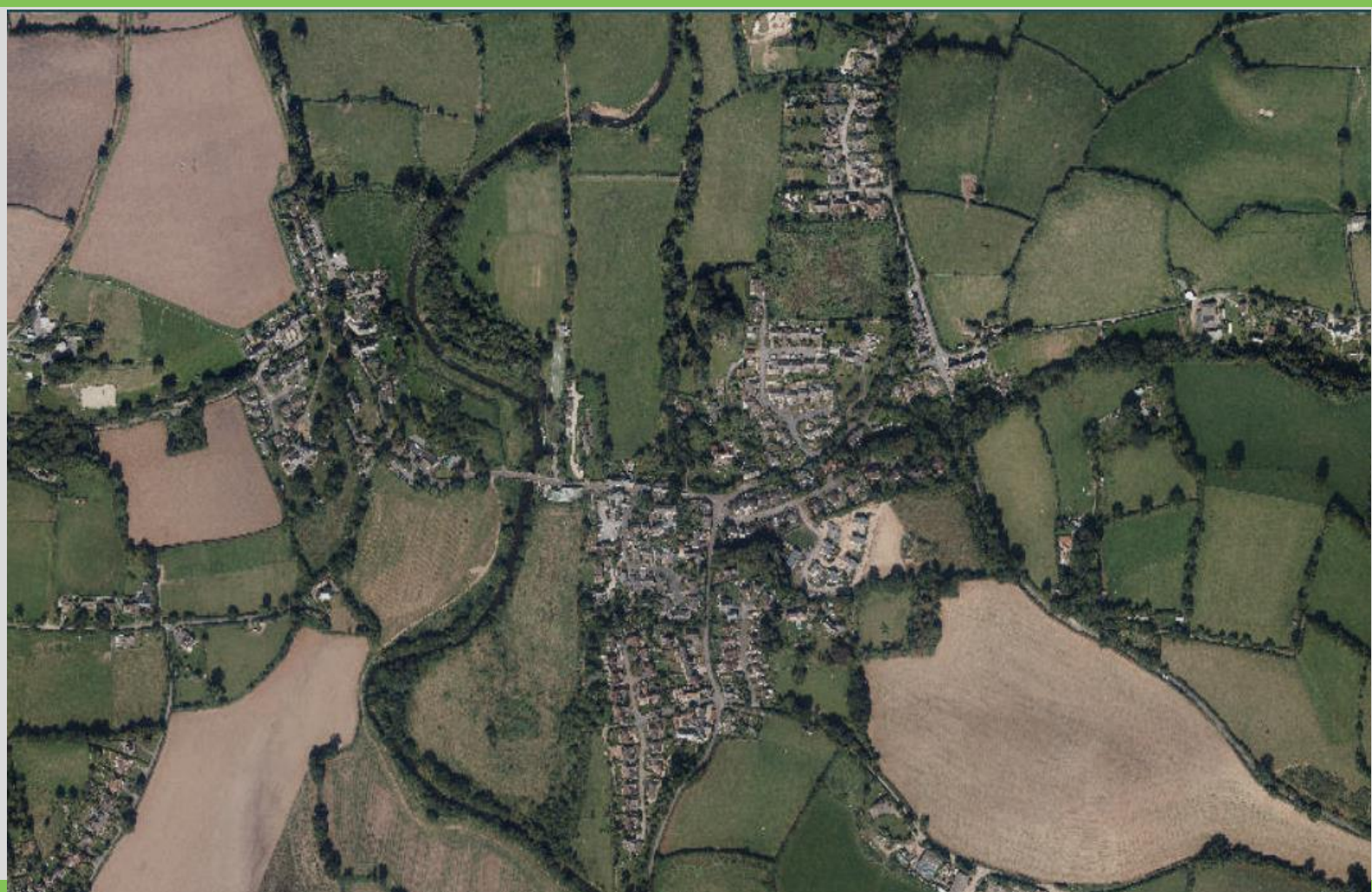


## East Devon Local Plan 2020-2040

# Site Selection report

## Tipton St John



September 2024. Version 1.

