



Housing and Economic Land Availability Assessment: Call For Sites Form

INFORMATION AND INSTRUCTIONS FOR COMPLETING THE FORM

Information provided will only be used by East Devon District Council and employees in accordance with the Data Protection Act 2018 and the General Data Protection Regulations. The Council will not supply information to any other organisation or individual except to the extent permitted by the Data Protection Act and the General Data Protection Regulation and which is required or permitted by law in carrying out any of its proper functions (See the 'Acknowledgement' section of this questionnaire for further information).

This Form should be completed to suggest sites for potential housing, economic or other uses during the period to 2041.

Please complete all sections of the Form. Mandatory questions are highlighted by a star.

You must provide a map at a suitable scale, clearly showing the boundaries of the site and the area suitable for development if different. We can accept information in all common file formats (i.e. pdf, .jpg). Alternatively you can provide the map in paper form.

We also ask that you provide Land Registry details of the site, including both Title Register and Title Plan. We can accept these documents in the common file formats listed above, or in paper form. If it is not possible to provide Land Registry details (i.e. because the site is not registered), please state this in your response.

Completed Forms, site plans and Land Registry details should be emailed or posted to the following:

Tim Spurway, Planning Policy Officer

- East Devon District Council,
- [REDACTED]
- [REDACTED]

YOUR DETAILS		
Name*	Amy Roberts	
Organisation (if applicable)	Bell Cornwell LLP	
If in multiple ownership, are all the owners of the site aware of this submission?		
Status (tick as applicable)*	Landowner	
	Land agent	
	Planning consultant	/
	Developer	
	Registered social landlord	
	Other	
Other status (please specify)		
Your address*	Sowton Business Centre, Unit 2, Capital Court, Bittern Road, Exeter	
Your postcode*	EX2 7FW	
Phone number (land line or mobile)*	██████████	
Email address*	████████████████████	

SITE OWNERSHIP		
Are you the owners of this site?*	Yes, I am the sole owner	Client is the sole owner
	Yes, I am the part owner	
	No, I am not the owner	

Please list all owners of the site and their contact details, or state if unknown*	Clyst Haven Ltd Clyst Court Hill Barton Business Park Clyst St Mary Exeter EX5 1SA	
If in multiple ownership, are all the owners of the site aware of this submission?	Yes	
	No	

SITE DETAILS		
Site address*	Land at Hill Pond, Clyst St Mary	
Site postcode	EX5 1DP	
Previous SHLAA/HELAA reference number (if applicable)	GH/ED/57	
Could this site form part of a larger scale development?*	Yes	
	No	/
If yes, please provide details including location and whether discussions have occurred		

CONSTRAINTS		
Please describe any constraints relevant to the development of the site (provide details and describe if/how)	Access difficulties	N/A. There is an existing access to the land via Axehayes Lane, which has direct access to and from the A3052. Vectos (transport consultants) has produced a Transport Appraisal Note in support of this submission, which considers access and transport impacts. The Note identifies opportunities to access the land via

<p>the constraints could be overcome)</p>		<p>Axehayes Lane and through Hill Barton Business Park via Blackmore Road (via land in the owner's control). There is also potential to form a pedestrian connection to the footway network within Hill Barton Business Park.</p> <p>In a recent appeal decision for the southern part of this site, whereby planning permission was granted for an office development (appeal ref. APP/U1105/W/18/320179, application ref. 17/1329/MFUL), the inspector concluded that it is possible to access the site by walking or cycling, particularly from the Cat and Fiddle Inn bus stop, which benefits from a number of regular services.</p>
	<p>Infrastructure deficiencies / requirements (e.g. broadband, electricity)</p>	<p>N/A.</p>
	<p>Topography or ground conditions</p>	<p>N/A. The site is largely level.</p>
	<p>Tree cover</p>	<p>N/A. There are hedgerows around the field boundaries and several mature trees on the southern part of the land, all within the area covered by the planning permission for the office development (application ref. 17/1329/MFUL).</p> <p>A detailed Arboricultural Impact Assessment (AIA) was submitted in support of the application and, in determining the appeal, the inspector concluded that whilst some individual specimens and groups of trees would be felled, they contribute only to a moderate extent to landscape character. The effect of their felling would, moreover, be off-set by replacement planting, secured via an appropriately worded condition.</p>

