

CONSTRUCTION KEY:

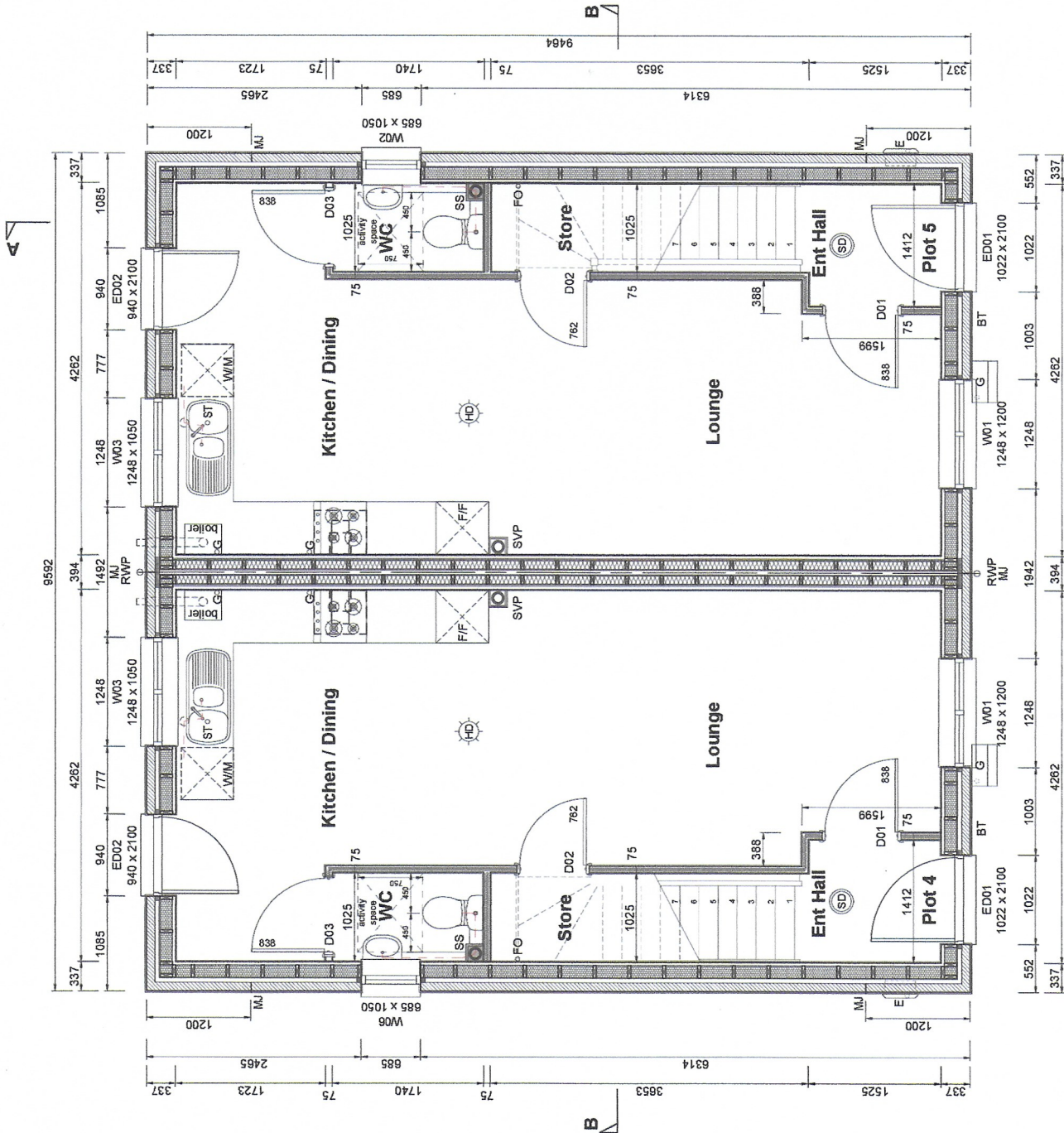
- Cavity Construction; -  
External Wall - Render finish with Stone Plinth  
outer leaf with 125mm Stone Plinth,  
50mm O/A cavity  
140mm Timber frame with 9mm  
sheathing board and insulation  
between to required u-value).  
38mm vertical battens to form service  
void lined with 12.5mm plasterboard.  
External Wall Below Render - 125mm Stone Plinth  
125mm Stone Plinth on 140mm  
(1350-1600kg/m<sup>3</sup>) aerated concrete  
blockwork below ground level.  
50mm O/A cavity  
140mm (1350-1600kg/m<sup>3</sup>) aerated  
concrete blockwork to dpc (FFL) level.
- Loading Partitions; -  
89mm timber stud system @ 600mm  
c/s. including heads, noggin,  
soleplates with 9mm OSB board to one  
side and finished with single layer  
12.5mm plasterboard to both sides,  
min<sup>r</sup> 8.3kg/m<sup>2</sup>. Timber Frame  
manufacturer to confirm specification.
- Non-Loading Partitions; -  
75mm timber stud system @ 600mm  
c/s. including heads, noggin,  
soleplates. Lined both sides with single  
layer 12.5mm plasterboard, min<sup>r</sup>  
8.3kg/m<sup>2</sup>. Timber Frame manufacturer  
to confirm specification.
- BP  
75mm timber stud system @ 600mm  
c/s. including heads, noggin,  
soleplates with 12mm OSB 3 board to  
one side and finished with single layer  
12.5mm plasterboard both sides, min<sup>r</sup>  
8.3kg/m<sup>2</sup>. Timber Frame manufacturer  
to confirm specification.  
To achieve 40dB sound (Part E)  
Partition as above but with 85mm  
rockwool mineral wool.
- Additional Information; -  
100mm (1350-1600kg/m<sup>3</sup>) aerated  
concrete blockwork  
Wall to be bonded using stainless steel  
wall ties every 225mm course.  
Cavity Barrier  
SS. Sub Stack with Air Admittance Valve  
termination.  
SVP. Soil & Vent pipe roof termination.  
FO Fibre Optic Route  
BT Box  
Wall mounted semi recessed Electricity  
meter boxes and Gas ground meter  
boxes.  
Incoming water service stop tap and  
drain off.  
Wall mounted & ceiling mounted  
mechanical extract fans. Re-circulating  
cooker hoods to kitchen areas. Refer to  
M&E specification  
'A' rated (90% Sedbuk rating) gas fed  
condensing combination boiler  
Ionisation type smoke detector position -  
see main notes for details.  
Heat detector position  
see main notes for details.  
Carbon Monoxide detector position  
see main notes for details.

