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12 March 2021

27940/A5/MC

Sent by email only- [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk)

Dear Planning

**REPRESENTATIONS TO EAST DEVON LOCAL PLAN ISSUES AND OPTIONS (REGULATION 18) CONSULTATION**

We are instructed by our Client, KCS Developments, to review and respond to the consultation on the East Devon Local Plan Issues and Options (EDLPIO). The consultation format of the consultation EDLPIO invites comments based on specific questions which relate to several themes including housing. As such we have provided comments on those questions of the EDLPIO where we consider it appropriate to do so, and this is made clear throughout the representations.

Our Client is committed to ensuring the emerging plan is prepared on a sound and robust basis which complies with the policies of the National Planning Policy Framework (NPPF) and has regard to the accompanying Planning Practice Guidance (PPG).

**1. Our Client's Land Interests**

Our Client has land interests in Ottery St Mary and has made submissions to previous 'Call for Sites' consultations.

Ottery St Mary is one of the larger settlements in East Devon. The current local plan designates it as one of the district's seven main towns where new development should be focussed. It has a range of facilities and services including a major supermarket, primary and secondary schools, a hospital and leisure centre. Ottery St Mary also has good bus and road links going west towards Exeter

East Devon Area of Outstanding Natural Beauty (AONB) is located approximately 1.4km to the east of Ottery St Mary which makes expansion of the settlement in this direction difficult due to the potential impact on the AONB. There are no such protected landscapes to the west.

**Land South of Strawberry Lane**

The site is located to the south-west of Ottery St Mary, 1km from the town centre. Measuring approximately 3.8ha, the site has an indicative capacity of up to 70 dwellings and is currently in



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agricultural use. The majority of the site is within Flood Zone 1, with the southern tip in Flood Zone 3. Although there are no heritage assets on site, Salston Lodge, a Grade II listed building, is located nearby to the south west. There are no ecological designations in close proximity and the site has limited tree coverage, primarily on the site boundary.

As a greenfield site, it is anticipated that there will be no contamination on site. There is a Public Right of Way running north to south through the site and our Client would seek to retain this as part of any future development proposals.

#### Land West of Cadhay Lane/ North of Strawberry Lane

The site is located to the west of Ottery St Mary, 1.1km west of the town centre. Measuring 22.7ha, the site has an indicative capacity of up to 400 dwellings and is currently in agricultural use. The site is wholly located in Flood Zone 1 and there are no heritage, environmental or landscape designations covering or in close proximity. There is limited tree coverage on site

Like the site South of Strawberry Lane, the site is greenfield and it is therefore anticipated that there will be no contamination on site. There are no Public Rights of Way Crossing the site. Access into the site could be via a new junction to the north west and further improvements to Cadhay Lane/ Strawberry Lane would facilitate housing on site.

## **2. Representations to the EDLPIO**

Set out below is our Client's response to specific questions in the EDLPIO.

#### Question 8 - How many new homes should we plan for each year?

Our Client considers that the council should pursue **option 2** (1,200 homes per annum) as a minimum with serious consideration given to pursuing option 3 (1,614 homes per annum).

Option 3 should be considered primarily because it will result in all affordable housing needs in the district being met of which there is a clear need as outlined in the EDLPIO. This is made clear in paragraph 5.1 of the EDLPIO which states that "*access to good housing, for those with less money, has however become an increasing concern.*" However, this also needs to be balanced with the need to produce a deliverable and sustainable plan which is why, as a minimum, the council should pursue Option 2.

Option 1 should be discounted. The figure of 928 homes is an absolute minimum set by national government but falls short of what is required as set out in the Council's own evidence base, and does not take into account the shortfall and undersupply of housing in previous years. Furthermore, it would mean that affordability in the district is not sufficiently addressed which will only exacerbate the lack of affordable housing in East Devon. Option 1 also does not take into account the Council's growth or economic development strategies which will mean fewer jobs being created than option 2 or 3.

Our Client would like to make clear that this is not just about housing numbers or a standard methodology. The number of homes proposed in the district will have a real and demonstrable impact on the lives of residents in East Devon. To improve the lives of residents, in line with the Council's Community Plan, of which the local plan is a key delivery mechanism, and to achieve sustainable development, option 1 needs to be discounted as ill considered, and as a minimum option 2 must be taken forward.

The plan must also propose new allocations and not just rely on housing commitments as was mainly the case with the existing Local Plan outside of Cranbrook. Relying primarily on commitments is not plan-led as outlined in the NPPF and is not a sustainable approach to planning for the long term. Developers and housebuilders need confidence that sites will be allocated to enable them to be brought forward quickly. Paragraph 72 of the NPPF states that large extensions to existing villages is the best way to do this. Our Client's land interests at Ottery St Mary therefore has the potential to significantly contribute to the housing requirement in East Devon.

### Question 9 – Sites for small scale housing developments

Our Client considers that the council should pursue **option 1** (allocate or identify land for around 10% of homes to be on small sites) when preparing its local plan.

Small sites can make an important contribution to meeting the housing requirement of an area, and they can be built-out relatively quickly. Paragraph 68 of the NPPF states that local authorities should aim to ensure that at least 10% of their housing requirement is identified on sites no larger than one hectare. Sites this size are usually classed as small sites and the EDLPIO states that they usually have the capacity to deliver between 20 and 40 houses. If small sites were to contribute a larger proportion, there could however potentially be significant issues with deliverability and therefore all other options should be discounted and not taken forward.

Our Client considers that the Council should also aim to ensure in the next iteration that policy should differentiate between small and medium sized sites and encourage both to come forward. The plan should make clear that medium sized sites can contribute a higher proportion of East Devon's housing requirement when compared to small sites.

Sites that can contribute between 40 and 70 dwellings should be considered as 'medium sized' and can contribute significantly to the housing requirement, particularly in a semi-rural authority like East Devon. Medium sized sites can also be built out and brought to the market relatively quickly and can provide much needed affordable homes.

### Question 12 - Preference for location for future job provision

Our Client considers that the council should pursue the option of "*encouraging greater business development at and within the main towns of East Devon*" when preparing its local plan.

Our Client strongly opposes the other options as they would not contribute to the sustainable development of East Devon.

For example, by focussing on big employment sites in the West End, or near Exeter, would mean large parts of the population in other parts of the district travelling significant distances to access employment opportunities including residents of the seven main towns in East Devon. Commuting is likely to be in private vehicles as only two of the main towns have train stations and although there are bus routes, these would take longer for employees to reach work and would not be door-to-door.

