



**East Devon Local Plan 2020-2040**

# **Site Selection report**

## **Ottery St Mary**



**September 2024. Version 1**

**East Devon – an outstanding place**

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# 1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.<sup>1</sup> The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites.<sup>2</sup>
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Ottery St Mary. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 In addition to the sites which have been subject to assessment, other sites were not assessed because they failed 'site sifting'. This stage of the process rules out sites that are not 'reasonable alternatives' and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a 'made' Neighbourhood Plan; and not already have planning permission. For obvious reasons, overlapping sites will only be assessed once. Further detail is contained in the Site Selection methodology.
- 1.6 The following sites did not pass site sifting at Ottery St Mary:
  - Otry\_03 not suitable due to location within flood zones 2 and 3.
  - Otry\_11 overlaps with GH/ED/29 and Otry\_21.
  - Otry\_12 did not pass HELAA due a combination of location in a Conservation Area and forms the setting of a number of Grade I, Grade II\* and Grade II listed buildings. It is also highly visible from several approaches to the town. Insufficient

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<sup>1</sup> INSERT WEB LINK TO UPDATED VERSION OF METHODOLOGY, ALSO INCL. ECOLOGY, LANDSCAPE, HESA SPECIFIC METHODOLOGIES

<sup>2</sup> Following the approach advocated by the Planning Advisory Service – see Topic 5 – Site Selection Process: [Future Proofing the Plan Making Process | Local Government Association](#)

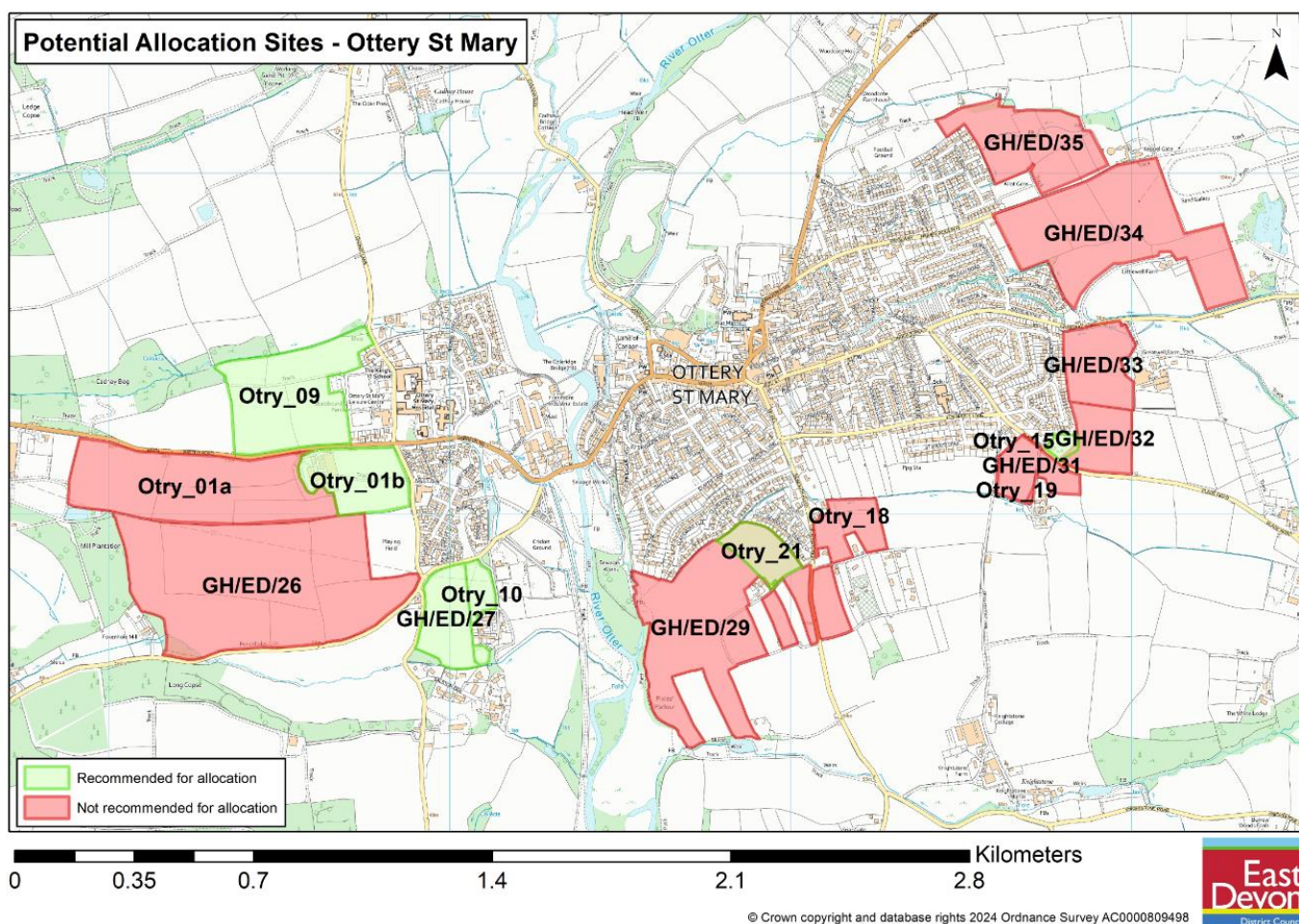
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school capacity. Access would require widening and footpath. Flood zone on northern 1/3 of site reduces capacity.

- Otry\_14 did not pass HELAA due a combination of being a sports field immediately to the north of the town. Accessible by car and on foot (although the roads are extremely congested) but road improvements required. Northern section of site is within flood zone 2 and 3. Insufficient school capacity.
- Otry\_23 overlaps with GH/ED/26.
- GH/ED/21, 22, 23 and 24 are not adjacent, or otherwise well related, to an existing settlement.
- GH/ED/28 overlaps with Otry\_09.
- GH/ED/30 overlaps with Otry\_18.







**Figure 1.1: Overview of Site Selection findings at Ottery St Mary**

Site reference	Number of dwellings / hectares of employment land	Allocate?
Otry_01	469 dwellings	Part- (Otry_01b 5.1ha to be allocated for 70 dwellings and 1.25ha of employment land)
Otry_09	90 dwellings	Yes
GH/ED/26	200 dwellings	No
Otry_10	20 dwellings	Yes
Otry_15	8 dwellings	Yes
Otry_18	63 dwellings	No

<b>Site reference</b>	<b>Number of dwellings / hectares of employment land</b>	<b>Allocate?</b>
Otry_19	48 dwellings	No
Otry_21	70 dwellings	Yes
GH/ED/27	60 dwellings	Yes
GH/ED/29b	188 dwellings	No (but note that Otry_21 was part of a larger site previously known as GH/ED/29 and is now proposed for allocation)
GH/ED/31	48 dwellings	No
GH/ED/32	61 dwellings	No
GH/ED/33	80 dwellings	No
GH/ED/34	289 dwellings	No
GH/ED/35	130 dwellings	No



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## 2 Site Reference Otry\_01

### Site details

**Settlement:** Ottery St Mary

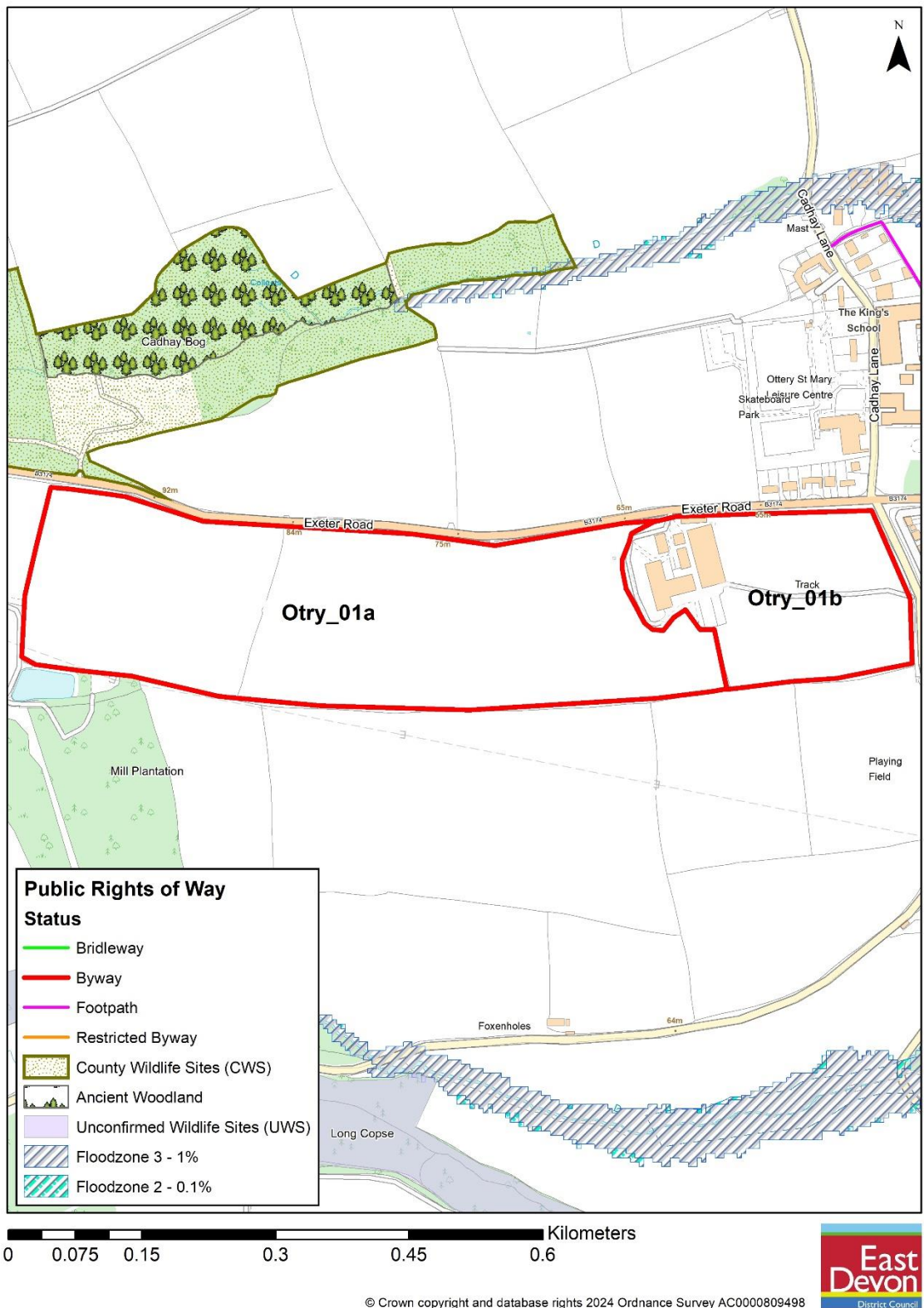
**Reference number:** Otry\_01

**Site area (ha):** 19.54

**Address:** Barrack Farm, Ottery St. Mary, EX11 1RB

**Proposed use:** Mixed Use

# Site map



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## Photos



Photos looking eastwards from centre of site, adjacent to cluster of farm buildings. Looking across the allocation towards the town.



Photos of the western section of the site. This area extends far beyond the town into open countryside and feels very rural.

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## **Site Assessment Summary and Conclusion**

### **Infrastructure**

New roundabout required to facilitate access. Lack of secondary or primary education provision.

### **Landscape**

Medium sensitivity- The site is semi-rural with some far reaching views. The eastern field closest to the urban area is less remote and less sensitive to change than the fields further west. If the eastern section of the site was developed, tree planting/landscaping in northern edge would help soften boundary edge with the countryside. Similarly, screening of site in the south and east would slightly reduce impact upon the National Landscape. The access roundabout suggested by DCC is likely to be a visually dominant feature. Several mature trees warrant specific protection.

### **Historic environment**

Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. Any allocation should include a requirement for archaeological assessment as historic use suggests there is potential subterranean archaeology.

