

Ms Naomi Harnett
East Devon District Council
Blackdown House
Border Road
Heathpark Industrial Estate
Honiton
EX14 1EJ

7th October 2024

By email: [REDACTED]

Dear Ms Harnett

REPRESENTATION TO EAST DEVON DISTRICT COUNCIL – “NEW COMMUNITY WORKSHOP – LANDOWNERS / AGENTS” - WALDRONS FARM, SIDMOUTH ROAD, FARRINGDON, EX5 2JX

Manleigh Property Limited (MP) is representing WALDRONS (SW) LIMITED (hereafter ‘WSW’) in respect to their land ownership at Waldrons Farm, Sidmouth Road, Farringdon, EX5 2JX (hereafter referred to as ‘the site’). MP is submitting representations to the New Community Workshop – Landowners / Agents consultation for the emerging new town on behalf of WSW.

Whilst WSW supports the introduction of the new settlement, this submission aims to briefly set out the existing planning backdrop to the subject site as well as potential options for the site as part of the new town. Whilst it is recognised that this current consultation process is not a request for formal representations akin to Regulation 18, this note aims to provide the council with some useful context to the site for the benefit of the next phase of the masterplanning exercise.

1. SITE BACKGROUND AND CONTEXT

The site is located on the southern edge of the proposed new settlement with direct access on to the A3052. WSW’s land ownership equates to a total of 3.25 hectares with circa 130 metres of frontage on to the main road. The land provides access to industrial units on the western edge, while the site itself is partially under construction for industrial development near to the existing access point (see section 2). The wider land is a poor quality field used intermittently for grazing and houses a large 132 kV electricity pylon on its western edge before the power line crosses the A3052. There is a secondary access point on to Parsonage Lane which is due to be made redundant imminently. A satellite image of the site can be found in **Appendix A**

Previous representations have been made to the East Devon Local Plan 2020-2040 Preferred Options Reg. 18 Consultation Draft Plan - Autumn 2022. In the proposed local plan (and as part of previous SHELAA work) Waldrons Farm has been given the reference Waldrons Farm, Sidmouth Road (Farr_02). For the avoidance of doubt, the representations covers three titles, namely: DN358990, DN624912 and DN379045.



Figure 1: Waldrons Farm Site Plan Aerial

2. SITE PLANNING HISTORY

Of key relevance to the proposals for the new settlement must be existing planning history to sites contained within the proposed new settlement area.

2.1 Outline Planning Consent Ref: 09/2193/MOUT

The subject site was initially granted outline consent in June 2010 for “*the change of use of land and associated development for B2 (industrial) and B8 (storage and distribution)*”. The site plan for this consent can be found in **Appendix B** . This consent includes the provision of:

- a new access to the site, immediately east of the existing access to significantly improve visibility, junction width and therefore safety
- a mix of “small business” industrial units, larger industrial units and significant open yard space
- soft landscaped green edges to the site



Figure 2: Site Plan for outline planning consent ref: 09/2193/MOUT

2.2 Reserve Matters Consent Ref: APP/U1105/A/14/2214150

Subsequent to the outline consent, a reserved matter application was granted at appeal for “approval of access, layout, scale, appearance and landscaping pursuant to outline application 09/2193/MOUT for change of use of land and associated development for B2 (industrial) and B8 (storage and distribution)”. The site plan for this consent can be found in **Appendix C**. This consent included the provision of:

- 708 m2 of small business industrial space across 6 different units
- 24 parking spaces (1 per 30m2)
- Delivery of the new access in line with the outline consent and works to the A3052 for its widening
- Blocking up of the secondary access on to Parsonage Lane
- Delivery of a new attenuation pond for SuDS