The same is also true if future jobs were to be created in the villages and the countryside. The villages are spread throughout the district and are home to the least number of residents and have little transport infrastructure meaning that a higher proportion of employees would likely use private vehicles to access their place of work.

Focussing and encouraging greater employment development within the main towns is the most sustainable option. It will lead to less travelling/ commuting which will bring significant environmental benefits, increase access to jobs and will ensure the continued prosperity and viability of the main towns, some of which have declined recently.

### Question 20 - Development in protected landscapes

Our Client considers that the council should pursue **option 1** (placing significant restrictions on development in protected landscapes) when preparing its local plan.

This option should be pursued as it is the most sustainable and in accordance with national planning policy. East Devon is home to two AONB's, which cover around two thirds of the district, and the Jurassic Coast World Heritage Site. There are also a number of other locally valued

landscapes, the East Devon Heritage Coast, and internationally designated ecological designations including the Exe Estuary and Pebblebed Heaths.

The NPPF highlights these protected areas and places significant emphasis on their protection and conservation:

- In terms of the two AONB's and their setting in the district, the NPPF is clear that these have the *"highest status of protection"* and that *"great weight should be given to conserving and enhancing"* them. Paragraph 172 of the NPPF is also clear that the scale and extent of development within AONB's *"should be limited"*, and that planning permission should be refused for major development *"other than in exceptional circumstances"*. It should also be noted that AONB's are a protected area under the NPPF's presumption in favour of sustainable development.
- In terms of the Heritage Coast, paragraph 173 states that *"major development is unlikely to be appropriate"*.
- Paragraph 184 states that World Heritage Sites are an *"irreplaceable resources and should be conserved"*.
- Paragraphs 174 to 177 seek to protect and enhance ecologically designated sites and state that the presumption in favour of sustainable development does not apply to European designated sites.

It is clear from the above that national policy places significant emphasis on the protection of the landscapes and other designations. Furthermore, option 1 is the only option consistent with national policy and therefore pursuing another option would mean that the plan is unlikely to be found sound during the Examination in Public.

In light of this, development in the district should be focussed in sustainable locations which are not constrained by protected ecological designations or landscapes. Ottery St Mary, unlike several of the other main towns in the district (for example Honiton, Sidmouth or Axminster), is less constrained in terms of these areas, and is therefore the most suitable for significant housing growth.

However, the East Devon AONB is located 1.4km to the east of Ottery St Mary and any major development or expansion in this direction could have a significant detrimental impact on the AONB and its setting. In light of this, the only sustainable expansion of Ottery St Mary is to the west including our Client's land interests outlined above. The development of these two sites will have no impact on protected landscapes or ecological designations and is therefore the most suitable for major development in the area.

#### Question 27 - Retaining and refining the existing settlement hierarchy

Our Client considers that the council should pursue **option 2** (a hierarchy that retains the towns and Cranbrook but has a lower number of villages that may accommodate development) when preparing its local plan.

The Council, at paragraph 13.11 of the EDLPIO, clearly state that choosing a hierarchy of the main towns and Cranbrook *"would appear a logical grouping"*, as all have a reasonably wide range of facilities and services. It goes on to state that the distinction between the 15 larger villages and other villages is *"less clear cut"*. This statement suggests that the Council are already aware that pursuing a hierarchy where all villages can accommodate development is not suitable or sustainable.

Our Client considers that a settlement hierarchy in which Cranbrook and the main towns, including Ottery St Mary, is the most sustainable approach and therefore option 2 must be pursued. It is not sustainable to locate major development in the villages, regardless of their size, if these villages cannot support new housing in terms of basic facilities and services and if it leads to significant travel for employment or to access basic facilities.

Outside Cranbrook and the main towns, the suitability of the villages for growth and the scale and nature of that growth, should be determined on the basis of a range of social, environmental and economic issues and should be informed by detailed local needs studies and village or parish plans which include accessibility and public transport information to help reduce the need to travel. This would ensure that the hierarchy is developed in accordance with sustainable development principles. This will also need to be balanced with other factors including suitable sites being available and other development constraints such as flooding.

#### Question 28 – Broad distribution of housing development

Our Client considers that the council should pursue **option 4** (an alternative to the other three options) when preparing its local plan comprising a mix of option 1 and option 3:

- Option 1 seeks to continue the existing pattern of distribution with a ratio of 60:30:10 (West End: Towns: Villages)
- option 3 seeks a less West End focussed distribution pattern of 20:50:30 (West End: Towns: Villages)

Our Client considers that option 4 with a ratio of approximately 50:40:10 or perhaps even a ratio of 45:45:10 (West End: Towns: Villages) would be appropriate.

By continuing the existing pattern of development with strategic development close to Exeter, it would make it more difficult to meet housing needs elsewhere in East Devon and would also ensure that affordable housing needs in these areas are not met. There would also be a lack of employment development elsewhere which would exacerbate existing high levels of out-commuting to Exeter more likely.

As the most sustainable location in the wider area, it is right that a large proportion of housing is located close to Exeter. However, this in turn needs to be balanced with housing in other sustainable locations, like Ottery St Mary, that have a good range of services and facilities and support a large number of jobs. Ottery St Mary, particularly our Client's land interests, have relatively few constraints and can support significant levels of housing.

Furthermore, if option 1 were pursued and a significant number of homes located close to Exeter, this could have a profound impact on the viability of the main towns. Less population would mean that in the medium to long term town centres become less viable, leading to residents travelling to Exeter to access basic services. We have already highlighted the impact of proposing too much development in the villages (see our response to question 27) and therefore consider that 10% of new housing should be located in these locations based on their suitability for growth. To reiterate, this is in accordance with sustainable development principles.

#### Question 29 - Future options for the type and location of development

Our Client strongly supports the large and small scale urban extensions to towns as the best way to deliver housing and also supports limited infilling in larger towns and villages. They strongly oppose building additional new towns, new villages or building on the edges of villages.

Paragraph 72 of the NPPF states that *"the supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities"*.

East Devon is already home to a new town, Cranbrook, which is still under construction and it will be a number of years before it is fully built out. Our Client believes that the Council should not be proposing further new towns until Cranbrook is fully developed and any sustainable extensions examined if further land is needed here. New villages should also be discounted as this could lead to large housing estates in unsuitable, and unsustainable, locations in the countryside, with potential to impact on protected landscapes and ecological sites.