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The eastern section of the site is within 1600m of all facilities except a train station. The western end of the site is only within 1600m of a bus stop, secondary school, employment site, play area, hospital/medical centre and Church

### **Other constraints**

Site is relatively level, would lose Grade 3 agricultural land. No significant issues relating to flood risk, water quality, minerals or waste. Site lies within the settlement containment policy area in the neighbourhood plan, intended to prevent coalescence with West Hill.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

Yes

### **Opportunities**

Development of the eastern field only, adjacent to existing development, would reduce landscape impact. Redevelopment of agricultural buildings for employment use would increase settlement self-containment. Planting of a woodland belt beyond the agricultural

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buildings would reflect local landscape character, define the settlement extent, reduce visual impact and increase biodiversity and wildlife corridors between important habitat.

**Yield (number of dwellings or hectares of employment land)**

In total the site could accommodate up to 469 dwellings however it is recommended that it be partly allocated for 70 dwellings and 1.25ha of employment land

**Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

**Should the site be allocated?**

Yes- part (referred to as 'B' on the map, part 'A' has been rejected and should not be allocated as it forms an unacceptable extension into open countryside).

The scale of development on part of this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Good access to facilities, provision of employment within the site, medium landscape and low ecological sensitivity, subject to DCC Highways agreeing a suitable access and an archaeological assessment being undertaken. The site is well located in terms of accessibility and this section of the site relates well to the existing adjacent built form, however careful design is needed to ensure it does not appear obtrusive in distant views. Suggest that 5.1ha is allocated for mixed use, of which at least 1.25ha is for employment use

**If whole site is not suitable for allocation, could a smaller part be allocated?**

Yes- the eastern 5.1ha could be allocated for mixed use development. This would give at least 1.25ha of employment land and up to 70 dwellings at 30dpha.

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## 3 Site Reference Otry\_09

### Site details

**Settlement:** Ottery St Mary

**Reference number:** Otry\_09

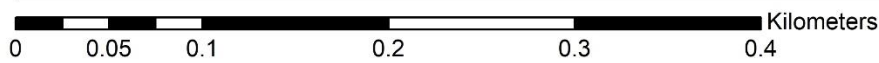
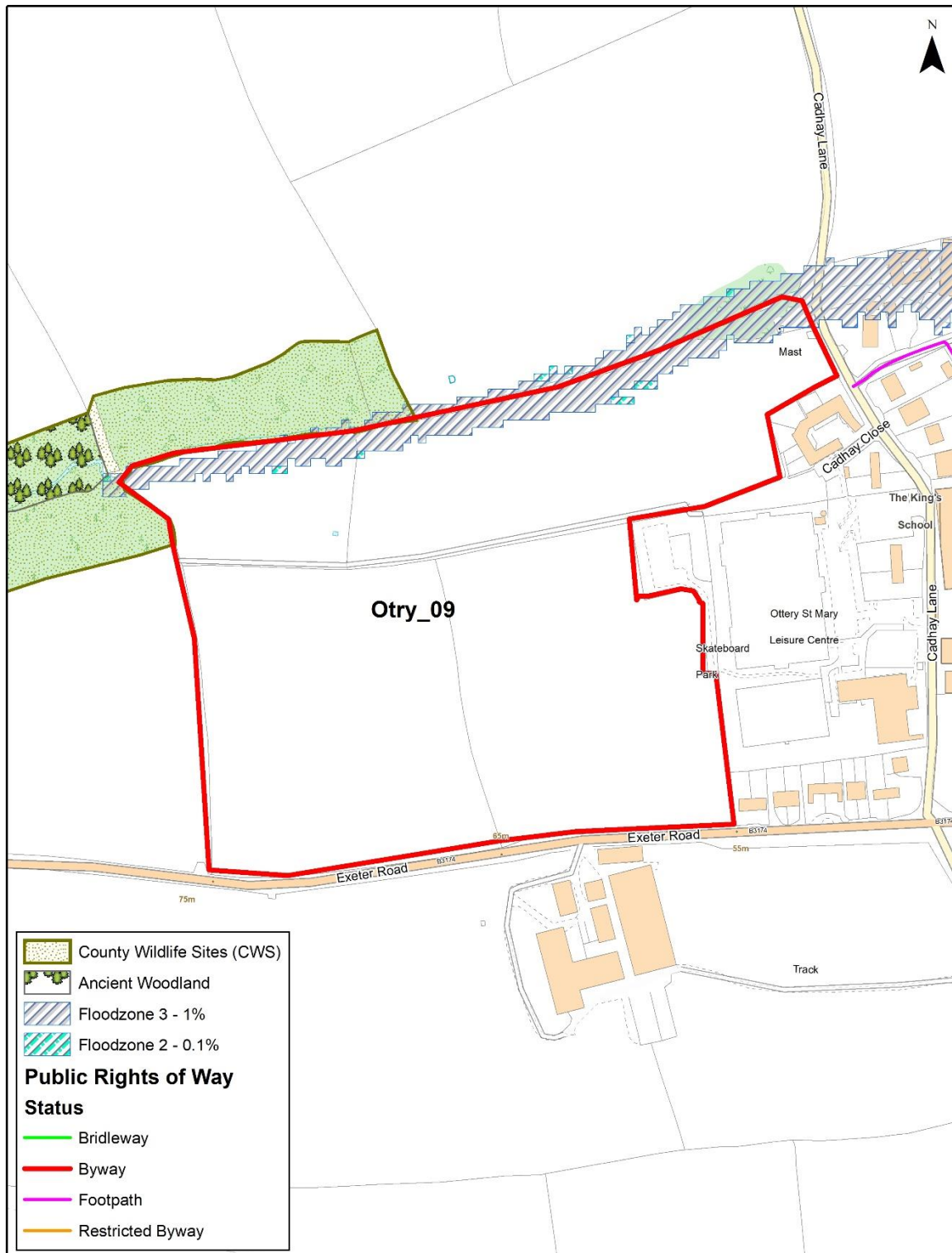
**Site area (ha):** 10.3

**Address:** Land at Thorne Farm, Exeter Road

**Proposed use:** Residential housing



# Site map



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## Photos



Access to the northern section of the site from Cadhay Lane, to the east. This section feels very rural



The copse to the north west of the site, adjoining the County Wildlife Site



The southern fields, adjoining Exeter Road. The top right photo shows housing on the edge of the town, adjoining the site. The bottom left photo shows a cluster of farm buildings on the opposite side of the road, proposed for allocation for mixed use development.

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## **Site Assessment Summary and Conclusion**

### **Infrastructure**

New roundabout required to facilitate access. Lack of secondary or primary education provision.

### **Landscape**

Medium sensitivity- The sensitivity varies across the site and increases significantly to the centre and north of the site where the land slopes and development would be visible in far reaching views. Any new residential development should be restricted to the south east corner of the site. Visual impact will be significantly increased if DCC require a roundabout access. The development boundaries should be landscaped with a hedge of native species and a strip of woodland to soften the transition between the urban area and surrounding countryside. Several mature trees warrant specific protection.

### **Historic environment**

Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

### **Ecology**

Significant moderate adverse effect predicted- Site is adjacent to a County Wildlife Site and ancient woodland.

### **Accessibility**

The site is within 1600m of all facilities except a train station. The primary school is slightly beyond the 1600m limit (although this depends where in the site it is measured from)

### **Other constraints**

Site slopes quite steeply in parts, development would lose Grade 3 agricultural land. A section along the northern boundary of the site is liable to flood, No significant issues relating to water quality, minerals or waste. The easternmost section of the site is allocated in the current local plan for community/education use and in the Neighbourhood Plan for a school site. Previous major application for 150 houses, a new primary school and a roundabout was refused interalia on landscape impact grounds and the lack of sufficient affordable housing.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No



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## **Opportunities**

Some development on the eastern section of the site could be acceptable in landscape and heritage terms. DCC continue to promote the site as an opportunity for provision of a new primary school with additional places needed to accommodate growth in the town. This is also considered a potential location by DCC for relocating Tipton St John Primary School. There is also scope to use land here to extend Kings College and provide additional secondary capacity.

## **Yield (number of dwellings or hectares of employment land)**

90 dwellings (depending on requirements for school provision)

## **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

## **Should the site be allocated?**

Yes

## **Reasons for allocating or not allocating**

The scale of development on this site would help deliver the district-wide housing requirement in a manner that is consistent with the spatial strategy. Reasonably good access to facilities and to address school capacity issues.

## **If whole site is not suitable for allocation, could a smaller part be allocated?**

N/A.

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## 4 Site Reference GH/ED/26

### Site details

**Settlement:** Ottery St Mary

**Reference number:** GH/ED/26

**Site area (ha):** 26.53

**Address:** Land west of Cadhay Lane, Ottery St Mary

**Proposed use:** Mixed Use

# Site map



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## Photos



Taken from field gate to Strawberry Lane looking west /north west towards West Hill and Daisymount.



Taken from the field gate to Strawberry Lane looking north west over the site



Looking East along West Hill Road towards Ottery St Mary, with the site on the left of the photo and the NATIONAL LANDSCAPE in the distance





Taken from the road junction looking across the site from the south east corner

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Lack of secondary or primary education provision. Current access is via a number of field gates on West Hill Road, a C-class road heading from Ottery St Mary towards West Hill. However, in most cases, the site is elevated a number of metres above the level of the road and as such considerable engineering works would likely be required to achieve a suitable access. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.6km from Whimble train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. There are no existing footpaths along West Hill/Strawberry Lane linking the site in to town. However, it might be possible to link in to new footpaths being developed within the Bovis housing development directly to the east of the site.

### **Landscape**

Significant impact on the local landscape due to the rural character of the site and its visibility in short and long range views. The site is located outside but reasonably near (approximately 2.9km) to the East Devon National Landscape. There would be significant intervisibility with the East Hill Strips within the National Landscape, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context, which may offer views of the site. Requires further visual assessment.

### **Historic environment**

Moderate - Change affecting the special character of assets, where elements which contribute to their significance and their setting are harmed. The site is approximately 50m north-east of the Grade II Listed Foxenhole Mills, 380m north of the Grade II Listed

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Salston Manor Hotel, 170m north-east of the Grade II Listed Salston Lodge and 440m north of another Grade II Listed Lodge at the entrance to the hotel, with which there would likely be fairly significant intervisibility impacting upon the setting and significance of these assets. The site is approximately 710m south-west of the Ottery St Mary Conservation Area which contains numerous Listed Buildings, including the Grade I Listed Church of St Mary, Grade II\* Listed Chanter's House and others. There would be significant intervisibility as the site rises up from the valley floor and the site would generally act as a gateway to the historic town. As such the site would need to be designed to a high quality and likely limited to lower slopes to avoid detrimental impact. A number of prehistoric enclosures and ditches exist in the vicinity of this site and there have been numerous pieces of glass, pottery and artifacts dating from prehistory to medieval. An archaeological assessment should be undertaken prior to any development of the site.

