Preferred Site/Sites Response Form

Name of Parish	**Ottery St Mary Town Council**
Name of Settlement	**Tipton St John**
Clerk Contact Name	**Mrs Judith Reynolds**
Contact Address	**Council Offices** **The Old Convent** **8 Broad Street** **OTTERY ST MARY** **EX11 1BZ**
Tel. No.	**01404 812252**
Email:	**enquiries@otterystmary-tc.gov.uk**

THE PROCESS

1. All households in Tipton St John were hand-delivered a letter inviting them to a public exhibition which was held in Tipton St John on **Tuesday 16th October 2012.** At this exhibition the A1 Plans showing constraints and possible alternative sites were displayed. The developable sites on the maps were annotated with facts about the Sustainability Appraisal Objectives using the Checklist provided by East Devon District Council.
   40 members of the public attended.

2. Parish Councillors were available to answer questions and questionnaires (sample submitted to the District Council) were distributed. All information displayed was also put onto the Town Council's website www.otterystmary-tc.gov.uk . Questionnaires were also available on the website and from the Council Offices. **30** responses were received. An independent statistician was used to analyse the comments. The analysis is submitted to the District Council with this form. The completed questionnaires are retained by the Town Council.

3. The exhibition was advertised on the Parish notice board and website as was the Agenda for the Full Council Meeting outlined below at which approximately 45 members of the public were present.

THE PREFERRED SITE (as shown on enclosed map)

Since Tipton St John's allocation of 10 houses under East Devon District Council's draft Local Plan, 15 houses were approved on land next to Barton Orchard (Application 11/2172/MFUL amended). The District Council agreed that, if residents wish, the Barton Orchard allocation can be Tipton St John's allocation, meaning that a further 10 houses would not need to be built.

PROCESS FOLLOWED AND THE REASONING USED TO DETERMINE THE PREFERRED SITE.

Following the public consultation process outlined above a Full Council Meeting was held on **Thursday 15th November 2012.**

At this meeting the Town Council resolved to support the site which the majority of the questionnaire responses were in favour of.

Reasons for supporting the Site

A total of 23 respondents (out of 33 responses received) accepted the Barton Orchard land as Tipton's full allocation of housing.

In addition

The opinion of the Public consultation was that there is no need for additional employment units. It was noted that 11 industrial units had already been given approval at Crosshills.

REVIEW OF HOUSING DEVELOPMENT AT TIPTON ST JOHN 2012

Please write your name, address and postcode below:

Name: .....

Address: ..... Postcode: .....

These details are requested so that we can be confident that we are receiving the views of village residents only.

Is there a need for small employment units in Tipton St John? YES/NO

What additional community facilities would you most like to see in Tipton St John?
(please write below)

You will probably be aware that planning permission has been given for 15 dwellings on land off Barton Orchard

Should this count as Tipton's full allocation? YES/NO

IF NO

Would you prefer to identify additional sites totalling up to 10 dwellings? YES/NO
(This will produce a total of 25 dwellings)

If you wish to identify additional sites:
Which 2 sites, in order of preference, would you most prefer to see developed to provide a total of 10 houses in Tipton, and why do you support these?

Site Code	Reasons

PLEASE TURN OVER

Which sites(s) should definitely NOT be developed, and why do you think this?

Site Code	Reasons

Do you have any other comments about this process?

THANK YOU VERY MUCH FOR COMPLETING THIS QUESTIONNAIRE
It will also be available online on the Town Council's website www.otterystmary-tc.gov.uk (on the Public Consultations page) and at the Council Offices.

TO MAKE SURE YOUR VIEWS ARE TAKEN INTO ACCOUNT PLEASE RETURN THIS QUESTIONNAIRE BY **FRIDAY 19TH OCTOBER 2012 TO:**

Ottery St Mary Town Council
The Old Convent
8 Broad Street
OTTERY ST MARY
EX11 1BZ

OTTERY ST MARY TOWN COUNCIL

HOUSING DEVELOPMENT CONSULTATION FOR TIPTON ST JOHN

33 responses were received to the consultation and results were:

Need for employment units

There is a need	4
No need	26
No view	3

Additional community facilities identified

Post Office	12
Better bus service to Sidmouth	8
Pavement from Coombe X	2
20 mph speed limit in centre	2
Upgrade/new school	2
Improved healthcare facilities	1
Improved Broadband	1
Cycle path to Ottery St Mary	1
ATM in the village	1

Future housing development

There was a need to identify a preferred site (or two) to provide a total of 10 houses in Tipton St John - views were expressed by 33 respondents.