Therefore, the best way to supply large numbers of homes in East Devon is through significant extensions to existing towns and villages that have the necessary infrastructure, such as Ottery St Mary. Ottery St Mary, and the other towns, need to expand to ensure they have the ability to meet their housing requirements and to provide a mix of housing, including affordable, for its residents.

In light of this, our Client's land at Cadhay Lane/ Strawberry Lane has an indicative capacity of 400 dwellings, and due to its location only 1km west of the city centre, has excellent access to services and facilities.

We note that the EDLPIO has a threshold of 50 dwellings. Sites with a capacity less than this are classed as "*small*" whilst sites potentially delivering more than this are classed as "*large*". This seems like an arbitrary threshold, particularly considering that in question 9 the Council, states that a small site has a maximum capacity of 40 dwellings. Our Client believes the definition should be widened and be re-phrased as "*small to medium urban extensions to existing towns*" with capacity of 40 to 100 dwellings, whilst large sites should be classed as those with a capacity of over 100 dwellings.

In light of this, our Client's land at South of Strawberry Lane has an indicative capacity to deliver 70 dwellings, is in close proximity to the town centre. Its development would ensure the continued sustainable development of Ottery St Mary.

Our Client also supports limited infilling particularly in the villages as this is a sustainable means of growth without the need to encroach into the open countryside in locations where there are few services and facilities.

### **3. Summary and Conclusion**

Our Client, KCS Development, has land interests in two sites to the west of Ottery St Mary, with an indicative capacity of approximately 470 dwellings. These sites are suitable, available and deliverable for housing. Their location and proximity to Ottery St Mary can ensure the sustainable growth of the town. Furthermore, there are no technical constraints which would preclude the delivery of housing that cannot be successfully mitigated.

Our Client believes that, to secure the sustainable development of East Devon, the local plan should be based on our comments above. This will ensure the whole district benefits in a proportionate, and more importantly, sustainable manner.

We trust these comments will be afforded full consideration by the Council and look forward to further engagement in the consultation process as the plan progresses. In the meantime, if you have any queries, or would like to discuss these representations in further detail, please do not hesitate to get in touch.

Yours sincerely



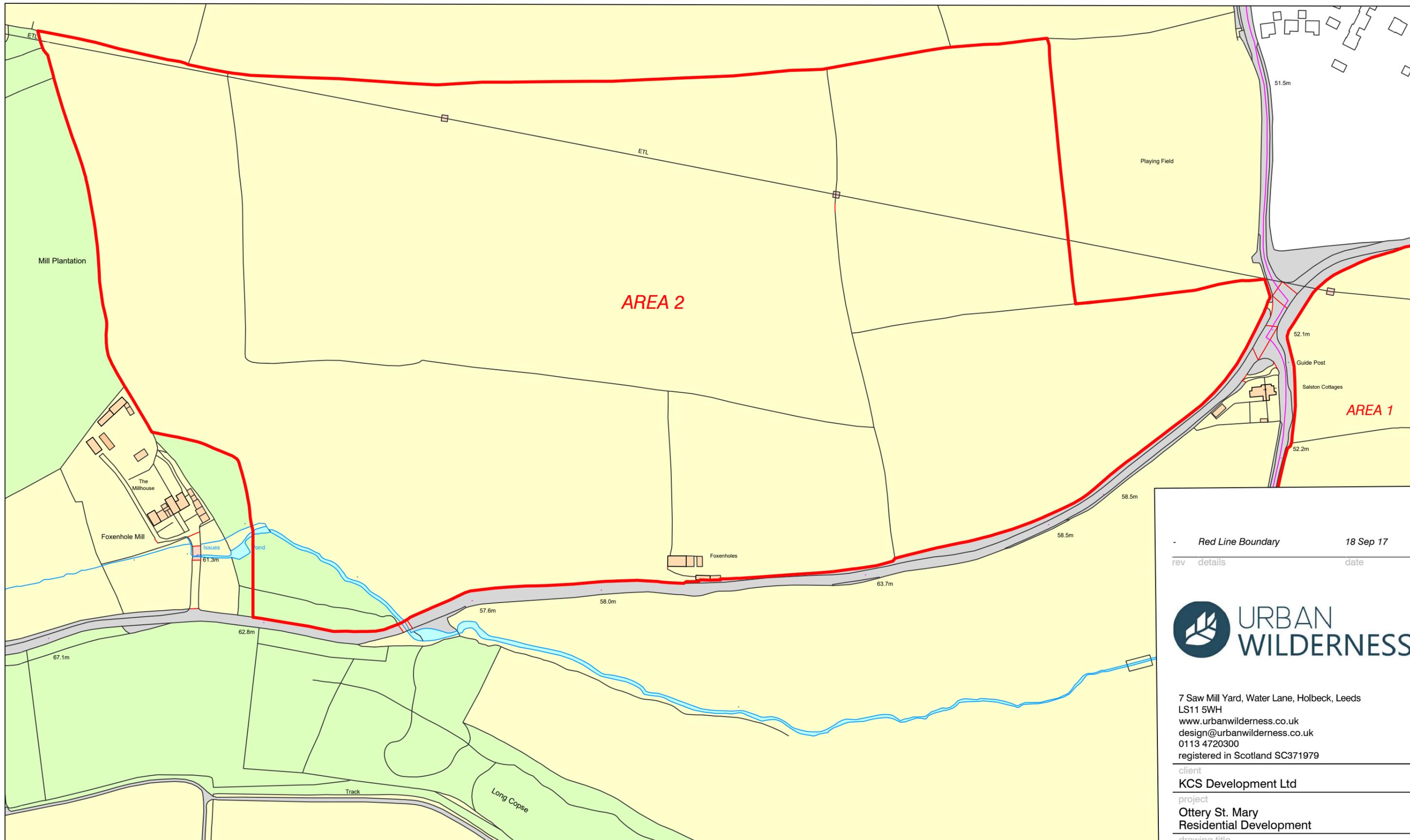
**MUSA CHOUDHARY**  
Senior Planner

Enc:

Site Location Plan- Land South of Strawberry Lane

Site Location Plan- Land West of Cadhay Lane/ North of Strawberry Lane

Technical Note Design Statement- Salston



- Red Line Boundary 18 Sep 17  
 rev details date



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client  
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 project  
**Ottery St. Mary Residential Development**

drawing title  
**Red Line Boundary Area 2**

drawing status  
**Discussion**

| drawn by | checked by | date      |
|----------|------------|-----------|
| JJP      | TBR        | 18 Sep 17 |

| scale  | paper size |
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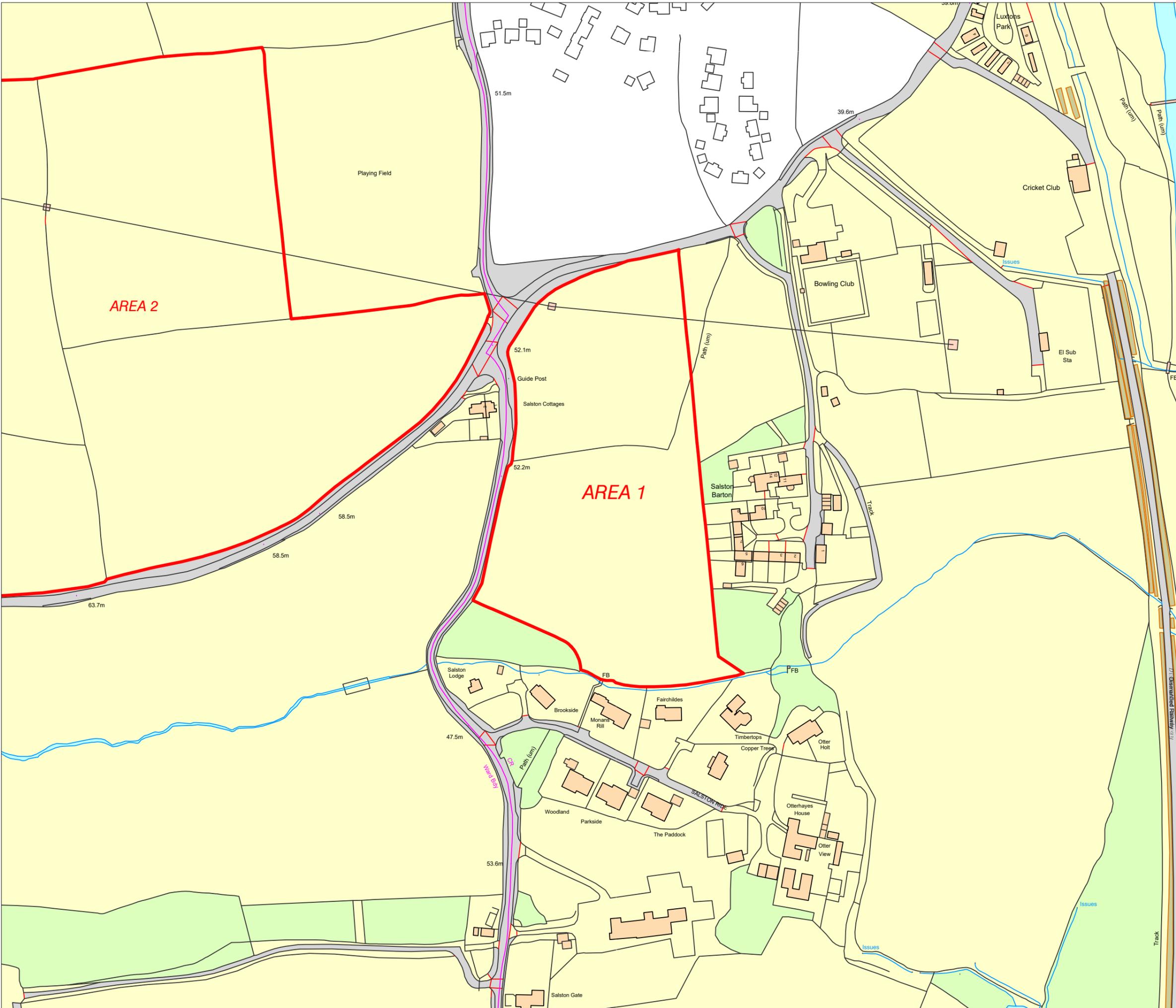
**NOTES**

All dimensions to be verified on site. Do not scale this drawing. All discrepancies to be clarified with project Landscape Architect.

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**KEY**

Application Site Boundary



**NOTES**

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**KEY**

 Application Site Boundary

|     |                   |           |
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| -   | Red Line Boundary | 18 Sep 17 |
| rev | details           | date      |



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client  
**KCS Development Ltd**

project  
**Ottery St. Mary Residential Development**

drawing title  
**Red Line Boundary Area 1**

drawing status  
**Discussion**

|          |            |           |
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| drawn by | checked by | date      |
| JJP      | TBR        | 18 Sep 17 |

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## Technical Note

## Design Statement

Salston, Ottery St. Mary

19 June 2019

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## 1. Purpose of the document

Urban Wilderness Ltd (UW) is appointed by KCS Development Ltd to provide design and technical advice with respect to the masterplanning of land off Strawberry Lane to the south west of Ottery St. Mary. This note seeks to explain the rationale for the emerging development proposals, a review of landscape context, including the wider area's landscape character and the site's specific condition. This in turn provides a baseline analysis from which a preliminary assessment of the site's suitability to accommodate development of the type proposed has been made. It is to be read in conjunction with the Potential Sites for Housing, also produced by Urban Wilderness.

Development proposals are currently emerging and the masterplan remains fluid. However, for the purposes of this note, it is assumed that a residential scheme is proposed on the basis of a 50:50 split between built development and Green Infrastructure. This improves upon the 60:40 current guidance set out by Natural England. The current masterplan is illustrated below.

**Figure 1: Illustrative Masterplan**



### LEGEND

 **Application Boundary 3.8ha**

 Proposed Vehicular Access

 Public Right of Way (Retained)

 **Residential Plots: 75 Dwellings**

 Roads

 Courtyard/Shared Drive

 Footpaths

 Equipped Play Area

### Green Infrastructure 1.9Ha

 Existing Trees / Vegetation

 Proposed Trees

 Proposed Meadow

 Public Open Space - mown grass

 Surface Water Drainage Attenuation

### Constraints

 Extent of Flood Zones 2 & 3

 Water Pipe (with 3.5m easment)

 High Voltage Overhead Power Transmission

 Existing Public Right of Way

The proposals are supported by the following key objectives:

- The proposals are to be landscape led. Retain existing landscape features such as trees and hedgerows as far as is practicable, work with the site's topography and maximise opportunities for accessible green space for amenity and biodiversity;
- The proposals make the most efficient use of land in order to meet an identified need for housing (including affordable housing), whilst balancing the need to develop a scheme that is sensitive to its context in terms of scale, density, appearance and layout;
- Ensure that access to all parts of the development is safe, legible and attractive. New footways routed through open space are to provide a network of routes which link residents to open space, space for play and recreation, and to the wider countryside;
- Ensure that new development enhances and maximises site-wide biodiversity; and
- The development will include a Sustainable Drainage System (SuDS) to ensure that all surface water is contained and managed on site.

