



(c)

Application for Outline Planning Permission With Some Matters Reserved.  
Town and Country Planning Act 1990

**Publication of applications on planning authority websites.**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

**1. Applicant Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant?  Yes  No

**2. Agent Name, Address and Contact Details**

Title:  First Name:  Surname:

Company name:

Street address:

Town/City:

Country:

Postcode:

Telephone number:

Mobile number:

Fax number:

Email address:

EAST DEVON DISTRICT COUNCIL  
ECONOMY

10 MAY 2018

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**3. Description of the Proposal**

Please indicate all those reserved matters for which approval is being sought:

Access  Appearance  Landscaping  Layout  Scale

Please describe the proposal:

Change of use of agricultural land to employment land (B1 & B8) off of Two Bridges Road, Sidford, and details of: 1) the associated highway access, 2) new cycle ways and footways along Two Bridges Road and Laundry Lane, 3) a flood risk assessment with proposals for improvements to flood attenuation and existing flood risk, 4) building layout and site road layout, 5) new hedgerow planting specification, and 6) associated infrastructure works. The proposals are also complemented by a landscape strategy for defined areas.

Has the building or works already been carried out?  Yes  No

#### 4. Site Address Details

Full postal address of the site (including full postcode where available)

House:  Suffix:

House name:

Street address:

Town/City:

Postcode:

Description of location or a grid reference  
(must be completed if postcode is not known):

Easting:

Northing:

Description:

Agricultural land located on the northern side of the urban edge of Sidmouth within close proximity to the urban village of Sidford. The site is located on the east side of Two Bridges Road and north of the A3052. The site is an allocated employment site in the Adopted East Devon Local Plan.

#### 5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?  Yes  No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:  First name:  Surname:

Reference:

Date (DD/MM/YYYY):  (Must be pre-application submission)

Details of the pre-application advice received:

#### 6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?  Yes  No

Is a new or altered pedestrian access proposed to or from the public highway?  Yes  No

Are there any new public roads to be provided within the site?  Yes  No

Are there any new public rights of way to be provided within or adjacent to the site?  Yes  No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?  Yes  No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Road and Building Layout SK\_001 Rev P4 – Jubb Consulting Engineers  
Vehicle Tracking 16.5m Articulated Vehicle SK\_002 Rev P3 – Jubb Consulting Engineers  
Draft Section 106 Agreement - Ashfords LLP

#### 7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?  Yes  No

Have arrangements been made for the separate storage and collection of recyclable waste?  Yes  No

## 8. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes  No

## 9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

### Roof - description:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

Slate coloured material

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes  No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

1. Location Plan L001 – Context Logic
  2. Planning, Design and Access Statement – Context Logic
  3. Build Layout Plan with indicative building types information L002 – Context Logic
  4. Road and Building Layout SK\_001 P1 (A1) – Jubb Consulting Engineers
  5. Road and Building Layout SK\_001 Rev P5 – Jubb Consulting Engineers
  6. Vehicle Tracking 16.5m Articulated Vehicle SK\_002 Rev P4 – Jubb Consulting Engineers
  7. Redline Plan SK\_003 Rev P2 – Jubb Consulting Engineers
  8. Redline Plan with Masterplan SK\_004 Rev P3 – Jubb Consulting Engineers
  9. Foul Drainage connection point P9687\_H101(A) – Jubb Consulting Engineers
  10. Landscape Strategy 180323 – DHUD, March 2018
  11. Environmental Statement for Land at Two Bridges Road, Sidford – Peter Brett Associates and contributing consultants, April 2018
  12. Environmental Statement Non-Technical Summary – Peter Brett Associates, April 2018
  13. Environmental Statement Appendices – Peter Brett Associates and contributing consultants
- Appendix A.1 Site Location Plan  
Appendix A.2 Masterplan  
Appendix A.3 Schedule of EIA Competent Experts  
Appendix A.4 Scoping Report  
Appendix A.5 EDDC Scoping Opinion  
Appendix A.6 Letter to EDDC Confirming Mix  
Appendix A.7 Scoping Meeting Minutes  
Appendix B Landscape and Visual Figures  
Appendix B.1 LVIA Methodology  
Appendix B.2 Landscape Effects Table  
Appendix B.3 Baseline Photos and Visual Effects Table  
Appendix C.1 Figure 8.1 Phase 1 Habitat Plan  
Appendix C.2 Hedgerow Survey  
Appendix C.3 Reptile Survey  
Appendix C.4 Breeding Bird Survey  
Appendix C.5 Bat Survey  
Appendix C.6 Hazel Dormouse Survey  
Appendix C.7 Water Vole and Otter Survey  
Appendix C.8 Badger Survey  
Appendix C.9 Baseline Evaluation Criteria  
Appendix C.10 Designated Sites of Nature Conservation Importance  
Appendix C.11 Species Legislation and Conservation Status  
Appendix C.12 Plant Species List  
Appendix D.1 Flood Risk Assessment and Drainage Strategy  
Appendix E.1 Transport Assessment  
Appendix E.2 Travel Plan  
Appendix F.1 Noise and Vibration Figures  
Appendix F.2 Glossary  
Appendix F.3 Survey Instrumentation  
Appendix F.4 Traffic Data  
Appendix F.5 Environmental Sound Data  
Appendix F.6 Time Histograms  
Appendix G.1 Air Quality Figures  
Appendix G.2 Model Verification  
Appendix G.3 Model Inputs and Result Processing Tools  
Appendix G.4 Traffic Data  
Appendix G.5 Future Year Modelling