CONSTRUCTION KEY:

Bathroom, Ensuite And SVP Boxing

Half height boxing

Full height boxing



THIS KEY IS TO BE READ IN STRICT  
ACCORDANCE WITH THE DEVELOPERS  
CONSTRUCTION SPECIFICATION

Ground Floor Plan - Plot 4 & 5 - Type F1 F2

A 25.04.18 900 x 750mm WC activity space indicated  
08.11.17 CONSTRUCTION ISSUE

Reed  
Holland  
Architects & Designers  
Somerset House  
Middle Street  
Taunton  
Somerset  
TA1 1SH  
01823 336479  
www.reed-holland.co.uk

Project  
Residential Development  
West Down, Ilfracombe

Client  
Acorn Developments Ltd

Drawing title  
Ground Floor Plan

Scale 1:50 @A3 Date Aug-17

Plot 4 & 5 - Type F

Drng. no

17.80.300A

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CONSTRUCTION KEY:

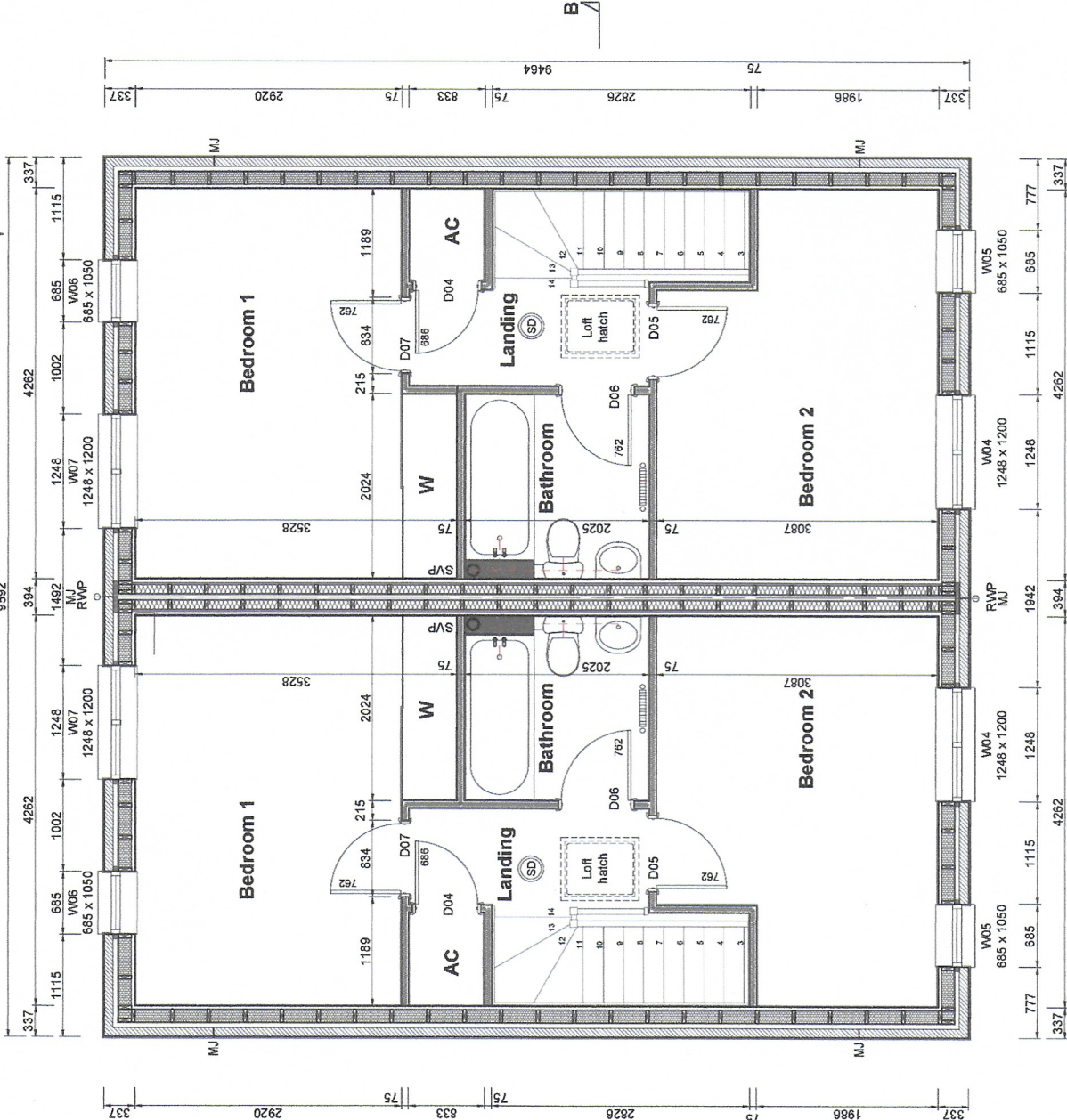
- Cavity Construction: -  
External Wall - Render finish with Stone Plinth  
outer leaf with 100mm Blockwork  
50mm O/A cavity  
140mm Timber frame with 9mm  
sheathing board and insulation  
between to required U-value.  
38mm vertical battens to form service  
void lined with 12.5mm plasterboard.
- External Wall Below Render - 125mm Stone Plinth  
125mm Stone plinth on 140mm  
(1350-1600kg/m³) aerated concrete  
blockwork below ground level.  
99mm O/A cavity  
140mm (1350-1600kg/m³) aerated  
concrete blockwork to dpc (FFL) level.
- Loading Partitions: -  
89mm timber stud system @ 600mm  
c/s. including heads, noggin,  
soleplates with 9mm OSB board to one  
side and finished with single layer  
12.5mm plasterboard to both sides,  
min 8.3kg/m². Timber Frame  
manufacturer to confirm specification.
- Non-Loading Partitions: -  
75mm timber stud system @ 600mm  
c/s. including heads, noggin,  
soleplates. Lined both sides with single  
layer 12.5mm plasterboard, min  
8.3kg/m². Timber Frame manufacturer  
to confirm specification.
- BP  
75mm timber stud system @ 600mm  
c/s. including heads, noggin,  
soleplates with 12mm OSB 3 board to  
