

## Clerk

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**From:** Barry Warren  
**Sent:** 23 January 2026 16:31  
**To:** Cllr Jane Lock  
**Cc:** Clerk; Cllr Cathy Connor; Cllr Andrea Glover; Cllr John Poynton; Cllr Gwen DuChesne  
**Subject:** FW: Fir Close, Willand - Modular Home site.

Dear Councillor Lock,

I have no record of receiving a response from you nor can I find even the courtesy of an acknowledgement.

It would be appreciated if a reply could be received please in order that it can be discussed at our Parish Council meeting on the 12<sup>th</sup> of February 2026.

Regards

Barry

Barry G J Warren  
Chairman  
Willand Parish Council  
Tel: 07971 808423

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**From:** Barry Warren  
**Sent:** 02 January 2026 20:51  
**To:** Cllr Jane Lock <jlock@middevon.gov.uk>  
**Cc:** Clerk <clerk@willand-pc.gov.uk>; Cllr Cathy Connor <cconnor@middevon.gov.uk>; Cllr Andrea Glover <aglover@middevon.gov.uk>; Cllr John Poynton <jpoynton@middevon.gov.uk>; Cllr Gwen DuChesne <gduchesne@middevon.gov.uk>  
**Subject:** Fir Close, Willand - Modular Home site.

Dear Councillor Lock,

At the Cabinet meeting on the 8<sup>th</sup> of July 2025 I asked an number of questions at Public Question time. I did not get answers on the day but had to wait the policy determined 10 working days and then I received responses and I raise one question and response from yourself in particular.

I said:

“Councillor Barry Warren – Chairman of Willand Parish Council.

My questions are on item 8 of your agenda. In paragraph 1.9 two schemes for MMC modular homes to be installed in Willand: Fir Close [1 unit underway for completion in November 2025] and Somerlea [7 units due to commence August 2025]

The Parish Council and some residents are aware that public money, their money, has been spent already on these projects but they can see nothing other than a fenced area in Fir Close which, has been like it for nearly two years. No sign of it being **underway**.

**Q1. When are we going to see some positive progress on site?**

**Response from Cabinet Member for Housing, Asset and Property Services:**

Site works at Somerlea, Willand are due to commence on the 21st July

The required diversion works by the relevant utility companies are booked in for the 1st - 4th August at Fir Close, which will enable the necessary ground works to be started shortly afterwards.

The Somerlea site is in progress with numerous issues that will be addressed elsewhere at another time. I refer to the Fir Close site alone at this time. I have underlined the relevant part of your response.

The only work carried out between the 1<sup>st</sup> and 4<sup>th</sup> of August 2025 is that a pole was erected on the site in the front right hand corner. No cables have been attached to it. No other visible work has been carried out on that site since that time.

No communication has been made to the Parish Council from yourself or officers to update it as to what is going on in spite of their clear interest and your very clear response.

The report said it was underway for completion in November 2025. You said that the utility companies [plural] were booked for the required diversion works for the 1<sup>st</sup> to 4<sup>th</sup> of August which would enable the necessary ground works to be started shortly afterwards.

We are now 5 months on and one has to question the accuracy of your use of the term ‘shortly afterwards’?

This ‘site’ has references on documents on the planning portal dated December 2022. On the **15<sup>th</sup> March 2023** a payment was made to Z Pods Ltd of £132,652.44. This was for ‘Capital Assets HRA, Housing Scheme 1-4-1 Project 41. The detail at the end of the line reads ‘BY61058 – Service – 60% fee for unit and planning, Fir Close, Willand.’ This has been ongoing for three years and a sizeable sum of residents money has been in the hands of Zed Pods nearly 3 years.

An honest, open and transparent explanation would be appreciated please in order that it can be reported to Willand Parish Council and be available for residents to be advised.

This email will be copied to our Ward Councillors who have had some past involvement but not been able to furnish viable answers. Councillor DuChesne has also been copied in as her Cabinet Portfolio is affected.

I thank you in anticipation of a prompt response.

Regards  
Barry

Barry G J Warren  
Chairman  
Willand Parish Council  
Tel: 07971 808423