## 2. The Site - Baseline

### *Location*

Situated on agricultural land to the south west of Ottery St. Mary, the site lies within the district of East Devon. The greenfield site comprises a total of 3.8ha (9.39 acres) and is currently under arable use.

The northern boundary of the site is defined by hedgerow along Strawberry Lane. Immediately to the north on the opposite side of the road is the new Kings Reach housing development by Bovis Homes, delivering 165 dwellings. To the east, mature hedgerow defines the boundary between both rough grassland in the north and clustered residential settlement to the south. The southern boundary is well-wooded and further defined by a small watercourse connecting to the River Otter which runs north-south approximately 400m further to the east. An unnamed road flanked by hedgerow runs along the length of the western boundary and services Salston Ride, Salston Manor and further afield connects to the hamlet of Fluxton to the south.

### *Topography*

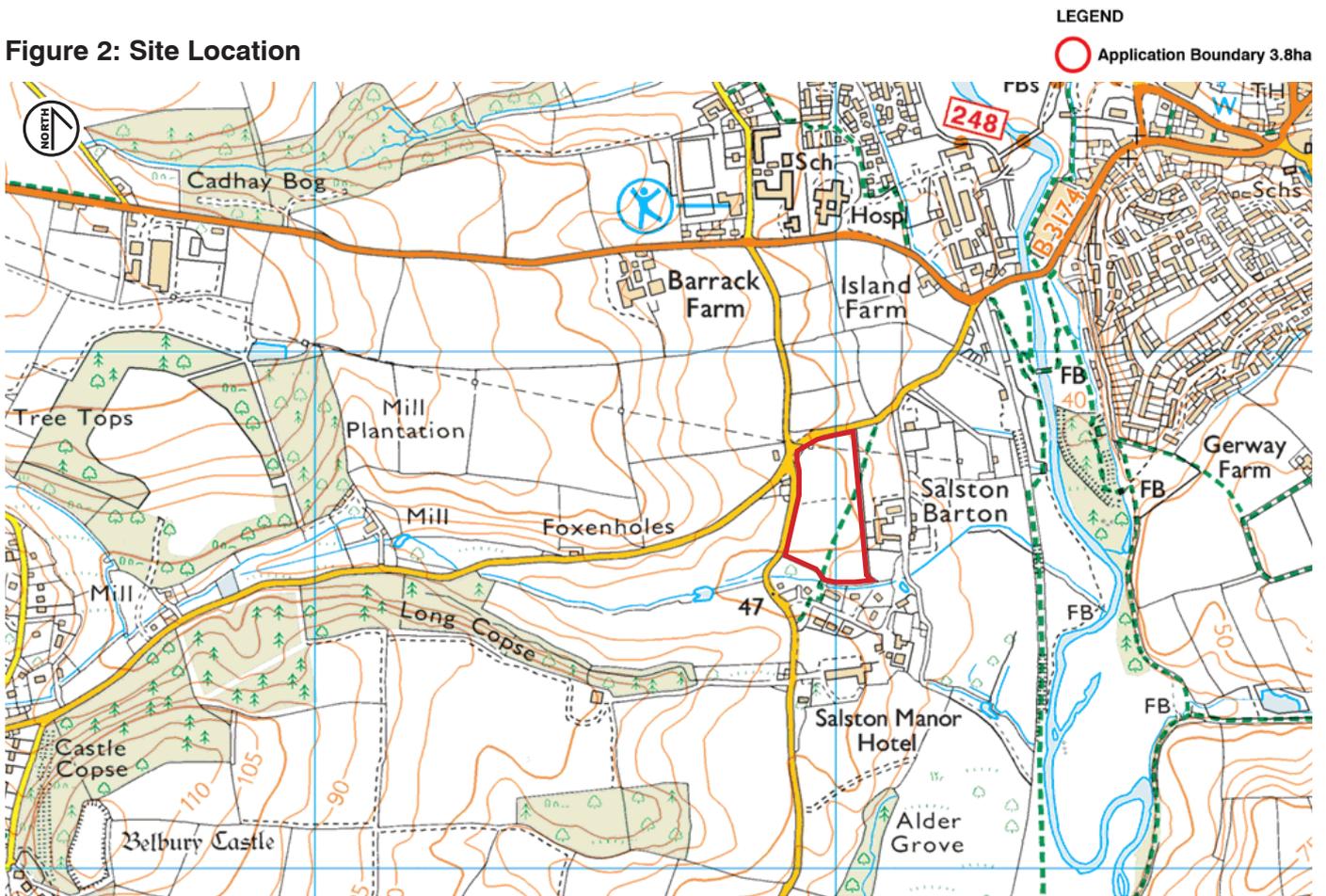
The wider context of the site is characterised by rolling farmland to the west of Ottery. The site itself is situated on rising ground above the River Otter which falls from the north west corner to the south east between 45-52m Above Ordnance Datum (AOD). The southern and eastern portions of the site fall steeply in locations close to the site boundary, as the land falls away towards the River Otter and its associated watercourses. The gradients to the south in particular offer a logical location to drain surface water run-off.

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## Design Statement

Salston, Ottery St. Mary

Figure 2: Site Location



### Visibility

The well-vegetated boundaries of the site largely screen views from surrounding viewpoints. However, a small number of short range views exist through gaps in the hedgerows and long range views from localised vantage points around the shallow valley. Figure 3 below demonstrates one of the few views into site from the local road system. It also demonstrates the intervisibility with East Hill, some 3km+ distant from the site.



Figure 3:  
Glimpsed view from the Fluxton road to west of site, looking north east towards Ottery St. Mary

## Technical Note

### Design Statement

Salston, Ottery St. Mary



**Figure 4:**  
View from Strawberry Lane looking east towards Ottery St. Mary



**Figure 5:**  
View looking north from PROW on southern boundary



**Figure 6:**  
View from approximate PROW location on site looking north towards the Kings Reach development

There will be some visual connectivity with the new residential development to the north which is anticipated to create a coherent urban grain as the town spreads organically south and west from the town.

The high voltage power lines which run east-west across the northern portion of the site present a dominant feature in the local landscape. It is considered that new housing on this site would reduce the significance of this visual interference when experienced from the PROW.