Planning permission has already been given for 15 dwellings on land off Barton Orchard. Should this count as Tipton's full allocation?

Yes, no further comment	13	(total 15 dwellings)
Yes, but giving preferred alternatives	10	(total 15 dwellings)
No, giving additional sites	5	(total 25 dwellings)
Alternatives instead of Barton Orchard	5	(total 10 dwellings)

So a total of 23 respondents accepted the Barton Orchard land as Tipton's full allocation, and 10 of these stated preferred alternatives if Barton Orchard did not go ahead.

Two other sites, supported either as 'alternatives' or 'additional', were the only ones considered to be within the village, within safe walking distance of school and facilities and close to bus route:
C334 supported by 18, opposed by 1
C017 supported by 7, opposed by 4

All the other sites were rejected as being too far from the village, with no pavements on the road to the village and accessing onto a 'fast' road.
C051 supported by 0, opposed by 13
C052 supported by 1, opposed by 13
C201 supported by 1, opposed by 9
C324 supported by 0, opposed by 12
C325 supported by 3, opposed by 8
C333 supported by 0, opposed by 13

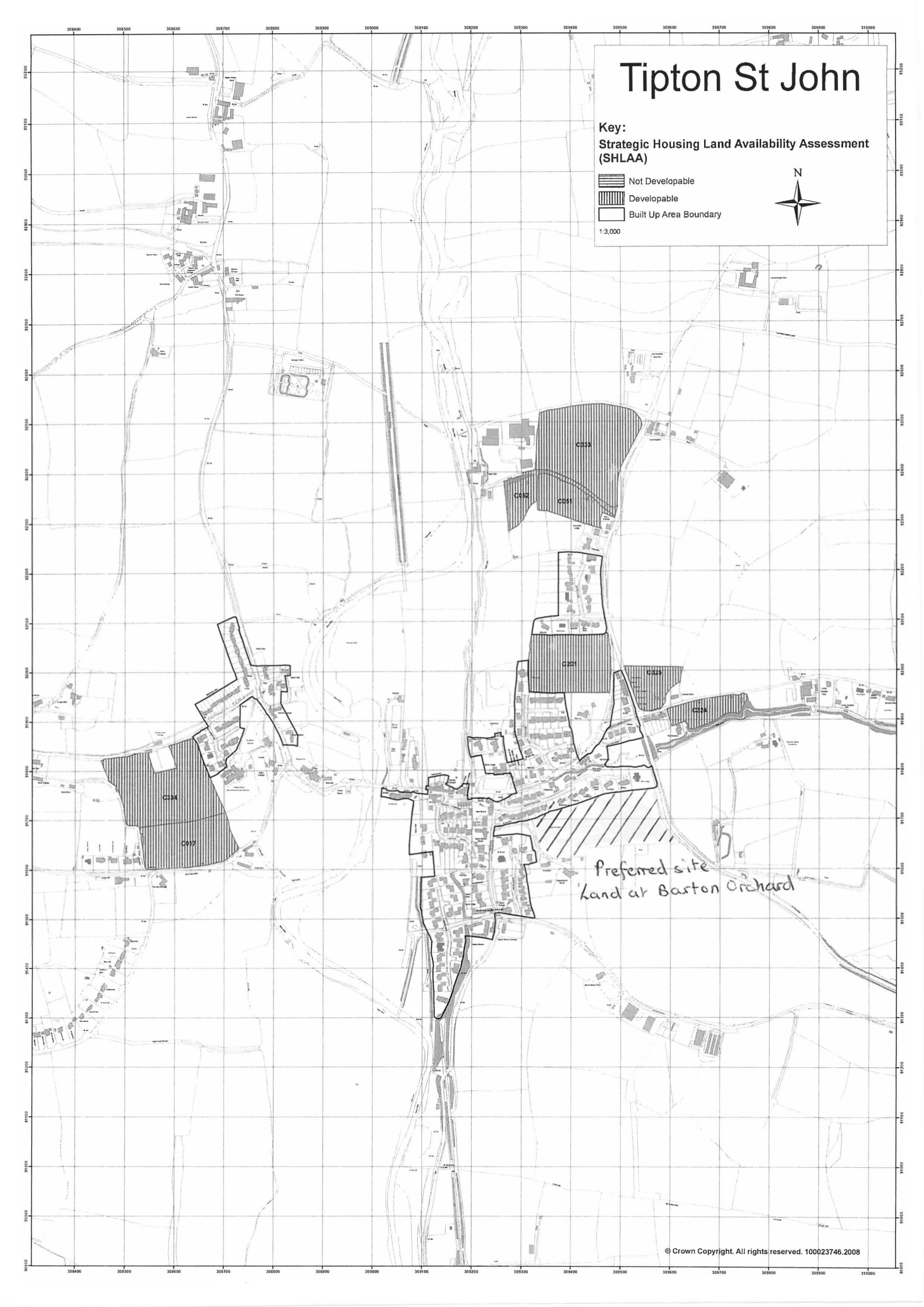
pto

In Summary

Most residents were angry that planning permission had been granted for the land off Barton Orchard and a large majority reluctantly accepted this site alone as meeting the allocation for the village. If this development did not go ahead there was a majority view that C334 would be the best site to be developed.

Malcolm Macdonald

6th November 2012


Tipton St John
Key:
Strategic Housing Land Availability Assessment (SHLAA)
Not Developable
Developable
Built Up Area Boundary
1:3,000
N
C033
C052
C051
C201
C325
C124
C134
C017
Preferred site
'Land at Barton Orchard'
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Parish: **OTTERY ST MARY**

Village: **TIPTON ST JOHN**

Community Infrastructure Priorities

The Community Infrastructure Levy is a new levy that local authorities in England and Wales can charge on new developments in their area.

The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want – for example, new or safer road schemes, park improvements or a new health centre.

This will be split between strategic infrastructure which will be decided at a district/county level and a 'meaningful proportion' will be devolved to parish projects.

