Land at Gerway Farm, St Mary

Flood Risk Assessment

& Drainage Strategy

For

Landra Developments Ltd

20th November 2025

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Prepared by	:	Frederick Long
Position	:	Graduate Engineer
Date	:	3rd October 2025
Authorised by	:	Peter Collier
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Executive Summary

Client	Landra Developments Ltd
Planning Authority	East Devon District Council
Lead Local Flood Authority (LLFA)	East Devon District Council
Local Sewerage Undertaker	South West Water
Location	OS GR: E: 309761; N: 094771. Postcode: EX11 1PW
Site area	C 7ha
Current land use	Agricultural use, linked to Gerway Farm
Development Proposals	Demolition of a farm building and the erection of up to 140 residential dwellings (Class C3) with associated infrastructure and engineering works including landscaping, open space, surface water drainage and internal roads/footpaths/cycleways.
Flood Zone (Tidal/Fluvial)	Residential areas of the site have been situated in flood zone 1, as such considered low risk. However, areas of Flood Zone 2 and 3 are present on site.
Pluvial Flood Risk	Low risk
Groundwater Flood Risk	Low risk
Infrastructure Flood Risk	Low risk
Existing Surface Water Drainage Regime	As a greenfield site, no formal sewage system is present on-site draining surface water. Currently surface water drains via infiltration or overland flow to the unnamed water course and or the River Otter.
Existing Foul Water Drainage Regime	Greenfield site hence there is no existing foul water drainage regime on site.
Greenfield Runoff Rate	Site is to drain via infiltration.
Climate Change Allowance	45%

Proposed Surface Water Strategy	Initial investigations have found infiltration is viable on site as such a system using infiltration basins has been derived.
Proposed Foul Water Strategy	A gravity foul water system is proposed connecting into the South West Water foul sewer crossing the northwest corner of the site.

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1 Introduction

1.1 Terms of Reference

1.1.1 Rodgers Leask Ltd has been commissioned by Landra Developments Ltd to prepare a Flood Risk Assessment and Drainage Strategy for the proposed development at the Land at Gerway Farm, Ottery St Mary.

1.1.2 This report has been commissioned in support of an outline planning application to East Devon District Council Planning Authority. The application is for the construction of a new residential site. A copy of the proposed site layout can be found in **Appendix A**.

1.1.3 East Devon District Council are the Lead Local Flood Authority (LLFA), responsible for flooding matters in the region.

1.1.4 The Environment Agency website has been consulted regarding the Flood Zone and the risk of flooding of the site.

1.1.5 This report has been produced on behalf of the client, and no responsibility is accepted to any third party for all or any part. This report should not be relied upon or transferred to any other parties without the express written authorisation of Rodgers Leask Ltd.

1.2 Legislation and Guidance

1.2.1 This report has been prepared in accordance with the Department for Communities and Local Government (DCLG) National Planning Policy Guidance, and the publication 'National Planning Policy Framework' published 27th March 2012.

1.2.2 Planning Practice Guidance was published on 29th November 2016. Containing guidance on Flood Risk and Coastal Change.

1.2.3 The latest version of Planning Policy Statement 25 was released on the 29th March 2010 and is now superseded by the NPPF.

1.2.4 NPPF can be downloaded free of charge from the internet at the following link:

http://www.communities.gov.uk/documents/planningandbuilding/pdf/2116950.pdf

1.3 Approach to the Assessment

1.3.1 This assessment seeks to consider the risks of flooding both to the site and to the wider area as a consequence of the development proposal. This also requires an assessment of the development constraints of the site and the opportunities offered by the existing infrastructure and natural environment. In order to propose a strategy by which the site can be developed both economically and sustainably. This assessment draws upon our investigations regarding the local area.

1.4 Documents Reviewed

- Topographical Survey Drawing, received 30/04/2025
- Soilscapes Soil viewer website accessed on 11/09/2025
- British Geological Survey website accessed on 11/09/2025
- Environment Agency website accessed on 11/09/2025
- East Devon District Council Level 1 Strategic Flood Risk dated February 2024
- East Devon District Council Level 2 Strategic Flood Risk dated October 2024
- Sustainable Drainage System – Guidance for Devon (2023) dated August 2023.
- Devon Local Flood Risk Management Strategy 2021-2027 dated January 2021

2 Background Information

2.1 Site Location, Description and Details

2.1.1 Figure 2.1 below indicates the location of the site within the red line.



Figure 2.1 Gerway Farm, Ottery St Mary – Site Location Plan

2.1.2 The site, as outlined above in Figure 2.1, has an overall area of approximately 7ha and is located west of Sidmouth Road, Ottery Saint Mary, centred at OS GR: E: 309761; N: 094771, with the nearest postcode of EX11 1PW.

