



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*		
Your postcode*		
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*	GB House and Son [REDACTED]	
If in multiple ownership, are all the owners of the site aware of this submission?	Yes	
	No	

SITE DETAILS		
Site address*	Land Adjoining Woodbury Business Park, Woodbury	
Site postcode	EX5 1AY	
Previous SHLAA/HELAA reference number (if applicable)	HELAA reference GH/ED/70	
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 the constraints could be overcome)	Access difficulties	N/A. A Transport Statement (TS) was produced in 2017 by WSP in support of draft proposals to expand Woodbury Business Park to the south west. The TN sets out how a new access to serve the expansion area could be provided on the western end of the site, in the location of the existing access to the Salt Pit employment site. An indicative access plan is attached to the TS as Appendix A. A copy of the TS is included with this submission.

		Bellamy Transport Consultancy was commissioned in 2021 to review the TS and provide an updated Highways Technical Note. An alternative access sketch has also been produced. A copy of this supporting information is included with this submission, which concludes that there are no reasons in transport, traffic, access or highway safety terms why this site cannot be considered for employment use.
	Infrastructure deficiencies / requirements (e.g. broadband, electricity)	N/A.
	Topography or ground conditions	N/A.
	Tree cover	N/A.
	Contamination / pollution	N/A.
	Environmental designation	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 (e.g. restrictive covenants, rights of way)	N/A.

	Differing landowner intentions	N/A.
	Other constraints	N/A.

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		

<p>Please provide further details (e.g. number of homes, amount of commercial floorspace, type of renewable energy).</p>	<p>ARA Architects have produced a site plan, which demonstrates how the existing employment areas (Woodbury Business Park and the Salt Pit employment site) and the expansion area could form one comprehensive employment site. Amount and type of employment floorspace to be investigated.</p>
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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.</p>

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</p>	<p>Yes</p>	

would prevent an unaccompanied site visit?*	No	/
If you ticked Yes, please provide contact details of the person who should be contacted to arrange a site visit		

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.