

Filtered Data Export

**Full name:** Ben Naughton

**Organisation (where relevant):** Roach Planning and Environment Limited

**Other party name (if relevant):**

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**Proposal:**

1. Introduction

**1. To which part of the Introduction chapter does your representation relate?:**

Figure/Image

**1(a). Please write down the paragraph, policy or figure number that your representation relates to.:** Policies Map

**2. Do you consider that this part of the Introduction chapter is legally compliant?:**

Yes

**2(a). If yes, and you wish to support the legal compliance of this part of the Introduction chapter, please use this box to set out your comments.:** We hereby submit representations to the East Devon Local Plan 2020-2042 Regulation 19 Consultation. Our representation relates specifically to the proposed Ottery St Mary settlement boundary, as drawn on the proposed Policies Map. As drawn, the settlement boundary rightly includes two proposed site allocations GH/ED/27, Land South of Strawberry Lane, and Otry\_10, Land at Salston Barton. However, it is noted that the settlement boundary excludes existing adjacent development at Salston Ride and the Otterhayes residential centre. We act on behalf of Sense, the charity that owns and operates Otterhayes. An extract from the current draft Policies Map is provided at Figure 1 overleaf.

**2(b). If no, please give details of why you consider this part of the Introduction chapter is not legally compliant. Please be as precise as possible.:**

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**2(c). Please set out the modification(s) you consider necessary to make this part of the Introduction chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:** We consider that the Ottery St Mary settlement boundary should be redrawn to include the aforementioned existing development, for the reasons detailed below.

The Settlement Boundaries Topic Paper (Key Supporting Document 010) elaborates on the planned exclusion of these areas from the draft settlement boundary. The topic paper notes that the existing areas of built development adjacent to the allocations were included within the Stage 1 settlement boundary, as well as the settlement boundary which was consulted on as part of the 2022 draft Local Plan. More recently the settlement boundary was redrawn to exclude these areas. Please refer to Figure 2 below, which comprises an extract of the map provided in the topic paper.

The topic paper explains that the current settlement boundary has been drawn to exclude the areas of existing built development because there are no footways / footpaths connecting them to the rest of the settlement. The paper states that: “There are footways to most of the built-up areas to the west of the river, but there are none along the rural lanes that lead to Salston Barton, Salston Ride and Salston Manor. These areas are included in the ‘stage 1’ boundary because a proposed allocation (Otry\_10) will ‘join’ them to the urban fabric of the town. However, the site assessment for Otry\_10 states that a footpath and cycle link will need to be provided along Strawberry Lane. Until this is achieved it would be premature to include the additional land in the settlement boundary.”

It is significant that the Stage 2 Assessment above appears to consider the draft allocation Otry\_10 in isolation and does not consider the adjacent draft allocation GH/ED/27. The latter site is currently the subject of an outline planning application, reference 24/1716/MOUT, which proposes significant enhancements to pedestrian infrastructure required in order to make that development acceptable in planning terms. That pedestrian infrastructure is essential in order for either or both of the proposed site allocations, Otry\_10 and GH/ED/27, to be delivered. Figure 3 overleaf is an extract of the current site plan submitted with planning application 24/1716/MOUT (drawing ref. 2247-PL-105A). Figure 4 is an extract of Figure PL03 of the Transport Assessment submitted with that application and illustrates the proposed footways and pedestrian crossing on Strawberry Lane. The site plan at Figure 3 illustrates that the existing Public Right of Way (PRoW) connecting to Salston Ride to the south would be resurfaced as part of the development. The PRoW would connect to the new footpaths / footways within the site south of Strawberry Lane, which in turn would connect to the proposed infrastructure illustrated at Figure 4. The new pedestrian infrastructure would connect the development to the rest of Ottery St Mary. As a result, the existing built development to the south at Salston Ride and the Otterhayes residential centre would be provided with pedestrian connectivity to the settlement. Accordingly, we consider that it would be logical and proactive to extend the settlement boundary around this

existing development, which is due to benefit from the pedestrian infrastructure improvements proposed as part of the development on Land South of Strawberry Lane.

We hope that the Council will agree that the proposed amendment to the Ottery St Mary settlement boundary is suitable for inclusion in the East Devon Local Plan 2020-2042. Our suggested amendment is presented at Figure 5, incorporating the Otterhayes and Salston Ride areas which would benefit from the new pedestrian connectivity.

We look forward to understanding your view on this matter as part of the Regulation 19 process.

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**Other party name (if relevant):**

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**Proposal:**

5. Development in the Towns and Villages

**1. To which part of the Development in the Towns and Villages chapter does your representation relate?:**

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**1(a). Please write down the paragraph, policy or figure number that your representation relates to.:**

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**2. Do you consider that this part of the Development in the Towns and Villages chapter is legally compliant?:**

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**2(a). If yes, and you wish to support the legal compliance of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.:**

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**2(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not legally compliant. Please be as precise as possible.:**

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**2(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter legally compliant, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Introduction chapter legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**3. Do you consider that this part of the Development in the Towns and Villages chapter is sound?:**

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**3(a). If yes, and you wish to support the soundness of this part of the Development in the Towns and Villages chapter, please use this box to set out your comments.:**

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**3(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter is not sound. Please be as precise as possible.:**

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**3(c). Please set out the modification(s) you consider necessary to make this part of the Development in the Towns and Villages chapter sound, in respect of any matters you have identified above. You will need to say why each modification will make this part of the Development in the Towns and Villages chapter sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.:**

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**4. Do you consider that this part of the Development in the Towns and Villages chapter complies with the duty to cooperate?:**

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**4(a). If yes, and you wish to support this part of the Development in the Towns and Villages chapter's compliance with the duty to co-operate, please use this box to set out your comments.:**

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**4(b). If no, please give details of why you consider this part of the Development in the Towns and Villages chapter fails to comply with the duty to co-operate. Please be as precise as possible.:**

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**5. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?:**

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**6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary.:**

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