

Our Ref: 12020-P3

27th July 2023

96 Dart Avenue
Exeter
Devon
EX2 7TX

Dear Resident,

Proposed Residential Development at Seabrook Orchard (Phase 3), Topsham Road, Exeter

As a conscientious developer, Bloor Homes Exeter would like to make you aware of our proposals for residential development on neighbouring land at Seabrook Orchard, nr Topsham, Exeter – Draft Sketch Layout enclosed for reference. Development of the site would represent Phase 3 of our wider Seabrook Orchard scheme.

By way of background, you may recall this site and wider site received outline planning permission (application reference: **11/1291/01**) for 700 dwellings and supporting infrastructure. A Section 106 legal agreement is also attached to the outline planning permission, which sets out the associated developer obligations/contributions. Subsequent Reserved Matters for Phase 1 and Phase 2 have been approved pursuant to the outline planning permission, with much of the wider site having been developed.

Bloor homes Exeter are now progressing the remaining part of the site (by way of a Reserved Matters application) for residential development in the form of circa 190 new homes, including the provision of Section 106 compliant (25%) on-site affordable housing. As part of the detailed proposals, we will also be seeking approval for 13 affordable apartments, as well as a multi-purpose community building, a small shop, outdoor seating and greenspace area on the area known as Seabrook Square.

We have proactively engaged with the local planning authority through the pre-application process (reference: **23/0607/P**) and have received positive feedback, with Exeter City Council planners showing support for our intended proposals.

The site's location, it's allocated status under reference: Policy CP19 - Newcourt Strategic Allocation within the adopted Exeter City Council Core Strategy (February 2012) and the large-scale residential development of the immediate and wider area, make it a logical option for the development of new homes.

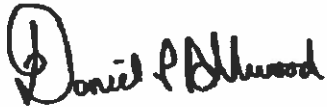
PTO

Bloor Homes Exeter is a division of Bloor Homes Limited
Horizon House, Guardian Road, Exeter, Devon, EX1 3PD
T 01392 342600 E exeter@bloorhomes.com

Bloor Homes Limited. Registered No. 2162561 England.
Registered Office Ashby Road, Measham, Swadlincote, Derbyshire DE12 7JP VAT Reg No. 125 4938 61

We would be delighted to discuss your thoughts and welcome your comments on our proposals.
Please email us at Exeter@bloorhomes.com quoting the above title and reference.

Yours sincerely,

A handwritten signature in black ink that reads "Daniel Allwood". The signature is written in a cursive style with a large, stylized initial 'D'.

Daniel Allwood (*BSc(hons), MA, MRTPI*)
Senior Planning Manager
Bloor Homes Exeter

ENC

27th July 2023

Cllr Andrew Leadbetter
Robin Hill
Tresillian Gardens
Topsham
Exeter
EX3 0BA

Ref: 12020-P3

Dear Councillor Leadbetter,

Proposed Residential Development at Seabrook Orchard (Phase 3), Topsham Road, Exeter

As a conscientious developer, Bloor Homes Exeter would like to make you aware of our proposals for residential development on neighbouring land at Seabrook Orchard, nr Topsham, Exeter – Draft Sketch Layout enclosed for reference. Development of the site would represent Phase 3 of our wider Seabrook Orchard scheme.

By way of background, you may recall this site and wider site received outline planning permission (application reference: **11/1291/01**) for 700 dwellings and supporting infrastructure. A Section 106 legal agreement is also attached to the outline planning permission, which sets out the associated developer obligations/contributions. Subsequent Reserved Matters for Phase 1 and Phase 2 have been approved pursuant to the outline planning permission, with much of the wider site having been developed.

Bloor homes Exeter are now progressing the remaining part of the site (by way of a Reserved Matters application) for residential development in the form of circa 190 new homes, including the provision of Section 106 compliant (25%) on-site affordable housing. As part of the detailed proposals, we will also be seeking approval for 13 affordable apartments, as well as a multi-purpose community building, a small shop, outdoor seating and greenspace area on the area known as Seabrook Square.

We have proactively engaged with the local planning authority through the pre-application process (reference: **23/0607/P**) and have received positive feedback, with Exeter City Council planners showing support for our intended proposals.

The site's location, it's allocated status under reference: Policy CP19 - Newcourt Strategic Allocation within the adopted Exeter City Council Core Strategy (February 2012) and the large-scale residential development of the immediate and wider area, make it a logical option for the development of new homes.

PTO

Bloor Homes Exeter is a division of Bloor Homes Limited
Horizon House, Guardian Road, Exeter, Devon, EX1 3PD
T 01392 342600 E exeter@bloorhomes.com

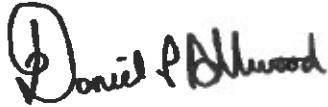
Bloor Homes Limited. Registered No. 2162561 England.
Registered Office: Ashby Road, Measham, Swadlincote, Derbyshire DE12 7JP VAT Reg No. 125 4938 61

We would be delighted to discuss your thoughts and welcome your comments on our proposals.

Please email us at Exeter@bloorhomes.com quoting the above title and reference.