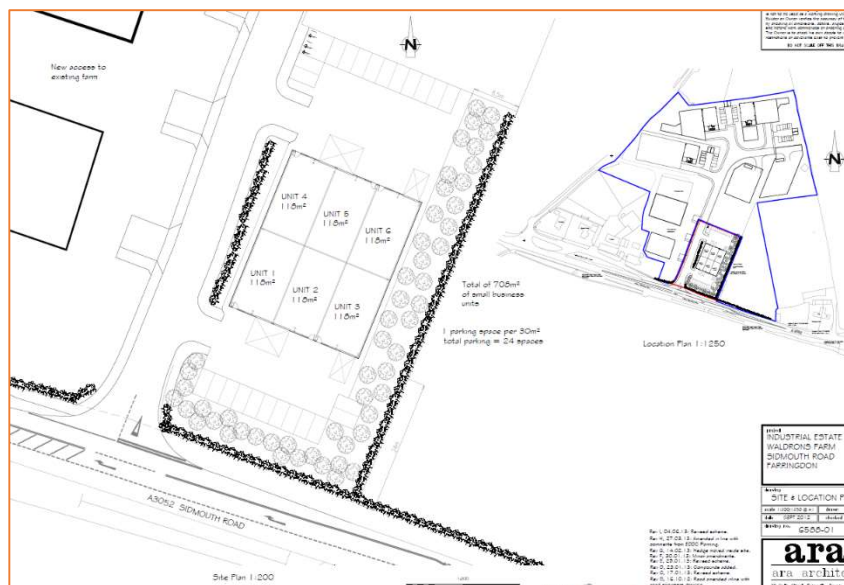


Figure 3: Site Plan for reserve matters planning consent ref: APP/U1105/A/14/2214150

WSW commenced this development in 2016 following its granting at appeal. Pre-commencement conditions were discharged and significant initial works were undertaken, including earthworks, planting, landscaping and setting out works for the new access. However, due to the financial pressures associated with delivery of the consent's infrastructure works, construction was halted. WSW is principally a farming business with farm land holdings further to the north west near Aylesbury and West Hill. The decision was made at the time to concentrate on farming endeavours with a view to finishing construction works at a later date. WSW intends to recommence works and finish delivery of Phase 1 in 2025.

To summarise, both above consents demonstrate the site's perceived suitability for industrial development. The site currently provides access to existing industrial units to the west and is subject to ongoing development for industrial units at the front of the site. The wider site presents a good opportunity for the delivery of further employment space to serve the new settlement of East Devon.

4. SITE CONTEXT IN CURRENT PROPOSED OPTIONS

At the time of writing, two initial concept scenarios have been put forward for the new settlement by East Devon District Council. Both Option 1 and Option 2 show the provision of increased employment provision at Hill Barton Business Park, which currently lies c.0.5km to the west of the site. Both options see Hill Barton's size increasing towards the site but stop short of including the site within the proposed employment space expansion, instead showing the site as Public Open Space. We would suggest that due to the site's position and planning history that it is included within the proposed employment space expansion for the new settlement.

5. POTENTIAL SITE REDEVELOPMENT

With the above considerations, WSW have begun the process of exploring potential further development of the wider site that expands on the reserve matters consent and looks to provide an increased amount of floorspace to the previous outline consent.

Whilst the former outline consent comprises mainly of open yard space, the new site proposal, shown in **Appendix D** explores the possibility of increasing employment sqftage with the introduction of larger industrial units (A, B and C). The indicative proposal is designed around a "commercial courtyard" solution to ensure the site is inward looking. The scheme looks to integrate the existing industrial units that adjoin the land to the west and provide soft edges to the site.



Figure 4: Proposed wider redevelopment of the site

5. SUMMARY OF REPRESENTATIONS

This note has been submitted to East Devon District Council to ensure that the site's relevant planning history is taken in to consideration during the masterplanning process for the new settlement. Alongside this, the site has a number of elements that make it suitable to be included as part of the proposed employment space expansion. This includes:

- Existing industrial units adjoining the site's western boundary
- Wide frontage on to the A3052 including a new access arrangement
- Proximity to the proposed employment space expansion at Hill Barton
- Unsightly existing features, including a large 132 kV telephone pylon, detracting from the wider countryside

We politely request East Devon Council to consider the above matters in the next phase of masterplanning for the new settlement.

