid for Axminster  
**Importance:** High

Dear All

Please confirm receipt - fingers crossed this time.

Best Regards  
Ian Hall

Sent from my [REDACTED]

----- Original Message -----

Subject: Emailing: Housing Infrastructure Bid for Axminster  
From: Ian Hall  
To: Cllr Ian Hall  
CC:

Your message is ready to be sent with the following file or link attachments:

Housing Infrastructure Bid for Axminster

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We as a community know that our Town needs to grow to prosper for all and ease the 'Housing Shortage' that our Country so desperately needs to resolve.

Best Regards

Cllr Ian Hall

Axminster Rural EDDC & County Cllr for the 'Axminster Division'

**Simona Penes**

---

**From:** HIF [REDACTED]  
**Sent:** 07 November 2017 17:35  
**Subject:** HIF - Marginal Viability Funding - NOTICE OF REQUEST FOR INFORMATION

Hello,

We would like to take this opportunity to notify you of a clarification request in relation to Marginal Viability Funding bids.

To ensure that bids are assessed on an entirely consistent basis, we will be sending out a request for further information in the next 24 hours, which is to be returned via the HCA Partner Portal. The request relates to project financials and the housing being delivered.

The HCA Partner Portal will be open from Wednesday 8<sup>th</sup> November until 6.00pm Monday 20<sup>th</sup> November to accept submission of the information. To note, whilst bids will be re-opened to allow for the submission of the requested information you will be unable to change any details in your original bid and no further information, other than what is requested, will be taken into account.

Thank-you in advance for your co-operation. If you have any questions please email [REDACTED]

Kind Regards

**HIF Team**

**Simona Penes**

---

**From:** HIF [REDACTED]  
**Sent:** 10 November 2017 16:57  
**To:** Ed Freeman  
**Subject:** HIF - MVF REQUEST FOR INFORMATION - documents attached  
**Attachments:** Bid Clarification Guidance.docx; East Devon.xlsx; HCA HIF financial template.xls

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Dear Ed,

RE: Housing Infrastructure Fund Marginal Viability Funding bids for East Devon

Thank you for your submission in connection with potential marginal viability funding (MVF) support from the Housing Infrastructure Fund.

In order to ensure that bids are assessed on an entirely consistent basis, we are requesting clarification and limited further information in terms of the project financials and the homes that will be delivered, whilst recognising that a number of applicants have supplied extensive financial information with their submissions already.

There are two attachments:

1. The first attachment is a financial template, which consists of a series of individual worksheets, as follows:
  - An Appraisal Summary (tabs 2 and 3), which should be completed based on the information submitted in your bid(s). This is to evidence the market failure / marginal viability affecting the site; and
  - A Cashflow (tabs 4 and 5), which should be completed, showing the anticipated profiling of income and expenditure (by scheme and phase, if appropriate). This should only be completed by those schemes where there is a development partner in place or sufficient information exists to be able to complete the cashflow; and
2. The second attachment is a template, which should be completed to show the breakdown of housing outputs forecast for the period 2021-25 into individual years, if applicable. We have not sent the template to those who do not need to complete it.

The format of the attached documents should not be amended and explanatory notes are included where required. Further support can be made available to assist in completing each document.

Dependent on the nature of each scheme, it is recognised that you may not be able to populate the cashflow. The information that you are able to provide should be completed and uploaded to the HCA Partner Portal by 18:00 on 20 November 2017. Guidance on how to upload the documents is also attached.

Should you have any queries, please direct these to the HCA Inbox (HIF@hca.gsi.gov.uk) in the first instance.

Thank you for your help in this matter, and we look forward to receiving the clarification information in due course.

Kind Regards

**HIF Team**

[REDACTED]

## Bid Clarification guide

1. Once you have logged onto the portal (please see [link](#) if you have not saved this) you will be taken to 'Your enquiries' page.

**Your enquiries**

Moderators > ▶ Ranking Info ▶ Contact Us

Reference	Scheme Name	Project Type	Status	Last Updated	LA Rank
HIF/MV/ [REDACTED]	[REDACTED]	Marginal viability funding	Awaiting Clarification	30/10/2017	[REDACTED]
HIF/MV/ [REDACTED]	[REDACTED]	Marginal viability funding	Clarification Complete	30/10/2017	[REDACTED]

2. From this page you will need to click the bid reference number of the bid you wish to provide clarification information for.
3. You will then see your bid summary ('View your answers') and you should click the 'Fill in clarification' button at the top of your screen.

◀ Your enquiries ▶ Contact Us Export to PDF

**View your answers**

Fill in clarification

Reference HIF/MV/ [REDACTED]

Bid details Primary Local Authority Project type Marginal viability funding View

4. On the 'Bid Clarification' screen you will be able to upload your requested documents. You will not be able to submit your bid until at least one attachment has been uploaded.
5. If we have requested a revised unit profile for the years 2021-2025 – please fill in the yellow boxes on bids where the final column ('MUST BE TRUE') contains a 'FALSE'. This is a calculated field which will ensure the total units match with those given in your bid. Any field which isn't yellow is not editable. A revised profile does not need to be provided for any bids where the final column ('MUST BE TRUE') contains a 'TRUE'. This is as the profile highlighted in your bid did not contain units in these years.
6. If you are able to complete the further financial information requested (cashflow and appraisal summary), please see instructions on the first tab of the spreadsheet.
7. To upload a document, you can drag a document straight into the box 'Drop new files here or click to select' or click on the box which will open up a window from where you will be able to search for and attach the required document. You will need to name your upload and click the 'Add' button before your document can be uploaded.

**To note: your document will not have uploaded unless 'Add' has been clicked.**

**The maximum attachment size is 5MB per document – there is no limitation on the cumulative size of attachments.**

8. To submit your clarification information, please tick the box entitled 'Please tick to confirm you are happy to submit based on the above' and press 'Submit clarification'. By ticking the



box, you are confirming that all information supplied at time of submission, as far as possible, is true, complete and accurate. You will not be able to submit your bid clarification until this box is checked.

Please note: this is an irrevocable action so you should check your attachments thoroughly before submission as once submitted no further edits are possible.