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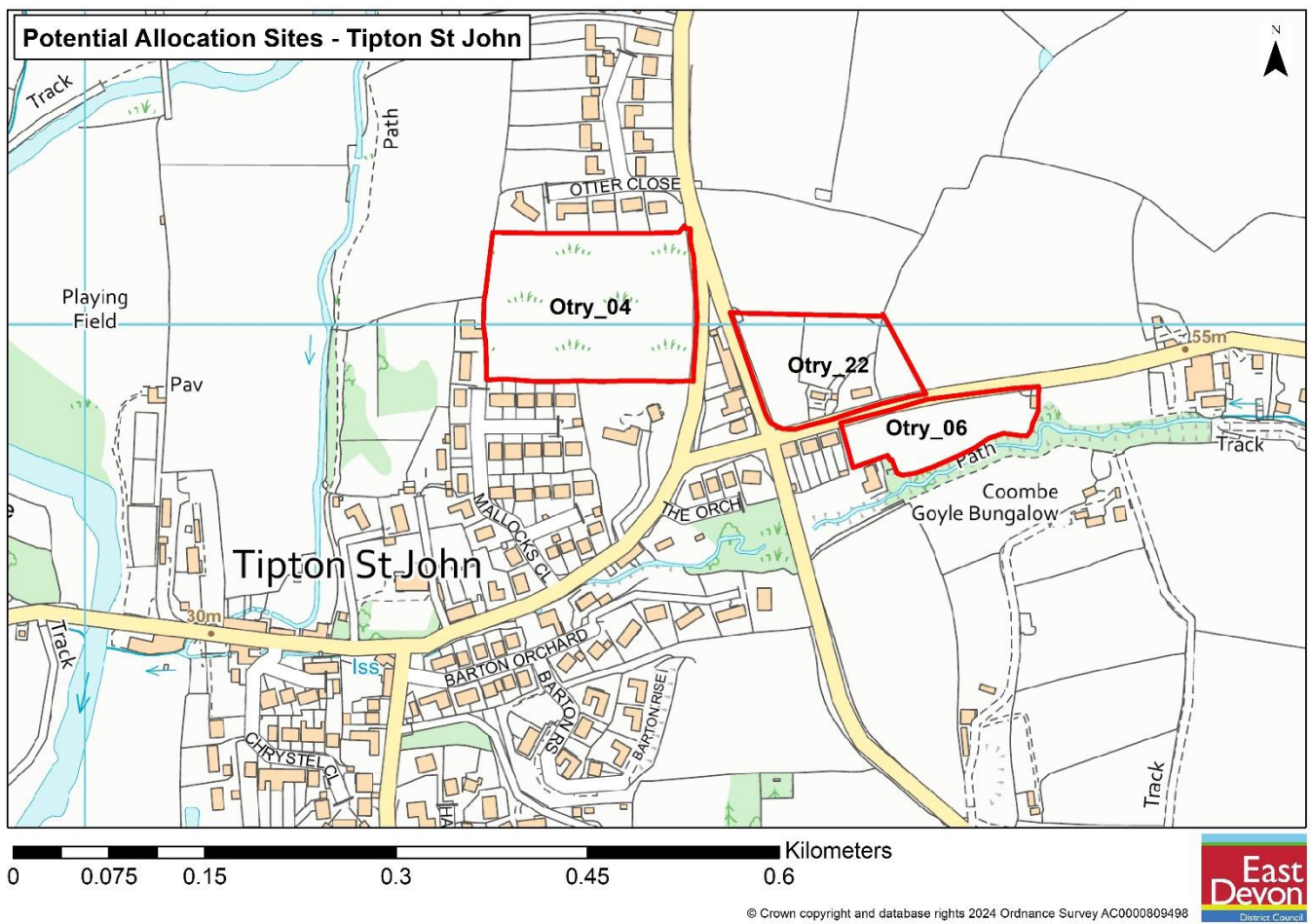
## 2 Introduction