one side and finished with single layer  
12.5mm plasterboard both sides, min  
8.3kg/m². Timber Frame manufacturer  
to confirm specification.  
To achieve 40dB sound (Part E)  
Partition as above but with 65mm  
rockwool mineral wool.
- Additional Information: -  
100mm (1350-1600kg/m³) aerated  
concrete blockwork  
Wall to be bonded using stainless steel  
wall ties every 225mm course.  
Cavity Barrier.  
SS. Sub Stack with Air Admittance Valve  
termination.  
SVP. Soil & Vent pipe roof termination.  
FO. Fire Optic Route  
BT. BT Box  
G. Wall mounted semi recessed Electricity  
meter boxes and Gas ground meter  
boxes.  
Incoming water service stop tap and  
drain off.  
Wall mounted & ceiling mounted  
mechanical extract fans. Re-circulating  
cooker hoods to kitchen areas. Refer to  
M&E specification  
'A' rated (90% Sedbuk rating) gas fed  
condensing combination boiler  
Ionisation type smoke detector position -  
see main notes for details.  
Heat detector position -  
see main notes for details.  
Carbon Monoxide detector position  
see main notes for details.

CONSTRUCTION KEY:

Bathroom, En-suite And SVP Boxing

Half height boxing

Full height boxing



08.11.17 CONSTRUCTION ISSUE

Reed  
Holland  
Architects & Designers

Project  
Residential Development  
West Down, Ilfracombe

Client  
Acorn Developments Ltd

Drawing title  
First Floor Plan

Scale 1:50 @A3 Date Aug-17

Plot 4 & 5 - Type F

Dwg. no

17.80.301

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First Floor Plan - Plot 4 & 5 - Type F1 F2

THIS KEY IS TO BE READ IN STRICT  
ACCORDANCE WITH THE DEVELOPERS  
CONSTRUCTION SPECIFICATION

**From:** Mark North <marknorth@acornsw.co.uk>

**Sent:** 13 November 2019 06:24

**To:** son1c@live.co.uk <son1c@live.co.uk>

**Subject:** 5 Lower Broad Park

Hi Ben,

Great to speak with you earlier, as discussed please find attached the floorplans for the property – please note it is labelled as PLOT 5.