2.1.3 The site is bounded by residential housing of Claremont Field and an un named watercourse to the north, Gerway Close and residential housing Sidmouth Road to the east, neighbouring fields to the south, and the River Otter Valley to the west.

2.1.4 The site currently comprises of agricultural fields divided by trees and hedge rows.

2.1.5 A number of large trees exist along the site boundary at the West of the site, where the boundary meets the River Otter Valley as well as some located at the North of the site near Claremont Field with several more scattered along the rest of the boundary. The majority of the trees are to be retained and are incorporated into the development proposals.

2.1.6 The primary vehicular access point to the site is located at the south east corner of the site, creating access on to Sidmoth Road.

2.1.7 A topographical survey of the site area has been undertaken by Landa Surveys and is included in **Appendix B.**

2.1.8 The site generally slopes downwards to the north and the west - where an unnamed watercourse and the River Otter are present. With a high point of approximately 61m AOD in the southwest of the site and a low point in the north-eastern corner of 38m AOD.

2.2 Ground Conditions

2.2.1 A review of the Soilscapes soil viewer indicates that the site is in an area of ground conditions with 'freely draining' and that drains to 'local groundwater and rivers.'

2.2.2 A review of the British Geological Survey's Geology Viewer map indicates that the site is located within an area of bedrock geology noted as Helsby Sandstone Formation – Sandstone.

2.2.3 A review of the British Geological Survey's GeoIndex Onshore map indicates that no public borehole records are available within the site boundary, or a relevant radius of the boundary.

2.2.4 A review of Defra's Magic Map data indicates that the site is not located in a Groundwater Source Protection Zone (GSPZ) and is not in a Drinking Water Safeguard Zone.

2.2.5 Initial soakaway testing carried out by RLL in June 2025 discovered that the site is suitable for the use of infiltration and found the ground to be generally sand over the sandstone formation found at relatively shallow depths. A copy of these preliminary tests can be found in **Appendix H**).

2.3 Drainage Catchment Context

2.3.1 The site is located within the catchment area of Sid and Otter, with the River Otter located directly to the West of the site; this area is classified as the Lower River Otter Water Body.

2.3.2 As well as the River Otter adjacent to the site at the West, there is also a smaller unnamed watercourse directly to the North of the site. The topographical survey included in Appendix B shows that the site generally falls towards the watercourses.

2.3.3 South West Water provided drawings containing locations of foul and clean water locations both in and surrounding the site. A copy of the existing drainage records can be found in **Appendix C**.

2.3.4 The records indicate that there is a 150mm diameter public foul sewer crossing the northwest of the site that runs along the northern edge of the site to Claremont Field.

2.3.5 Based on the above, it can be assumed that the site currently drains via infiltration or overland flow. The proposed drainage strategy for the site should therefore look to mimic this arrangement to reduce the risk of increasing flood risk offsite.

3 Assessment of Flood Risk

3.1 Flood Risk from Fluvial Sources

3.1.1 The site contains areas of Flood Zones 2 and 3. Flood Zone 2 indicates that the region has between a 0.1% and 1% chance of experiencing a river flood in any given year, or a 0.1% to 0.5% chance of a flood from the sea. Flood Zone 3 indicates an annual probability of fluvial flooding greater than 1% and coastal flooding greater than 0.5%. **Appendix D** contains the Environment Agency's Flood Map for Planning for the site, but a snapshot is shown in Figure 3.1 below.

