

Examination of the New East Devon Local Plan 2006-26

Hearing 17
09:30 Thursday 6 March 2014

Ottery St Mary & Seaton

The overall housing numbers and employment provision proposed in the Local Plan has been discussed in previous hearing sessions. The purpose of this session is to consider matters specific to Ottery St Mary & Seaton.

1. Strategy 24 allocates land for 300 dwellings, 200 to the west of Ottery St Mary and 2.2 of employment land. Strategy 25 allocates 125 dwellings in Seaton. Is this level of development justified by robust evidence?*
2. Are the proposed allocations suitable for the development for which they are proposed and can they be delivered? **
3. Ottery St Mary Town Council propose a Green Wedge between Ottery St Mary and West Hill. Is this necessary to make the Plan sound?
4. Strategy 25 recognises that it may be difficult to deliver the various uses needed for Seaton and makes allowance for the release of a reserve site at Harepath Road/Fosseway if monitoring and future projections indicate that there will be a shortage of deliverable housing. What is the current situation and, if it appears that there will be difficulties is this not an appropriate time to allocate the site?
5. Do Ottery St Mary & Seaton have the infrastructure to support the level of new development envisaged in the Local Plan?
6. Should Seaton Quay be allocated as a Special Regeneration Area?

*Mr R Reed proposes the allocation for housing of land at Seaton Down Hill

** The Island Farm site has planning permission and the Council has resolved to grant planning permission for the Cutler Hammer Factory site.

Participants

East Devon District Council
18 Seaton Town Council
19 Seaton Development Trust
118/3278 Seaton Park (Devon) Ltd
610 Mr David Morgan
661 Mr Howard West
1969 Cllr Roger Giles
3347 Client Group of PCL Planning
6194 Axe Riverside Company
6199 Ottery St Mary Town Councillors Group
6276 Mr R Reed
6284 Redrow Homes South West