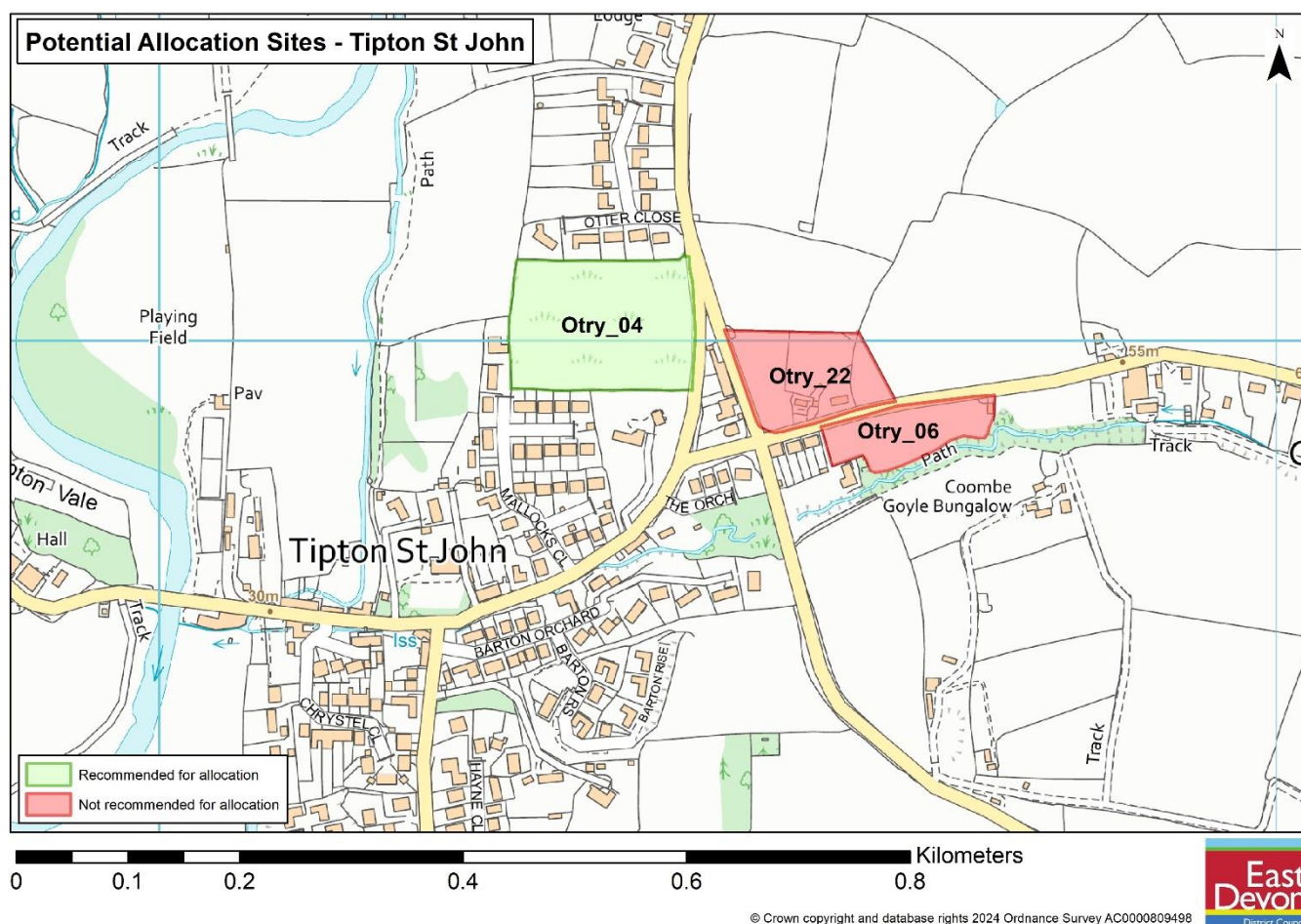
- 2.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not.<sup>1</sup> The selection process is a 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.
- 2.2 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 or not.<sup>2</sup>
- 2.3 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, or not. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 2.4 This report contains the assessment and selection of sites at Tipton St John. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.