Yours sincerely,

Daniel Allwood
BSc(hons), MA, MRTPI
Senior Planning Manager

A handwritten signature in black ink that reads "Daniel P Allwood". The signature is written in a cursive style with a large, stylized initial 'D'.

Bloor Homes Exeter
Enc.

27th July 2023

Cllr Matthew Williams
34 River Plate Road
Exeter
EX2 7FD

Ref: 12020-P3

Dear Councillor Williams,

Proposed Residential Development at Seabrook Orchard (Phase 3), Topsham Road, Exeter

As a conscientious developer, Bloor Homes Exeter would like to make you aware of our proposals for residential development on neighbouring land at Seabrook Orchard, nr Topsham, Exeter – Draft Sketch Layout enclosed for reference. Development of the site would represent Phase 3 of our wider Seabrook Orchard scheme.

By way of background, you may recall this site and wider site received outline planning permission (application reference: **11/1291/01**) for 700 dwellings and supporting infrastructure. A Section 106 legal agreement is also attached to the outline planning permission, which sets out the associated developer obligations/contributions. Subsequent Reserved Matters for Phase 1 and Phase 2 have been approved pursuant to the outline planning permission, with much of the wider site having been developed.

Bloor homes Exeter are now progressing the remaining part of the site (by way of a Reserved Matters application) for residential development in the form of circa 190 new homes, including the provision of Section 106 compliant (25%) on-site affordable housing. As part of the detailed proposals, we will also be seeking approval for 13 affordable apartments, as well as a multi-purpose community building, a small shop, outdoor seating and greenspace area on the area known as Seabrook Square.

We have proactively engaged with the local planning authority through the pre-application process (reference: **23/0607/P**) and have received positive feedback, with Exeter City Council planners showing support for our intended proposals.

The site's location, it's allocated status under reference: Policy CP19 - Newcourt Strategic Allocation within the adopted Exeter City Council Core Strategy (February 2012) and the large-scale residential development of the immediate and wider area, make it a logical option for the development of new homes.

PTO

Bloor Homes Exeter is a division of Bloor Homes Limited
Horizon House, Guardian Road, Exeter, Devon, EX1 3PD
T 01392 342600 E exeter@bloorhomes.com

Bloor Homes Limited. Registered No. 2162561 England.
Registered Office: Ashby Road, Measham, Swadlincote, Derbyshire DE12 7JP VAT Reg No. 125 4938 61

We would be delighted to discuss your thoughts and welcome your comments on our proposals.

Please email us at Exeter@bloorhomes.com quoting the above title and reference.

Yours sincerely,

Daniel Allwood
BSc(hons), MA, MRTPI
Senior Planning Manager

A handwritten signature in black ink that reads "Daniel Allwood". The signature is written in a cursive style with a large, stylized initial 'D'.

Bloor Homes Exeter
Enc.

27th July 2023

Cllr Joshua Ellis-Jones
The Gallery
58 Fore Street
Topsham
Exeter
EX3 0HW

Ref: 12020-P3

Dear Councillor Ellis-Jones,

Proposed Residential Development at Seabrook Orchard (Phase 3), Topsham Road, Exeter

As a conscientious developer, Bloor Homes Exeter would like to make you aware of our proposals for residential development on neighbouring land at Seabrook Orchard, nr Topsham, Exeter – Draft Sketch Layout enclosed for reference. Development of the site would represent Phase 3 of our wider Seabrook Orchard scheme.

By way of background, you may recall this site and wider site received outline planning permission (application reference: **11/1291/01**) for 700 dwellings and supporting infrastructure. A Section 106 legal agreement is also attached to the outline planning permission, which sets out the associated developer obligations/contributions. Subsequent Reserved Matters for Phase 1 and Phase 2 have been approved pursuant to the outline planning permission, with much of the wider site having been developed.

Bloor homes Exeter are now progressing the remaining part of the site (by way of a Reserved Matters application) for residential development in the form of circa 190 new homes, including the provision of Section 106 compliant (25%) on-site affordable housing. As part of the detailed proposals, we will also be seeking approval for 13 affordable apartments, as well as a multi-purpose community building, a small shop, outdoor seating and greenspace area on the area known as Seabrook Square.

We have proactively engaged with the local planning authority through the pre-application process (reference: **23/0607/P**) and have received positive feedback, with Exeter City Council planners showing support for our intended proposals.

The site's location, it's allocated status under reference: Policy CP19 - Newcourt Strategic Allocation within the adopted Exeter City Council Core Strategy (February 2012) and the large-scale residential development of the immediate and wider area, make it a logical option for the development of new homes.

PTO

We would be delighted to discuss your thoughts and welcome your comments on our proposals.

Please email us at Exeter@bloorhomes.com quoting the above title and reference.

Yours sincerely,

Daniel Allwood
BSc(hons), MA, MRTPI
Senior Planning Manager

A handwritten signature in black ink that reads "Daniel P Allwood". The signature is written in a cursive style with a large, stylized initial 'D'.

Bloor Homes Exeter
Enc.