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## **Otry\_09 Thorns Farm, Ottery St Mary Regulation 19 Submission From Landowner Devon County Council**

We are fully supportive of this allocation and consider this site as fully suitable for development.

The site sits on the very edge of Ottery St Mary. The site is directly adjacent to the B3174 Road which directly connects to the A30 at Daisy Mount Interchange to the east (which is less than 2 miles from the site). This site is on the most accessible side of Ottery St Mary with excellent connectivity. The site is within easy walking distance of the Town Centre.

The site allocation of 90 dwellings can easily be accommodated ( including affordable provision). DCC intends to preserve part of the site for a potential primary school which would be sized to initially deliver a 210 place primary school (but with the site being capable of expanding to a 420 place primary school). DCC is also committed to preserving an area of land, which would be suitable for a teaching block of at least 8 classrooms and also provide some additional ancillary land, if identified as necessary, for a future expansion of Kings School. The site is also fully capable of providing Public Open Space, a community access areas, BNG, and an environmental area.

The site was subject to an outline planning application in 2020 (East Devon Planning Reference 20/1504/MOUT - [20/1504/MOUT | Outline planning application with all matters reserved except access for up to 150 new dwellings, a 210 Space primary school, construction of a new roundabout on Exeter Road, a new junction onto Cadhay Lane, and associated infrastructure. | Land Opposite Barrack Farm Exeter Road Ottery St Mary](#) ). This application was refused in large part, as it was an exception site and not included in the Local Plan. This will be resolved if the site is included in the Local Plan, following examination. The 2020 Outline Planning Application was recommended for approval by East Devon Planners and the application process had positively resolved the vast majority of issues to bring this site forward. The core issues being the following:

Site Access – In the 2020 application it was proposed that a roundabout was constructed on the B3174 on the south west quadrant of the site. This roundabout would support both development on Thorne’s Farm and the land to the south of the B3174 which has now been identified in the emerging East Devon Local Plan. This was widely accepted as a good access solution. It was proposed that the development created a spine road through the site which connected to Cadhay Lane on the north east corner of the site. The new spine road provided opportunities to reduce traffic or even make part of Cadhay Lane outside Kings Schools access only. The Outline Planning Application provided positive solutions to provide footways to connect into the existing footpath network to Barrack Road and beyond. The site was to include a

network of footways and cycleways to provide good permeability for pedestrians and cyclists.

Drainage – The planning application proposed that the site was drained into the watercourse on the northern boundary of the site through a mixture of gravity and pump drainage. These subs solutions were accepted by the Local Authority Flood Team.

Topography and Visual Impact – The site gently inclines from east to west and with the western boundary of the site being the higher. The site also slopes towards the B3174. A full Landscape Visual Impact Assessment was undertaken as part of the application by NPS Group and this identified the Visual Impact as low based on a number of viewing points, which were agreed with East Devon Planners. This Visual Impact Assessment was not presented at the Planning Committee.

Landscaping and Design – The 2020 Planning Application anticipated that the vast majority of trees and hedges could be preserved and there were good opportunities for additional tree planting within the site, both to improve attractiveness and further mitigate visual impact. The previous application was intended to provide a welcoming ‘street scene layout’ and pick up design element from the local area.

Site Viability - In 2020 a joint viability assessment was commissioned by DCC and EDDC. This assessment concluded that - “the application site is sustainable and suitable for the provision of affordable housing being well located to the Town Centre and accessible to services, transport links, facilities and employment opportunities”.

Site Layout – The 2020 planning application layout clearly demonstrated that 150 residential units, a primary school site, an area of land preserved for secondary education and an environmental area could all be accommodated successfully on the site. The current proposal for the development of 90 residential units, education areas and other facilities can therefore be comfortably accommodated.

Overall – There can be high confidence that this site is deliverable based on the significant body of work that was submitted and accepted as part of the 2020 Outline Planning Application.