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1600m of all facilities except a train station

### **Other constraints**

The site, which is Grade 3 agricultural land, slopes to the east and to the south and is fairly steep in places. This is particularly so in the southern portion of the site, where c.6.34ha would not be suitable for development on the grounds of being too steep or detached from the remainder of the site by this steep land and floodplain. The northern part of the site is crossed by high voltage powerlines (0.78ha of which is not integral to the site). The site is located within the settlement containment policy area in the Neighbourhood Plan

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

Yes

### **Opportunities**

Opportunity to provide a significant length of foot and cyclepaths, bus route could be extended to cover the site. The overhead power lines may be able to be undergrounded

### **Yield (number of dwellings or hectares of employment land)**

200

### **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St

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Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Site is a significant greenfield site which would extend into open countryside. It has high ecological and heritage sensitivities and development would be visible from a considerable distance

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No

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## 5 Site Reference Otry\_10

### Site details

**Settlement:** Ottery St Mary

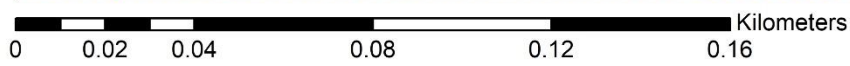
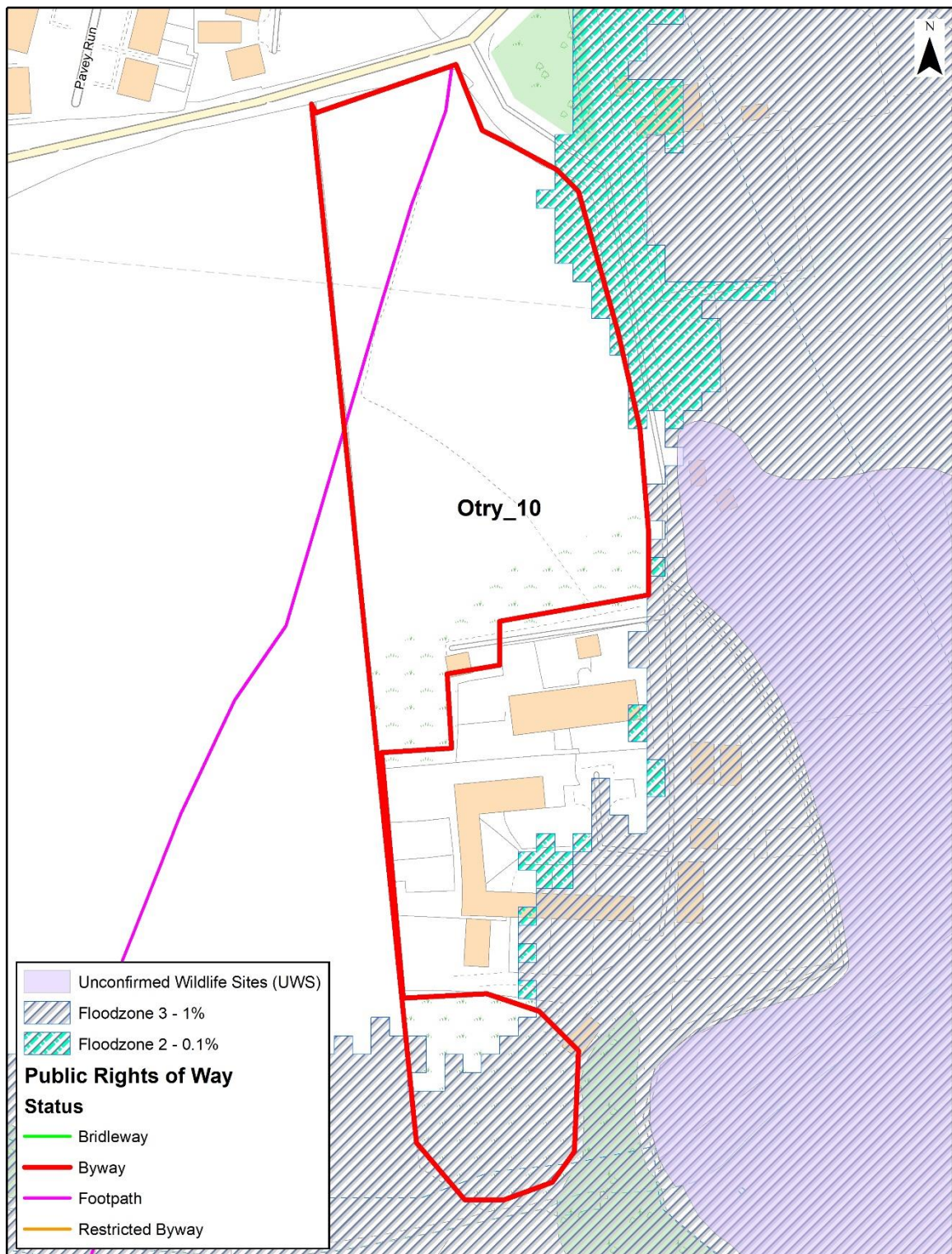
**Reference number:** Otry\_10

**Site area (ha):** 1.36

**Address:** Land to North and South of Salston Barton

**Proposed use:** Residential housing

# Site map



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## Photos



View across the site looking south (this is a public footpath)



Existing access points to the north of the site

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## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Lack of secondary or primary education provision. New access will require loss of hedgerow. Opportunity to underground overhead cables. Footpath should be retained.

### **Landscape**

Medium- The southern section of the site is discounted due to flooding. The whole site is enclosed with a remote, rural character despite the proximity of new housing. If the northern section of the site is to be developed, the existing hedgerows and protected trees should be retained, with a minimal section removed for access. Tree planting to the western slope of the site would help to break up development when viewed from the lane, and open space should be provided along the footpath to ensure that it retains a (semi)rural character. Overhead wires on site should be undergrounded.

### **Historic environment**

Low heritage impact predicted but further assessment required. Nearby and former land use suggests there may be subterranean archaeology present.

### **Ecology**

Minor adverse effect predicted (not significant). Several mature TPO'd trees warrant specific protection.

### **Accessibility**

The site is within 1600m of all facilities except a train station.

### **Other constraints**

The southern section, and a band along the eastern boundary, of the site is liable to flood, the western side is sloping and the site is bisected by overhead power lines and a public footpath. Protected trees in the hedgerow will require root protection

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

There is an opportunity to underground the overhead power lines and create a public footpath and cyclepath through the site.

### **Yield (number of dwellings or hectares of employment land)**

20



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### **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

### **Should the site be allocated?**

Yes

### **Reasons for allocating or not allocating**

The site is reasonably well located adjacent and opposite development on the periphery of the town. It is accessible to most facilities. Cycle/footpaths would be required along Strawberry Lane but also within the site. It is a discrete, enclosed site (although it could be combined with the adjoining site) and performs well in landscape, ecology and heritage terms and a reduced density of development would enable existing trees and hedgerows to be retained and additional planting to take place.

### **If whole site is not suitable for allocation, could a smaller part be allocated?**

The northern section of the site (outside the floodplain) could be allocated but the density should reflect the need to protect existing trees/hedgerows, avoid the sloping section of the site and accommodate the cycle/footpath through the site.

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## 6 Site Reference Otry\_15

### Site details

**Settlement:** Ottery St Mary

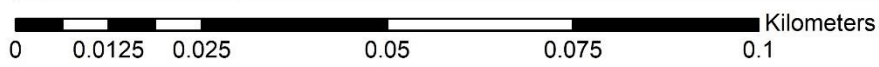
**Reference number:** Otry\_15

**Site area (ha):** 0.52

**Address:** Land at Bylands, Slade Road

**Proposed use:** Residential housing

# Site map



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## Photos



Access to the site (site is on the left of the photo above, and to the right of the photo above right)



Photos of the site taken from the garden (left) and looking across the paddock (right) which makes up the northern and eastern parts of the site

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## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Lack of secondary or primary education provision. New access will require loss of some hedgerow.

### **Landscape**

Low- Residential garden site not visible in public views or from a distance. Low overall impact. If the site was to be developed, access should be from the existing gateway (albeit widened to achieve visibility) to the southern boundary and hedgerow reinstated on this boundary as far as possible. Development should avoid the rootzones of the mature Elm and Oak trees in the hedgerows to the north and east.

### **Historic environment**

Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal.

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

### **Other constraints**

Site is a level garden site. No significant issues relating to flood risk, water quality, minerals or waste. Some mature trees bound the site.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

Opportunity to provide a section of footpath along the front of the site and potentially along the front of the adjoining property (owned by same owner)

### **Yield (number of dwellings or hectares of employment land)**

8

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**Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

**Should the site be allocated?**

Yes

**Reasons for allocating or not allocating**

Site is an existing garden with minimal landscape, ecology or heritage impact.

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No, the garden is a single plot of land

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## 7 Site Reference Otry\_18

### Site details

**Settlement:** Ottery St Mary

**Reference number:** Otry\_18

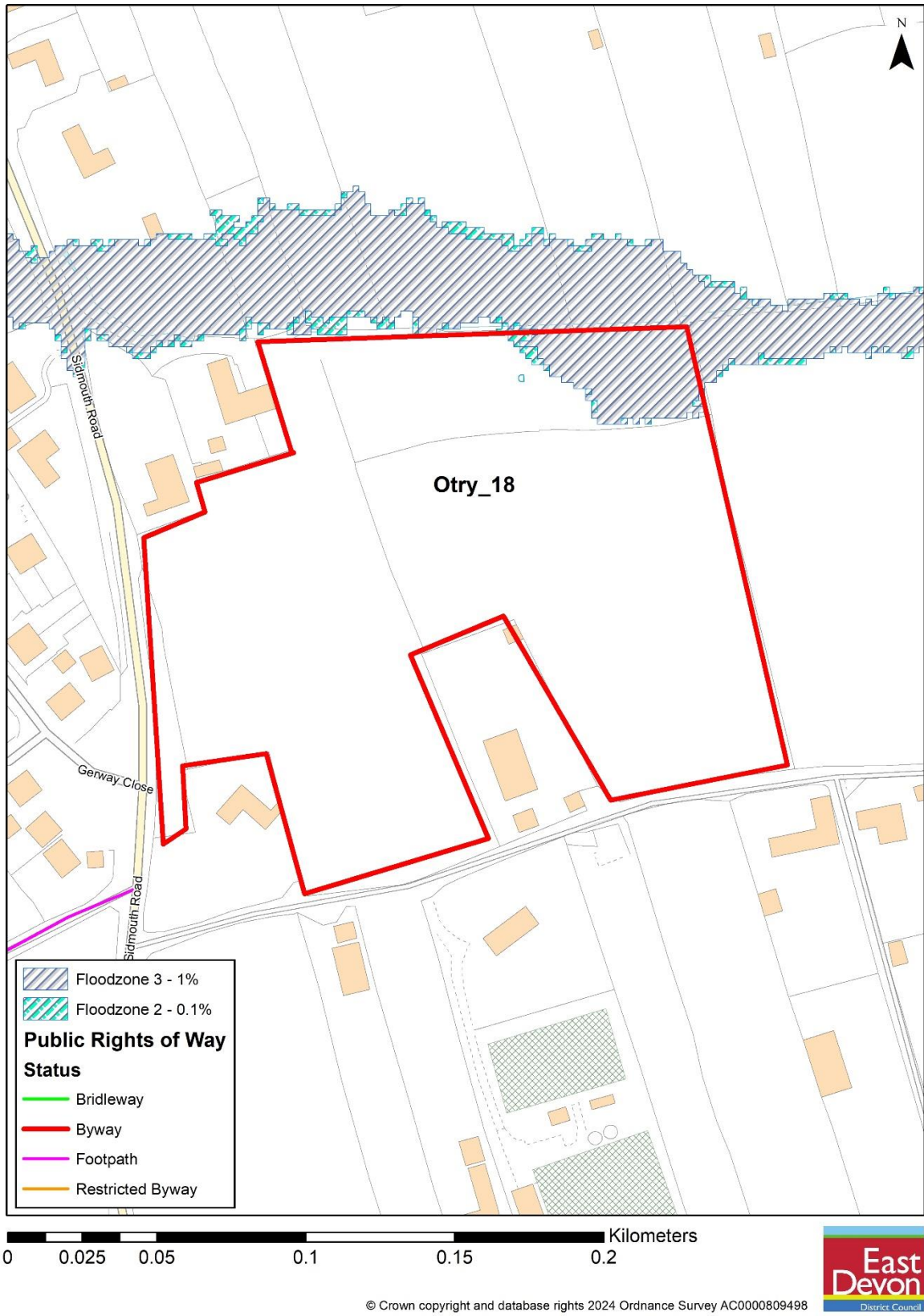
**Site area (ha):** 2.72

**Address:** Land east of Sidmouth Road, Ottery St Mary,

**Proposed use:** Residential housing



# Site map



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## Photos



Looking north from the western section of the site, standing in Gerway Lane



Looking east along Gerway Lane immediately after turning in from Sidmouth Road. The site is on the left of the photo.



Taken from Sidmouth Road looking south. The site is on the left, the town is behind the photographer.

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

DCC- Lack of secondary or primary education provision. Current access is via Gerway Lane which is not much more than a track serving nine houses off Sidmouth Road. Gerway Lane would not be suitable as it currently stands and would require improvements to visibility splays at the junction with Sidmouth Road, as well as potentially requiring widening. Alternatively, access could be secured directly off Sidmouth Road. However, this would likely require considerable highway engineering to widen Sidmouth Road and address the difference in height with the site, which is elevated from the road. Sidmouth Road at this point is a reasonably wide C-class road potentially capable of accommodating additional development and associated movements in itself. However, the road narrows significantly towards Sidmouth to the south and access into and through Ottery is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved.