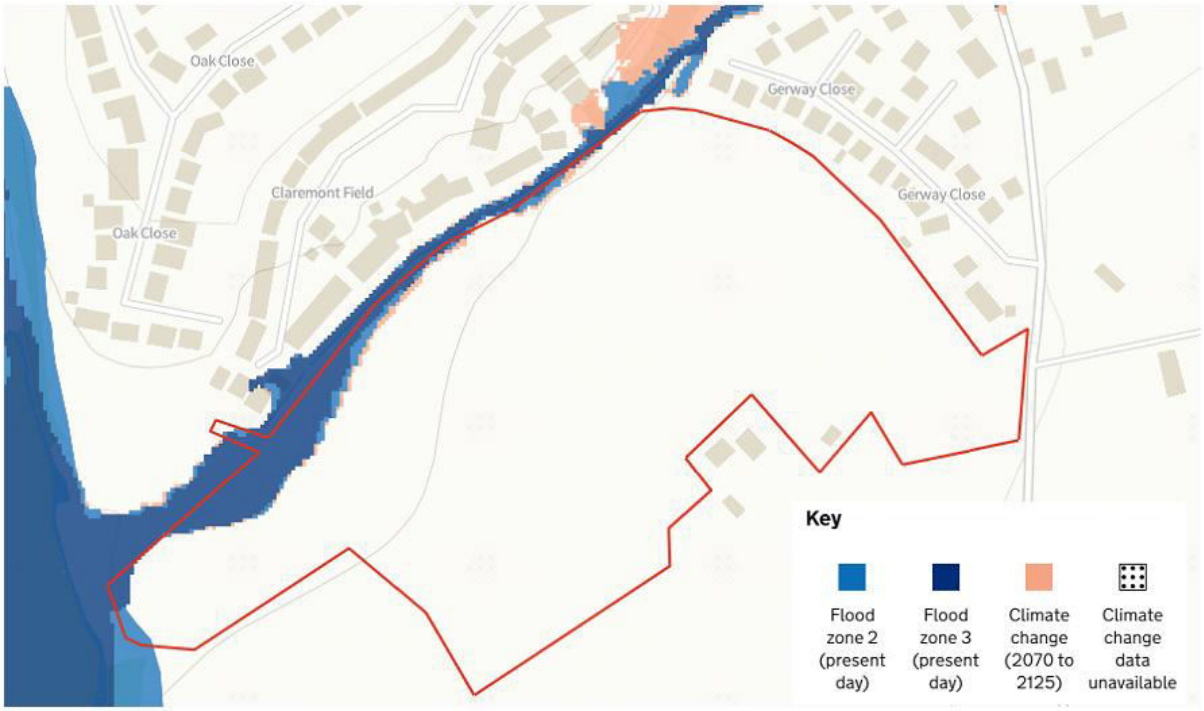


Figure 3.1 EA Flood Map for Planning – Fluvial Flood Including Future Climate Change

3.1.2 Despite sections of the site being in Flood Zones 2 & 3, the area of residential development within the site is all located within Flood Zone 1. As such, the site is considered to be at low risk of flooding from fluvial sources.

3.2 Development Description and Planning Context

3.2.1 The development proposals are for a residential development including access roads, soft landscaping, and surface water infiltration basins. A copy of the land use Parameters Plan is included in **Appendix A.**

3.2.2 The design life of the proposed development is considered to be 100 years due to its residential nature.

3.2.3 In accordance with the NPPF Annex 3 Flood Risk Vulnerability Classification (shown below in Figure 3.2), the vulnerability of the development is deemed 'More Vulnerable'.

More vulnerable

- Hospitals
- Residential institutions such as residential care homes, children's homes, social services homes, prisons and hostels.
- Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs and hotels.
- Non–residential uses for health services, nurseries and educational establishments.
- Landfill* and sites used for waste management facilities for hazardous waste.
- Sites used for holiday or short-let caravans and camping, subject to a specific warning and evacuation plan.

Figure 3.2 Extract from NPPF Annex 3 "Flood Risk Vulnerability Classification"

3.2.4 Table 2 of the NPPF Planning Practice Guidance (extract below in Figure 3.3) indicates the compatibility of vulnerability classes and flood zones. Showing 'More Vulnerable' developments such as this residential site are only suitable in Flood Zones 1 & 2 without further mitigation.

Flood Zones	Flood Risk Vulnerability Classification				
	Essential infrastructure	Highly vulnerable	More vulnerable	Less vulnerable	Water compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a †	Exception Test required †	X	Exception Test required	✓	✓
Zone 3b *	Exception Test required *	X	X	X	✓ *

Figure 3.3 Extract of Table 2 of the NPPF Planning Practice Guidance

3.2.5 As such the masterplan for the site has been developed using a sequential like approach to flood risk placing all of the residential development and the primary site access to the site in the areas of Flood Zone 1 ensuring the site is compatible with the requirements of the NPPF.