Generally, the site is well-contained visually, with high perimeter hedging preventing short-range views into the site. Equally, while long range views exist, albeit punctuated and partly screened by woodland along the River Otter catchment, these are approximately 3km away and only seen briefly by occasional PROW viewpoints or glimpsed from occasional locations on the local road network.

In terms of character, the site's relative height at c.50m AOD also locates it within the existing visual envelope of the town. It is anticipated that the development's proposed layout, building heights, roof-lines and density will mirror that of the surrounding town and will be perceived as a natural extension, with little effect on the surrounding townscape.

## Design Principles

### *Quantum*

Development has the potential to deliver high-quality housing set within robust interconnected open space. The land has the capacity to accommodate circa 75 units at a range of densities across the site, to ensure the development is sympathetic to the wider landscape. The development form could be readily planned to allow delivery through a single development, or through a phased approach.

### *Context is Key*

Housing should be designed in such a way that it utilises a simple palette of materials, with an emphasis on developing housing that reflects the architectural features and forms that make up Ottery's vernacular. Modern housing that respects the town's distinctiveness will help integrate the development into the urban fabric.

### *Functional yet Beautiful*

The development will be designed to be safe, accessible, adequately drained and serviced, whilst ensuring that spaces and streets are distinctive and attractive. Opportunities for modal shift to avoid further exacerbating car-related congestion and to encourage residents to walk, cycle and use public transport will be explored.

### *Designing for Resilience*

The masterplanning should be focused on delivering a high-quality sustainable urban extension for Ottery St. Mary. Resilience to change, be it climate change, technological change, or indeed changes to population demographics should each be built into the layout from the outset.

Sustainable drainage is to be well-sited and appropriately sized; structure planting is to retain and enhance existing assets; and, new housing is to be capable of being adapted to meet changing demographics.

### *Green Infrastructure and Community*

The Site's existing field structure and relationship to adjoining green space and circulation provides a good basis around which to develop a robust and efficient network of interlinked green spaces, promoting wildlife, sustainable drainage, and health and well-being through encouraging walking, cycle and play.

Using Green Infrastructure and interlinked green spaces, the development will seek to establish an attractive environment not only for those who live here but also for those who are passing through.

The site's Green Infrastructure will ensure that the development delivers an open, accessible and engaging environment which also provides substantial enhancement for local biodiversity. Local tree, shrub and herbaceous species will be used to both enhance local landscape character (in line with Natural England's Landscape Character recommendations) and provide additional diversity and acreage of suitable wildlife habitat.

# Technical Note

## Design Statement

Salston, Ottery St. Mary

### Settlement Growth Pattern

Historically the urban core of Ottery St Mary has grown from a riverside location (now designated as a Conservation Area) in an eastwards and southwards direction, aligning with the low-lying valley bottom surrounding the River Otter. Development of the town is typically set between 20-80m AOD.

A high-level urban growth plan has been produced to illustrate the incremental growth of the town. Figure 7 below represents this Urban Growth Plan,

The recent Kings Reach development off Exeter Road and Strawberry Lane has established a new precedent for the town of Ottery St Mary by way of establishing substantial development west of the River Otter. Kings Reach is situated between residential development centred around Thorne Farm Way, the Kings School Complex and light industry centred around Alansway. Cumulatively, these developments establish a considerable urban area west of the River Otter. These extend the town in a westerly direction, producing a linear conurbation on an east-west axis. It is considered that development of the Site will continue this pattern of growth.

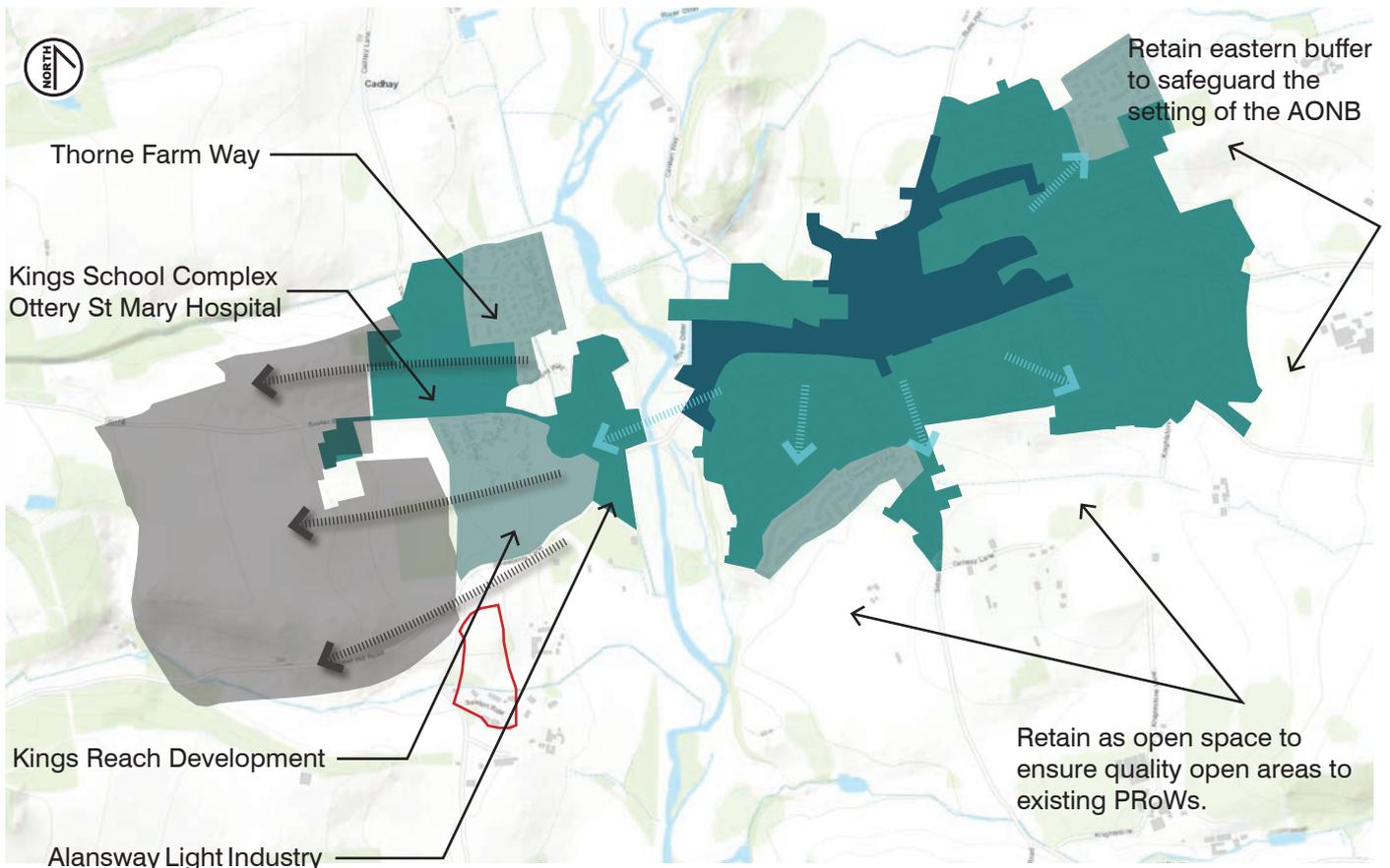
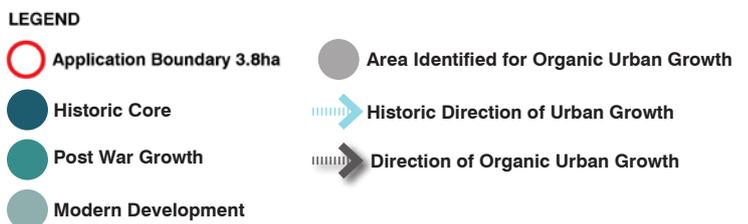