Any questions please do not hesitate to contact me.

Kind Regards

***Mark North***

Mark North | Sales & Lettings Assistant Manager

Acorn Homes (SW) Ltd | 40 Kingston House | 1 Kingston Road | Taunton | Somerset | TA2 7ED

Direct Dial: 01823 428729 | Main Office: 01823 428730

email: [marknorth@acornsw.co.uk](mailto:marknorth@acornsw.co.uk) | [www.acornhomes.co.uk](http://www.acornhomes.co.uk)

Dear Mark & Gemma,

Ref; Lower Broad Park, West Down

Following our recent conversations and the allocation of the properties at the above site, as you know we were hoping to have people moving in before Christmas. Sadly, I write to advise that this is no longer possible due to a delay in being able to get the Carpets and Flooring fitted, we anticipate the flooring and carpets going down in early January and hope to be able to arrange move ins for the end of January.

We apologise for any inconvenience this may cause, sadly the issue is out of our hands. We will be in touch early in the New Year or as soon as we have any further update.

Kind Regards

Mark North

Mark North | Sales & Lettings Assistant Manager

Acorn Homes (SW) Ltd | 40 Kingston House | [1 Kingston Road | Taunton](#) | Somerset | TA2 7ED

Direct Dial: [01823 428729](tel:01823428729) | Main Office: 01823 428730

email: [marknorth@acornsw.co.uk](mailto:marknorth@acornsw.co.uk) | [www.acornhomes.co.uk](http://www.acornhomes.co.uk)

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

From: gemma priscott <[gem005@hotmail.com](mailto:gem005@hotmail.com)>

Sent: 21 November 2019 15:58

To: Mark North <[marknorth@acornsw.co.uk](mailto:marknorth@acornsw.co.uk)>

Subject: Re: Lower broad

Thank you Gemma



**From:** Mark North <marknorth@acornsw.co.uk>  
**Sent:** 22 November 2019 04:27  
**To:** son1c@live.co.uk <son1c@live.co.uk>; racheledwards2006@hotmail.co.uk  
<racheledwards2006@hotmail.co.uk>  
**Subject:** Lower Broad Park, West Down

Dear Rachel & Ben,

Ref; Lower Broad Park, West Down

Following our recent conversations and the allocation of the properties at the above site, as you know we were hoping to have people moving in before Christmas. Sadly, I write to advise that this is no longer possible due to a delay in being able to get the Carpets and Flooring fitted, we anticipate the flooring and carpets going down in early January and hope to be able to arrange move ins for the end of January.

We apologise for any inconvenience this may cause, sadly the issue is out of our hands. We will be in touch early in the New Year or as soon as we have any further update.

Kind Regards

***Mark North***

Mark North | Sales & Lettings Assistant Manager  
Acorn Homes (SW) Ltd | 40 Kingston House | 1 Kingston Road | Taunton | Somerset | TA2 7ED  
Direct Dial: 01823 428729 | Main Office: 01823 428730  
email: [marknorth@acornsw.co.uk](mailto:marknorth@acornsw.co.uk) | [www.acornhomes.co.uk](http://www.acornhomes.co.uk)

**From:** Mark North <marknorth@acornsw.co.uk>  
**Sent:** 15 January 2020 07:37  
**To:** son1c@live.co.uk <son1c@live.co.uk>; racheledwards2006@hotmail.co.uk <racheledwards2006@hotmail.co.uk>  
**Subject:** Lower Broad Park, West Down

Dear Ben & Rachel,

Ref; Lower Broad Park, West Down

Following my previous email, sadly due to unforeseen circumstances we are no closer in being able to provide a completion/move in date for the properties.

Should you wish to withdraw from the property, please do let me know so that I can inform the relative parties. I apologise for any inconvenience that this may cause, it is completely out of my hands. I will be in touch as soon as I receive any further updates from the Directors.

Kind Regards

***Mark North***

Mark North | Sales & Lettings Assistant Manager  
Acorn Homes (SW) Ltd | 40 Kingston House | 1 Kingston Road | Taunton | Somerset | TA2 7ED  
Direct Dial: 01823 428729 | Main Office: 01823 428730  
email: [marknorth@acornsw.co.uk](mailto:marknorth@acornsw.co.uk) | [www.acornhomes.co.uk](http://www.acornhomes.co.uk)



**From:** Mark North <marknorth@acornsw.co.uk>

**Date:** 27 January 2020 at 13:25:07 GMT

**To:** "son1c@live.co.uk" <son1c@live.co.uk>, "racheledwards2006@hotmail.co.uk" <racheledwards2006@hotmail.co.uk>

**Subject:** Lower Broad Park, West Down

Following our telephone conversation on Friday of last week, sadly the meeting that was due to take place was cancelled and is re-scheduled for tomorrow, I ma hoping to have more information then and will advise accordingly.