3.3 Sequential and Exception Tests

3.3.1 The sequential test is a risk-based assessment within the National Planning Policy Framework which is designed to identify vulnerable types of development and location within areas classified as having low probability of flooding based on the development requirements and available local sites.

3.3.2 Although the site contains areas of Flood Zones 2 and 3. All of the 'More Vulnerable' development use proposed, residential, has been located outside of these areas. A small section of surface water flood risk is present within the developable area as noted within **Section 3.6** of this report. However, as a localised area that is mitigatable through development it is considered that a sequential test isn't required. In line with the guidance of the PPG as updated on 17 September 2025.

3.3.3 As none of the 'More Vulnerable' development of the site is placed within flood 3 the site complies with Figure 3.3 as such no exception test is required for the site.

3.4 Flood Risk from Tidal Sources

3.4.1 The tidal section of the River Otter is located much closer to the English Channel; the site which is located approximately 15 km upstream from the estuary mouth. Therefore, the tidal effects of the River Otter do not affect the proposed site.

3.4.2 The site is therefore not considered to be at risk of flooding from tidal sources.

3.5 Flood Risk from Pluvial Sources (Surface Water)

3.5.1 A review of the Environment Agency's online flood mapping indicates the vast majority of the site is at very low risk of surface water flooding, less than 1 in 1000 (0.1%).

3.5.2 Mapping of the extent of surface water flood risk is shown in Figure 3.4.



Figure 3.4 EA Surface Water Flood Risk Map – 1 in 1000-year probability

3.5.3 There is an area of surface water flooding observed on site, for the 1 in 1000 year probability. This area is not present in the 1 in 30 and 1 in 100 year model events. As this area is isolated with no discernible flow paths from outside of the site. The introduction of the proposed development will mitigate this area of flood risk through the provision of a suitably designed surface water drainage network.

3.5.4 As the pluvial flood risk can be appropriately mitigated and does not pose a risk to the development proposals and as such the flood risk from pluvial sources is therefore considered to be low.

3.6 Flood Risk from Ground Water

3.6.1 The Devon County Council Strategic Flood Risk Assessment [SFRA] March 2013 provides details of the East Devon catchment historic causes of flooding. Groundwater flooding comprises 0% of the floods caused within this catchment. Also, the east Devon District Council – Level 1 Strategic Flood Risk Assessment states that no Defra identified zones of potential groundwater emergence are located in East Devon. Flood incident records within this document only provide two incidents of minor groundwater flooding at a property in Rockbeare and Budleigh Salterton.

3.6.2 Soakaway testing was carried out by RLL in June 2025 which involved 5 trial pits with a depth of between 1.1m and 2.5m below ground level (trial pit logs and map of locations can be found in **Appendix H**). In none of the boreholes was water encountered.

3.6.3 Based on the available data, the site is considered to be at low risk of flooding from groundwater sources.

3.7 Flood Risk from Infrastructure

3.7.1 The Environment Agency's online flood mapping shows that the site is outside of the area at risk of flooding from reservoirs.

3.7.2 South West Water asset mapping indicates that adopted foul sewerage infrastructure is located within and upstream of the site. A copy of the record can be found in **Appendix C.**

3.7.3 Given the nature of foul water flows the risk of surcharge and subsequent flooding is considered to be low however, as a mitigation measure to further minimise the risk the site layout shall be designed to ensure that flows surcharging from manholes would remain either within the carriageway of proposed roads or directed across soft landscaping and away from properties.

3.7.4 Based on the above, the site is considered to be at low risk of flooding from the failure of infrastructure.

3.8 Strategic Flood Risk Assessment & Local Authority Documentation

3.8.1 The East Devon District Council Level 1 Strategic Flood Risk Assessment (SFRA), produced by JBA Consulting and last updated February 2024, has been reviewed for any information relevant to the site.

3.8.2 A Devon County Council 'SuDS Proforma' has been completed and can be found in **Appendix E.**

3.8.3 The SFRA includes records of historic flood events. Ottery Saint Mary where the site is located has experienced 5 previous flooding events between 2011-2021. 4 of these incidents were fluvial floods and 1 was of unknown origin.

