

Ottery St Mary and West Hill Neighbourhood Plan – Submission Version Representation Form



The Ottery St Mary and West Hill Neighbourhood Plan has been prepared by Ottery St Mary Town Council and West Hill Parish Council. It has now been formally submitted to East Devon District Council who are legally required to undertake public consultation.

Please return this form to East Devon District Council by Friday 1 December 2017. Representations received after this time will not be accepted.

Part A – Personal Details Please note we cannot accept anonymous responses.

Personal Details		Agent's Details (if applicable)*	
Title		Title	
First Name		First Name	
Last Name		Last Name	
Job Title (where relevant)		Job Title (where relevant)	
Organisation (where relevant)		Organisation (where relevant)	
Address		Address	
Postcode		Postcode	
Tel. No.		Tel. No.	██████████
Email Address		Email Address	████████████████████

*if an agent is appointed, please fill in your title, name and organisation and the full contact details of the agent. Where an agent is used the agent will be the point of contact for correspondence.

Name/Organisation Please complete for each sheet	
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Please indicate whether you wish to be notified of any of the following:

The publication of the recommendations of any person appointed to carry out an independent examination of the Ottery St Mary and West Hill Neighbourhood Plan

The adoption of the Ottery St Mary and West Hill Neighbourhood Plan.

Other planning policy issues.

Representation details

Please use a separate form for each representation

1. To which section of the Neighbourhood Plan does this representation relate?

(Please note that a separate form must be completed for each representation)

Policy Number (Include policy, paragraph or other reference no. if appropriate)	
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2. Please use the box below to set out why you are supporting or objecting to this part of the plan. If your comment relates to a specific area of land or site if possible please identify it on a map. Continue on a separate sheet if necessary

Name/Organisation Please complete for each sheet	
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3. What changes would you suggest should be made to the plan?

It will be helpful if you are able to put forward your suggested revised wording of any policy or text or suggested alternative policy boundary. Please be as precise as possible.

Continue on a separate sheet if necessary

4. If your representation is seeking a change, do you consider it necessary to speak at the examination? (please tick one box only)

Please note this will not be regarded as a binding decision but will help us in our planning.

If you select No your representation(s) will still be fully considered by the independent Planning Inspector by way of written representations.

No, I do not wish to speak at the examination:

Yes, I wish to speak at the examination:

Name/Organisation Please complete for each sheet	
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5. If you wish to speak at the examination, please outline why you consider this to be necessary:

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Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in the examination. If the Inspector does not consider it necessary to hold a public examination consideration will be given by way of written representations.

Please note that your comments and your contact details will be publically available, although your signature, private e-mail address and telephone number will not be visible on our web site.

Signed	
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A signature is required by the Planning Inspectorate. If filling in the form electronically it can be an 'electronic signature' by typing in your name in the box. If you provide a handwritten signature we will ensure that it is not published on-line but it will be visible on the paper copies available at our offices and sent to the Inspector.

Date	
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Please email the completed form(s) and any additional information to planningpolicy@eastdevon.gov.uk or send to Phil Twamley, Planning Policy Section, East Devon District Council, The Knowle, Sidmouth, EX10 8HL

OBJECTION TO OTTERY ST MARY & WEST HILL NEIGHBOURHOOD PLAN – SUBMISSION VERSION

MADE BY NPS SW Ltd ON BEHALF OF DEVON COUNTY COUNCIL

Cont'd from representation form

Land at Thorne Farm, Exeter Road, Ottery St Mary

Devon County Council own land that forms part of the County Farm Estate, at Thorne Farm, Exeter Road, Ottery St Mary. The land is let in conjunction with another County Farm Estate holding and extends to approximately 10.33 ha (25.41 acres).

Part of this land, approx 3.27 ha (8.08 acres), has been allocated within the adopted New East Devon Local Plan 2013-2031 for community/educational use (Para 12.5c) and Strategy 24 – Development at Ottery St Mary makes the following statement:

“Social and Community Facilities – support the schools, health and other service providers to meet their accommodation needs, including allocating land West of The King’s School for community and educational uses. Further development in Ottery St Mary and surrounding areas will generate the need for additional primary school places.”

