

East Devon District Council

Submission reference: **FS-Case-418510342**

Submission date: **28/04/2022**

Site for consideration

I am submitting this site for consideration as a: **Employment site**

On behalf of: **Mr Mark Glanvill**

Organisation: [REDACTED]

Your status: **Planning consultant**

Site address: [REDACTED]

Your details

Title: **Mrs**

First name: **Amy**

Surname: **Roberts**

Phone number: [REDACTED]

Email address: [REDACTED]

Can we contact you using these details to provide updates? **Yes**

Address: **Bell Cornwell** [REDACTED]

Could this site form part of a larger development? **Yes**

If yes, please provide details including location and whether discussions have occurred: **The site forms part of a large land holding and there could be further opportunities for development at Rydon Farm.**

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. The site has a direct road access onto a local road that connects Woodbury and Ebford. There is good visibility from the access. This site is approximately 600m from the B3179.**

Infrastructure deficiencies / requirements (e.g. broadband, electricity): **N/A.**

Topography or ground conditions: **N/A. The site is flat.**

Tree cover: **N/A. There are no trees on the site. The only trees present are located within the site's hedgerow boundary.**

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? **No**

What type of development do you think the site is suitable for? (tick all that apply) **Office, Industrial / warehouse, Other**

Please provide further details (e.g. number of homes, amount of commercial floorspace, type of renewable energy): **B8 - storage.**

Amount of employment floorspace to be investigated.

There are opportunities for rural diversification by delivering employment uses that would complement, and be compatible with, the agricultural operations on the farm.

There is potential for small-scale units for local businesses needing premises in this part of the district, which would help to reduce out-commuting.

Infrastructure opportunities

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)? **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

When do you anticipate the site could become available for development? **Within the next 5 years**

Surveying

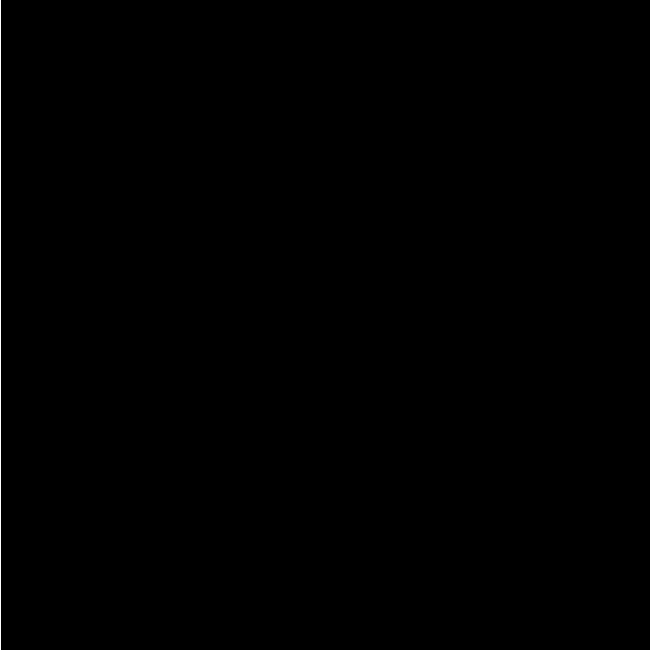
Are there any access issues that would prevent an unaccompanied site visit? **No**

Site ownership

Are you the landowner of this site? **No, I am not the owner**

Are all the owners of the site aware of this submission? **Yes**

Do you know the details of the site owners?



Upload documents

Uploaded documents are attached to the email