4 Surface Water Drainage Strategy

4.1 Hierarchy of drainage

4.1.1 In accordance with National Planning Policy Guidance, surface water run-off should be discharged from sites as high up the following hierarchy as practically possible:

1. Collected for non-potable use
2. Discharge into the ground
3. Discharge to a watercourse
4. Discharge to a surface water sewer
5. Discharge to a combined water sewer

4.1.2 Non-potable use via rainwater harvesting is not considered a practical means for the disposal of the surface water. During detailed design the use of water collection devices such as water butts and other systems should be considered.

4.1.3 As previously stated in Section 2.2, infiltration into the ground is considered feasible for the site.

4.1.4 It is therefore proposed to discharge surface water run-off from the development into the ground via a number of infiltration drainage features. This will mimic the existing hydrological regime for the site.

4.1.5 Preliminary soakaway testing has been undertaken across the site in 5 locations; the infiltration rate was found to be between $7.2x10^{-5}$ m/s and $1.04x10^{-5}$ m/s.

4.2 Existing Runoff Rate

4.2.1 Infiltration is to be used.

4.3 Design considerations

4.3.1 The proposed surface water drainage system has been designed to accommodate the 1 in 2 year rainfall event without any surcharging of the primary conveyancing sewer system.

4.3.2 The proposed surface water drainage system has been designed to accommodate the 1 in 30 year rainfall event without any surface water flooding.

4.3.3 The proposed system has also been designed to accommodate the 1 in 100 year plus climate change storm event on site without flooding any buildings.

4.3.4 Given the residential nature of the proposals a 100 year lifespan is considered applicable to the development.

4.3.5 The climate change allowance has been obtained from the Defra Hydrology Data Explorer. The site falls within the East Devon Management Catchment. The 1% AEP upper end allowance for the 2070's epoch, applicable to the development proposals due to the 100 year design life, is 45%. The 2050's epoch upper end allowance is 40%. Environment Agency guidance indicates that the highest value should be used so the 45% climate change allowance has been taken to inform the surface water drainage design.

4.3.6 A 10% allowance for urban creep will need to be applied to the non-adoptable impermeable areas of the site. This is to provide resilience to the system performance should the urbanisation of proposed soft landscaped areas occur in the future.

4.4 Description of Proposed SuDS

4.4.1 The proposed surface water network has been split into two catchments with two surface water networks.

4.4.2 As this is an outline application plot details have not been provided as such the catchments have been assessed using a general allowance of 65% impermeability. This typically provides a suitable allowance whist allowing for a 10% Urban Creep allowance.

4.4.3 It is proposed to drain the East catchment via a below ground sewer network and discharge into an infiltration basin north of the catchment, adjacent to the unnamed water course. The infiltration basin will allow infiltration of surface water flows into the ground and provide attenuation volume for events up to the 1 in 100 year return period with 45% adjustment for climate change.

4.4.4 It is proposed that the West catchment via a below ground sewer network shall discharge into another infiltration basin to the northwest of the catchment. The infiltration basin will allow infiltration of surface water flows into the ground and provide attenuation volume for events up to the 1 in 100 year return period with 45% adjustment for climate change.

4.4.5 As this is an outline application, no detail has been provided on what the residential housing will look like. It is however anticipated that source control SuDS features, such as permeable paving, bioretention rain gardens and on plot soakaway features will be used which may allow for the above basins to be reduced in size at the detailed design stage.

4.4.6 A copy of the proposed drainage strategy plan indicating the schematic surface water sewer design and SuDS features can be found in **Appendix F**.

4.4.7 In line with requirements for major developments, the Devon County Council SuDS proforma has been completed with the relevant information. A copy of this can be found in **Appendix E**.

4.5 Water Quantity

4.5.1 The proposed surface water system has been designed to incorporate sufficient attenuation to accommodate rainfall events up to and including the 1 in 100 year plus 45% climate change event. This will minimise the risk flooding within the site and will not exacerbate flood risk to adjacent and downstream properties.

4.5.2 Surface water network modelling has been undertaken to determine the quantity of attenuation required and assess the performance of the system. A full set of the modelling results can be found in **Appendix G**.

