

**Report to:** Asset Management Forum

**Date of Meeting** 15 June 2026

**Heading/Title:** Placemaking & Major Projects Team Update

**Cabinet Member(s):** Cllr Hayward

**Director/Assistant Director:** Andy Wood – Director of Place / Tim Child – Assistant Director, Place, Assets & Leisure

**Author and Directorate:** Naomi Harnett - Corporate Lead Placemaking & Major Projects, Place Directorate

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**Key decision No:** N/a

**If a Key Decision has it appeared on Forward Plan**

**Document classification:** Part A Public Document

**Exemption applied:** None

## 1. Background

- 1.1 This report provides an overview of work currently being undertaken by the Placemaking & Major Projects team. The projects are wide ranging, supporting the delivery of a range of Council Plan priorities.

### Stalled Employment Sites

- 1.2 A multidisciplinary project team has been assembled to review delivery options for sites in Axminster, Honiton and Seaton.

#### *Cloakham Lawn, Axminster*

- 1.3 A cross departmental team is working with Vistry Group to progress the land transfer, part of the S.106 agreement from the Cloakham Lawns development.
- 1.4 Two procurement exercises have been undertaken to secure commercial advice and architectural support to develop a scheme for the site. This work has now been completed and has identified a preferred option for the site and incorporates comments and recommendations from EDDC Planning officers.
- 1.5 Figure 1 provides an overview of the preferred option of the employment use site layout from the completed feasibility study.



Figure 1 - Preferred option for employment use

- 1.6 Vistry Homes has revised its expected completion date for their site from April 2026 and now anticipates vacating the site in Summer 2026. Officers are currently awaiting confirmation from Vistry Homes on the date it will vacate the site.
- 1.7 While seeking to avoid any delay to a future planning application. In parallel, officers have liaised with Vistry Homes to secure access and have commissioned a preliminary ecological survey, which has now been completed. This identified the need for an additional reptile survey, which has been commissioned and is currently under way.
- 1.8 Vistry Homes has advised that the existing timber hoarding around the site has reached the end of its serviceable life. Officers have obtained a quotation of circa £50k to remove and replace the hoarding. Officers are therefore preparing a report to Cabinet seeking the funding for the hoarding, together with a modest contingency to reflect potential increases in construction costs, on the basis that the full amount will be recovered through the future sale value of the site.
- 1.9 Officers have obtained quotations from architects and other professional consultants. This work will support preparation of an outline planning application and any associated technical reports, including highways, flood risk and topographical assessments etc. This work will be commissioned once a date for Vistry Homes vacating the sites is confirmed.

#### *Harepath Road, Seaton*

- 1.10 Vickery Holman has been appointed as the Council's commercial agent, for the sale of the site on the open market. Following a four-month marketing period, a conditional offer (on receipt of planning) has been accepted from a

local business. EDDC's legal team is in the process of drafting a sale contract and the business has submitted a pre-application enquiry for the site, which is currently being considered by the Planning team.

*Hayne Lane, Honiton*

- 1.11 Officers have obtained 3 quotes from RICS Consultant Firms, for a Red Book Valuation upon EDDC owned site. Lambert Smith Hampton were appointed.
- 1.12 The red book valuation has been completed and returned to officers. Two valuations were prepared on the basis of agricultural use and employment use of the site.
- 1.13 An open-book meeting with Combe Estate has been arranged for late June 2026 to review both parties' valuations and provide the basis for negotiations to agree a purchase price for the site.
- 1.14 Once a price is agreed, both parties will prepare Heads of Terms to support the sale contract.

## **2. Recommendations/Decision**

- 2.1 That the Asset Management Forum note the contents of this report.

## **3. Reasons for Recommendations/Decision**

- 3.1 To ensure that members of the Asset Management Forum are informed about projects that are currently being progressed by the team.

## **4. Options**

- 4.1 Not applicable. This is an update report only.

## **5. Relevance to Council Plan/priorities**

Set out how report links to the Council Plan/priorities:

- A supported and engaged community that has the right homes in the right places, with appropriate infrastructure
- A sustainable environment that is moving towards carbon neutrality and which promotes ecological recovery.
- A vibrant and resilient economy that supports local business, provides local jobs and leads to a reduction in poverty and inequality.
- A well-managed, financially secure and continuously improving council that delivers quality services

Update report only, no decisions are sought. This report is to ensure that members of the Asset Management Forum are informed about projects that are currently being progressed by the team.

## **6. Financial Comments/Implications**

6.1 This report provides an update and as such no specific recommendation is made which requires financial comment.

## 7. Legal Comments/Implications

7.1 There are no substantive legal issues in respect of this report.

## 8. Risk Implications

Not applicable. This report provides project updates only.