Figure 7: Urban Growth Plan



## Technical Note

### Design Statement

Salston, Ottery St. Mary

#### Access

The primary access point into the site will be taken off Strawberry Lane to the north of the Site, as shown on the Illustrative Masterplan. Calculated daily flow totals justify the use of a simple priority junction and the proposed primary vehicular access comprises a new junction designed to TD42/95 with 5.5m wide access road and 10m entry radii. The junction has been sited to optimise visibility. The proposed design of the site access and footways on Strawberry Lane and the Fluxton road are shown in more detail below in Figure 8: Suggested Highway Improvements. Proposed interventions include the following:

- 5.5m-wide access road into site provided with 2m wide footways to both sides;
- Widening of Strawberry Lane to 5.5m width along the site frontage with 2m wide footway along south side;
- Provision of 1.5m wide footway on south side through the narrow section of Strawberry Lane just east of the site. This section would operate as a single track section with priority for traffic travelling eastbound towards the town centre. A 'Give Way to Oncoming Traffic' sign and associated road markings would be installed at the east end of the narrow section facing westbound traffic;
- The footway on the west side of the access road would be extended in a westerly direction and then to the south along the side road adjacent to the development;
- A footway would be provided on the north side of Strawberry Lane, opposite the site access, connecting along the east side of the unnamed road to an existing footway / cycleway connection into the Bovis development; and
- Subject to agreement with the owners of the grass verge just to the east of the site on Strawberry Lane, a footway would be provided on the south side of the lane to the junction with Barrack Road.
- An alternative option could entail construction of a 'shuttle working' set of traffic signals with the road reduced in width to 4m allowing construction of a 1.5m width footway within adopted highway limits. The section of one-way narrowed carriageway would be approximately 115m in length.

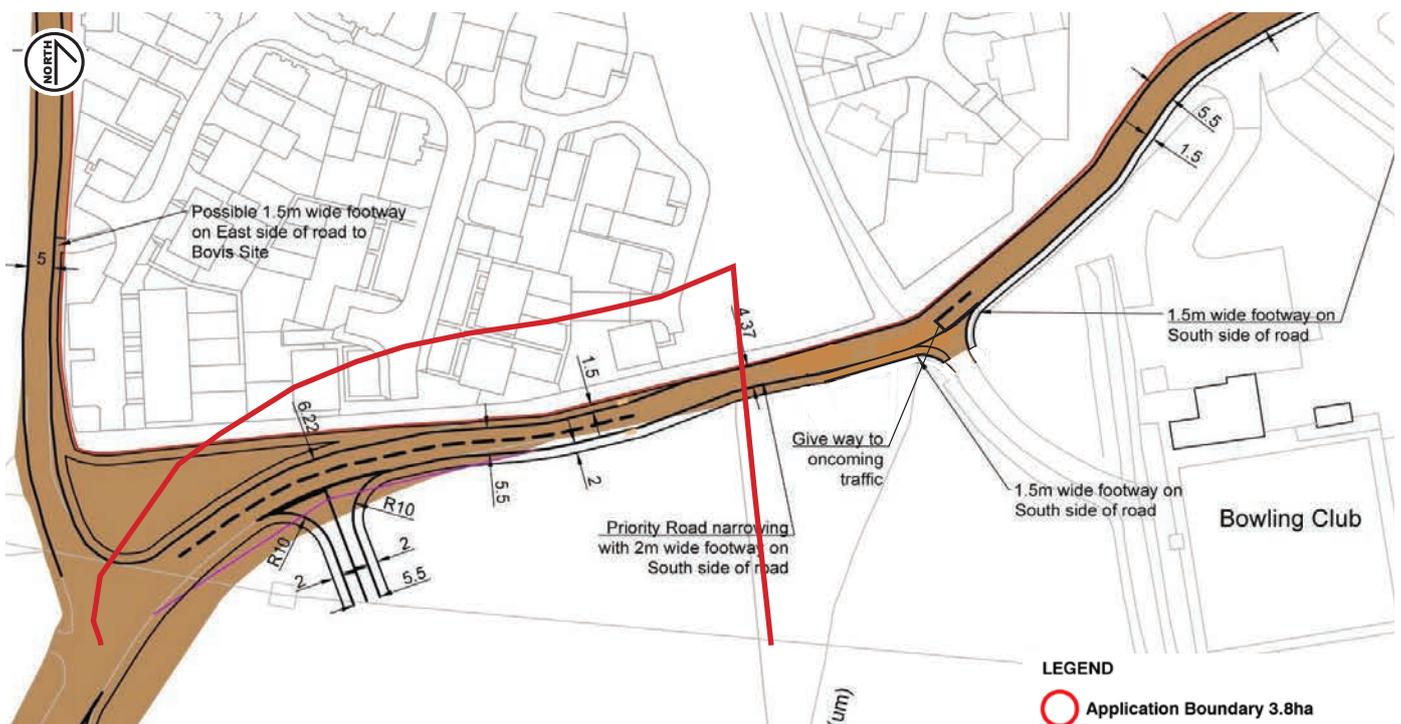


Figure 8: Access Proposals / Suggested Highway Improvements

## Technical Note

### Design Statement

Salston, Ottery St. Mary

#### *Deliverability*

The site is situated within Natural England's Landscape Character Type 3B "Lower Rolling Farmland and Settled Valley Slopes", and is identified as having the capacity to accommodate land use changes of the scale required for new housing.