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Note- subsequent to these comments planning application no 22/1973/MOUT has been determined. See comments re access and pavements.

### **Landscape**

The site is located outside but reasonably near (approx. 1.6km) to the East Devon NATIONAL LANDSCAPE. There would be intervisibility with the NATIONAL LANDSCAPE. However, the site may be seen in the context of the town and, due to its westerly slope away from the NATIONAL LANDSCAPE and intervening vegetation, visibility may be more limited than sites on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort on the opposite side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context, which may offer views of the site.

### **Historic environment**

Medium- A number of neolithic and Roman pits have been identified in the vicinity, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems.

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1600m of all facilities except a train station

### **Other constraints**

Part of the site is liable to flood. Site is Grade 2 agricultural land. Not possible to meet highway standards re road width and pedestrian pathway. Two previous major planning applications refused on, inter alia, landscape, highway safety, pedestrian access, flooding and loss of agricultural land.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

Limited opportunity to provide a footpath, however highways are concerned that this will not meet their width requirements

### **Yield (number of dwellings or hectares of employment land)**

63

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### **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

### **Should the site be allocated?**

No but note an appeal has been lodged on the site.

### **Reasons for allocating or not allocating**

Greenfield site which relates well to the built up area but is highly sensitive in heritage terms and satisfactory access and pedestrian pavement are difficult to achieve. Site is high quality, Grade 2 agricultural land.

An outline planning application 22/1973/MOUT for residential development (all matters reserved except for access) was recently refused planning permission and will be heard at appeal. The local highway authority did not object to that application on highway grounds and considered that an acceptable pedestrian route could be achieved (albeit the minimum pavement width could not be consistently provided).

### **If whole site is not suitable for allocation, could a smaller part be allocated?**

No but note an appeal has been lodged on the site.

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## 8 Site Reference Otry\_19

### Site details

**Settlement:** Ottery St Mary

**Reference number:** Otry\_19

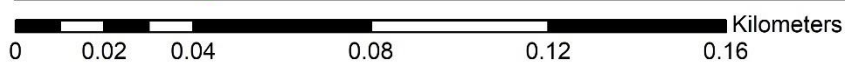
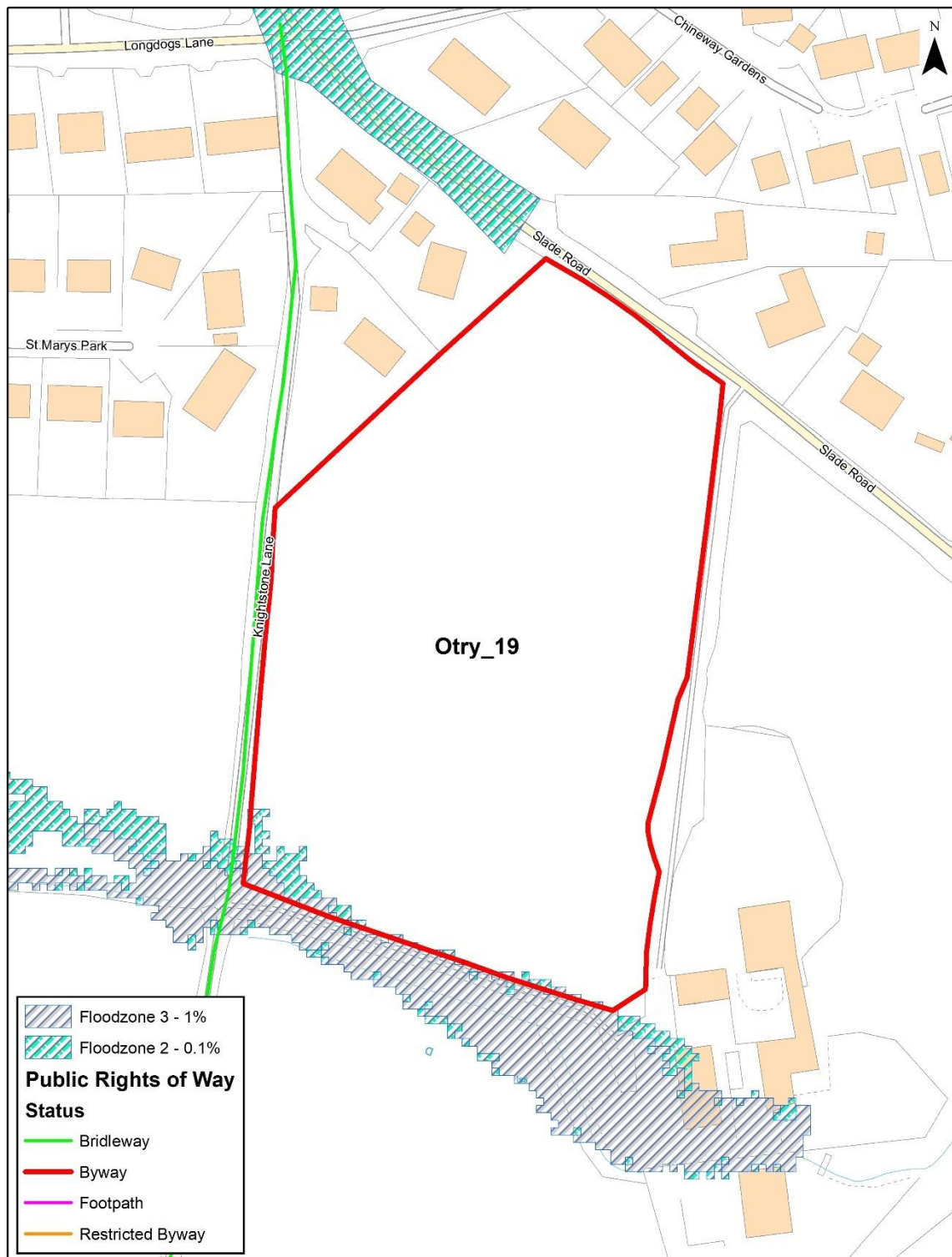
**Site area (ha):** 1.84

**Address:** Land at Slade Farm, Slade Road, Ottery St Mary, EX11 1JE

**Proposed use:** Residential housing



# Site map



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## Photos



Taken from field gate on left (east) side of access drive to Slade Farm over the eastern part of the site. Distant views beyond site but it is partly screened by the boundary hedge.



Taken from the private drive leading to Slade Farm looking north west over the western part of the site, back towards the town.



Taken from Slade Road looking west back towards the town. The site is immediately on the left

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Lack of secondary or primary education provision. Current access is via Slade Road which is a narrow lane not suitable for accommodating additional development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. The site itself is not currently served by any bus routes, but Ottery St Mary is well connected with regular routes to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approx. 860m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of town would make it very difficult to achieve safe pedestrian access.

### **Landscape**

The site is located outside but reasonably near (approx. 1.1km) to the East Devon NATIONAL LANDSCAPE. There would be significant intervisibility with the NATIONAL LANDSCAPE, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the NATIONAL LANDSCAPE and intervening vegetation. There are various PRowS in the wider landscape, which may offer views of the site.

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## **Historic environment**

Medium- Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. The site is adjacent to a large area to the south of Ottery St Mary known to contain historic field systems, though this site is not thought to have been part of this.

## **Ecology**

Minor adverse effect predicted (not significant)

## **Accessibility**

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

## **Other constraints**

Site is a sloping agricultural field , grade 2 and 3 agricultural land. Electricity cables will need to be undergrounded. Site has a history of previously refused major development planning applications and an appeal decision which cites, inter alia, landscape, loss of high quality agricultural land, impact on character.

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

## **Opportunities**

Opportunity to upgrade the adjoining bridleway and provide footpath/cyclepath link

## **Yield (number of dwellings or hectares of employment land)**

48

## **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

## **Should the site be allocated?**

No

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**Reasons for allocating or not allocating**

Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No

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## 9 Site Reference Otry\_21

### Site details

**Settlement:** Ottery St Mary

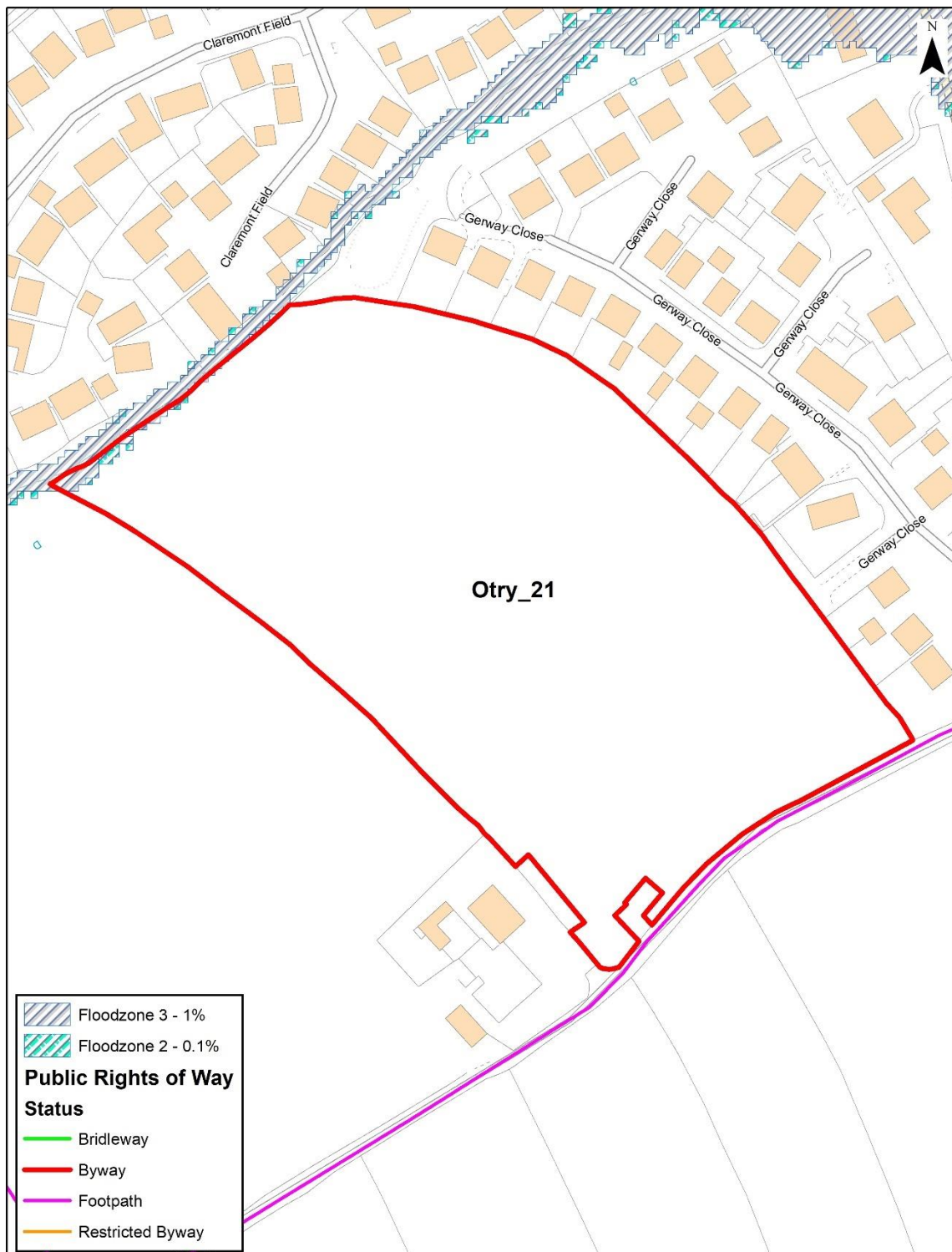
**Reference number:** Otry\_21

**Site area (ha):** 2.36

**Address:** Land at Gerway Farm, west of Sidmouth Road

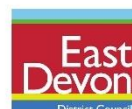
**Proposed use:** Residential housing

# Site map



0 0.0225 0.045 0.09 0.135 0.18 Kilometers

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## Photos



Looking across the site beyond the houses in Claremont Field



Looking south from the open space in the centre of Claremont Fields towards the site beyond



Taken from Claremont Field looking west at a potential pedestrian access between existing houses



Potential vehicle access into Claremont Field from the central north of the site



Close up of the north eastern section of the site through the gateway referred to in the photo below. The path between the site and the new development is a well used public footpath



Looking south along Sidmouth Road, the northeastern corner of the site is visible through the gateway adjoining the fence in the Gerway Nurseries development

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## Site Assessment Summary and Conclusion

### Infrastructure

Lack of secondary or primary education provision. Current access is via Sidmouth Road. The site could potentially also be accessed via Claremount Field to the north subject to construction of a short bridge or other means of crossing the flood plain and overcoming the levels difference. Sidmouth Road at this point is a reasonably wide C-class road, potentially capable of accommodating additional development and associated movements in itself. However, the road narrows significantly towards Sidmouth to the south and access into and through Ottery is constrained by narrow roads and a single route through the town centre. Further investigation may be required to determine if more significant highways improvements (bypass/distributor road) might be necessary. The site itself is served by a once-weekly bus service linking Sidmouth-Ottery-Feniton-Honiton-Taunton. Ottery St Mary is well connected by bus with regular services running to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places, with buses stopping in the town centre (approx. 640m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved.