☐ Please tick to confirm you are happy to submit based on the above

Submit clarification

Save and exit

## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 01 February 2018 09:25  
**To:** Mark Williams; Richard Cohen; Andrew Wood  
**Cc:** Cllr Andrew Moulding; Cllr Ian Hall  
**Subject:** RE: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

Excellent news. We were never going to deliver the relief road without something like this so it is great news for Axminster. One word of caution though the e-mail does not say how much we are getting. I hope we will get the full £10 million we asked for but we will have to wait and see.

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I will work up a press release with the comms team ready for sending out following the government announcement.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** Mark Williams  
**Sent:** 01 February 2018 07:44  
**To:** Richard Cohen <[RCohen@eastdevon.gov.uk](mailto:RCohen@eastdevon.gov.uk)>; Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>; Andrew Wood <[adwood@eastdevon.gov.uk](mailto:adwood@eastdevon.gov.uk)>  
**Cc:** Cllr Andrew Moulding [REDACTED]; Cllr Ian Hall [REDACTED]  
**Subject:** FW: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

This is an e-mail I wasn't expecting...please note its currently confidential.

**From:** Simon Ridley [REDACTED]  
**Sent:** 31 January 2018 18:27  
**To:** Mark Williams <[MWilliams@eastdevon.gov.uk](mailto:MWilliams@eastdevon.gov.uk)>  
**Subject:** Housing Infrastructure Fund: Marginal Viability Bid Outcome

Dear Mark,

**Housing Infrastructure Fund: Axminster North-South Relief Road (ANSRR); HIF/MV/441**

I am pleased to confirm, in strictest confidence ahead of a Government announcement tomorrow, that we will be funding your Housing Infrastructure Fund – Marginal Viability Fund proposal named above.

We will work with you over the coming months to progress your scheme through detailed funding clarifications and will be in contact with you shortly to confirm the details. This will include agreeing your final funding amount and the terms and conditions of this funding.

I welcome the plans for growth you set out in your bid and I am pleased that this funding will help provide the infrastructure your community needs to drive increased housing delivery.

We are still considering Forward Funding schemes to take through co-development, and will be informing areas in the coming weeks.

We are aware that you may be awaiting the outcome of other funding streams with MHCLG, and we will be in touch in due course. However if you require any further information, please contact the HIF team at

Best wishes,

Simon

Simon Ridley  
Director General, Decentralisation and Growth  
Ministry of Housing, Communities and Local Government  
Fry Building, 2, Marsham Street, London, SW1P 4DFT

 Ministry of Housing, Communities & Local Government

## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 01 February 2018 09:29  
**To:** Richard Cohen; Mark Williams  
**Cc:** Andrew Wood; Cllr Andrew Moulding; Cllr Ian Hall  
**Subject:** RE: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

Richard,

Further to my last e-mail on this establishment of a regen board would be very timely in terms of the masterplan as it would give us a forum that includes Members and other key stakeholders in the town to have some oversight of the masterplan work as it progresses and so being able to work a regen board into the governance arrangements for the masterplan would work well.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** Richard Cohen  
**Sent:** 01 February 2018 08:54  
**To:** Mark Williams <[MWilliams@eastdevon.gov.uk](mailto:MWilliams@eastdevon.gov.uk)>  
**Cc:** Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>; Andrew Wood <[adwood@eastdevon.gov.uk](mailto:adwood@eastdevon.gov.uk)>; Cllr Andrew Moulding [REDACTED] Cllr Ian Hall [REDACTED]  
**Subject:** Re: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

Good news This sets the clock ticking on master plan timeline and the establishment of a Regen board.

R

Sent from my iPhone

Richard Cohen  
Deputy Chief Executive  
East Devon District Council  
Knowle  
Sidmouth  
EX10 8HL

Tel: 01395 571552  
Mob: 07896 027130

Email: [rcohen@eastdevon.gov.uk](mailto:rcohen@eastdevon.gov.uk)

On 1 Feb 2018, at 07:43, Mark Williams <[MWilliams@eastdevon.gov.uk](mailto:MWilliams@eastdevon.gov.uk)> wrote:

This is an e-mail I wasn't expecting...please note its currently confidential.

**From:** Simon Ridley [REDACTED]  
**Sent:** 31 January 2018 18:27

**To:** Mark Williams <MWilliams@eastdevon.gov.uk>

**Subject:** Housing Infrastructure Fund: Marginal Viability Bid Outcome

Dear Mark,

**Housing Infrastructure Fund: Axminster North-South Relief Road (ANSRR); HIF/MV/441**

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Best wishes,

Simon

Simon Ridley  
Director General, Decentralisation and Growth  
Ministry of Housing, Communities and Local Government  
Fry Building, 2, Marsham Street, London, SW1P 4DFT

[REDACTED]

[REDACTED]

[REDACTED]

## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 01 February 2018 10:44  
**To:** Cllr Phillip Twiss; Cllr Ian Hall  
**Cc:** Richenda Oldham  
**Subject:** HIF Bid Press release  
**Attachments:** AxminsterHIFBidPRtemplate.docx

Dear Councillors,

Further to the fantastic news this morning about the HIF Bid I have drafted a press release template for the comms team (see attached) so that we can quickly get the good news out about this. I have included a draft statement from each of you in your capacities as ward member and portfolio holder.

I would appreciate it if you could quickly take a look at the template and the draft quote and let me know if you are happy with this and if not suggest any changes you would like to see. I look forward to hearing from you asap.

Kind regards.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 01 February 2018 11:30  
**To:** Richenda Oldham  
**Subject:** FW: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential  
**Attachments:** image001.png

Richenda,

This was the e-mail from Ian Hall earlier on today. I tried to use some of his own words in the quote but not heard back from him on that yet. Will let you know if I do.

Thanks.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** Cllr Ian Hall [REDACTED]  
**Sent:** 01 February 2018 10:30  
**To:** Andrew Wood <[adwood@eastdevon.gov.uk](mailto:adwood@eastdevon.gov.uk)>; Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>; Mark Williams <[MWilliams@eastdevon.gov.uk](mailto:MWilliams@eastdevon.gov.uk)>; Richard Cohen <[RCohen@eastdevon.gov.uk](mailto:RCohen@eastdevon.gov.uk)>  
**Cc:** Cllr Andrew Moulding [REDACTED]  
**Subject:** Re: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

Dear all

[REDACTED]

This is excellent news and will unlock so many opportunities for Axminster and East Devon. This along with yesterday's EDDC meeting with network rail regarding the possibility of a loop at Whimble for a half hour service, will enable prosperity with open arms - at least from me as Ward Cllr.

