

Hi,

Thank you for the response below. I would like to provide the following clarification (in red) to support the validation and trust this is suitable to progress the application.

1. Location Plan: You are required to include the access all the way to the main road leading to the proposed site within the red outline.
The proposed track is accessed from the existing farm track which leads from the main road to the existing field gate (as annotated). The proposed track is not reliant on access from the main road.
2. Location Plan: the red outline is required to be a double line which fuses with the annotated structure on each plan
The proposal is for a farm track 2.4m wide (as per the supporting information) which would not read as a double line on the map as scaled. A previous application was submitted and validated with similar information.

I look forward to hearing from you and happy to discuss further if helpful.

Kind regards

Jonathan

Jonathan Finch BSc(Hons) MSc MRTPI
ASSOCIATE DIRECTOR

Avalon
PLANNING & HERITAGE

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From: 1855-8041 East Devon PAVS <EastDevonPAVS@terraquest.co.uk>

Sent: 04 November 2022 15:29

To: jonathan@avalonplanning.co.uk

Subject: RYDON FARM, TALATON 22/2439/AGR

Dear Mr Finch

Thank you for submitting the above planning application. This application is being validated by TerraQuest, on behalf of East Devon. Unfortunately the application is invalid at present for the following reason(s):

1. Location Plan: You are required to include the access all the way to the main road leading to the proposed site within the red outline.
2. Location Plan: the red outline is required to be a double line which fuses with the annotated structure on each plan

Please send the revised information as a response to this email address. ALL AMENDED AND ADDITIONAL INFORMATION IS TO BE SUBMITTED BY EMAIL AND NOT THE PORTAL TO AVOID DELAYS AND CONFUSION.

NOTE: As of 2020 East Devon Council are no longer accepting cheques. Please follow this link to make an application fee payment: <https://eastdevon.gov.uk/planning/planning-applications-and-information/planning-payments/>

We will hold the application for 21 days before returning it to you if we have heard nothing from you. Advice on plans, design and access statements and statements of significance is available on the planning pages of the East Devon District Council website at www.eastdevon.gov.uk

Planning forms can be downloaded from the following link <http://eastdevon.gov.uk/planning/planning-permission/apply-for-planning-permission/>

Kind Regards,

The Validation Team