4.5.3 The modelling has been based on impermeable areas measured from the site proposals for both of the two catchments (east and west). The locations of the two catchments can be found in the Outline Drainage Strategy in **Appendix G.**

4.5.4 A summary table of the modelling results can be found in Table 1 below.

SuDS Feature	Imp Area (ha)	Infiltration Area (m^2)	Attenuation Volume (m^3)
Infiltration Basin 1	1.16	1852	1484
Infiltration Basin 2	1.22	2412	1576
Total	**2.35ha**		**2779**

Table 1 – Attenuation Volume Summary

4.5.5 The infiltration basin has been designed with 1 in 3 side slopes and a maximum design water depth of 1m. A freeboard above the maximum water level of 0.3m has been allowed for. A 3m wide maintenance path has been allowed for around the perimeter of the basins.

4.5.6 The time of infiltration of half the storage volume has also been calculated. This time to drain must be less than 24 hours. The West catchment takes 11.09hrs to drain half of its storage volume. The East catchment takes 4.84hrs to drain half of its volume. These values have been calculated as shown below.

$T = (S \times 0.5) / (A \times F)$

Where "T" is the time of infiltration, "S" is the storage volume, "A" is the wet area and "F" is the infiltration rate.

Basin 1

(1484 x 0.5) / (1852 x 0.0000104) = 38523 seconds = 10.70hrs

Basin 2

(2412 x 0.5) / (1576 x 0.0000104) = 73580 seconds = 20.43hrs

4.6 Water Quality

4.6.1 To manage the water quality of surface water discharged from the proposed development site and reduce the pollution risk to the receiving groundwater network, a water quality assessment has been undertaken.

4.6.2 The three step simple index approach, as outlined in 'The SuDS Manual' Ciria C753 Box 26.2 has been used within this report. This methodology assesses the pollution hazard of the surface water runoff, the treatment provided by the proposed SuDS and the resulting acceptability of the runoff discharged offsite.

4.6.3 Step 1 requires pollution hazard indices to be assigned for the proposed land use as defined in Table 26.2 of Ciria C753. The most onerous proposed land use for the development site has been assessed to be '*individual driveways, residential car parks, low traffic roads and non-residential car parks with infrequent change (schools/offices)*'. The commensurate pollution hazard indices are set out in Table 2.

Land Use	Pollution Hazard Level	Total Suspended Solids	Metals	Hydro-carbons
Residential highways and parking	Low	0.5	0.4	0.4

Table 2 – Pollution hazard indices

4.6.4 Step 2 requires an assessment of the SuDS pollution mitigation index which is compared with the pollution hazard index from step 1. Where flows pass through more than one feature the mitigation index of subsequent SuDS features is halved. These have been set out in Table 3.

4.6.5

SuDS Feature or treatment train	Total Suspended Solids	Metals	Hydro-carbons
Infiltration Basin (East and West Catchment)	0.6	0.5	0.6
Greater than or equal to hazard index?	*Yes*	*Yes*	*Yes*

Table 3 – Pollution mitigation indices

4.6.6 As all treatment combinations provide mitigation indices greater than the hazard indices the proposed surface water drainage strategy is considered to provide sufficient water quality treatment for both catchments prior to disposal off site.

4.7 Amenity Value

4.7.1 In line with the guidance document 'Water.People.Places' and best practice, SuDS features should provide amenity value to local residents by offering multi-functionality, visual character, accessibility and legibility/engagement opportunities.

4.7.2 The SuDS features have been carefully designed to be integrated into the open areas of the site.

Planting should be used to enhance the character of the basins as well as support biodiversity and support water quality treatment.

4.7.3 The infiltration basin is overlooked by a significant number of dwellings within the new development and is also visible from the existing houses located on Claremont Field. Due to the clear visibility, there will be inherent safety and security benefits.

4.8 Biodiversity Opportunities

4.8.1 The proposed basins will offer significant opportunities to support biodiversity through habitat provision, connectivity and resilience.

4.8.2 The infiltration basins will provide water quality treatment, as outlined in Section 4.6, which will reduce contaminants and could help promote habitat creation.

4.8.3 The infiltration basins will be planted with suitable species of shrubs and wildflower. Species should be water and drought tolerant.

4.9 Proposed Development Levels

4.9.1 It is recommended that FFLs across the site are set a minimum of 150mm above proposed ground levels to provide resilience to the surface water flooding mentioned in 3.5.

4.10 Exceedance Flows

4.10.1 The effects of flooding caused by extreme rainfall events beyond those that have been reasonably allowed for, or caused by a blockage, can be mitigated by utilising roads and public open space to retain and direct surface water away from dwellings.