## 9. Materials

Appendix H.1 Archaeological Desk Based Assessment  
Appendix H.2 Geophysical Survey  
Appendix H.3 Figure 13.1 – Distribution of known Archaeological Receptors  
Appendix I.1 Heritage Statement  
Appendix I.2 Lighting Strategy

14. Draft Section 106 Agreement prepared by Ashfords LLP

## 10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Other (e.g. bus)	0	0	0
Short description of Other	Please see Transport Assessment and Staff Travel Plan. Details of parking numbers and layout not defined in outline details.		

## 11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer  Package treatment plant  Unknown   
Septic tank  Cess pit  Other

Are you proposing to connect to the existing drainage system?  Yes  No  Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Foul drainage connection point P9687\_H101(A) - Jubb Consulting Engineers

## 12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.)

Yes  No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes  No

Will the proposal increase the flood risk elsewhere?

Yes  No

How will surface water be disposed of?

Sustainable drainage system  Main sewer  Pond/lake  
 Soakaway  Existing watercourse

## 13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

Yes, on the development site  Yes, on land adjacent to or near the proposed development  No

### 13. Biodiversity and Geological Conservation

b) Designated sites, important habitats or other biodiversity features

- Yes, on the development site                       Yes, on land adjacent to or near the proposed development                       No

c) Features of geological conservation importance

- Yes, on the development site                       Yes, on land adjacent to or near the proposed development                       No

### 14. Existing Use

Please describe the current use of the site:

Agricultural land

Is the site currently vacant?

- Yes     No

If Yes, please describe the last use of the site:

The application site has until recently been used as agricultural land. This use ceased at the end of the harvesting period of 2017. The crop was harvested for the last time at that point as the land had been sold to the applicant/developer. The site will no longer be used for agricultural purposes. It has become unused land and will remain as such until it is developed.

When did this use end (if known) (DD/MM/YYYY)?

30/09/2017

Does the proposal involve any of the following?

If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated?

- Yes     No

Land where contamination is suspected for all or part of the site?

- Yes     No

A proposed use that would be particularly vulnerable to the presence of contamination?

- Yes     No

### 15. Trees and Hedges

Are there trees or hedges on the proposed development site?

- Yes     No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- Yes     No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

### 16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste?

- Yes     No

### 17. Residential Units

Does your proposal include the gain or loss of residential units?

- Yes     No

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					

## 17. Residential Units

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

## 18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Yes  No

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (c) - Light industrial	0	0	5,067	5,067
B8 - Storage or distribution	0	0	2,533	2,533

### 18. All Types of Development: Non-residential Floorspace

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
D1 - Non-residential institutions	0	0	845	845
<b>Total</b>	<b>0</b>	<b>0</b>	<b>8,445</b>	<b>8,445</b>

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

### 19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Proposed employees	245		

### 20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
B1C							<input checked="" type="checkbox"/>
B8							<input checked="" type="checkbox"/>
D1							<input checked="" type="checkbox"/>

### 21. Site Area

What is the site area?  hectares

### 22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Is the proposal for a waste management development?  Yes  No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

### 23. Hazardous Substances

Is any hazardous waste involved in the proposal?  Yes  No

#### A. Toxic substances

Amount held on site  Tonne(s)

### 23. Hazardous Substances

#### B. Highly reactive/explosive substances

Amount held on site

<input type="text"/>	<input type="text"/>	Tonne(s)
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#### C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

<input type="text"/>	<input type="text"/>	Tonne(s)
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### 24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes  No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent  The applicant  Other person

### 25. Certificates (Certificate A)

#### Certificate of Ownership - Certificate A

#### Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding ("*agricultural holding*" has the meaning given by reference to the definition of "*agricultural tenant*" in section 65(8) of the Act).

Title:  First name:  Surname:

Person role:  Declaration date:   Declaration made

### 26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

Date