Kind Regards

***Mark North***

Mark North | Sales & Lettings Assistant Manager

Acorn Homes (SW) Ltd | 40 Kingston House | 1 Kingston Road | Taunton | Somerset | TA2 7ED

Direct Dial: 01823 428729 | Main Office: 01823 428730

email: [marknorth@acornsw.co.uk](mailto:marknorth@acornsw.co.uk) | [www.acornhomes.co.uk](http://www.acornhomes.co.uk)

**From:** Mark North <marknorth@acornsw.co.uk>  
**Date:** 29 January 2020 at 14:06:42 GMT  
**To:** "son1c@live.co.uk" <son1c@live.co.uk>, "racheledwards2006@hotmail.co.uk" <racheledwards2006@hotmail.co.uk>  
**Subject:** Lower Broad Park

Dear Ben & Rachel,

Following our recent emails, I have just been advised by the property owners that unfortunately they aren't going to be ready for another month at least. I apologise for this but as previously said it is completely out of my hands.

I will be in touch in due course once I have any further updates from them, in the meantime if you wish to pursue another property please let me know and I will update the council.

Kind Regards

***Mark North***

Mark North | Sales & Lettings Assistant Manager  
Acorn Homes (SW) Ltd | 40 Kingston House | 1 Kingston Road | Taunton | Somerset | TA2 7ED  
Direct Dial: 01823 428729 | Main Office: 01823 428730  
email: [marknorth@acornsw.co.uk](mailto:marknorth@acornsw.co.uk) | [www.acornhomes.co.uk](http://www.acornhomes.co.uk)



**From:** Mark North <marknorth@acornsw.co.uk>  
**Date:** 20 February 2020 at 14:46:47 GMT  
**To:** "racheledwards2006@hotmail.co.uk" <racheledwards2006@hotmail.co.uk>  
**Subject: RE: Lower Broad Park**

Hi Rachel,

Thank you for the email, I am sorry that at present I do not have anymore news. I am waiting to hear further news from the company directors, once I have heard I will let you know.

Kind Regards

Mark North  
Mark North | Sales & Lettings Assistant Manager  
Acorn Homes (SW) Ltd | 40 Kingston House | 1 Kingston Road | Taunton | Somerset  
| TA2 7ED  
Direct Dial: 01823 428729 | Main Office: 01823 428730  
email: marknorth@acornsw.co.uk | www.acornhomes.co.uk

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

From: racheledwards2006@hotmail.co.uk <racheledwards2006@hotmail.co.uk>  
Sent: 20 February 2020 13:01  
To: Mark North <marknorth@acornsw.co.uk>  
Subject: Lower Broad Park

Hello Mark.

Do you have an update on when the house will be ready?

We managed to put our furniture on hold however, it's due for delivery on the 3rd March.

We were just wondering if we would need to find alternative arrangements to store it?

Kind Regards  
Rachel Edwards

**From:** Mark North <marknorth@acornsw.co.uk>

**Sent:** 14 May 2020 01:39

**To:** racheledwards2006@hotmail.co.uk <racheledwards2006@hotmail.co.uk>; son1c@live.co.uk <son1c@live.co.uk>

**Subject:** Lower Broad Park

Good Morning,

Please see below statement in relation to the properties at West Down from the company director.

Kind Regards

Mark

I wanted to put you in the picture regarding the affordable homes, we are in discussions with the council about changing the tenure of the affordable homes as the site at West Down has not been a viable project with the build costs sky rocketing, this has only recently taken place and is at a higher level than the housing officers. I suggest you seek alternative accommodation as the discussions with the council will no doubt continue for many many months.

To be clear, Acorn Developments is financially sound, all be it carrying the burden of the west down site.

I wish you good luck in your search for a new property, sorry for the bad news.



**To:** Gemma <[gem005@hotmail.com](mailto:gem005@hotmail.com)>  
**Subject:** Councillor Selaine Saxby

Dear Selaine Saxby

We are currently living in temporary accommodation in West Down. Having lived here for the last 9 years, but paying high rent.( we had to leave our last rented accommodation as the owner needed it for a member of their family.)

In November last year we were told that we had been giving affordable housing on the new Acorn site in West Down. This was going to change our lives, and allow us to save enough money to buy our own property.

Acorn informed us, only two weeks ago, that the house was finished and that they were waiting for it to be signed off by the council. We realised that this has been delayed because of civil 19, and we're hopeful that this would be done as soon as the government would allow.

This morning we received this from Acorn :-

My husband is a key worker, working on a local farm, we have two children aged 6 and 10 who both attend West Down primary school.

This news is devastating and completely bewildering.

Could you help us by finding out exactly what is going on, and if we will ever be able to move in to this property?

Would it be possible for you to advise us?