Many thanks for all the work put in by the team.

Best Regards  
Ian

Sent from [REDACTED]

----- Original Message -----

Subject: RE: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential  
From: Andrew Wood  
To: Ed Freeman ,Mark Williams ,Richard Cohen  
CC: Cllr Andrew Moulding ,Cllr Ian Hall

All

The full list has just been published – it is the full £10m.

Andy

**From:** Ed Freeman  
**Sent:** 01 February 2018 09:25  
**To:** Mark Williams <MWilliams@eastdevon.gov.uk>; Richard Cohen <RCohen@eastdevon.gov.uk>; Andrew Wood <adwood@eastdevon.gov.uk>  
**Cc:** Cllr Andrew Moulding [REDACTED] Cllr Ian Hall [REDACTED]  
**Subject:** RE: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

Excellent news. We were never going to deliver the relief road without something like this so it is great news for Axminster. One word of caution though the e-mail does not say how much we are getting. I hope we will get the full £10 million we asked for but we will have to wait and see.

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I will work up a press release with the comms team ready for sending out following the government announcement.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** Mark Williams  
**Sent:** 01 February 2018 07:44  
**To:** Richard Cohen <RCohen@eastdevon.gov.uk>; Ed Freeman <EFreeman@eastdevon.gov.uk>; Andrew Wood <adwood@eastdevon.gov.uk>  
**Cc:** Cllr Andrew Moulding [REDACTED]; Cllr Ian Hall [REDACTED]  
**Subject:** FW: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

This is an e-mail I wasn't expecting...please note its currently confidential.

**From:** Simon Ridley [REDACTED]  
**Sent:** 31 January 2018 18:27  
**To:** Mark Williams <MWilliams@eastdevon.gov.uk>  
**Subject:** Housing Infrastructure Fund: Marginal Viability Bid Outcome

Dear Mark,



**Housing Infrastructure Fund: Axminster North-South Relief Road (ANSRR); HIF/MV/441**

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We are aware that you may be awaiting the outcome of other funding streams with MHCLG, and we will be in touch in due course. However if you require any further information, please contact the HIF team at

Best wishes,

Simon

Simon Ridley  
Director General, Decentralisation and Growth  
Ministry of Housing, Communities and Local Government  
Fry Building, 2, Marsham Street, London, SW1P 4DFT



Ministry of Housing, Communities & Local Government

## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 02 February 2018 15:00  
**To:** Richard Cohen  
**Cc:** Mark Williams  
**Subject:** RE: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

For the masterplan I just need to know what gov arrangements if any will be in place to work them into gov arrangements for a masterplan. If there is not going to be anything then I will just set up some kind of Members briefing sessions as per Cranbrook to keep them advised and engaged. If there is to be a regen board then it would make sense to use that instead. I just need to know one way or the other asap.

Thanks.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** Richard Cohen  
**Sent:** 02 February 2018 14:50  
**To:** Mark Williams <[MWilliams@eastdevon.gov.uk](mailto:MWilliams@eastdevon.gov.uk)>; Alison Hayward <[AHayward@eastdevon.gov.uk](mailto:AHayward@eastdevon.gov.uk)>; Linda Perry <[LPerry@eastdevon.gov.uk](mailto:LPerry@eastdevon.gov.uk)>  
**Cc:** Andrew Wood <[adwood@eastdevon.gov.uk](mailto:adwood@eastdevon.gov.uk)>; Cllr Andrew Moulding [REDACTED]; Cllr Ian Hall [REDACTED]; Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>; Anna Herbert <[AHerbert@eastdevon.gov.uk](mailto:AHerbert@eastdevon.gov.uk)>  
**Subject:** RE: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

Happy to be measured about timing and to understand the gov requirements. You can see I'm already circumspect about going 'full regen' here.

DCLG over-programming is sensible? But Ed promised that we could deliver!

R

Richard Cohen  
Deputy Chief Executive  
East Devon District Council  
Knowle  
Sidmouth  
EX10 8HL

Work Tel: 01395 571552  
Mob Tel: 07896 027130

**From:** Mark Williams  
**Sent:** 02 February 2018 14:35  
**To:** Richard Cohen <[RCohen@eastdevon.gov.uk](mailto:RCohen@eastdevon.gov.uk)>; Alison Hayward <[AHayward@eastdevon.gov.uk](mailto:AHayward@eastdevon.gov.uk)>; Linda Perry <[LPerry@eastdevon.gov.uk](mailto:LPerry@eastdevon.gov.uk)>  
**Cc:** Andrew Wood <[adwood@eastdevon.gov.uk](mailto:adwood@eastdevon.gov.uk)>; Cllr Andrew Moulding [REDACTED]; Cllr Ian Hall [REDACTED]; Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>; Anna Herbert <[AHerbert@eastdevon.gov.uk](mailto:AHerbert@eastdevon.gov.uk)>  
**Subject:** RE: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

Maybe before we get super excited and set things running too fast we should wait as per the second paragraph of the DHCLG e-mail just to make sure that we understand the full implications of the announcement in terms of timescale and also the 'terms and conditions of the funding'. Also, in terms of capacity from a Master planning point of view, some of that has to go to the Budget Working Party?

As an aside it is surprising just how much has been made available even within Devon so I'm suspecting that the civil servants may have made some assumptions that x% of the schemes won't actually progress? Just saying...

**From:** Richard Cohen

**Sent:** 02 February 2018 13:20

**To:** Alison Hayward <AHayward@eastdevon.gov.uk>; Linda Perry <LPerry@eastdevon.gov.uk>

**Cc:** Andrew Wood <adwood@eastdevon.gov.uk>; Cllr Andrew Moulding [REDACTED] Cllr Ian Hall [REDACTED] Ed Freeman <EFreeman@eastdevon.gov.uk>; Mark Williams <MWilliams@eastdevon.gov.uk>; Anna Herbert <AHerbert@eastdevon.gov.uk>

**Subject:** RE: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

Alison/Linda

See below. Ed is keen to crack on now that the HIF is approved and so am I. As per our discussion yesterday, we should convene a meeting with officers and Cllrs Moulding and Hall to scope out the timeline for East of Axminster masterplanning and the initiation of an Axminster Forum – membership, ToFR, resourcing, evidence base. We've started gathering intel about town centre vitality. I've attached Linda's initial think piece for info (work in progress but there's clear pointers to a meaningful engagement with local business, an economy health check etc). Latest state of play on N'hood Plan also.