### Landscape

The site is located outside but reasonably near (approx. 1.6km) to the East Devon NATIONAL LANDSCAPE. It is a large, irregularly shaped and sloping site, so landscape sensitivity varies across it. There would be significant intervisibility with the NATIONAL LANDSCAPE. As the site is located on the valley floor it would be visible from prominent ridges on each side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS crossing the site and in the wider landscape area, which may offer views of the site.

### Historic environment

Medium- A number of neolithic and Roman pits have been identified within the site, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems. Requires further evaluation.

### Ecology

Minor adverse effect predicted (not significant)

### Accessibility

The site is within 1600m of all facilities except a train station

### Other constraints

The site comprises grade 2 and 3 agricultural land. A relatively small corridor towards the north is within floodzone 2. Potential access to Claremont Field would need to cross a

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band of floodplain. The HSE major hazard pipeline runs south of the site. Electricity wires cross the site and would need to be undergrounded.

**Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

**Opportunities**

Opportunity to link Gerway Close and Claremont Field by footpath/cyclepath and to plant a band of trees to lessen visual impact of new and existing housing when viewed from the south

**Yield (number of dwellings or hectares of employment land)**

70

**Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

**Should the site be allocated?**

Yes

**Reasons for allocating or not allocating**

Site is a significant greenfield site, surrounded on two sides by existing development, but it may be possible to develop it, subject to a satisfactory highway access, without diminishing the historic field enclosure pattern. Highway and archaeological assessment is required. Opportunity to introduce tree planting to screen this and existing development

**If whole site is not suitable for allocation, could a smaller part be allocated?**

N/A





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## 10 Site Reference GH/ED/27

### Site details

**Settlement:** Ottery St Mary

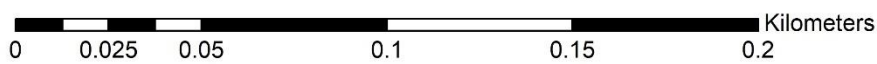
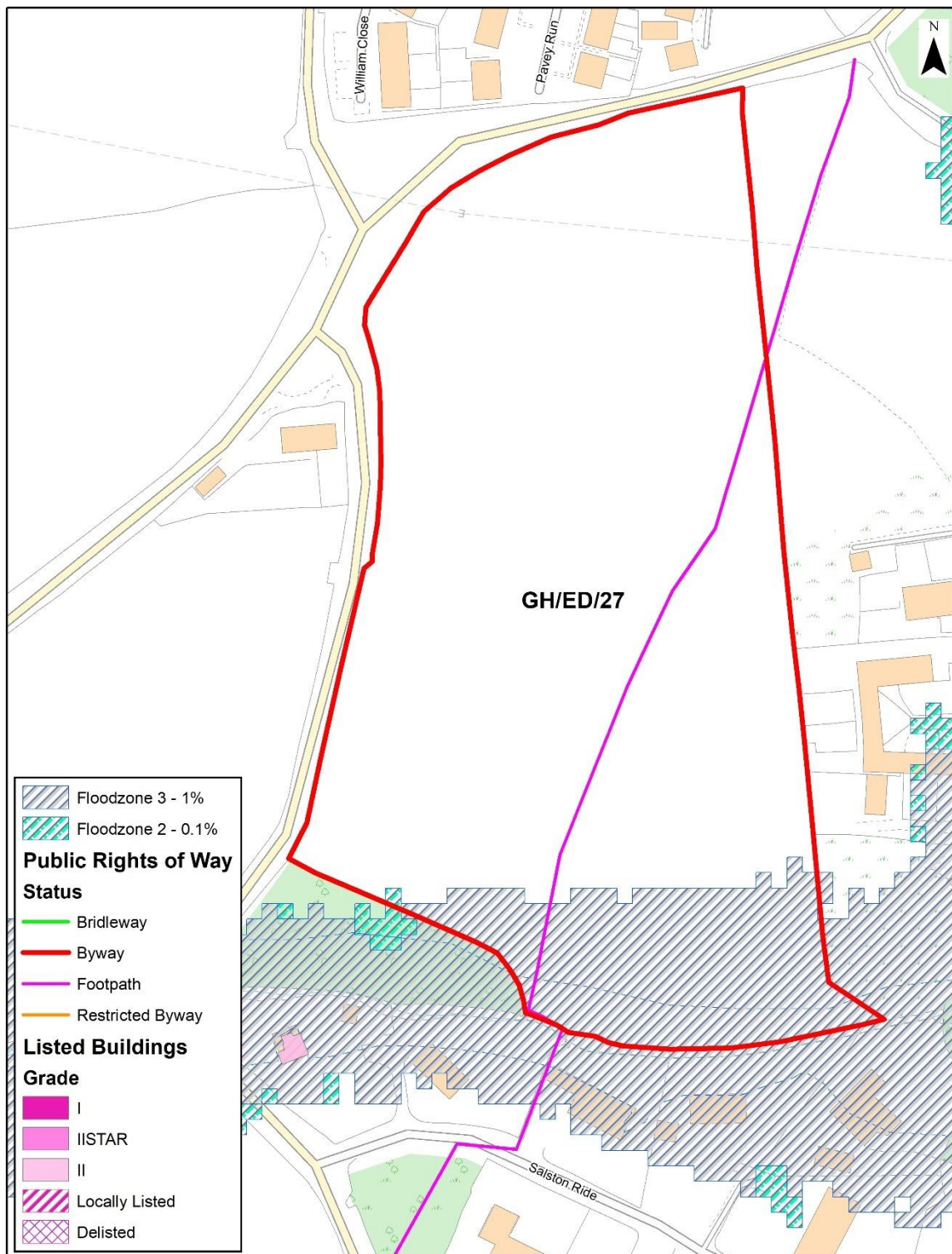
**Reference number:** GH/ED/27

**Site area (ha):** 3.87

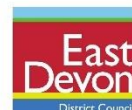
**Address:** Land south of Strawberry Lane, Ottery St Mary

**Proposed use:** Residential housing

# Site map



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## Photos



Taken from Strawberry Lane looking southwest. The site is in the middle distance behind the trees



Looking west across the site from Strawberry Lane. The new development is on the right of the photo.



Taken from the field gate opposite the north-western corner of the site.

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Lack of secondary or primary education provision. Current access is via a field gate on a minor C-class road heading from Ottery St Mary towards Fluxton and the Salston Manor Hotel. It may also be possible to achieve an access from Strawberry Lane on the north side of the site. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 5.1km from Whimble train station (though not easily accessible from this location). The main Axminster-Honiton-Ottery-Cranbrook-Exeter bus runs along the B3174 across the front of the site. Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved. There are no existing footpaths along Strawberry Lane linking the site in to town. However, it might be possible to link in to new footpaths being developed within the Bovis housing development directly to the north of the site. A public right of way crosses the site.

### **Landscape**

The site is located outside but reasonably near (approximately 2.7km) to the East Devon NATIONAL LANDSCAPE. There would be significant intervisibility with the East Hill Strips within the NATIONAL LANDSCAPE, due to the site's location on the slopes of a prominent ridge on the opposite side of the valley. The site may also be visible from Belbury Castle hillfort. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS in the wider landscape context, which may offer views of the site.

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## **Historic environment**

Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. A number of prehistoric enclosures and ditches exist in the vicinity of this site. Archaeological surveys at the nearby Island Farm housing site uncovered numerous finds and historic land uses in the vicinity. However this is not expected to be a significant constraint. Conservation: The historic (though not Listed and now converted) Salston Barton lies immediately to the east of the site, on a lower level of land. The site is also approximately 160m north of the Grade II Listed Salston Manor Hotel, 50m north-east of the Grade II Listed Salston Lodge and 195m north of another Grade II Listed Lodge at the entrance to the hotel. Intervisibility is limited due to existing development and woodland, but development of the site may impact upon the setting and significance of these assets.

## **Ecology**

Minor adverse effect predicted (not significant)

## **Accessibility**

The site is within 1600m of all facilities except a train station

## **Other constraints**

The site, which is Grade 3 agricultural land, slopes to the east and is bisected by a public footpath. The southern section of the site is liable to flood.

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

## **Opportunities**

There is an opportunity to create a public footpath and cyclepath through the site.

## **Yield (number of dwellings or hectares of employment land)**

60

## **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

## **Should the site be allocated?**

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Yes

**Reasons for allocating or not allocating**

The site is on the periphery of the settlement and has a semi-rural character. It could be considered to round off this part of the town. Tree planting is required to reduce visual impact

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No the site is a self-contained single plot



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## 11 Site Reference GH/ED/29

### Site details

**Settlement:** Ottery St Mary

**Reference number:** GH/ED/29

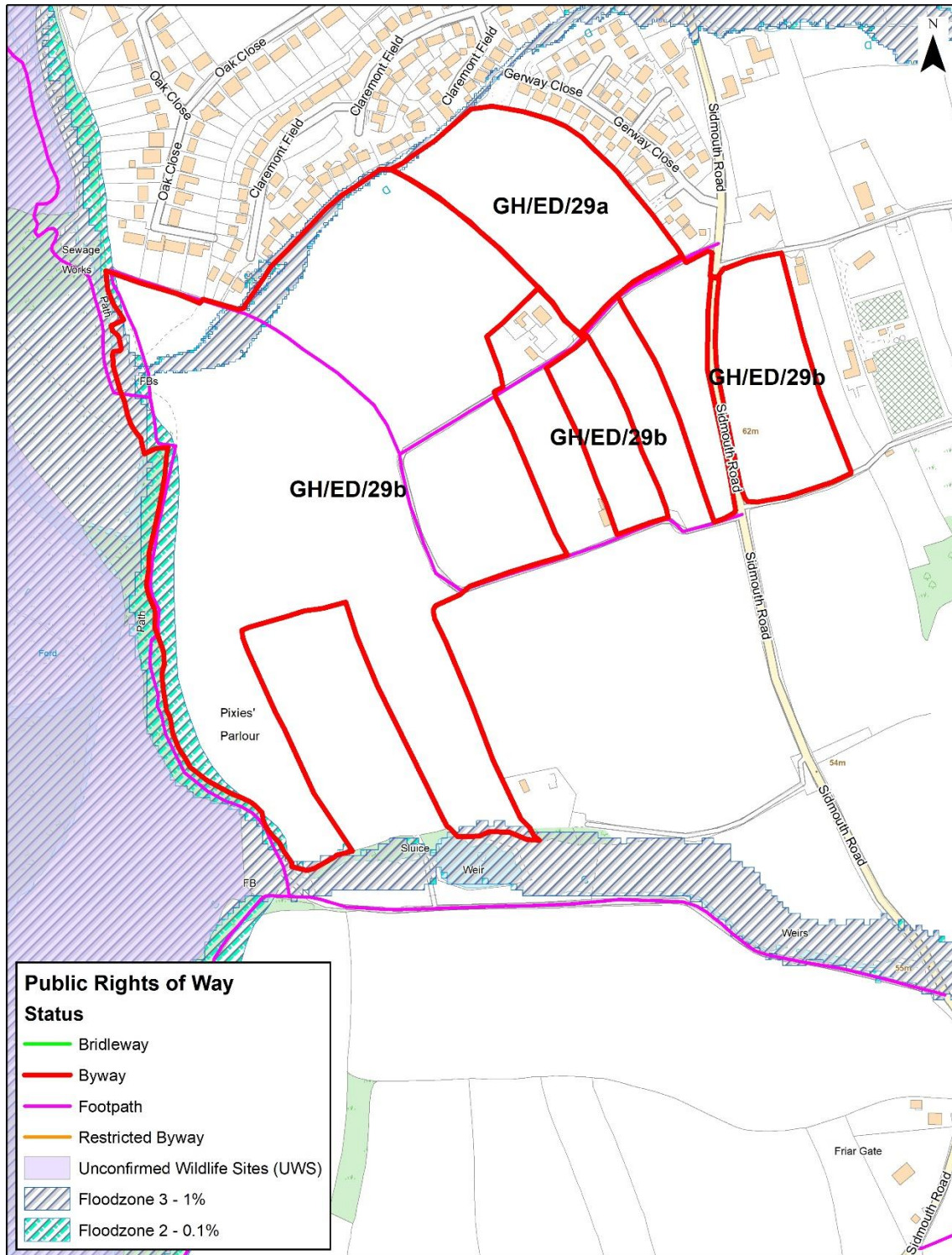
**Site area (ha):** 19.32

**Address:** Gerway Farm, Ottery St Mary

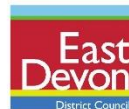
**Proposed use:** Mixed Use

Note- this site was originally submitted as GH/ED/29. Following assessment, part of the site (GH/ED/29b) was rejected for development and the remaining 2.37ha was proposed for allocation (GH/ED/29a). The site formerly known as GH/ED/29a was resubmitted in the 2022 Call for Sites and renumbered as Otry\_21. This assessment should therefore be read in conjunction with the Otry\_21 assessment.