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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](#)





**Figure 1.1: Overview of Site Selection findings at Tipton St John**

Site reference	Number of dwellings / hectares of employment land	Allocate?
Otry_04	45 or a school and 5 self build dwellings.  Allocation should be for the school and 5 self build dwellings	Yes but note that the primary school may be moving to an alternative location in which case Tipton St John may lose its tier 4 status and no longer offer sufficient facilities to justify further development
Otry_06	12 dwellings	No
Otry_22	29 dwellings	No

### 3 Site Reference Otry\_04

#### Site details

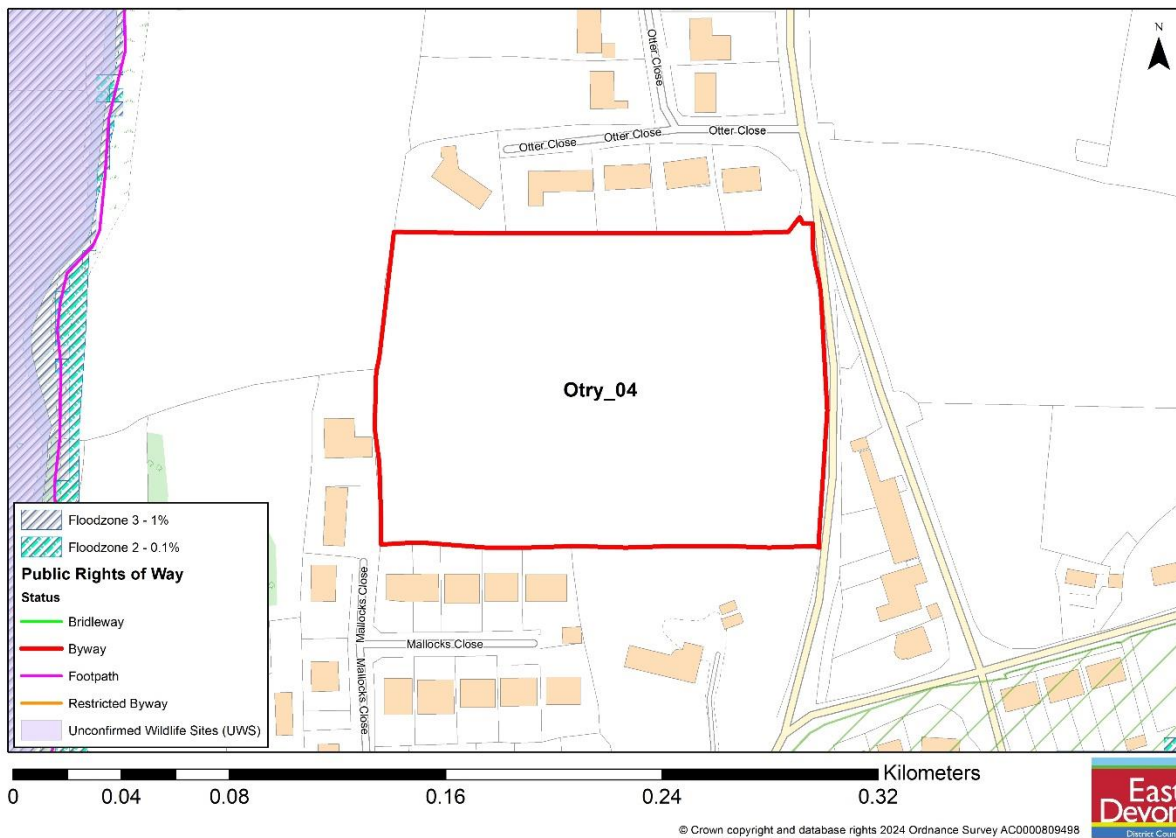
Settlement: Tipton St John

Reference number: Otry\_04

Site area (ha): 1.88

Address: Land South of Otter Close

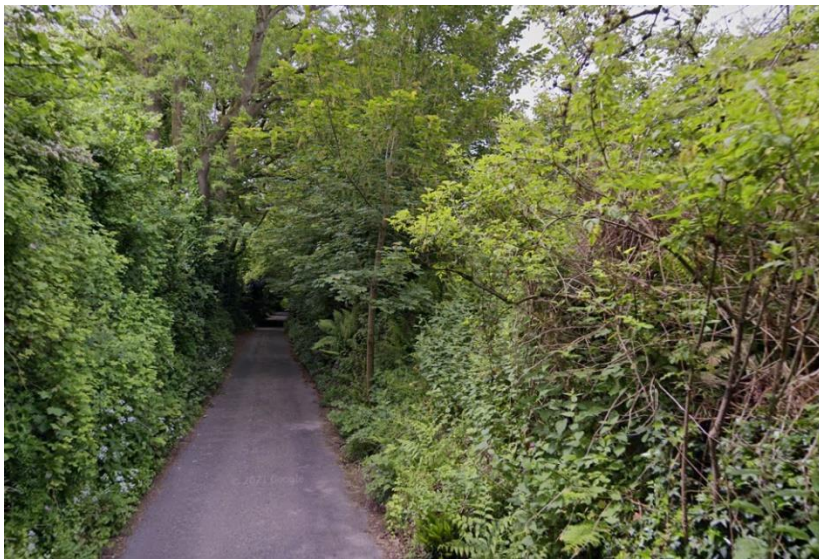
#### Site map



## Photos



Photo of the field access to the site from the northeastern corner



The lane bounding the site (which is on the right of the picture). It is likely that access would need to be taken through the hedgerow





Looking east across the valley from existing housing at Tipton Vale. The existing housing estate at Otter Close is indicated by the red arrow, the site lies adjacent to this housing, behind the trees

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

This site can be accessed via the 'main' road, with the 30mph speed limit extended and the 'sunken lane' closed to vehicular traffic as suggested by the Submitter. Concerns as the current Tipton ST John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

### **Landscape**

Medium sensitivity. Site is a 3b Lower rolling farmed and settled valley slopes type, within 100m of the East Devon AONB. Site is large and relatively level, although there is a slight fall from north to south and a further fall towards the east corner. Site is scrubby