Yours sincerely

Sent from my iPad

On Thu, 14 May 2020, 20:34 Martina Bryant, <[martinabryant38@gmail.com](mailto:martinabryant38@gmail.com)> wrote:

Dear Madam,

My name is Martina Bryant Ley, I have lived in North Devon all my life and all of my family have too. Born and Bred as they say. I am a single mother with a son of 9 years old currently living in temporary accommodation in West Down. Back in December last year we got accepted for a social house in a new development in West Down with Acorn Homes Ltd via Devon Homes choice or should i say North Devon council. We got shown around and told we would be moving in before Christmas(16th) December 2019. We then got an email just before this move in date that we are not going to be able to move in due to carpets and flooring that wasn't ready and not likely to be until the end of January 2020. So after the disappointment and sorting further temporary accommodation to see us until then ,we moved on.

The end of January came and we then received another email saying, they are sorry but the houses are still not available and they are not sure when they are likely to be?? They kept making excuses, saying they were waiting for council. I would ring the council and they were unsure of what it was they were waiting for?? They continue to not give us any feedback or answers right up to lock down in the March after a lot of stress, phone calls trying to get some answers, but excuse after excuse would come.

Now nearly 6 months later, we have just today received an email, saying that they are no longer available. I will send you the email i received separately to this email to you also from Mark Thomas the Director of Acorn. I feel the way we have been treated from both Acorn and the council has been appalling.

It has caused us anxiety, depression and stress, uncertainty, risk of homelessness, the costs for us to keep our belongings in storage this whole time and paying more rent. This has been such a worry for both me as a Single mother and my son's security and future. There are also others who have been let down who i know are a family with 2 young children and are also now homeless and severely stressed and suffering because of this situation. Mark the developer seems to think he can work with the council to change the planning clause(section 106) to being able to sell these houses now instead of having them as affordable homes????

We have been promised a new 2 bedroom house with social rent providing us with security for my son to grow up and now we have no where to live with no money? I hope when the next available, suitable, affordable house comes available in North Devon, we will now be put at a higher category in the list of priority due to how we have been treated and the fact we have put our lives on hold for 6 months, with risk homelessness, causing all the problems mentioned above? I'm currently Band D in the category, We are both so upset and don't feel anyone has the right to mess around with people's and children's life's like that?

I would appreciate if you could talk to the council about these two points;

1) Not allowing Mark Thomas (director of Acorn homes) being able to change the clause on the plans (section 106) of which because of these affordable got him the planning for the whole development in the first place.

2) About my category within the priority list on Devon Home Choice (currently Band D), because of how we have been treated and our current situation as it stands now for our future and getting our next affordable home

I would appreciate it considerably if you would consider addressing/highlighting and helping me on these 2 points which i feel so strongly about doing the right thing and needing your support on our side for such a selfish greedy thing to do to anyone. It has been slyly and sneakily done and don't feel this sort of behaviour no matter how much money he has can not treat and mess around with people's life's like that. We have rights surely?

Yours Faithfully

Martina Bryant-Ley



**From:** Stuart Bryant [mailto:[sjbryant0202@aol.com](mailto:sjbryant0202@aol.com)]  
**Sent:** 28 May 2020 14:26  
**To:** [caenbrookfarm@outlook.com](mailto:caenbrookfarm@outlook.com)  
**Subject:** Fwd: Affordable housing in west down

Hello Carole,

Here are the emails I have sent to NDC Legal dept -FYI.

I'll be in touch once I hear from them, in the meantime I'll be contacting our own solicitor to see what he has to say.

Regards  
Stuart

Sent from my iPad

Begin forwarded message:

**From:** sjbryant0202 <[sjbryant0202@aol.com](mailto:sjbryant0202@aol.com)>  
**Date:** 26 May 2020 at 19:01:36 BST  
**To:** Legal Services <[legalservices@northdevon.gov.uk](mailto:legalservices@northdevon.gov.uk)>  
**Subject:** RE: Affordable housing in west down

Good evening Helen...

I am just following up from my email last week, I totally understand that things are very different at the moment.

I just wondering if my email has been received and to the appropriate person. I've today spoken to Colin Savage, Devon Rural Housing Officer who initially helped me with the affordable housing for West Down, this took some 5 years survey after survey, to put this in place.

Can you please assure me that someone will be in touch with me before it's too late and there will be again no affordable housing for West Down.

If not, I feel i have no other option but to go to my MP about this matter.

Kind regards

Stuart Bryant.

----- Original message -----

**From:** sjbryant0202 <[sjbryant0202@aol.com](mailto:sjbryant0202@aol.com)>  
**Date:** 17/05/2020 21:24 (GMT+00:00)  
**To:** Legal Services <[legalservices@northdevon.gov.uk](mailto:legalservices@northdevon.gov.uk)>  
**Subject:** RE: Affordable housing in west down

Good Evening Helen,

I would like to take this opportunity to thank you and Mr Miles and Mr Pedlar for your quick response to my email. I am sure you are doing all you can during this difficult time for us all.

I feel so strongly about the claim against our Section 106 here in West Down - Lower Broad Park.

This site in my opinion has been so badly managed - trades people not being paid from the outset, outstanding works, not complying with conditions, to name but a few. The site was viable, Cavana, Strogvox, developers were also interested.