In addition, the site is located within an area already identified as suitable by the Ottery Potential Sites for Housing Study. Following a review of the housing growth options for the town, the report concludes:

*"Following the evaluation of landscape, visual and townscape constraints, it is considered that through this process of elimination, the combined area of SHLAA sites C105, C310 and C111 pose the most deliverable option for the development of c.700 new homes as identified by Site A within this report."*

Ottery St. Mary: A Comparative Study of Potential Sites for Housing,  
Urban Wilderness (2019), p. 44

#### *Key Design Considerations*

The following opportunities and constraints have been researched and analysed as a result of the desk-based exercise and provide a set of design parameters from which to successfully anchor the design. These will be tested further as the masterplan evolves.

#### *Key Constraints*

In considering development in this location, special consideration has been given to the following constraints that have had a bearing on the layout:

- Multiple low-pressure gas mains;
- High voltage overhead power line;
- Water mains pipework;
- Public right of way traversing the site;
- Topography/landform; and
- Listed buildings - Salston Lodge (Grade II) and Salston Hotel (Grade II)

#### *Key Opportunities*

The Public Right of Way that passes through the development will be retained, made more legible and enhanced with new surfacing, signage and seating.

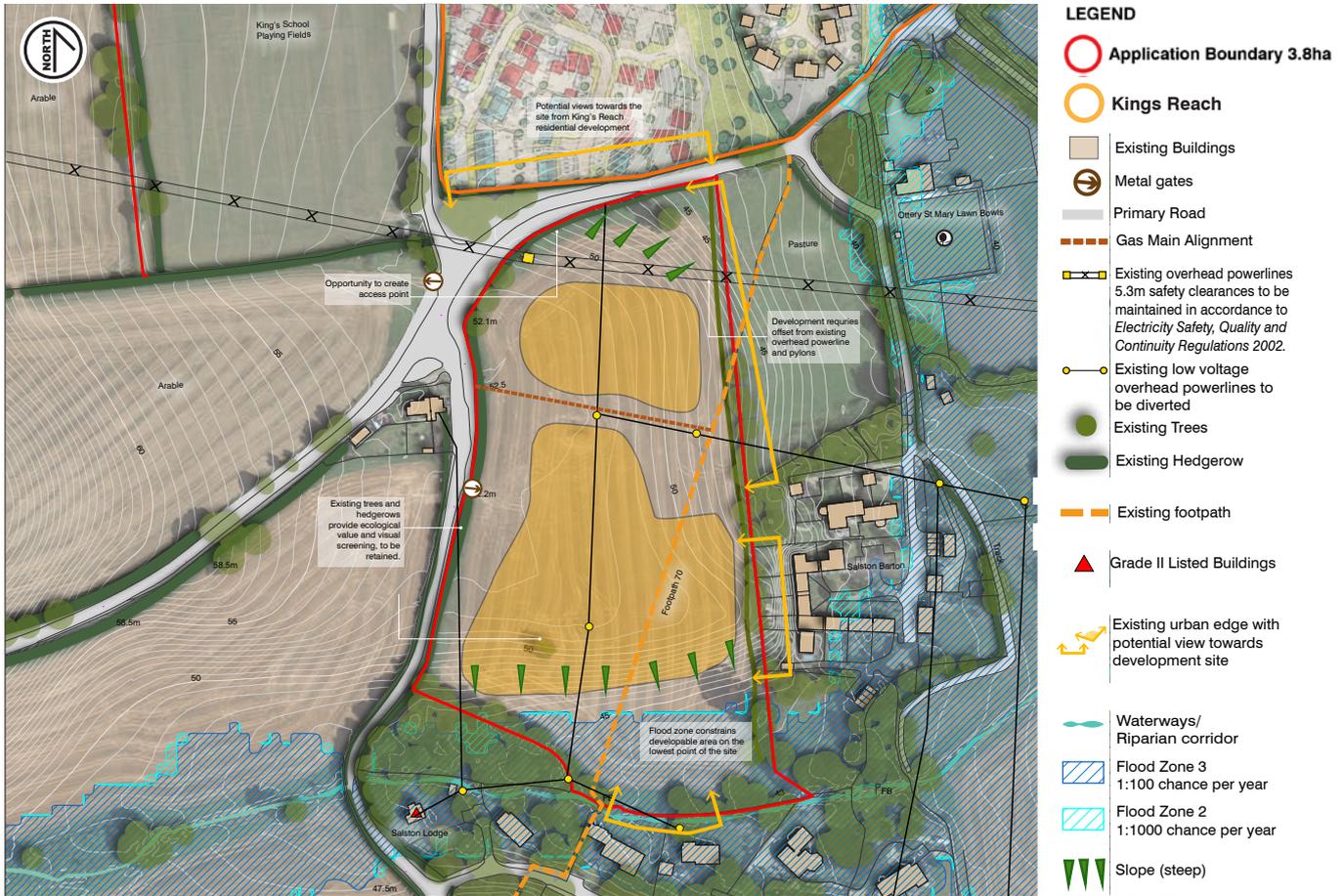
The introduction of high-quality housing that reflect Ottery St Mary's vernacular pattern of growth and which meet a local need.

The provision of high-quality Green Infrastructure which promotes space for wildlife and outdoor recreation. Existing landscape features will be supplemented with extensive new planting. This will greatly increase tree coverage in the longer term, providing structure, screening and an improved network of wildlife corridors in and around the development.

# Technical Note

## Design Statement

Salston, Ottery St. Mary



**Figure 9: Opportunities and Constraints**

### Summary

The recent Kings Reach development has established a new precedent in urban growth pattern. By establishing a substantial residential area west of the River Otter, the imbalance of the town's historic eastern growth has started to be addressed. To extend the town further westwards (below the 90m contour line) would create a natural, organic urban pattern and a logical planning strategy in terms of access to local facilities. This would continue the linear form of the town, mirror existing characteristics east of the river and focus the town on both sides of the River Otter.

A preliminary assessment of the site's suitability to accommodate development of the type proposed concludes that the site provides a logical extension.

As the design evolves, it will be developed in consultation with the Local Planning Authority, the local community and other relevant stakeholders.

The proposals are landscape-led with considerable emphasis on placemaking. In identifying the site's inherent landscape character, the proposals aim to provide a high-quality, sustainable place to live, with health and well-being at its heart.