And of course, there is this, Axminster, a national treasure:

<https://www.viewnews.co.uk/axminster-best-market-town-england/>

We'll be bringing a local 'Place' group together to think about the town in parallel with and in expectation of development of East of Axminster and the impact of a new road. It's a matter for discussion but I don't think we're looking at a *Regeneration* Board in the same way as Seaton for example since Axminster doesn't need 'regeneration' per se. We are not looking at turning around a failing economy - more about making a good place better?

My sense is that if traffic is reduced and population is increased then we are looking at improved public realm, social and cultural space, specific development site interventions that can drive investment and a stronger town centre business, leisure and mixed use offer inc in town resi? What is a modern day market town? All up for discussion and action.

Cheers

R

Richard Cohen  
Deputy Chief Executive  
East Devon District Council  
Knowle  
Sidmouth  
EX10 8HL

Work Tel: 01395 571552  
Mob Tel: 07896 027130

**From:** Ed Freeman  
**Sent:** 01 February 2018 09:29  
**To:** Richard Cohen <[RCohen@eastdevon.gov.uk](mailto:RCohen@eastdevon.gov.uk)>; Mark Williams <[MWilliams@eastdevon.gov.uk](mailto:MWilliams@eastdevon.gov.uk)>  
**Cc:** Andrew Wood <[adwood@eastdevon.gov.uk](mailto:adwood@eastdevon.gov.uk)>; Cllr Andrew Moulding [REDACTED] Cllr Ian Hall [REDACTED]  
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Richard,

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Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

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**Cc:** Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>; Andrew Wood <[adwood@eastdevon.gov.uk](mailto:adwood@eastdevon.gov.uk)>; Cllr Andrew Moulding [REDACTED] Cllr Ian Hall [REDACTED]  
**Subject:** Re: Housing Infrastructure Fund: Marginal Viability Bid Outcome - Confidential

Good news This sets the clock ticking on master plan timeline and the establishment of a Regen board.

R

Sent from my iPhone

Richard Cohen  
Deputy Chief Executive  
East Devon District Council  
Knowle  
Sidmouth  
EX10 8HL

Tel: 01395 571552  
Mob: 07896 027130

Email: [rcohen@eastdevon.gov.uk](mailto:rcohen@eastdevon.gov.uk)

On 1 Feb 2018, at 07:43, Mark Williams <[MWilliams@eastdevon.gov.uk](mailto:MWilliams@eastdevon.gov.uk)> wrote:

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**From:** Simon Ridley [REDACTED]  
**Sent:** 31 January 2018 18:27  
**To:** Mark Williams <[MWilliams@eastdevon.gov.uk](mailto:MWilliams@eastdevon.gov.uk)>  
**Subject:** Housing Infrastructure Fund: Marginal Viability Bid Outcome

Dear Mark,

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Best wishes,

Simon

Simon Ridley  
Director General, Decentralisation and Growth  
Ministry of Housing, Communities and Local Government  
Fry Building, 2, Marsham Street, London, SW1P 4DFT

[REDACTED]

[REDACTED]

## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 24 April 2018 13:00  
**To:** 'David Crook'  
**Cc:** Paul Britton  
**Subject:** RE: HIF MVF 441 -Axminster Relief Rd  
**Attachments:** Housing Infrastructure Fund - Funding Clarification

Hi David,

Apologies for the delay in coming back to you. I am not sure if you received my attached e-mail but I did raise a few questions in that which I would appreciate answers to.

With regards to a meeting I would be happy to meet to discuss the bid and can make the following dates/times:

Friday 11<sup>th</sup> May pm  
Monday 14<sup>th</sup> May pm  
Tuesday 15<sup>th</sup> May all day  
Thursday 17<sup>th</sup> May all day

Please let me know asap if any of these are convenient.

Kind regards.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** David Crook [REDACTED]  
**Sent:** 10 April 2018 10:39  
**To:** Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>  
**Cc:** Paul Britton [REDACTED]  
**Subject:** HIF MVF 441 -Axminster Relief Rd

Hi Ed

You will have recently received an email from the central HIF team setting out the timescale for the further clarification process.

Following on from that we (Homes England) would like to meet with you though to discuss the bids at Axminster largely so we can assure ourselves about the deliverability of the schemes and enable us to move this onto the next stage in the process. I am very busy over the next few weeks with other HIF work so if you suggest a few dates when I could meet you that would be great.

Happy to talk further about this if you need some more information about what we are trying to achieve.

Kind regards

Dave

David Crook

## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 05 March 2018 14:20  
**To:** [REDACTED]  
**Subject:** Housing Infrastructure Fund - Funding Clarification

Dear David,

RE: Funding clarification for HIF/MV/441 - Axminster North-South Relief Road (ANSRR) - East Devon

Further to the attached e-mail I was wondering if you could provide some further clarification on a number of points. I appreciate you may not have got into the specifics of our bid to date but these are general points about the fund that it would be useful to understand as we are engaged in a master planning process and so the timing of this process and the timing of spend of the funds has a significant impact on the masterplan that we are producing and the delivery plan that will go with it. Therefore some clarity of the following points as soon as possible would be appreciated:

- What is the estimated timescale for stage 1 of the clarification process to start for wave 8 bids?
- What are the likely timescales for the spend of received HIF monies? Is spend anticipated by the end of the financial year, the end of the parliament or is it open?
- Will the transfer of funds be dependent on housing delivery or would it be possible to spend the HIF funds on delivering the infrastructure in advance of any homes coming forward?
- Do the monies all have to be spent on the relief road itself or is there an allowance for spend on survey's, reports, seeking planning permission etc?

Sorry to bombard you with questions straight away but hopefully you can appreciate that answers to these questions will affect our plans for the delivery of this site and the masterplan work that is on-going and so we do not want to make assumptions and then find we have produced something that cannot be delivered.

I look forward to hearing from you.

Regards.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** Lucielle Carlo [REDACTED] On Behalf Of HIF  
**Sent:** 23 February 2018 15:51  
**To:** Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>  
**Subject:** Housing Infrastructure Fund – Funding Clarification

Dear Ed

RE: Funding clarification for HIF/MV/441 - Axminster North-South Relief Road (ANSRR) - East Devon

Following the announcement of successful Marginal Viability HIF schemes, we set out below an outline of next steps for your bid.