and previously grazed, with hedge providing roadside screening. Some intervisibility with the AONB which would increase if site were developed, however this would be seen in the context of existing development, as the rear gardens of houses in Otter Close abut the northern boundary and the gardens of Mallocks Close abut to the south and wrap around the south west corner.

### **Historic environment**

The site is not in close proximity to any designated heritage assets however it is within a landscape where prehistoric activity is demonstrated by finding flint tools and the remnants of historic field patterns. Further investigation and assessment should be a requirement of any planning permission for development.

## **Ecology**

The site is a single field, previously grazed now scrubby with mature hedgerow boundaries. No significant habitat or species identified on site but existing trees should be retained and further assessment undertaken as part of any application.

## **Accessibility**

The site is within 1600m of 4 or more facilities including a school (although this is proposed to be relocated outside the village), a hall, a pub and a shop. A previous appeal Inspector (13/1431/FUL) refused a scheme for 19 houses on the basis that the village was not sustainable.

## **Other constraints**

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

No

## **Opportunities**

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

45, although a school and 5 self build dwellings is preferred

## **Contribution to spatial strategy**

Tipton St John is a service village in the emerging Local Plan settlement hierarchy, however it will lose this status if the school closes

**Should the site be allocated?**

See notes

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

The site should be considered for a school and 5 self build houses only due to the uncertainty around future school provision.

