

From: QuestionWhere@esriuk.com
To: [REDACTED]
Subject: East Devon Local Plan Review - Land Submission
Date: 01 March 2021 14:58:09

Thank you [REDACTED] for your submission, reference is **mp13lfb**

Name - [REDACTED]

Organisation - Bell Cornwell LLP

On behalf of -

Status - Planning consultant

Other Status -

Your Address - Sowton Business Centre Unit 2, Capital Court Bittern Road

Your Postcode - EX2 7FW

Your Phone Number - [REDACTED]

Your Email - [REDACTED]

Site Ownership - Yes, I am the sole owner.

Contact Names - Glanvill Partners Limited Rydon Farm Woodbury Exeter EX5 1LB

Landowner aware -

Site Address - Land at Oaklands Field, north of Martins Gate, Sidmouth Road, Aylesbeare

Site Postcode -

Previous SHLAA -

Part of Larger Site - No

Details -

Access Difficulties - N/A. There is direct access to the A3052 via an existing access point approved under application reference 15/1605/FUL. There is good visibility in each direction and the access is surfaced and drained at its junction with the public highway. The site has very good access to the strategic highway network.

Infrastructure requirements - N/A.

Topography - N/A. The site is relatively flat.

Tree Cover - N/A. The only trees present are along the field boundaries.

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.

Other constraints - N/A.

Development potential - No

Development potential type - Industrial / warehouse ,Other

Further Development Information - B8 - storage. Further details to be investigated.

Infrastructure opportunities - 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 -