## 9. Equality Implications (Public Sector Equality Duty)

9.1 This relevance assessment aims to analyse gathered information for potential relevance to equality. If a Full Equality Impact Assessment is required ([Equality analysis impact assessment form](#)), include it as an appendix. At the minimum, the following table must be completed.

<b>Scope</b> ( <i>Provide an overview, including objectives and desired outcomes</i> )	This report provide updates on current progress on the delivery of stalled employment sites that are in EDDC ownership. This report does not seek to make any recommendations on any project.
<b>Evidence gathered and engagement</b> ( <i>List stakeholders consulted and relevant processes, policies, and data sources</i> )	None for the production of this report.
<b>Relevance assessment findings</b> ( <i>If relevant to equality, undertake a full EIA or If no relevance to equality, explain why with supporting information</i> )	<p>A full EIA is required: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>If yes, this assessment has demonstrated relevance to equality with regard to: Please check relevant boxes</p> <p><input type="checkbox"/> Age                      <input type="checkbox"/> Pregnancy and maternity  <input type="checkbox"/> Disability              <input type="checkbox"/> Sexual orientation  <input type="checkbox"/> Race                      <input type="checkbox"/> Gender reassignment  <input type="checkbox"/> Sex                      <input type="checkbox"/> Marriage or Civil Partnership  <input type="checkbox"/> Religion or Belief    <input type="checkbox"/> Armed Forces  <input type="checkbox"/> Other, e.g. carers, care leavers, low income, rurality/isolation, etc.</p> <p>If no, explain why:</p>
<b>Relevance ranking</b>	<input type="checkbox"/> High – Very relevant to protected characteristics <input type="checkbox"/> Medium – Somewhat relevant to protected characteristics <input checked="" type="checkbox"/> Low – Not relevant to protected characteristics
<b>Key findings and impacts</b>	None
<b>Conclusion drawn</b> ( <i>i.e No major changes needed; EIA found no negative impact or adjust policy/process to remove identified barriers</i> )	No negative impact from the recommendation of this report.

<b>Actions</b> ( <i>Proposed actions to mitigate negative impacts on identified groups</i> )	None.
<b>Signed off by</b>	

**10. HR and Workforce Implications**

10.1 None

**11. Community Safety Implications (Crime and Disorder)**

11.1 None

**12. Climate Change Implications**

12.1 None.

**13. Health & Safety and Health & Wellbeing Implications**

13.1 None.

**14. Procurement and Social Value implications**

14.1 The [Public Services \(Social Value\) Act](#) came into force on 31 January 2013. The Act requires public authorities to consider how the services they commission and procure might improve the economic, social, and environmental well-being of their area.

14.2 This report only provides project updates and does not recommend decisions, therefore this report gives no further consideration of this matter.

**15. Land and Buildings (non-housing)/Asset Management Implications**

15.1 This report includes council land assets, as well as land that will become a council asset in the future. Consideration is made for the management of the Cloakham Lawns site within the report, this will be considered by a separate Cabinet Report.

**16. Overview and Scrutiny Committees Comments/Recommendations**

16.1 N/a

**17. Digital and Data**

17.1 None.

**18. Consultation and Engagement**

18.1 None

**19. Communications**

19.1 None.

## 20. Next Steps

20.1 None – report for information only, to ensure that members of the Asset Management Forum are informed about projects that are currently being progressed by the team.

## 21. Appendices

21.1 None

## 22. Background Papers

22.1 None

### Proposed Report Sign Off process

Please make sure you have obtained the relevant sign off and the date completed before submitting your report to Democratic Services.

	<b>Officer Name</b>	<b>Date requested</b>	<b>Date Completed</b>
Legal & Governance	Monitoring Officer or Deputy Monitoring Officer	3/6/26	Required
Finance	Section 151 Officer or Deputy S151 Officer	3/6/26	Required
Communications	<a href="mailto:communications@eastdevon.gov.uk">communications@eastdevon.gov.uk</a>	n/a	If applicable
Digital and Data	<a href="mailto:digital@eastdevon.gov.uk">digital@eastdevon.gov.uk</a>	n/a	If applicable
Engagement	<a href="mailto:engagement@eastdevon.gov.uk">engagement@eastdevon.gov.uk</a>	n/a	If applicable
HR	HR Lead	n/a	If applicable
Chief Executive	Chief Executive	n/a	If applicable
Director	Relevant Director	3/6/26	Required
Assistant Director(s)	Relevant Assistant Director(s)	3/6/26	Required
Cabinet Lead Member(s)	Relevant Lead Member (s)	Cllr Hayward	Required
Executive Leadership Team	ELT	Insert date approved by ELT	Required
Strategic Leadership Team	SLT		If applicable