		Provision of access for the approved office development would transgress the theoretical root protection area of two substantial and prominent oak trees. However, the inspector agreed with the conclusions of the AIA that those trees are likely to have extensive and deep root systems on account of their maturity and a sensitive approach to construction here can be adopted. Notwithstanding that those trees are not protected, the inspector was satisfied that the development proposed would suitably preserve the two oak trees.
	Contamination / pollution	N/A.
	Environmental designation	N/A. The land is subject to no environmental designations.
	Flood risk	<p>The vast majority of the site is located in Flood Zone 1 (low risk). A small area on the southernmost part of the site, adjacent to the A3052, falls within Flood Zone 3.</p> <p>Employment use has already been deemed acceptable on the southern half of the land being put forward. Planning permission has been granted for an office development (approximately 2,000 sqm GIA) - application ref. 17/1329/MFUL). A drainage management scheme has been produced for this development.</p>
	Legal issues (e.g. restrictive covenants, rights of way)	N/A.
	Differing landowner intentions	N/A.

	Other constraints	N/A.
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DEVELOPMENT POTENTIAL		
Have you previously investigated the development potential of the site?*	Yes	/
	No	
What type of development do you think the site is suitable for (tick all that apply) ?	Homes for sale	
	Affordable homes	
	Homes for private rent	
	Custom and self-build homes	
	Homes for older people	
	Purpose built student accomodation	
	Plots to provide homes for Gypsies/ Travellers/Travelling Show People	
	Residential institution	
	Office	/
	Industrial / warehouse	/ including storage
	Retail	
	Hotel	
	Renewable energy	
Mixed Use		
Other		
Please provide further details (e.g. number of homes, amount of commercial floorspace, type of	<p>Planning permission has been granted for an office development of approximately 2,000 sqm GIA on the southern part of the land - application reference 17/1329/MFUL.</p> <p>An indicative sketch layout is included with this Call for Sites submission, which shows a scheme of approximately 2,500sqm of industrial/warehouse space on the northern part of the land.</p>	

renewable energy).	
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INFRASTRUCTURE OPPORTUNITIES

<p>What infrastructure would the development provide to support new homes and other uses (e.g. schools, roads, cycle paths, public transport, open space, community buildings, medical facilities etc)?</p>	<p>The landowner would be willing to engage with the local authority on appropriate obligations that are necessary and directly related to any development of the land.</p>
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AVAILABILITY

<p>When do you anticipate the site could become available for development?*</p>	<p>Within the next 5 years</p>	<p>/</p>
	<p>Within a 6-10 year period</p>	
	<p>Within the period of 11-15 years</p>	
	<p>Later than 15 years</p>	

SURVEYING (In identifying the site, you are giving permission for an Officer(s) of the Planning Authority to access the site in order to ascertain site suitability)

<p>Are there any access issues that would prevent an unaccompanied site visit?*</p>	<p>Yes</p>	
	<p>No</p>	<p>/</p>
<p>If you ticked Yes, please provide contact details of the person who</p>		

should be contacted to arrange a site visit	
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ACKNOWLEDGEMENT

By responding to this Call for Sites you are accepting that your response and the information within it will be in the public domain and that it may be disclosed if requested under the Freedom of Information Act. However, personal details of individuals and site ownership will not be published or shared with any other person or organisation outside of Devon County Council/East Devon District Council except as required by the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended or through subsequent legislation) or without your prior consent. Personal data provided will also be used by the Council to correspond with you about the HELAA and to notify you of planning policy consultations until the East Devon Local Plan has completed all the regulatory processes required for its preparation, after which your personal data will be deleted. If you wish to 'opt out' of receiving information on planning policy matters, you can contact us at any time and request that your personal data be removed from the mailing list.

Further information can be found on our privacy notice. Submitting a site for assessment in the HELAA is not a planning application. If a site is found to have development potential in the HELAA, this will not amount to planning permission for development. Neither will this indicate that planning permission will be granted, or that the site will be allocated for development in the East Devon Local Plan.