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

No

## 4 Site Reference Otry\_06

### Site details

**Settlement:** Tipton St John

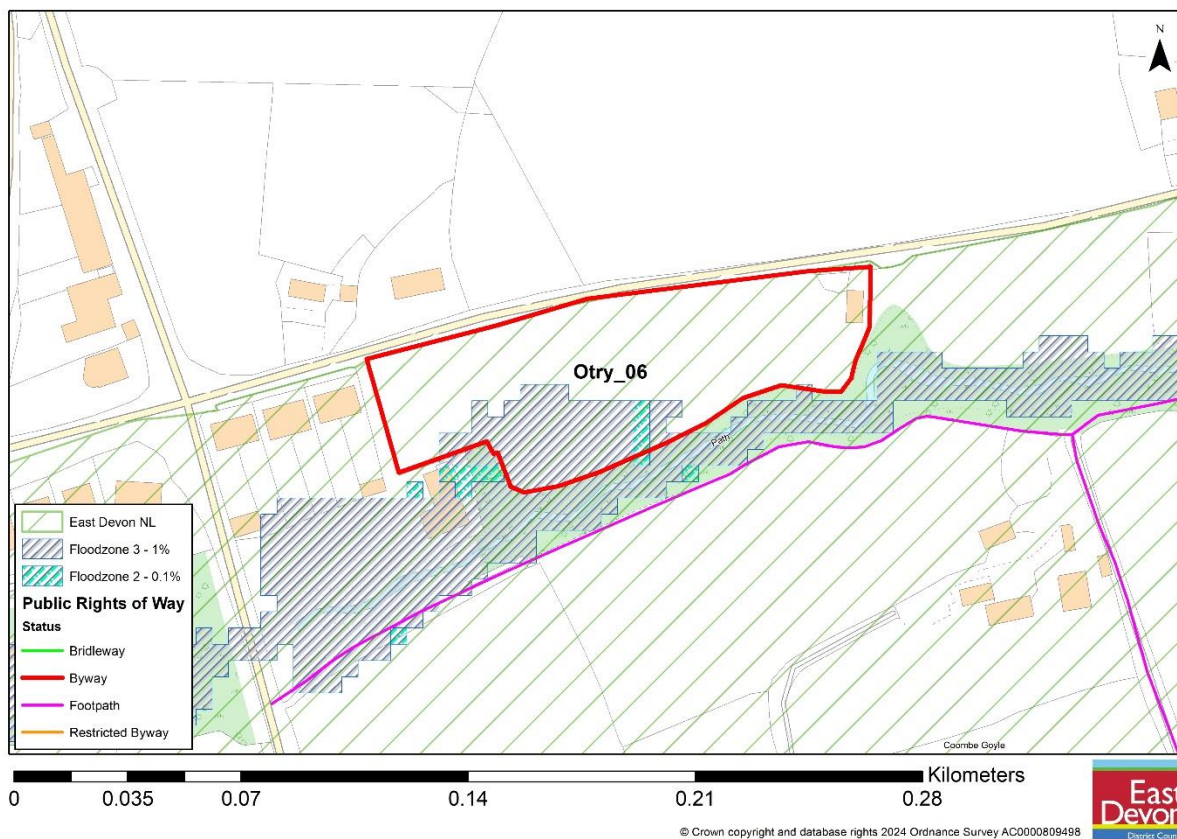
**Reference number:** Otry\_06

**Site area (ha):** 0.64

**Address:** Land next to 6 Coombe Vale

**Proposed use:** Residential

### Site map



## Photos



Looking south east across the site from the adjacent lane



Looking east across the site from the main Sidmouth-Ottery road. The site is shown with a red arrow



Looking south over the central section of the site from the adjacent lane

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

Assuming it is frontage development it should include a footway and some localised widening. Concerns as the current Tipton ST John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

### **Landscape**

Medium-high sensitivity. Site is a 3b Lower rolling farmed and settled valley slopes type, within the East Devon AONB. The site is rectangular and runs alongside a narrow lane, bounded by a hedgerow and stream. Development would have to be located away from the southern boundary, due to trees and flooding, and this would increase it's visual harm. Site is scrubby and grazed by horses, with hedge providing roadside screening. The valley bottom location reduces intervisibility with the wider AONB but it is a rural site with a sense of remoteness despite the small group of dwellings to the east and other sporadic dwellings along the lane. A public footpath runs along the south of the site.