Please identify infrastructure that the parish sees as important at both a strategic level and that the parish would like to see funded from the parish proportion.

Strategic Infrastructure - benefits a larger area than an individual parish

Parish infrastructure priorities - infrastructure with a parish focus

Tipton St John:

Post Office

Improved bus service to Sidmouth and Ottery St Mary

Please return to Planning Policy, EDDC, Knowle, Station Road, Sidmouth, Devon, EX10 8HL by 30 November 2012.

TIPTON ST JOHN

The following extract is from the Tipton St John Village Design Statement adopted by East Devon District Council as Supplementary Planning Guidance.

About the village

Tipton St John has a population of about 1200 with over 400 private dwellings and 15 businesses. The most important of these are the Pub, the Post Office (now closed though the Village Stores remains), Angela Court (a care home), guest houses and B & B's and the village's neighbouring farms.

Housing is varied: old (seventeenth and eighteenth centuries), Victorian, Edwardian and modern (post war). About half its residents are retired, the rest work locally or in Exeter which is 12 miles away. The nearest towns are Ottery St Mary (2½ miles away) and Sidmouth (3 miles)

People love the village and are dedicated to keeping its magic alive! It is a thriving community with the (Post Office and) village shop, pub, church, primary school, village community hall, playing fields, garage, surrounding farms and several other businesses. The River Otter flows through the village and flooding and bank erosion are major concerns. Tipton St John is particularly proud of its self-help ethos with the playing fields and village community hall both communally owned and run.

Its rural character is reinforced by attractive open spaces, trees, footpaths and beautiful surrounding countryside, some of which is an Area of Outstanding Natural Beauty. People from neighbouring hamlets in Tipton St John's parish (Metcombe, Coombe Vale and Fluxton) are fully involved in village activities. Many residents from Venn Ottery also contribute in a major way.

Planning Guidelines

The Village Design Statement outlines detailed Planning Guidelines for any future development which should be referred to.