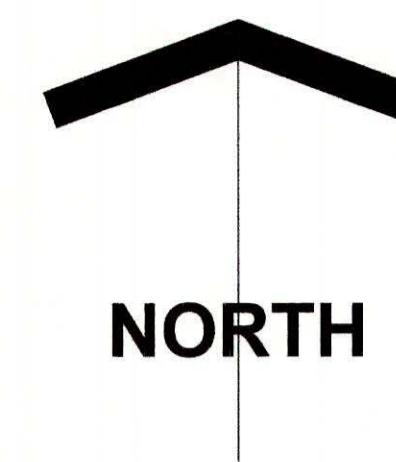
APPENDIX A

APPENDIX B

APPENDIX C

APPENDIX D





Location Plan 1/2500

APPROVED
APP. No. 1.09/2193
DATE OF DECISION 23.06.10

Outline User Designs

- B: Oct 09 Public Footpath Added**
- C: Revised Access Added**

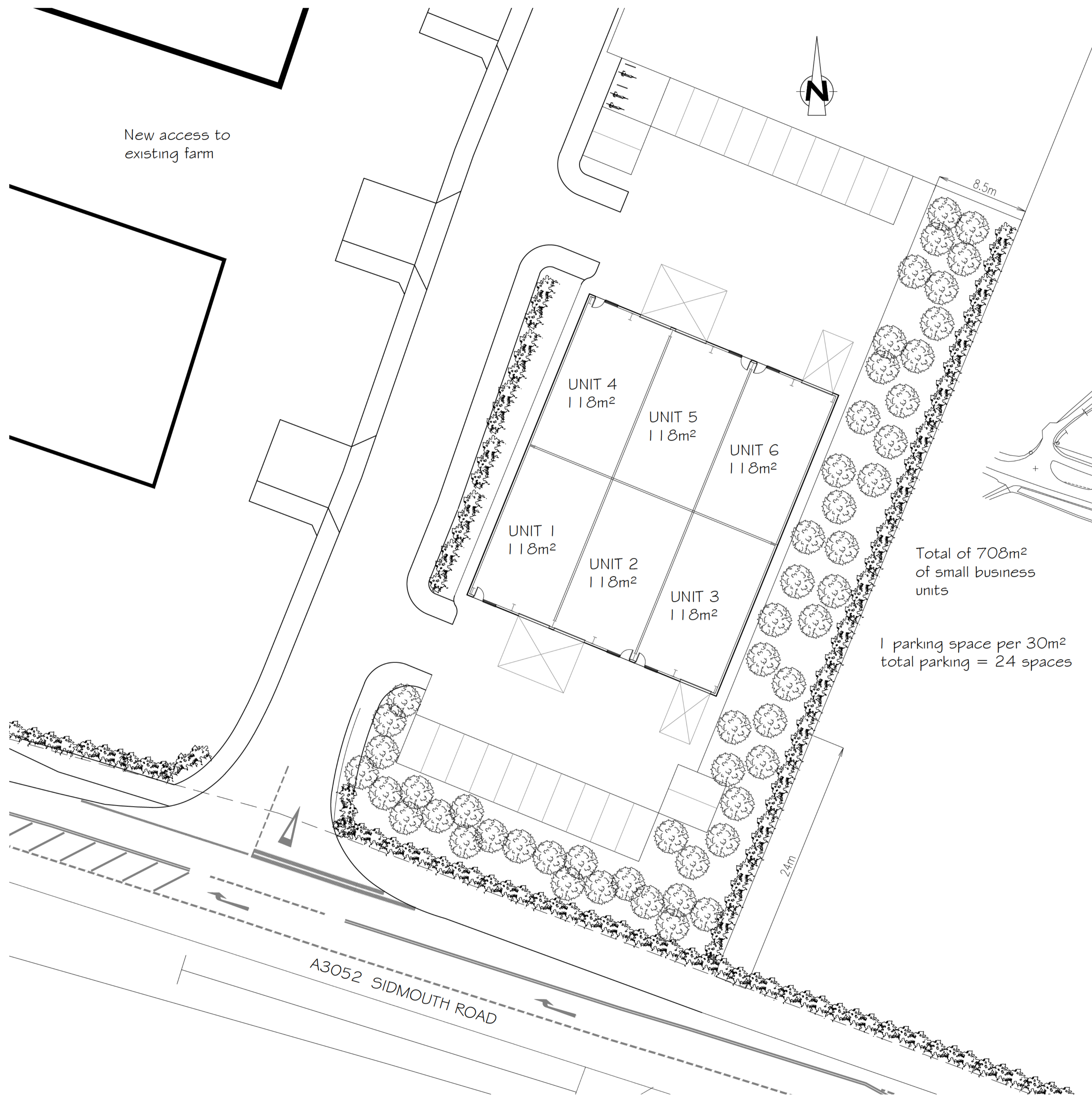
Do not scale this drawing All dimensions to be checked on site Copyright reserved

Project	Employment	Scale	As shown
Waldrons Farm, Farrington	Hoskins Farm Partnership	Drawn	Date Nov 09
Checked	Number	Checked	Number
Title		1415/P/01C	
Location Plan		Site Plan	
Outline Application		1415/P/01C	