As there were some delivery concerns identified during the assessment process, which require further clarification, your scheme will be progressing through a more detailed funding clarification process – this

will involve two stages. The first stage will involve further analysis of the delivery issues identified during scoring, followed by a more detailed validation of your cashflow.

The second stage will begin upon successful completion of stage one when you will receive a detailed information request to enable us to complete the full funding clarification process.

This process will confirm that there is adequate assurance that the project can meet HIF funding parameters and ultimately leads to the delivery of homes.

Due to the volume of successful schemes announced, it is necessary that we stagger the funding clarification process and we have broken schemes into different waves. This is to ensure we can provide suitable levels of support through the process and that we are able to sufficiently dedicate resource to analyse the information provided.

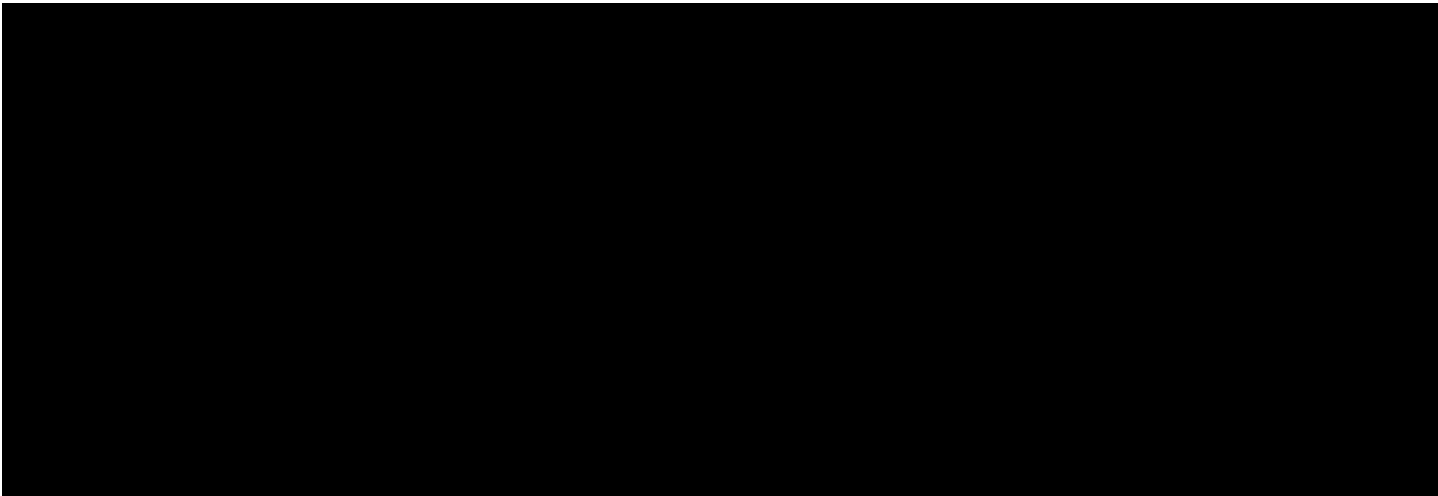
Your scheme is within wave eight of funding clarification process. Your Homes England Contact for this process will be David Crook - [REDACTED]

David will be in touch in the first instance, to discuss the delivery issues identified during the scoring process and, once addressed, our consultants will then undertake further desk top analysis to validate your bid information.

Should you have any queries in the interim please contact the HIF inbox.

Regards

The HIF Team





## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 24 April 2018 17:53  
**To:** 'David Crook'  
**Cc:** Paul Britton  
**Subject:** RE: HIF MVF 441 -Axminster Relief Rd

OK see you then.

Cheers.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** David Crook [REDACTED]  
**Sent:** 24 April 2018 16:59  
**To:** Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>  
**Cc:** Paul Britton [REDACTED]  
**Subject:** RE: HIF MVF 441 -Axminster Relief Rd

Hi Ed

That sounds great

All the best

Dave

David Crook  
Senior Specialist HIF PSL Team  
Homes England | 2 Rivergate | Temple Quay | Bristol | BS1 6EH  
[REDACTED]

---

**From:** Ed Freeman [<mailto:EFreeman@eastdevon.gov.uk>]  
**Sent:** 24 April 2018 16:53  
**To:** David Crook  
**Cc:** Paul Britton  
**Subject:** RE: HIF MVF 441 -Axminster Relief Rd

Hi David,

Thanks for the replies. The responses are very helpful and I look forward to discussing these issues in more detail when we meet.

How about 11.00am on 11<sup>th</sup> May at our offices in Sidmouth?

Kind regards.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** David Crook [REDACTED]  
**Sent:** 24 April 2018 14:18  
**To:** Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>  
**Cc:** Paul Britton [REDACTED]  
**Subject:** RE: HIF MVF 441 -Axminster Relief Rd

Hi Ed

Sorry a thousand apologies your email slipped through the mess – I'm happy to answer your questions in more detail but in brief;

- What is the estimated timescale for stage 1 of the clarification process to start for wave 8 bids? The further clarification process will start when we meet – once we have obtained some further information to give us some delivery assurance then our consultants will undertake a desktop cash flow exercise followed by a final viability assessment - we are hoping to get all bids ready to go into contract by September.
- What are the likely timescales for the spend of received HIF monies? Is spend anticipated by the end of the financial year, the end of the parliament or is it open? At the moment we are bottoming out precisely how the HIF monies will be given out – its likely (but not finalised) that we will be paying out in 6 monthly tranches in advance of spend, the key thing is that all monies can be spent by March 2021 – there may be a little flex with this and I can explain more when we speak.
- Will the transfer of funds be dependent on housing delivery or would it be possible to spend the HIF funds on delivering the infrastructure in advance of any homes coming forward? Essentially we recognise that homes will usually follow infrastructure and that there may be a lag between infrastructure spend and housing delivery – however we would not be happy to support an infrastructure where housing was likely to deliver for a considerable time after spend – it's a bit of a matter of judgement and again I can explain more when we meet.
- Do the monies all have to be spent on the relief road itself or is there an allowance for spend on survey's, reports, seeking planning permission etc? In general such costs can usually be capitalised but as this will be S31 grant, this would have to be something your 151 officer was comfortable with – again we can explore further when we meet.

In terms of meeting 11<sup>th</sup> May would be ideal – late morning would be ideal to give me time to get down from Bristol.