# Site map



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## Photos



Looking across the south west part of the site beyond the houses in Claremont Field



Looking south from the open space in the centre of Claremont Fields across the site beyond



Taken from Claremont Field looking west at a potential pedestrian access between existing houses



Potential vehicle access into Claremont Field from the central north of the site





Looking towards Ottery from Sidmouth Road. The site is on the left of the photo



Looking south along Sidmouth Road, the northeastern corner of the site is visible through the gateway adjoining the fence in the new development

### **Infrastructure**

Lack of secondary or primary education provision. Current access is via Sidmouth Road. The site could potentially also be accessed via Claremount Field to the north subject to construction of a short bridge or other means of crossing the flood plain and overcoming the levels difference. Sidmouth Road at this point is a reasonably wide C-class road, potentially capable of accommodating additional development and associated movements in itself. However, the road narrows significantly towards Sidmouth to the south and access into and through Ottery is constrained by narrow roads and a single route through the town centre. Further investigation may be required to determine if more significant highways improvements (bypass/distributor road) might be necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.6km

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from Feniton train station (though not easily accessible from this location). The site itself is served by a once-weekly bus service linking Sidmouth-Ottery-Feniton-Honiton-Taunton. Ottery St Mary is well connected by bus. Regular services run to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places, with buses stopping in the town centre (approx. 640m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary would need to be greatly improved.

### **Landscape**

The site is located outside but reasonably near (approx. 1.6km) to the East Devon NATIONAL LANDSCAPE. It is a large, irregularly shaped and sloping site, so landscape sensitivity varies across it. There would be significant intervisibility with the NATIONAL LANDSCAPE. As the site is located on the valley floor it would be visible from prominent ridges on each side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS crossing the site and in the wider landscape area, which may offer views of the site.

### **Historic environment**

A number of neolithic and Roman pits have been identified within the site, as well as medieval and post-medieval artefact finds. In addition to this, the site is within a large area to the south of Ottery St Mary known to contain historic field systems. Requires further evaluation.

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1600m of all facilities except a train station

### **Other constraints**

The site is irregularly shaped and comprises grade 2 and 3 agricultural land. 0.71ha is within floodzone 3, around 1.12 ha of the site (a relatively small corridor towards the north, west and south edges) is within floodzone 2 or divided from the rest of the site by effective floodplain. A small area of surface water flood risk also crosses the site. Potential access to Claremont Field would need to cross a band of floodplain. The HSE major hazard pipeline runs through the southern edge of the site and the consultation zone extends to cover approximately 4.2ha of the site (approx. 0.35ha of which is also floodplain). Electricity wires cross the site and would need to be undergrounded.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No



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## **Opportunities**

Opportunity to link Gerway Close and Claremont Field by footpath/cyclepath and to plant a band of trees to lessen visual impact of new and existing housing when viewed from the south

## **Yield (number of dwellings or hectares of employment land)**

In total the site could accommodate 200 dwellings, however it is recommended that only part of the site be allocated, to accommodate 70 dwellings.

## **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

## **Should the site be allocated?**

Yes- part (referred to as 'A' on the map above and separately assessed as Otry\_21, part 'B' has been rejected and should not be allocated as it forms an unacceptable extension into open countryside, has inadequate access arrangements and is of an unacceptable large scale)

## **Reasons for allocating or not allocating**

Site is a significant greenfield site, parts of which are very constrained. It is very sensitive in heritage terms and visible in long range views. Part of the site, surrounded on two sides by existing development, is less sensitive and it may be possible to develop it, subject to a satisfactory highway access, without diminishing the historic field enclosure pattern. Highway and archaeological assessment is required. Opportunity to introduce tree planting to screen this and existing development

## **If whole site is not suitable for allocation, could a smaller part be allocated?**

Yes- 2.37 hectares to the east, adjoining Claremont Field and Gerway Close could be allocated for 70 dwellings, subject to further satisfactory highways and archaeological assessment as part of any planning application.

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## 12 Site Reference GH/ED/31

### Site details

**Settlement:** Ottery St Mary

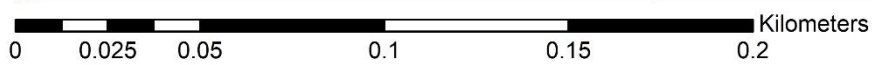
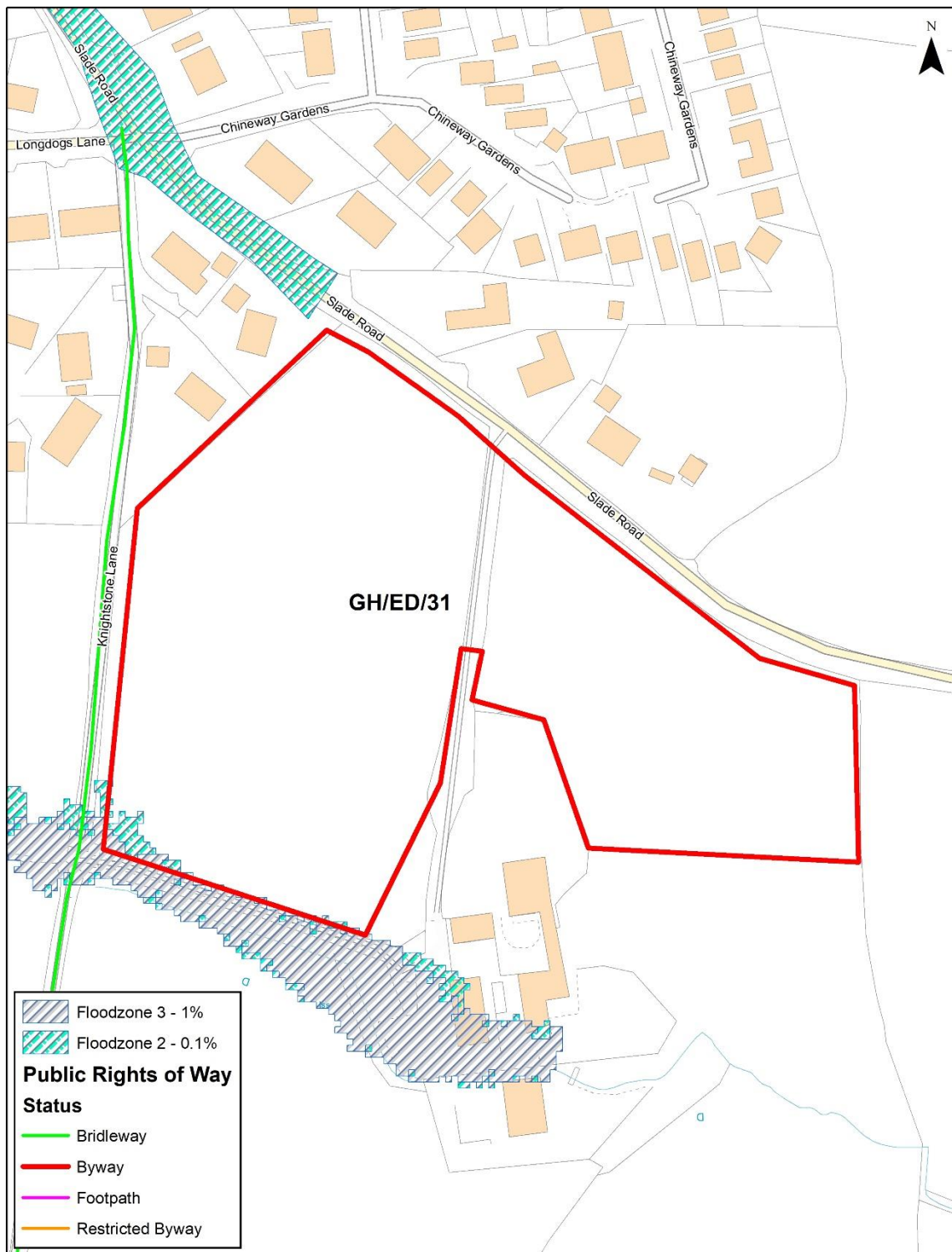
**Reference number:** GH/ED/31

**Site area (ha):** 2.7

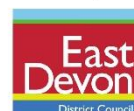
**Address:** Slade Farm, Ottery St Mary

**Proposed use:** Residential housing

# Site map



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## Photos



Taken from the private drive leading to Slade Farm looking north west over the western part of the site, back towards the town.



Taken from private drive looking north west towards the access to Slade Road



Taken from Slade Road looking west back towards the town. The western part of the site is immediately on the left

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Lack of secondary or primary education provision. Current access is via Slade Road which is a narrow lane not suitable for accommodating additional development and

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associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.4km from Feniton train station (though not easily accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected with regular routes to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approx. 860m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of town would make it very difficult to achieve safe pedestrian access.

### **Landscape**

The site is located outside but reasonably near (approx. 1.1km) to the East Devon National Landscape. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the National Landscape and intervening vegetation. There are various PRoWs in the wider landscape, which may offer views of the site.

### **Historic environment**

Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds. The site is adjacent to a large area to the south of Ottery St Mary known to contain historic field systems, though this site is not thought to have been part of this.

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

### **Other constraints**

Site is a sloping agricultural field, grade 2 and 3 agricultural land. Electricity cables will need to be undergrounded. Site has a history of previously refused major development planning applications and an appeal decision which cites, inter alia, landscape, loss of high quality agricultural land, impact on character.