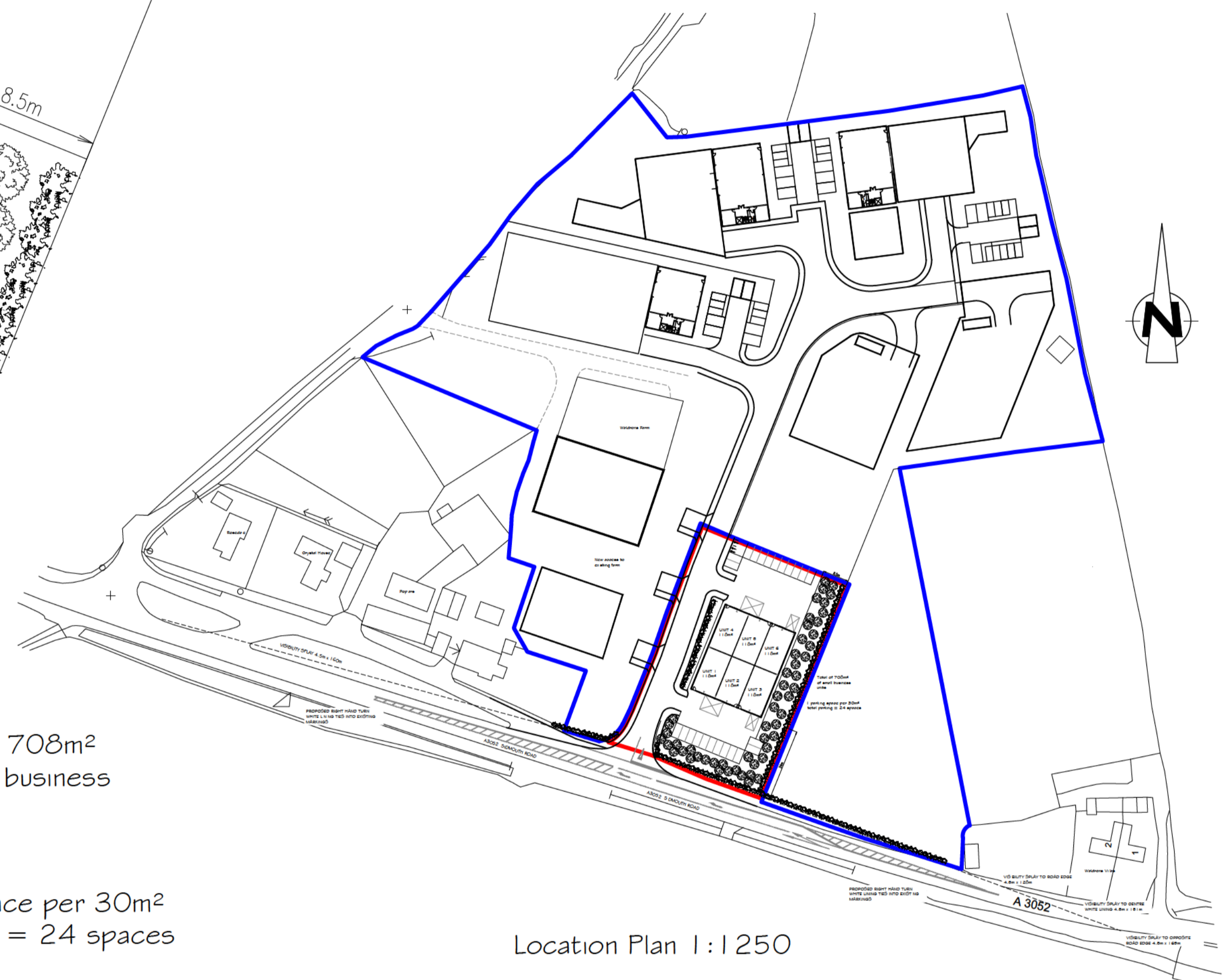
THE FORGE UNION STREET WELLS SOMERSET BA5 2PU FAX 01749 677969 TEL 01749 673008

Site Plan 1/500

IMPORTANT NOTES:
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 The Owner is to check his own deeds to verify that no restrictions or covenants exist to prevent building.
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Site Plan 1:200



Location Plan 1:1250

Total of 708m² of small business units
 1 parking space per 30m² total parking = 24 spaces

project
**INDUSTRIAL ESTATE
 WALDRONS FARM
 SIDMOUTH ROAD
 FARRINGTON**

drawing SITE & LOCATION PLANS	
scale 1:200/1250 @ A1	drawn
date SEPT 2012	checked
drawing no. 6588-01	rev 1

Rev I, 04.06.13: Revised scheme.
 Rev H, 27.03.13: Amended in line with comments from EDDC Planning.
 Rev G, 14.02.13: Hedge moved inside site.
 Rev F, 30.01.13: Minor amendments.
 Rev E, 29.01.13: Revised scheme.
 Rev D, 23.01.13: Compounds added.
 Rev C, 17.01.13: Revised scheme.
 Rev B, 16.10.12: Road amended inline with road engineers drawing.
 Rev A, 27.09.12: Red and blue lines amended.

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