### **Historic environment**

The site is not in close proximity to any designated heritage assets however it is within a landscape where prehistoric activity is demonstrated by finding flint tools and the remnants of historic field patterns. Further investigation and assessment should be a requirement of any planning permission for development.

### **Ecology**

The site is a single field, grazed but scrubby with mature hedgerow boundaries. There is a band of mature trees and a stream to the south of the site which should be retained (this area floods in any case) which increases the biodiversity significance of the site.

### **Accessibility**

The site is within 1600m of 4 or more facilities including a school (although this is proposed to be relocated outside the village), a hall, a pub and a shop. A previous appeal Inspector (13/1431/FUL) refused a scheme for 19 houses elsewhere in the village on the basis that the village was not sustainable.

### **Other constraints**

Part of site is liable to flood

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

No

### **Opportunities**

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

12

### **Contribution to spatial strategy**

Tipton St John is a service village in the emerging Local Plan settlement hierarchy, however it will lose this status if the school closes

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

No

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

The site should not be allocated due to its landscape sensitivity, ecological importance and due to the uncertainty around future school provision.

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

No

# 5 Site Reference Otry\_22

## Site details

**Settlement:** Tipton St John

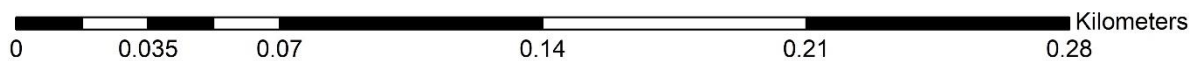
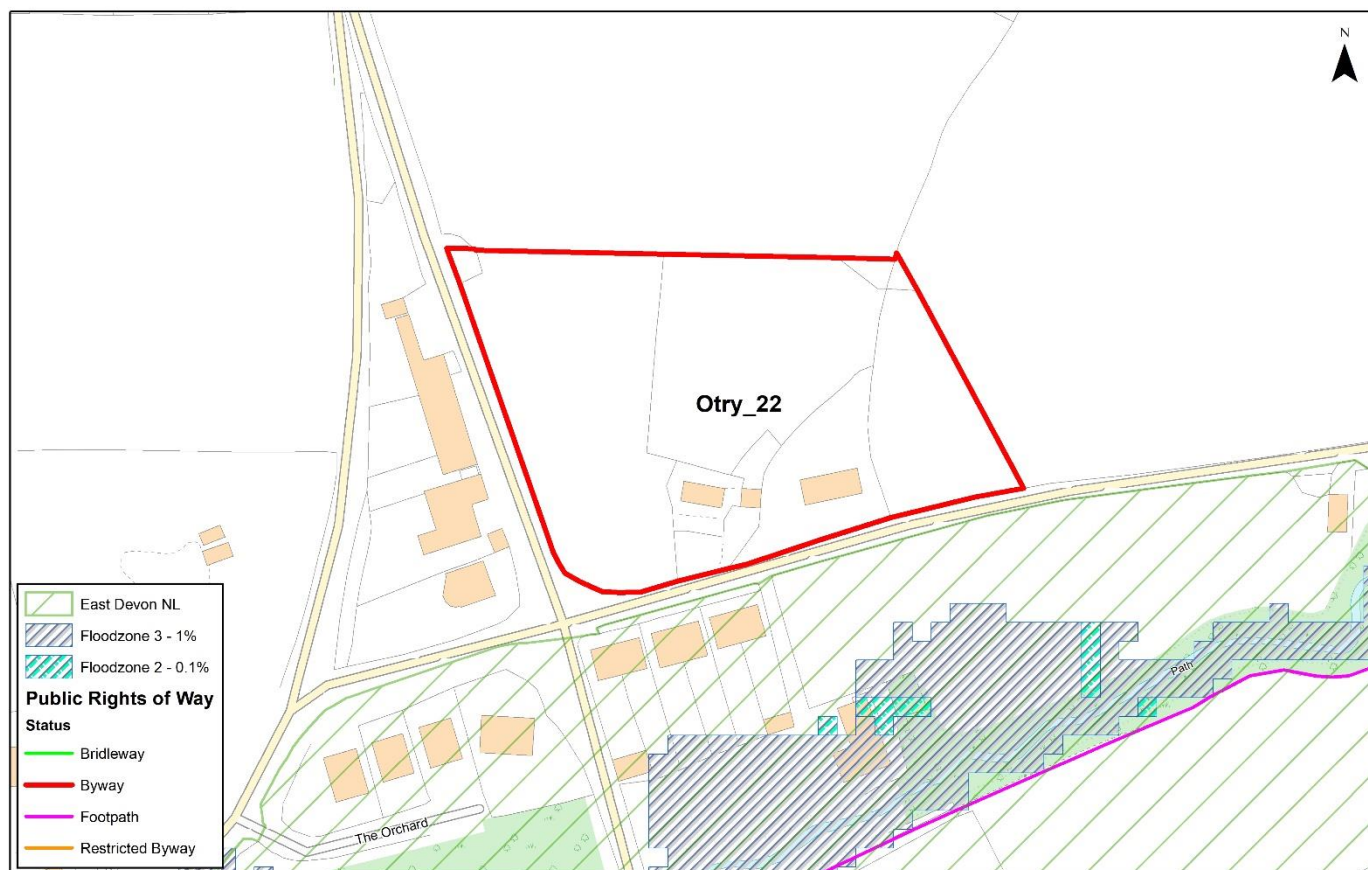
**Reference number:** Otry\_22