An area of approximately 0.29ha (0.73 acres) of the allocated land is currently leased to the Ottery St Mary Town Council for use as a skateboard and BMX park.

A copy of the New East Devon Local Plan Urban Inset Map for Ottery St Mary is attached for ease of reference. This shows the current allocation of 3.27 ha (8.08 acres) of land for community/education use edged blue and stippled.

Proposed Ottery St Mary and West Hill Neighbourhood Plan

Community

The Neighbourhood Plan Submission Version now seeks, at Policy NP25, to allocate a significant extension to the area allocated under the adopted plan for the area such that it will not be in conformity with the adopted plan.

There is no justification made within the document for such an increase in the area to be allocated for community/education use – taking the current area for community/education use of 3.27 ha (8.08 acres) and expanding it to some 6.64 ha (16.41 acres).

Under national planning guidance, new and expanded community facilities should in general be directed to the town centre to enhance the town centre viability wherever possible. The adopted Local Plan Strategy 24 promotes the strengthening of the town centre by various

means including new community facilities in the town centre thus providing for the opportunity of linked trips. The site at Thorne Farm is on the edge of the built up area of the town where no linked trips are likely to be achieved. Other public services, such as the library, has recently been re-located within the town centre so that it can be reached by local residents.

It is therefore submitted that there is little likelihood that community uses would seek to relocate to the land at Thorne Farm to require such a large allocation of land extending to approximately 6.64ha (16.41 acres)

Education

The Neighbourhood Plan Submission Version also refers to educational use of the revised allocation of land.

The County Council, as the Local Education Authority (LEA), has recently informally consulted on the opportunity to provide a new primary school that will replace the existing Tipton St John Primary School and provide additional capacity for the Ottery St Mary area on the County Council's land at Thorne Farm. The proposed primary school will provide 210 places and 26 nursery places in Phase 1 with a further 210 school places planned for Phase 2. A school of this size requires a site of around 1.76 ha (4.35 acres). This, together with the skateboard park, will require just over half of the allocated site within the adopted Local Plan.

The LEA is concerned that the plan focuses on the secondary provision when it is the primary provision that is under significant pressure. Recent and extant planning permissions for housing in the town will add some 400 dwellings and thus further increase this pressure. The existing primary schools in Ottery St Mary and at West Hill are both on constrained sites with limited/no opportunity to expand. The town is experiencing increased numbers of school age children, as it appears families (with primary/preschool children) are moving to the area in order to be in the catchment for the secondary school. Whilst the secondary school is under pressure, it does take out of area pupils through parental choice.