4.10.2 An exceedance flow path plan demonstrating overland flood routes can be found in **Appendix G.**

5 Foul Water Drainage Strategy

5.1.1 The South West Water Sewer records for the site can be found in **Appendix C.**

5.1.2 A 150mm foul water pipe runs along the north of the site and crosses part of the site in the northwest corner which has an agreed point of connection with South West Water as per works request 4143785. Included in **Appendix C.**

5.1.3 The site network will likely be gravity due to the topography of the site sloping towards the connection point.

5.1.4 A copy of the proposed drainage strategy plan indicating the schematic foul water sewer design and outfall points can be found in **Appendix F**.

6 Drainage Maintenance

6.1 Adoption and Responsibilities

6.1.1 It is proposed for all foul water sewers to be offered for adoption by South West Water under a Section 104 application.

6.1.2 It is proposed for the surface water sewer network, down to the infiltration basin headwalls, to be offered for adoption by South West Water under a Section 104 application.

6.1.3 The infiltration basins will remain private unless otherwise agreed between South West Water, the LLFA and the Client. A suitable maintenance company should be appointed to monitor and maintain the SuDS features.

6.2 Maintenance Requirements

6.2.1 To promote the functioning of the SuDS system in perpetuity, a robust inspection and maintenance regime must be adhered to. This should be based on recommendations in Ciria 753.

TABLE 22.1 Operation and maintenance requirements for detention basins

Maintenance schedule	Required action	Typical frequency
Regular maintenance	Remove litter and debris	Monthly
	Cut grass – for spillways and access routes	Monthly (during growing season), or as required
	Cut grass – meadow grass in and around basin	Half yearly (spring – before nesting season, and autumn)
	Manage other vegetation and remove nuisance plants	Monthly (at start, then as required)
	Inspect inlets, outlets and overflows for blockages, and clear if required.	Monthly
	Inspect banksides, structures, pipework etc for evidence of physical damage	Monthly
	Inspect inlets and facility surface for silt accumulation. Establish appropriate silt removal frequencies.	Monthly (for first year), then annually or as required
	Check any penstocks and other mechanical devices	Annually
	Tidy all dead growth before start of growing season	Annually
	Remove sediment from inlets, outlet and forebay	Annually (or as required)
	Manage wetland plants in outlet pool – where provided	Annually (as set out in Chapter 23)
Occasional maintenance	Reseed areas of poor vegetation growth	As required
	Prune and trim any trees and remove cuttings	Every 2 years, or as required
	Remove sediment from inlets, outlets, forebay and main basin when required	Every 5 years, or as required (likely to be minimal requirements where effective upstream source control is provided)
Remedial actions	Repair erosion or other damage by reseeding or re-turfing	As required
	Realignment of rip-rap	As required
	Repair/rehabilitation of inlets, outlets and overflows	As required
	Relevel uneven surfaces and reinstate design levels	As required

Table 4 (Table 22.1 in CIRIA 753) – Maintenance requirements for the infiltration basins

7 Mitigation and Management of Residual Risks

7.1 Access to and Egress from the site

The main access to and egress from the site is from Sidmouth Road to the north east of the site. This entrance is located within Flood Zone 1 and therefore considered to provide safe and suitable access to and from the site during flood events.

7.2 Finished Floor Levels (FFLs)

7.2.1 It is recommended that FFLs across the site are set a minimum of 150mm above proposed ground levels to provide resilience to surface water flooding.

8 Conclusion

8.1.1 The proposed surface water drainage strategy has been designed in accordance with the drainage hierarchy and best practice.

8.1.2 Surface water run-off from the proposed development will be discharged into the ground via several SuDS features, operating across two catchments. Further infiltration testing should be undertaken at the detailed design stage to further refine the infiltration proposals.