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**Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

**Opportunities**

Opportunity to upgrade the adjoining bridleway and provide footpath/cyclepath link

**Yield (number of dwellings or hectares of employment land)**

48

**Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No

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## 13 Site Reference GH/ED/32

### Site details

**Settlement:** Ottery St Mary

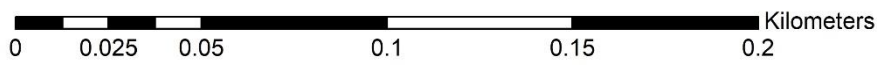
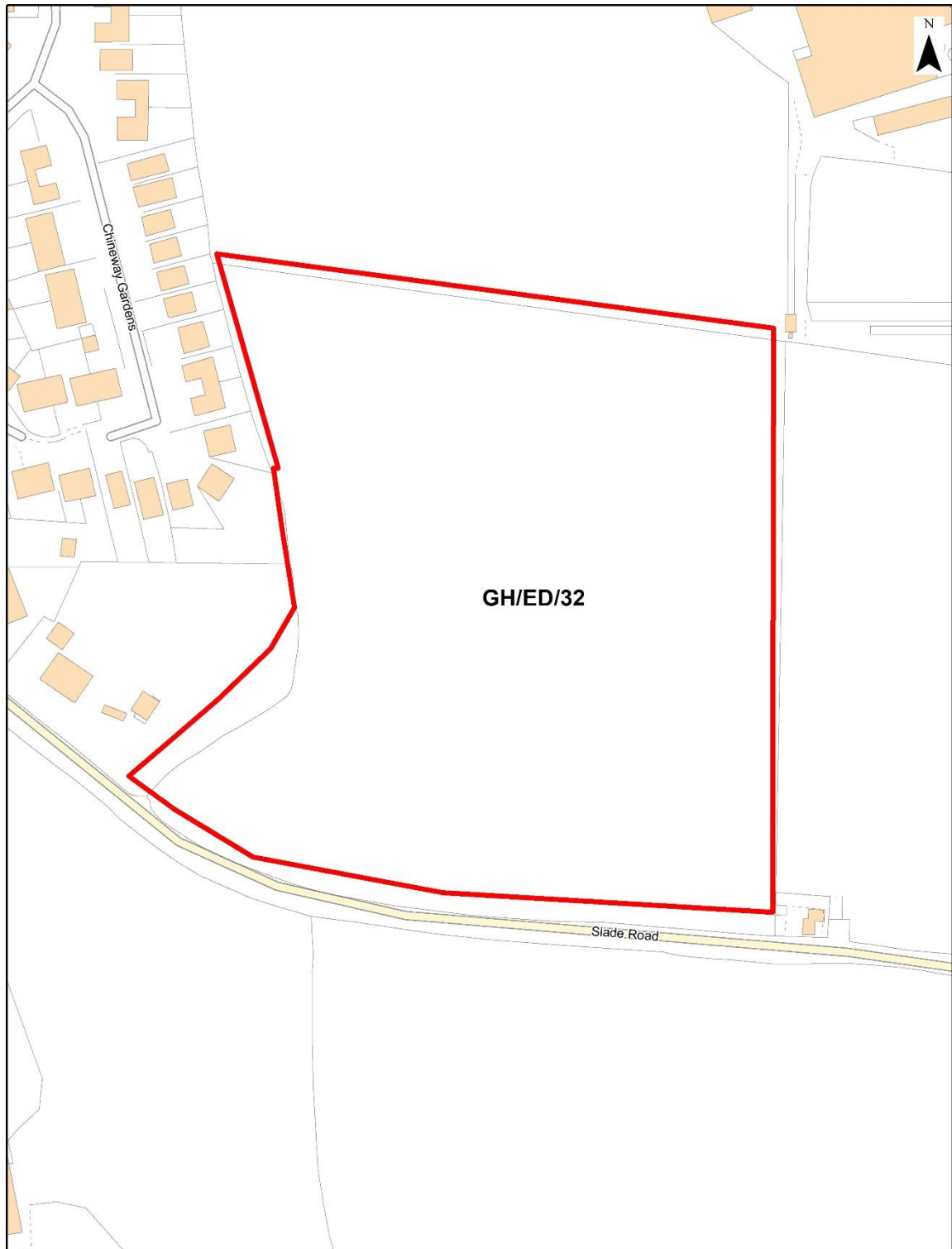
**Reference number:** GH/ED/32

**Site area (ha):** 3.38

**Address:** Church Path Field, land east of Chineway Gardens

**Proposed use:** Residential housing

# Site map



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## Photos



Taken from field gate to Slade Road to the south east of site looking north and west. Distant views beyond site towards existing housing and boundary screening.



Taken from Slade Road looking north west into the site, over the access.



Within site looking east.



Taken from Slade Road looking west back towards the town. The site is on the right

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Lack of secondary or primary education provision. Current access is via Slade Road which is a narrow lane not suitable for accommodating additional development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.3km from Feniton train station (though not easily

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accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected by regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 1km from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of the town would make it very difficult to achieve safe pedestrian access.

### **Landscape**

The site is located outside but reasonably near (approximately 1.0km) to the East Devon NATIONAL LANDSCAPE. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bounded by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the National Landscape and intervening vegetation. There are various PRowS in the wider area, which may offer views of the site.

### **Historic environment**

Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

### **Other constraints**

Site is a sloping agricultural field with no known constraints although the safeguarding area for the high pressure gas pipeline touches the southeast corner of the field. Grade 2 and 3 agricultural land.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**



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There is an opportunity to provide a footpath along the front of the site and, if it were developed with the adjoining field, a chance to link Chineway Road and Slade Road by footpath and cycleway

**Yield (number of dwellings or hectares of employment land)**

61

**Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No

---

## 14 Site Reference GH/ED/33

### Site details

**Settlement:** Ottery St Mary

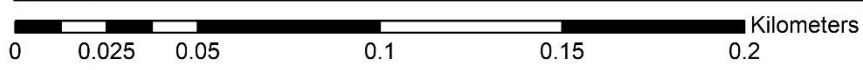
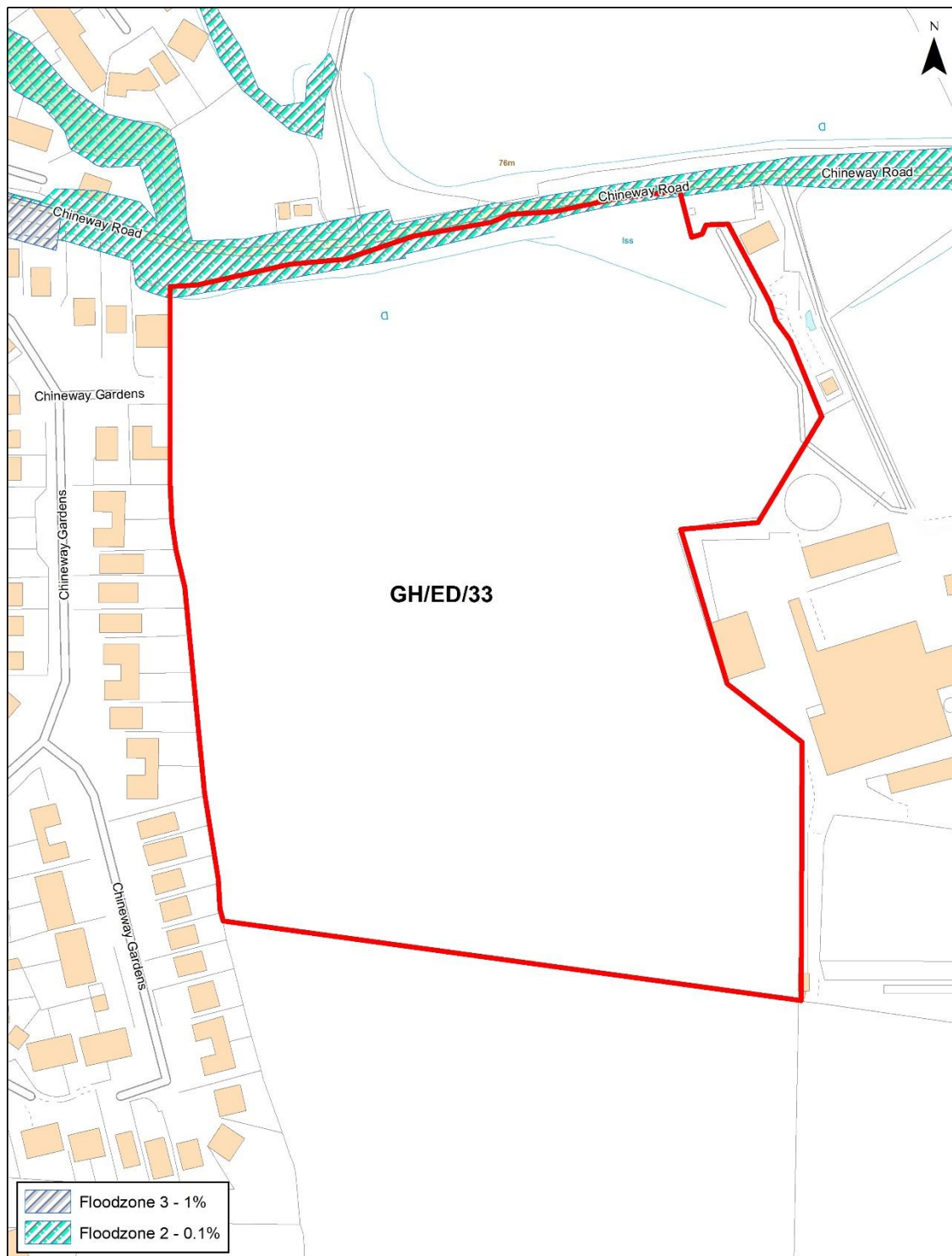
**Reference number:** GH/ED/33

**Site area (ha):** 4.43

**Address:** Land adjacent Great Well Farm, Ottery St Mary

**Proposed use:** Residential housing

# Site map



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## Photos



Photos above taken from Chineway Road to north east of site looking south and west towards existing housing.



Taken from Chineway Road looking south east across the site towards the farm buildings.

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## Site Assessment Summary and Conclusion

### Infrastructure

Lack of secondary or primary education provision. Current access is via Chineway Road, which is relatively narrow for the traffic already using it and not suitable for accommodating strategic levels of development and associated movements. In addition to this, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 4.1km from Feniton train station (though not easily accessible from this location). The site itself is not currently served by any bus routes, but Ottery St Mary is well connected with regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (c.1km from the centre of the site). Pedestrian/cycle movement into Ottery St Mary from this location is poor and would need to be greatly improved. However, the width of roads on this side of the town would make it very difficult to achieve safe pedestrian access.

### Landscape

The site is located outside but reasonably near (approximately 1.1km) to the East Devon NATIONAL LANDSCAPE. There would be significant intervisibility with the National Landscape, Conservation Area and also Belbury Castle hillfort on the opposite side of the valley. The site is bound by multiple hedgerows and trees, some of which may be of landscape importance. There is some potential for the site to be seen in the context of the town and due to its westerly slope away from the National Landscape and intervening vegetation. There are various PRowS in the wider area which may offer views of the site.

### Historic environment

Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.

### Ecology

Minor adverse effect predicted (not significant)

### Accessibility

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

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### **Other constraints**

Site is a sloping agricultural field with no known constraints. Grade 2 agricultural land. Chineway Road is subject to surface water flooding and that may affect a very small area of the north of the site

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

There is an opportunity to provide a footpath along the front of the site and, if it were developed with the adjoining field, a chance to link Chineway Road and Slade Road by footpath and cycleway

### **Yield (number of dwellings or hectares of employment land)**

80

### **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

Site is a greenfield site which would extend into open countryside, however it lies between existing residential development and agricultural buildings which already detract from long range views. Concerns regarding insufficient highway capacity which DCC do not believe can be satisfactorily overcome.