Kind regards

Dave

David Crook  
Senior Specialist HIF PSL Team  
Homes England | 2 Rivergate | Temple Quay | Bristol | BS1 6EH  
[REDACTED]

---

**From:** Ed Freeman [<mailto:EFreeman@eastdevon.gov.uk>]  
**Sent:** 24 April 2018 13:00  
**To:** David Crook  
**Cc:** Paul Britton  
**Subject:** RE: HIF MVF 441 -Axminster Relief Rd

Hi David,

Apologies for the delay in coming back to you. I am not sure if you received my attached e-mail but I did raise a few questions in that which I would appreciate answers to.

With regards to a meeting I would be happy to meet to discuss the bid and can make the following dates/times:

Friday 11<sup>th</sup> May pm  
Monday 14<sup>th</sup> May pm  
Tuesday 15<sup>th</sup> May all day  
Thursday 17<sup>th</sup> May all day

Please let me know asap if any of these are convenient.

Kind regards.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** David Crook [REDACTED]  
**Sent:** 10 April 2018 10:39  
**To:** Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>  
**Cc:** Paul Britton [REDACTED]  
**Subject:** HIF MVF 441 -Axminster Relief Rd

Hi Ed

You will have recently received an email from the central HIF team setting out the timescale for the further clarification process.

Following on from that we (Homes England) would like to meet with you though to discuss the bids at Axminster largely so we can assure ourselves about the deliverability of the schemes and enable us to move this onto the next stage in the process. I am very busy over the next few weeks with other HIF work so if you suggest a few dates when I could meet you that would be great.

Happy to talk further about this if you need some more information about what we are trying to achieve.

Kind regards

Dave

David Crook  
Senior Specialist HIF PSL Team  
Homes England | 2 Rivergate | Temple Quay | Bristol | BS1 6EH  
[REDACTED]

## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 15 June 2018 09:10  
**To:** 'David Crook'  
**Cc:** Paul Britton  
**Subject:** RE: HIF Marginal Viability Fund Bid 441 AAxminiser North South Relief Road  
**Attachments:** AxminsterProjectPlan.docx; Draft MoU FINAL.docx

Dear David,

Apologies for the delay in getting back to you but as you rightly point out some of the issues you raise we are still working on and while putting together an interim response (which is all this is) I felt the need to get some confirmation from other parties that they agree and are on-board and unfortunately this has taken time.

Taking each of your points in turn I can comment as follows:

**Planning** – Persimmon are in the process of preparing what I understand will be a hybrid application including the relief road in full with the housing in outline which will be subject to reserved matters shortly afterwards. The Crown Estate are also starting to prepare a hybrid application of their own for their element of the site again with the relief road in full and with all of the housing in outline as they will then market the site. Attached is a GANT chart that sets out the currently envisaged timetables for the work on the masterplan and the different parties respective applications.

**Pre-Delivery Risk and Partnership Working** – As detailed above applications from both parties are in preparation with Persimmon keen to get on site asap and the Crown Estate looking to secure consent and then market the site. HYAS have been appointed to undertake the masterplan that will provide a high level plan indicating the location of different land uses, densities, character areas etc as well as the route and form of the relief road. It will in essence provide a broad template for the development of the site for the applications to be considered against and co-ordinate the different proposals and delivery of infrastructure across the site. The masterplan will not be a DPD or SPD but will be consulted on and our Members will be asked to endorse it. The Crown Estate and Persimmon have between them provided a high level viability assessment of the site and HYAS are looking at this and will be producing a delivery plan to ensure that the masterplan proposals are both viable and deliverable. This approach is outlined in the attached MOU which is basically agreed but awaiting signing.

**Infrastructure Delivery** – We are seriously exploring options for borrowing the shortfall in the cost of the relief road so that this can be delivered in its entirety in one go. This would work on the basis of us front funding the works and recouping the cost from the developers in phases as the development is built out. We are considering how this could be achieved through a Section 106 agreement or whether a side agreement would be needed. It is however agreed between the parties that the development should fund the shortfall in the cost of the road and this is factored into all parties viability assessment work.

We will be starting discussions with Devon County Council shortly over the actual procurement of the road and it's delivery. I think it would be best for either ourselves or more likely DCC to contract out the construction of the road but this has yet to be resolved.

In terms of the technical design of the road DCC have done some initial work that proposes an alignment and form of the road to be provided and this is being fed into the masterplan work to refine and finalise these details. The technical design work I think will be done by highway engineers working on behalf of Persimmon and The Crown Estate in liaison with DCC. At the present time we would not intend to draw down funding from HIF to assist as we are keen to try and absorb these costs within the planning application preparation process rather than reduce the monies available for the physical build of the road.

**Housing Delivery** – With regard to the housing market in Axminster it is difficult to judge because the main site delivering at the moment is being built by Bovis at Cloakham Lawns. Our understanding is that sales are relatively slow averaging 2.2 units a month, however the reputation of the site in the town is terrible with residents having had many snagging problems which have been widely reported and local agents are reporting that this is putting people off buying. The values Bovis are expecting are also higher than elsewhere in the town with values around the £275 – 280 per sq ft compared with a recent Betterment Homes scheme that was nearer £235 per sq ft. Persimmon and The Crown Estate consider that the 65 dpa included in the bid is achievable because values would be more competitive than the Bovis site and the town is increasingly being considered to be an affordable alternative to the edge of Exeter sites.

I hope this e-mail is helpful in detailing our current thinking on these issues and I will try and keep you up to date on these points as we progress.

Kind regards.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - efreeman@eastdevon.gov.uk  
Tel: 01395 517519

**From:** David Crook [REDACTED]  
**Sent:** 15 May 2018 08:09  
**To:** Ed Freeman <EFreeman@eastdevon.gov.uk>  
**Cc:** Paul Britton [REDACTED]  
**Subject:** HIF Marginal Viability Fund Bid 441 AAxminster North South Relief Road

Dear Ed

Once again apologies for not being able to meet you last Friday but I hope our phone conversation was useful. As I explained we are seeking some more information or explanation to assure us that there are robust delivery and project management procedures in place that will ensure the delivery of the infrastructure by 2021. I see this very much as a collaborative process where we can work jointly to allow the schemes to proceed to the next stage, which is a desk top cash flow model. I think this work should also meant that the later stages of the further clarification process can proceed more smoothly. I realise that I may not be possible to fully respond to all these questions at the moment but I suggest that it would helpful to send an interim response to us.