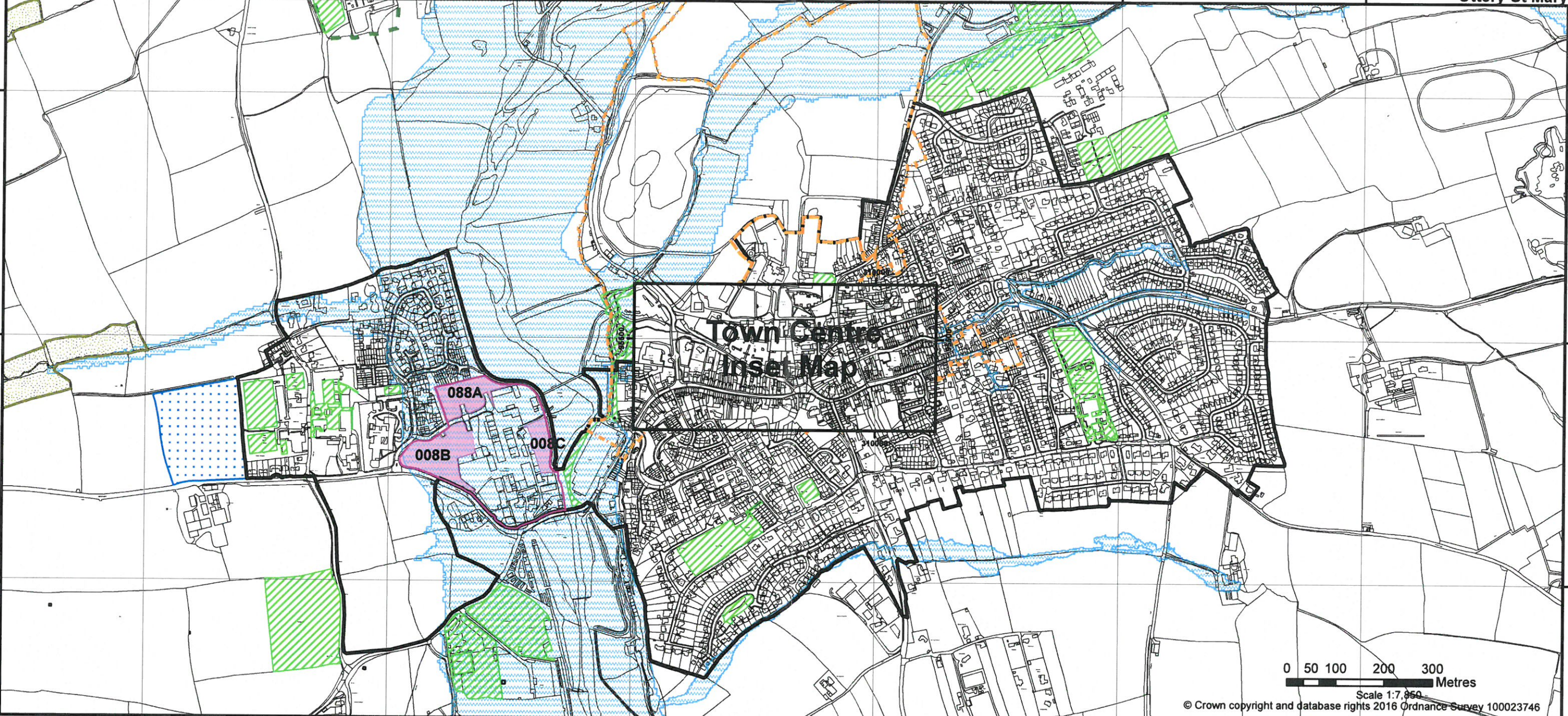
Devon has undertaken an assessment of the land and concluded that it is prohibitively expensive to develop the remaining land for secondary provision due to the topography and therefore education development, beyond the primary school, is considered undeliverable.

Reference is made in the draft document to the future expansion of the Kings School. This is an Academy school and is therefore independent from the local LEA control. As such, the school can only be expanded if it wishes to do so and the LEA cannot direct that any further requirement for secondary school places are met by this particular school. It is understood that the school has no plans to increase the Published Admission Number of 180 pupils into Year 7 as stated in the Kings School Admissions Policy 2017 - 2018. The school has also undertaken a new classroom development/refurbishment programme on its own campus in the recent past through EFA funding. DCC has recently supported the expansion and improvement of canteen facilities on the existing site.

The East Devon Infrastructure Delivery Plan 2015 refers to the delivery of new secondary school places at Cranbrook and the need to invest at Sidmouth College. Both schemes have now been delivered.