Acorn has I believe, funded his other projects in other areas from the financial draw down from the West Down site. I am also concerned he is undertaking a project similar in Goodleigh.

I would like to know the councils programme to address Acorns reason for their challenge. I am very grateful for your help in this and I am prepared however to contact my MP regarding this matter as I feel so strongly about it if this would assist in any way.

You may be aware there were at least three local families, who were informed that they were successful in obtaining these affordable houses in November 19, - only now to be told they are no longer available - their dreams have been shattered and there is no redress on their financial position or their emotional wellbeing following this news after 6 months of waiting.

As you can see, I am very passionate about the Affordable housing Section 106, for all the benefactors of West Down and having lived here all my life (over 60 years) I wanted to put something back into this village but now I feel completely let down and in some way responsible.

I would appreciate if you could let me know how I can follow or monitor the progress of Acorns intentions.

Thanking you

Kind regards

Stuart Bryant.

----- Original message -----

From: Legal Services <[legalservices@northdevon.gov.uk](mailto:legalservices@northdevon.gov.uk)>

Date: 15/05/2020 07:33 (GMT+00:00)

To: sjbryant0202 <[sjbryant0202@aol.com](mailto:sjbryant0202@aol.com)>

Subject: RE: Affordable housing in west down

Dear Mr Bryant,

We acknowledge receipt of your email sent to the Legal Services mailbox and confirm this has been forwarded to appropriate officers for attention.

Kind regards,

Helen

Helen Britton

Legal Admin. Officer/Paralegal

Ext. 8305

**From:** sjbryant0202 <[sjbryant0202@aol.com](mailto:sjbryant0202@aol.com)>  
**Sent:** 14 May 2020 20:10  
**To:** Legal Services <[legalservices@northdevon.gov.uk](mailto:legalservices@northdevon.gov.uk)>  
**Subject:** Affordable housing in west down

This is a message for ken miles.

Dear mr miles

We have spoken before, you kindly helped me with our site here in west down. Re the section 106.

Please can you find time to ring me on either my home or mobile number.

01271 862005/ 07470 445249.

I am unbelievably disappointed in the news that acorn developments are trying to get out of there 106 for West Down affordable housing, I cant let this drop.

Hope this email finds you safe and well in this current time.

Kind regards Stuart Bryant.



Dear Vanessa Hunt

Myself, my husband (who is a key worker on a nearby farm) and our two children aged 10 and 6, have lived in West Down for nine years. We have never been able to afford to buy our own home, and always paid a high rent. Our children both attend West Down Primary School and are extremely happy and settled there.

My family has been associated with this village for 26 years, as my grandparents lived here before us.

In November last year we were so excited to be told that we had been allocated a two-bedroom affordable to rent house on the new Acorn site in the village. This as you can imagine would change our lives completely, as we could then afford to save and buy our own home.

We were initially told that the house might be ready before Christmas, however that soon changed to January. At the end of January, we had to leave the house we were renting because the owner needed it for a member of their family. This did not worry us too much as we thought we would be moving very soon anyway.

We have been living in temporary accommodation since then, my husband has been suffering from stress, bought on by not having our own house, not being able to settle and having no security. This has put immense strain on all of us, our situation has now become critical.

Acorn told us last month that the house was finished, just needed to be signed off by the council, and have flooring put down. We realised that the situation with Covid-19 may hold things up slightly, but were hopeful that we would be settled very soon.

Acorn informed us, a very short time later, that they had gone back to the council for change of tenure, we would not be able to have the home we have been so desperate to move in to. They wished us luck trying to find a new house! This news was totally devastating for us.

Is what they have done to us even legal? We are not the only local family who have been put in this intolerable position, we have literally had the rug pulled from under us.

We have written to our MP about this and they are looking into it, however is there anything the parish council can do to help us?

Kind regards  
Mark and Gemma Priscott

Sent from my iPad

Get [Outlook for iOS](#)

**From:** [Terry King](#)

**Sent:** 08 June 2020 11:58

**To:** '[v.huntwdparishclerk@gmail.com](mailto:v.huntwdparishclerk@gmail.com)'

**Subject:** West Down Parish Hall. Section 106

Dear Vanessa.

I know that you are well aware that the Parish Hall Committee have been working for a few years planning for the improvements to the hall toilets knowing that we would be able to apply for a share of the S106 funds. Our share is thought to be around £32,000 and this significant amount will help us enormously to reach our target. An architect has drawn the plans and our application for planning permission was successful. Considerable effort and some expense has already gone into this project and fundraising has been active for a few years.

Some organisations who give grants have changed from funding buildings to other needy causes such as mental health and special needs and now of, course, support for sufferers of Covid 19. On top of that giving funding for new toilets is not a particularly exciting project although it will benefit hall users. Our target is £140,000 and so far we have funding in place of £70,000 plus some cash of our own.