**Planning** – Please could you set out the timescale for achieving planning permission for both the housing sites and the relief road – I understand that Persimmon are in the process of preparing an application but an indicative timetable would be helpful. If you could also provide further information on the type of application you are anticipating that would be helpful – from our phone conversation I think it will be a hybrid application with some parcels in detail but others more at outline – you said you were hoping the application would include all of the link road and it would help to clarify that.

**Pre Delivery Risk and Partnership Working** – Please could you update us on the position of both landowners in terms of how they want to progress their respective sites. I understand that some of these issues will be addressed through the non statutory masterplan you are preparing and all parties have agreed an MOU but it would helpful if you confirm this.

**Infrastructure Delivery** – Please could you explain what the proposed methodology is for delivery of the relief road – will this be one of the developers delivering this or is the intention for EDDC to contract this work out directly? Whilst we will not give state aid or procurement advice it would be helpful to understand how your preferred delivery option will be compliant with this legislation.

As the total cost of the road will be in excess of the HIF Bid please could you highlight how you intend to fund the remaining gap – I understand at this stage you are probably looking at a number of options but it would be helpful to understand what those options are.

Please could you outline to us what stage the technical design of the road is at and the timescale for this to be finalised – would you intend to draw down some further funding from HIF to carry out this technical work.

**Housing Delivery-** It would be helpful to understand the strength of the housing market in Axminster and how you are going to influence build out rates – our consultants have highlighted that whilst relatively modest (65 dpa) that may still be an optimistic rate for a relatively small town but we also understand that there is a potential impact on unmet need in the Greater Exeter Housing Market.

Hope this is helpful.

Kind regards

Dave

David Crook  
Senior Specialist HIF PSL Team  
Homes England | 2 Rivergate | Temple Quay | Bristol | BS1 6EH

## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 14 September 2018 09:11  
**To:** 'Hannah Williamson2'  
**Cc:** Christopher Cain  
**Subject:** RE: HIF MVF - Axminster Catch-up  
**Attachments:** AxminsterProjectPlan.docx; ContingencyPlan.docx; AxminsterReliefRoadCabinetReport.docx

Hannah/Chris,

Further to our telephone conversation last week and ahead of the planned call on Monday please find attached an updated project plan and as discussed a risk/contingency matrix considering potential issues and delays and how we would respond to them to keep to the programme. Hopefully this provides some reassurance.

I understand from Persimmon Homes that rather than submitting the initially envisaged hybrid application for the road in full and the housing in outline for their parts of the site they now intend to submit a hybrid application for the northern part of the site and a full application for the southern part of the site. This will actually enable them to make an earlier start on housing delivery on the southern parcel than previously thought and they envisage starting on site 3<sup>rd</sup> quarter '19.

Since we spoke I have also taken a report through our Senior Management Team regarding borrowing the shortfall in funding for the relief road. This has been agreed and will now proceed to our Cabinet in a few weeks time. A draft of the cabinet report is attached for your info.

As discussed previously it is disappointing that there has been such a lack of communication from Homes England up until now with regard to the HIF Fund. I appreciate that you are busy and have many other projects in the south west that are further advanced but apart from a couple of e-mails and a telephone conversation with David Crook we have heard nothing and had been under the impression from David that we were already in the project clarification process and were waiting to hear from you regarding future meetings and information you needed. It was therefore very disappointing and indeed worrying to hear when we spoke that we are not even in the project clarification process yet. We cannot deliver this project without the HIF funding and this is a massive deal not just for Axminster but the whole of East Devon. We therefore need to discuss on Monday how we get this back on track and if there is any further information/reassurance you need then I need to know asap.

Regards.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** Hannah Williamson2 [REDACTED]  
**Sent:** 03 September 2018 11:06  
**To:** Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>  
**Cc:** Christopher Cain [REDACTED]  
**Subject:** RE: HIF MVF - Axminster Catch-up

Hi Ed,

Sorry for the delay in getting back to you. Chris and I can't do 2pm today, I'm just checking with him whether he has any other availability this afternoon. I'll get back to you shortly.

Thanks

Hannah

Hannah Williamson  
Programme Manager  
Housing Infrastructure Fund  
Homes England  
6<sup>TH</sup> Floor | 42 - 50 Victoria St | Westminster | London | SW1H 0TL



-----Original Appointment-----

**From:** Ed Freeman [<mailto:EFreeman@eastdevon.gov.uk>]

**Sent:** 30 August 2018 13:50

**To:** Hannah Williamson2

**Subject:** Declined: HIF MVF - Axminster Catch-up

**When:** 03 September 2018 12:00-12:45 (UTC+00:00) Dublin, Edinburgh, Lisbon, London.

**Where:** Call

Hannah,

Apologies but I have just noticed that my message contained an error against the 3<sup>rd</sup> as I had put pm and then inserted times but had meant to say pm only. Any chance we could shift this to the afternoon after 2.00pm?

Sorry for the mix up but am already needed in 2 other places that morning.

Thanks.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

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## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 14 November 2018 16:03  
**To:** Christopher Cain  
**Subject:** FW: MVF441 – East Devon – Axminster North-South Relief Road - Backstop Dates

Dear Chris,

Further to the attached I think it would be useful to have something in writing from either yourself or Cushman and Wakefield so that we are all clear about what is required as I would hate to get to the deadline and find that we have not provided you with everything you need because of a misunderstanding about what that was.

We should have a draft masterplan agreed with persimmon and crown estate within the next week or so and then are planning a public consultation by the end of the year. We should therefore be able to start pulling together the cash flows and viability work based on the masterplan shortly. Please therefore write to confirm exactly what is needed asap.

Kind regards.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

**From:** HIF [REDACTED]  
**Sent:** 14 November 2018 15:20  
**To:** Ed Freeman <[EFreeman@eastdevon.gov.uk](mailto:EFreeman@eastdevon.gov.uk)>  
**Cc:** Christopher Cain [REDACTED]  
**Subject:** MVF441 – East Devon – Axminster North-South Relief Road - Backstop Dates

Dear Ed,

MVF441 – East Devon – Axminster North-South Relief Road

We are writing to you following our previous correspondence in February 2018 where we outlined the next steps for your bid which included a period of funding clarification by our consultants. In order to facilitate the funding clarification, important commercial, technical and financial information is required to demonstrate that the bid meets the HIF criteria, and that the amount requested is appropriate in order to enable the allocation to be confirmed.