**Site area (ha):** 0.97

**Address:** Combe Bank

**Proposed use:** Residential

## Site map



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## Photos



Looking south east across the site from the Sidmouth-Ottery road that runs to the west of the site



Looking eastwards with the site on the left hand side of the photo





Eastern part of the site, looking west from the lane to the south

## **Site Assessment Summary and Conclusion**

### **Infrastructure**

This site can be accessed via the 'main' road, with the 30mph speed limit extended. Concerns as the current Tipton ST John primary school buildings are located in the floodplain. DCC trying to find a site to relocate the school out of the floodplain. Currently the majority of children come from Sidmouth or Ottery St Mary - so development could lead to a push back to these schools which have limited capacity. Any significant development within the village should consider the requirement for a new primary school site. Additional secondary capacity required and transport costs would apply. The Kings academy has previously clearly indicated it will not expand with significant investment and potentially new school.

### **Landscape**

Medium-High, An enclosed site, surrounded by hedgerows on most sides. Topography and sloping site mean that the site sits higher than the adjoining road and development is therefore likely to be more visible. Long range intervisibility from the AONB to the south east is likely. New road access is needed, so a hedgerow would need to be removed and this would open the site up to views from the road. Long distance views of hills looking out from the site.

### **Historic environment**

Low: no concerns identified on current evidence, although archaeological mitigation measures may be required. No impact upon an asset is predicted or, if an impact is predicted, the cultural heritage value of the asset(s) would be unaffected.

### **Ecology**

Minor adverse effect predicted (not significant)

**Accessibility**

The site is within 1600m of 4 or more facilities including a school (although this may be relocated outside the village), a hall, a pub and a shop.

**Other constraints**

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

No

**Opportunities**

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

29

**Contribution to spatial strategy**

Tipton St John is a service village in the emerging Local Plan settlement hierarchy, however it will lose this status if the school closes

**Should the site be allocated?**

No

**Reasons for allocating or not allocating**

Site is a greenfield site which would extend into open countryside. There is no other development on this side of the road. Development would be visible from a considerable distance and negatively impact on the AONB.

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

No