### **If whole site is not suitable for allocation, could a smaller part be allocated?**

No



## 15 Site Reference GH/ED/34

### Site details

**Settlement:** Ottery St Mary

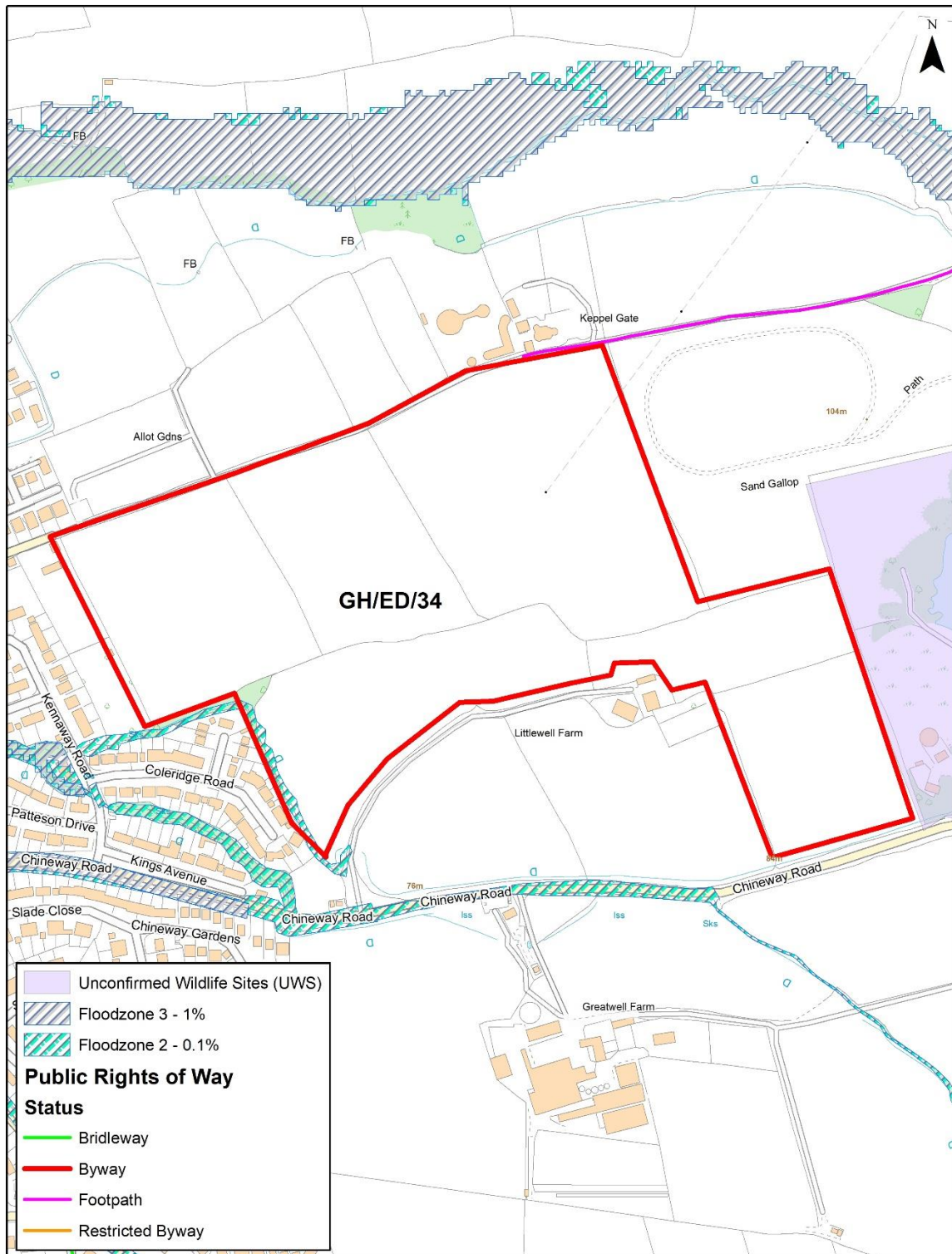
**Reference number:** GH/ED/34

**Site area (ha):** 16.04

**Address:** Land at Littlewell, Ottery St Mary

**Proposed use:** Mixed Use

# Site map



0 0.05 0.1 0.2 0.3 0.4 Kilometers

## Photos



Taken from Higher Ridgeway looking west over and towards the site which is on the left of the picture.



Taken from Chineway Road looking east towards the town. The southern section of the site is on the right of the picture.



Taken from within site looking south west.

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Lack of secondary or primary education provision. Current access is via an unsuitable dirt track extending beyond the surfaced road of Higher Ridgeway. The site could only be developed if the road were extended and widened along this track (which is unlikely to be possible), or if access were taken via Chineway Road to the south of the site. However, access onto Chineway Road would require removal of a species-rich hedgebank and mature trees. In either case, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) might be necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.8km from Feniton train station (though not easily accessible from this location). The site is not currently served by any bus routes, but Ottery St Mary as a town is well connected by regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 915m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary is poor and particularly constrained and would need to be greatly improved.

### **Landscape**

Site is outside but reasonably near (c.920m) to the East Devon National Landscape. There would be significant intervisibility with the NATIONAL LANDSCAPE. The site would also likely be visible from Belbury Castle hillfort on the opposite side of the valley. Development of the land closer to the edge of Ottery St Mary would have Medium-High sensitivity, as it may be seen in the context of the town and, due to its westerly slope away from the National Landscape and intervening vegetation, visibility may be more limited than the higher eastern slopes or sites on the opposite side of the valley. Site is

bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRoWs in the wider landscape context which may offer views of the site.

### **Historic environment**

Minor - Limited change to elements that contribute to the significance of assets and their setting, where harm is minimal. Archaeological surveys carried out for the nearby Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. Some potential for surveys of this site to return similar finds.

### **Ecology**

Minor adverse effect predicted (not significant)

### **Accessibility**

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

### **Other constraints**

Overhead power lines running north to south. Grade 2 and 3 agricultural land. Adjoins former waste tip.

### **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

### **Opportunities**

There is an opportunity to link Higher Ridgeway to Chineway Road by pedestrian and cycle paths.

### **Yield (number of dwellings or hectares of employment land)**

289

### **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

### **Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Site is a greenfield site which would extend into open countryside. Development would be visible from a considerable distance. Concerns regarding insufficient highway capacity, distance between access and the town and inability to provide a safe pavement

**If whole site is not suitable for allocation, could a smaller part be allocated?**

No



## 16 Site Reference GH/ED/35

### Site details

**Settlement:** Ottery St Mary

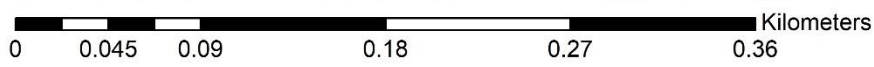
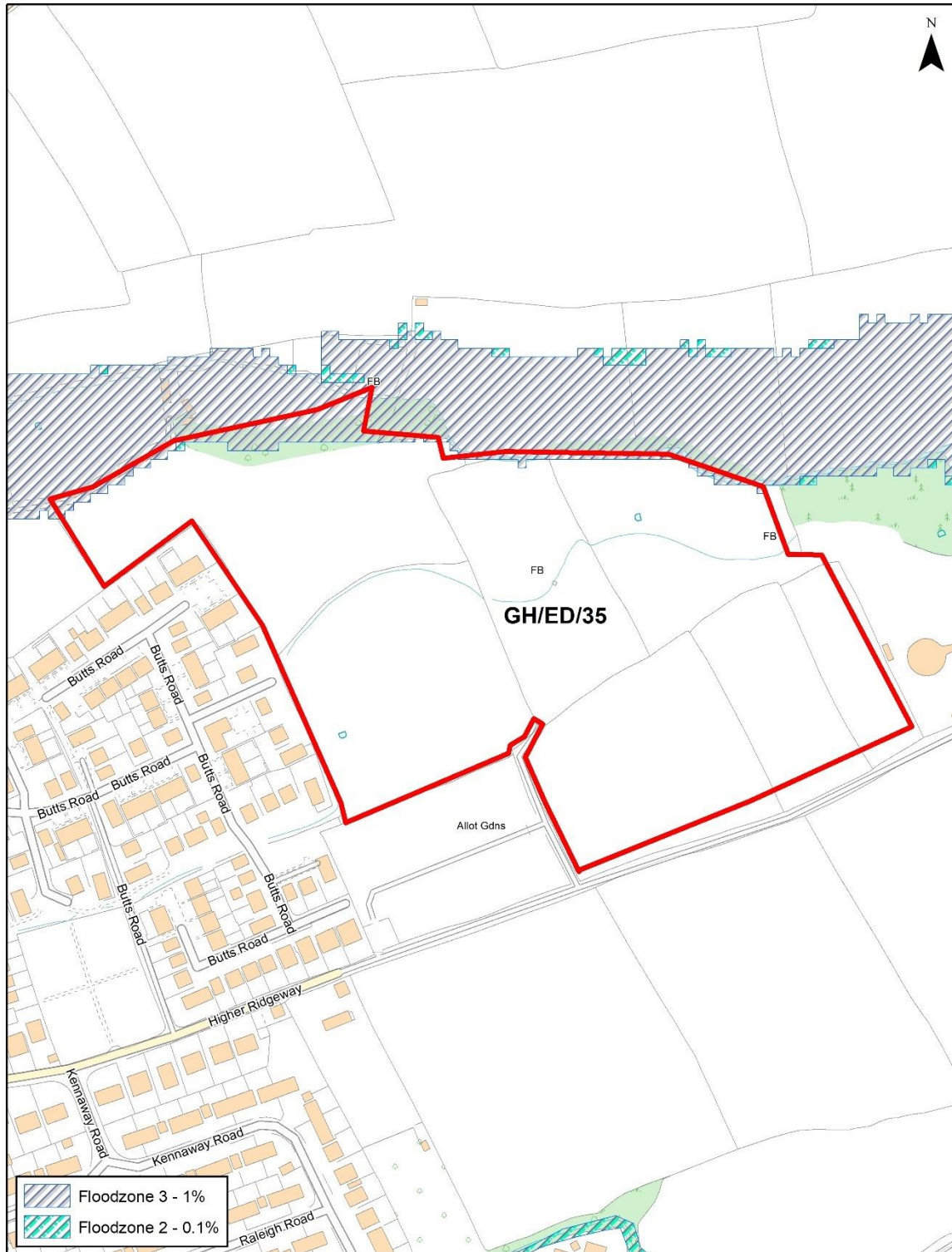
**Reference number:** GH/ED/35

**Site area (ha):** 7.56

**Address:** Land at Ridgeway, Ottery St Mary

**Proposed use:** Mixed Use

# Site map



## Photos



Taken from field gate to Higher Ridgeway to the south west of site looking north along the public footpath which bounds the site.



Looking north west across the site towards the new development on the former allotments.



Taken from Higher Ridgeway looking north over the site.

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Lack of secondary or primary education provision. Current access is via an unsuitable dirt track extending beyond the surfaced road of Higher Ridgeway. The site could only be developed if the road were extended and widened along this track (which is unlikely to be possible), or if access were taken via the "Butts Road" development which adjoins the site to the west. However, in either case, access into and through the town is constrained by narrow roads and a single route through the town centre. Further investigation may be required as to whether more significant highways improvements (bypass/distributor road) are necessary. Development of the site has the potential to impact on Junction 29 of the M5, which suffers from congestion at peak periods. The centre of the site is approximately 3.5km from Feniton train station (though not easily accessible from this location). The site is not currently served by any bus routes, but Ottery St Mary is well connected with regular services to Axminster, Honiton, Sidmouth, Cranbrook, Exeter Airport and Exeter amongst other places. The majority of these locations are accessible from buses stopping on North Street (approximately 800m from the centre of the site). Pedestrian/cycle movement into Ottery St Mary is poor and particularly constrained and would need to be greatly improved.

### **Landscape**

Medium-High sensitivity. The site is located outside but reasonably near (approximately 1.5km) to the East Devon National Landscape. There would be intervisibility with the National Landscape. However, the site may be seen in the context of the town and, due to its westerly slope away from the National Landscape and intervening vegetation, visibility may be more limited than sites on the opposite side of the valley. The site is bounded and crossed by hedgerows and trees which may be of landscape importance. There are various PRowS in the wider landscape context which offer views of the site.

## **Historic environment**

Archaeological surveys carried out for the adjacent Butts Road site identified pits associated with activity dating back to the Neolithic period, tree throws, linear ditch field boundaries and medieval and post-medieval artefacts. It is likely that surveys of this site would return similar finds.

## **Ecology**

Minor adverse effect predicted (not significant)

## **Accessibility**

The site is within 1600m of all facilities except a train station, the secondary school and hospital.

## **Other constraints**

A small section of the site is liable to flood. Site is Grade 2 agricultural land. Access, which appears to be via an unmade public right of way, is a very significant constraint

## **Within Green Wedge in adopted Local Plan 2013-31 or made Neighbourhood Plan?**

No

## **Opportunities**

### **Yield (number of dwellings or hectares of employment land)**

### **Contribution to spatial strategy**

As a Main Centre, the emerging LP proposes significant development at Ottery St Mary to serve its own needs and that of wider surrounding areas. However, Ottery St Mary has limited jobs, lacks a train station and accessibility is constrained by narrow roads, a lack of pavements and a historic town centre.

### **Should the site be allocated?**

No

### **Reasons for allocating or not allocating**

Site is accessed over an unmade public right of way

### **If whole site is not suitable for allocation, could a smaller part be allocated?**

No