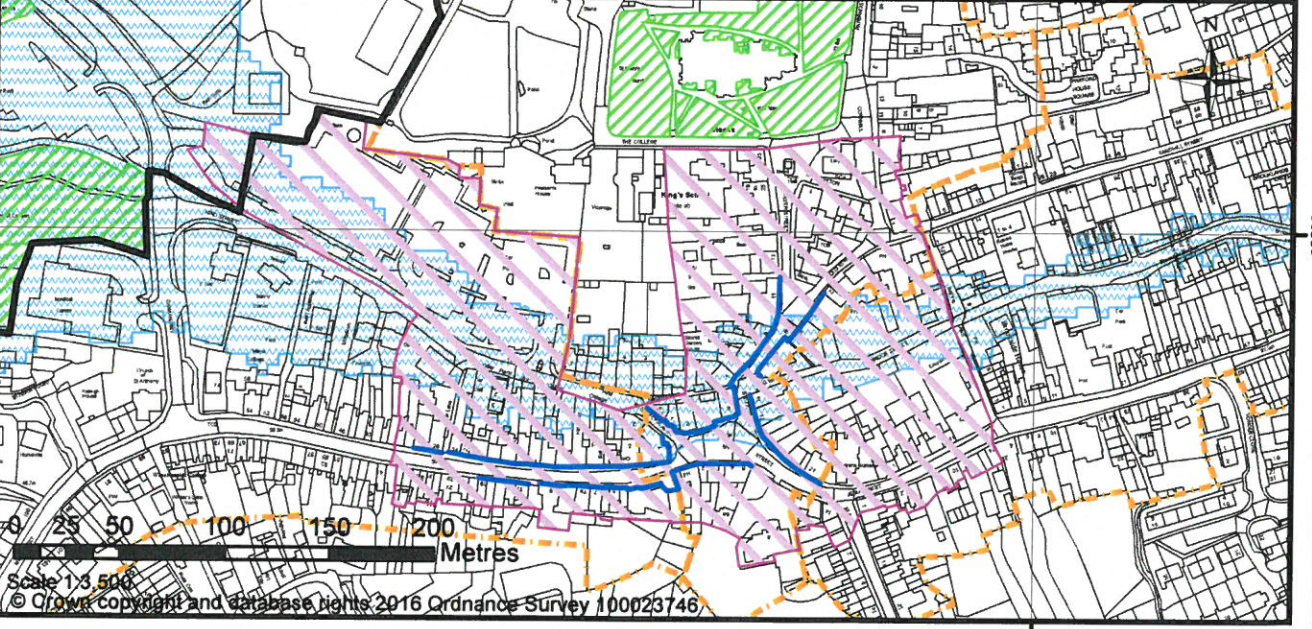
Conclusion

- There is no justification made within the document for such a vast increase in the area to be allocated for community/education use – taking the current area allocated for community/education use of 3.27 ha (8.08 acres) in the adopted Local Plan and expanding it to some 6.64 ha (16.41 acres);
- The revised allocation will not be in conformity with the adopted Local Plan;
- The provision of primary school places on the site will require less than half what is currently allocated under the adopted Local Plan;
- Other community facilities have been provided within the town centre in line with the NPPF. The provision of further unspecified community uses should be directed to the town centre to assist in enhancing the vitality and viability of the centre and potential for linked trips;
- It is therefore submitted that the allocation of a further 3.37 ha (8.33 acres) of land for education/community use in one location, away from the town centre, is unnecessary and does not conform with the adopted Local Plan; and
- As landowner, Devon County Council therefore **OBJECTS** to the proposal designating further land at Exeter Road, Ottery St Mary for community/education use in the Neighbourhood Plan for Ottery St Mary and West Hill parishes.

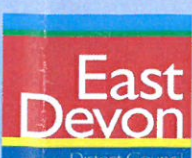


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Ottery St Mary Town Centre Inset Map



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New East Devon
Local Plan 2013 - 2031
January 2016

Ottery St Mary

Urban Inset Map
&
Town Centre Map

STRATEGIC POLICY

- Built-up Area Boundaries (Strategy 6)
- Employment Allocation (Strategy 24)
- Community and Education Use Allocation (Strategy 24)

FOR INFORMATION (areas are not designated through Local Plan policy)

- Boundary Existing and Proposed Employment Area
- Conservation Area
- Recreation Areas, Allotments, Accessible Open Space
- County Wildlife Sites
- Floodzone 2
- Historic Park or Garden

DEVELOPMENT MANAGEMENT POLICY

- Primary Frontage (E10)
- Town Centre Shopping Area (E9)