It is obvious that the £32,000 expected from Acorn Developments relating to Lower Broad Park is and always has been very important to us and the news that Acorn are planning not to meet their commitments is devastating. This money should have been paid to NDC long ago as 5 houses have been occupied for some time and others could have been finished months ago. As requested we completed the Section 106 Open Space Funding Expression of Interest in July 2019 and this was sent to NDC by West Down Parish Council at that time together with the Expression of interest from West Down Community Field who also have projects on hold.

Will you please ask our Parish Councillors to do all they can to ensure that this money is made available to us and the Community Field without further delay. This is very important to us. Many thanks.

Your sincerely,

Terry King.

Chair, West Down Parish Hall Management Committee.

Dear Mrs Alison Worth,

**Re: 60967 – Removal of condition 6 (Agricultural Occupancy Restriction) attached to planning permission 43905 (erection of one agricultural workers dwelling) at Easter Ground Cottage, West Down**

Under delegated powers I wish to approve the above application subject to a deed of variation to the existing S106 agreement to remove the occupancy tie to the land to allow for the separate sale of Easter Ground Cottage and land without any agricultural occupancy restrictions with the inclusion of a 30% uplift financial contribution from the sale of the cottage (valued pre tie and post tie) to go towards local affordable housing.

I have instructed the Council's Solicitor to prepare this agreement. They will need to know details of your Solicitors and obtain sight of your title.

Please confirm in writing that you are willing to complete this deed of variation to the section 106 agreement and that you will agree to a further extension of time allow for this agreement to be completed.

Please contact me you wish to discuss this matter.

Yours sincerely

Adrian Devereaux  
Senior Planning Officer  
Strategic Development & Planning

North Devon Council  
Lynton House  
Commercial Road  
Barnstaple  
Devon EX31 1DG

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**From:** [Alison](#)

**Sent:** 08 June 2020 14:25

**To:** '[Graham Townsend](#)'

**Cc:** [Adrian.Devereaux@northdevon.gov.uk](mailto:Adrian.Devereaux@northdevon.gov.uk); [Bob.Pedler@northdevon.gov.uk](mailto:Bob.Pedler@northdevon.gov.uk);

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**Subject:** 106 funds for affordable housing at West Down Parish

Hi Graham

I hope this finds you well and you don't mind me emailing you and asking a question.

In 2016 we had a 106-agreement lifted on the land at Easterground cottage/farm. You very kindly supported us in doing this. For the tie to be broken we were required to pay 30% of the increased value of the cottage. When we sold Easterground cottage our solicitor paid across to NDDC a sum of £12000. This, we were told was to be a contribution to **affordable housing** for the Parish of West Down. This was agreed with yourselves and legal team for lifting the Section 106

However, would you mind explaining to me what happened to this money?

There has been a new property development in West Down, which was to include I think, 6 affordable dwellings which we were pleased to see. These were promised to local families back in December 2019. These families were expecting to move into these properties but have been continually told they were waiting for carpets. One of these families has worked for us for many years. He gave up his rented accommodation with the intention of moving in the new affordable property he had been promised. For the past five months the family has been sofa surfing and recently has been told the houses are no longer available. That the property developer has pulled out and the houses will be put on the market.

Could you please throw some light as to what the council will do to support these families and how the funds we transferred are being put towards this local affordable housing situation. We are deeply distressed to see how the situation has impacted on the mental wellbeing of these families and would hope that the council are able to rectify the situation.

Are you able to tell me if the money we paid toward the affordable housing is going to be used for the purpose it was given? If not, then could you please let me know how these funds are/were distributed. If the funds are/were not used for the purposes of the agreement with you than should this money be returned to us?

I am curious to understand the situation and if the affordable housing will be managed by the council for these families, and what the future holds for West Down as a parish. The £12000 was paid to NDDC for this sole purpose and we need to see that the funds will be used as agreed when payment was made.

Many thanks

Ali

Alison and Bernard Worth  
Lower Twitchen Farm  
West Down  
Ilfracombe  
Ex34 8NP

West Down Community Field (WDVGFA)

To West Down Parish Council.

8<sup>th</sup> June 2020

Re- Pearldean Acorn and Section 106.

For The Attention Parish Council Chair and Secretary,

It has come to our attention that there are major concerns regarding Acorn Building company and their commitment to fulfil their obligations, surely, they cannot succeed?

We understand that the one of the major conditions for planning was this financial support for the village and contributing to projects and the wellbeing of West Down.

There should not be a way that Acorn should be able to escape its commitment, the damage it will do to all of the village project planning which is already 18 months behind would be immense.

The Trustees of the Community Field have spent many hundreds of hours and effort at some cost in the planning for its enhancements all on the promise of these Section 106 monies, plans in place for increasing and enclosing the present Children's Play Area, providing a multi-use track around the field with machine exercise stop off points and to add some Nature trails with the aim of bringing all these benefits to the residents of West Down including our local School.

Whilst we are sure that the Council is chasing this can we ask that you do everything in your power to ensure they are forced to comply with their agreed commitments.

John Stainer (Chair)

WDVGFA