Homes England is keen to progress the allocated schemes within the Marginal Viability Funding programme and has agreed with the Ministry of Housing, Communities and Local Government (MHCLG) a series of 'backstop' dates to ensure funding clarification and subsequent contracting of the schemes is completed in a timely manner. We are therefore writing to advise you that the final deadline for all information to be provided to Homes England's consultants is the 31<sup>st</sup> January 2019, with the aim of finalising the funding clarification process by the 31<sup>st</sup> March 2019. It should be stressed that these are 'backstop' dates, and it will be beneficial for you to provide any requested information as early as is possible.

If you are unable to provide the outstanding information by this date, we will assume that you are not in a sufficient position to proceed with the scheme and will therefore consider the withdrawal of your HIF MVF application.

Should you have any queries about this timetable or are unclear about the information that is required from you, please contact your local Homes England representative, Christopher Cain or Cushman & Wakefield, the consultant for your scheme.

Kind regards,

HIF



## Simona Penes

---

**From:** Ed Freeman  
**Sent:** 01 March 2019 10:30  
**To:** Mark Williams  
**Subject:** HIF Bid  
**Attachments:** HIFlettertoNeilParish.docx

Mark,

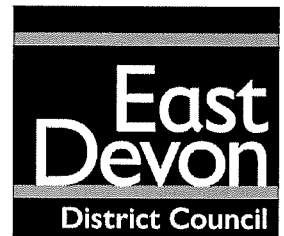
Further to our conversation on Thursday please find attached a draft letter to Neil Parish seeking his assistance with Homes England. I have tried to briefly and clearly explain the issues without going in to too much detail. I have also tried to press the right buttons to get his interest in terms of inconsistency with government policies and the unfairness of the Homes England approach between urban and rural areas.

Please let me know what you think.

Regards.

Ed Freeman  
Service Lead - Planning  
East Devon District Council  
e-mail - [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Tel: 01395 517519

Date: 27/03/2019  
Direct phone: 01395 517519  
Direct email: [efreeman@eastdevon.gov.uk](mailto:efreeman@eastdevon.gov.uk)  
Our ref:



Neil Parish MP  
Houses of Parliament  
London  
SW1A 0AA

Dear Neil

### **Housing Infrastructure Fund Bid – Axminster Relief Road**

In 2017 the Council made a bid to Homes England for money under the Housing Infrastructure Fund for the delivery of a north/south relief road for Axminster. The road forms an integral part of an urban extension to the east of the town and would reduce congestion, air pollution and damage to historic properties in the town centre caused by HGV's and other traffic. You kindly provided a letter of support and we were successful in receiving a commitment for £10million of grant funding towards the project. Since that time we have worked with the landowners and developers to produce a viable and deliverable masterplan for the development of the site based on the understanding that the HIF monies would be made available as grant funding. The masterplan was endorsed by the Council only a few weeks ago, however it would appear that Homes England are back tracking from their commitment and seem intent on turning their offer of grant funding into a loan arrangement. I fear this change will lead to this project being undeliverable. I am therefore writing to seek your help in persuading Homes England of the need to honour their original commitment to grant funding for this project.

Even with the proposed £10million of HIF money provided as grant funding independent viability consultants advised us that the allocated 650 homes identified in the Local Plan would have to be increased to around 850 homes in order to generate the funds needed to cover the remaining cost of the relief road which is around £7.2million. Members accepted this and endorsed the masterplan in January in the belief that it was viable and deliverable so it was most concerning to meet with Homes England only to be told that they are basing their viability assessment of the project on a completely different basis to our consultants. Homes England intend to assess the viability of the project on the basis of the value of the land being the existing use value plus a 20% uplift. In this case the site is currently

---

Blackdown House, Border Road, Phone: 01395 516551  
Heathpark Industrial Estate, Email: [csc@eastdevon.gov.uk](mailto:csc@eastdevon.gov.uk)  
Honiton, EX14 1EJ [@eastdevon](http://eastdevon.gov.uk)  
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Download the free East Devon App  
to access council services at  
[eastdevon.gov.uk/app](http://eastdevon.gov.uk/app)

agricultural land and so they are valuing 140 acres of largely prime housing land at just £1.1million. We believe that the land is realistically worth £9.8million. Our assessment considers the market value for the site taking into account that much of it is allocated in the Local Plan for housing which will lead land owners to have not unreasonably higher expectations of value than simply a 20% uplift on agricultural values. The Homes England approach is totally unrealistic and does not provide a reasonable incentive for the land owner to bring forward the land as is required by government guidance. Their approach also fails to take account of the alternative use value that government guidance says can be applied when there is consent for an alternative use or it would comply with development plan policies such as in this case. Our own assessment of the land value does this and therefore is a fair and realistic assessment of land value for the appraisal.

The result of Homes England's flawed assessment of the viability of this development is that they consider the development to be viable to pay the full cost of the relief road and are indicating that they would only be willing to provide the £10million of HIF monies to the Council on the basis that it is loaned to the developers to address cash flow issues. The key issue being that the project would have to repay this money when it simply cannot afford to do so. When this point was raised with Homes England it was suggested that the levels of affordable housing or the amount of employment land and community facilities within the development be reduced to enable the project to proceed. This would however clearly cause significant harm to the sustainability of the development and the community that we are trying to create. It is also unclear as to whether even this would address the significant funding gap we are now presented with.

By Homes England's own admission this approach means that HIF grant funding is being directed to brownfield sites only as these have a much higher existing use value and therefore the main urban conurbations are reaping the rewards of this approach at the expense of rural areas. Furthermore the approach does not respect the government announcement on 30<sup>th</sup> October 2018 to direct 80% of resources for housing programmes to the 20% of the country with the highest affordability pressure of which East Devon is one.

I understand that a decision on this issue will be made by Homes England at a Grant Recommendation Committee meeting on 8<sup>th</sup> March. As you can hopefully see there are many reasons why they should be providing the monies as grant funding in this case both for the deliverability of the relief road for the benefit of the community of Axminster but also in accordance with the government's own guidance and policies. I would appreciate any assistance you can provide in persuading them to support this project on the basis of grant funding.

Yours sincerely

Mark Williams  
Chief Executive

cc. Cllr Andrew Moulding, Cllr Ian Hall