

From: QuestionWhere@esriuk.com
Sent: 23 February 2021 14:17
To: Amy Roberts
Subject: East Devon Local Plan Review - Land Submission

Thank you [REDACTED] for your submission, reference is [REDACTED]

Name - Amy Roberts

Organisation - Bell Cornwell LLP

On behalf of - N/A

Status - Planning consultant

Other Status -

Your Address - [REDACTED]

Your Postcode - [REDACTED]

Your Phone Number - [REDACTED]

Your Email - [REDACTED]

Site Ownership - Yes, I am the sole owner.

Contact Names - [REDACTED]

Landowner aware -

Site Address - Land at Rydon Farm, Woodbury

Site Postcode - EX5 1LB

Previous SHLAA -

Part of Larger Site - No

Details - The western part of the site is fully operational as an employment site (storage use). The eastern part of the site could be used in conjunction with this.

Access Difficulties - N/A. The owners have commissioned Bellamy Transport Consultancy to provide a Highways Technical Note in support of this submission (document attached). The Note concludes that there is a safe and suitable access to the site from and to the public highway via the existing access point that serves the established storage site, on the western part of the site.

Infrastructure requirements - N/A.

Topography - N/A. The site is relatively flat and is low lying in the landscape.

Tree Cover - N/A. There are no trees on the site.

Contamination - N/A.

Environmental - N/A. The site is subject to no environmental designations.

Flood Risk - N/A. The site is located in Flood Zone 1 (low risk).

Legal issues - N/A.

Landowner intentions - N/A. The site is within single ownership.

Other constraints - N/A. A successful storage facility has been operating on the western part of this site since 2010.

Development potential - Yes

Development potential type - Other

Further Development Information - B8 - storage. The suitability of this location for employment use (storage) as part of the diversification of Rydon Farm has been established through recent planning permissions (the most recent permission was granted in June 2020, ref. 20/0353/FUL). Around 150 additional storage containers could be accommodated on the site. Alternative types of employment floorspace could be provided (subject to future investigations).

Infrastructure opportunities - It is unlikely that development of this land would require a need to facilitate significant infrastructure. However, the landowner would be willing to engage with the local authority on appropriate obligations that are necessary and directly related to any development.

Availability - Within the next 5 years

Surveying permission - No

Surveying contact -