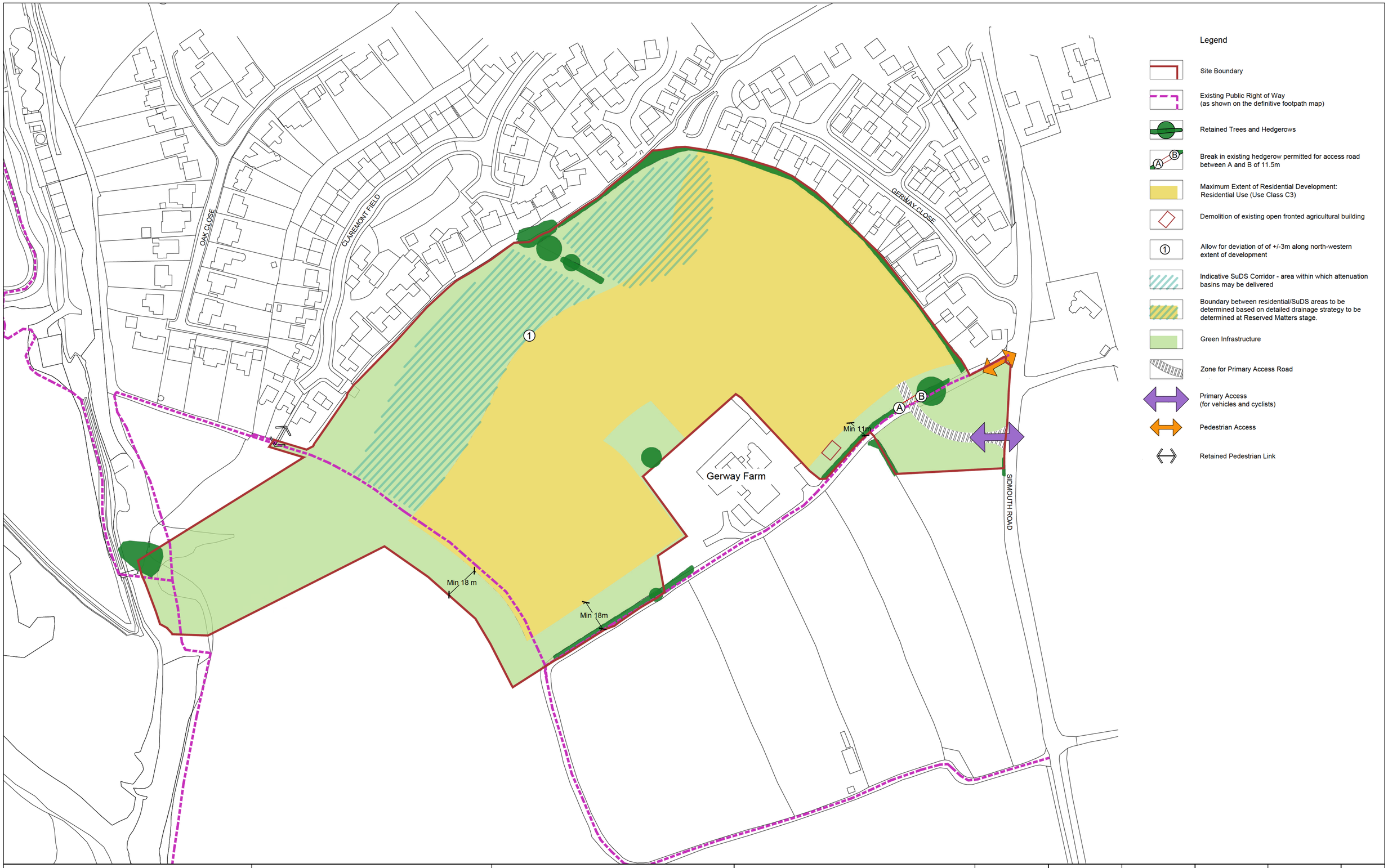
8.1.3 An assessment of the pollution risk of the development and the treatment methods proposed has been undertaken in line with C753 guidance. This indicates the proposed drainage strategy will adequately treat surface water discharge from the site.

8.1.4 Existing foul sewer in the north west of the site shall be utilised as a connection point for the site's foul sewerage.

8.1.5 All means of flood risk at the site have been assessed and it has been demonstrated that the site proposals are at low risk of flooding. Through directing the 'More Vulnerable' development parcels into areas of Flood Zone 1. Leaving Surface water as the primary flood risk to the site. It is considered that these risks can be managed by suitable flood routing (site levels) and drainage provision.

8.1.6 The site has also been assessed to not increase flood risk to adjacent land following development, subject to the outlined drainage strategy being implemented which manages and mitigates the increase in impermeable area that the development will result in

Appendix A – Land Use Parameters Plan



Legend

- Site Boundary
- Existing Public Right of Way (as shown on the definitive footpath map)
- Retained Trees and Hedgerows
- Break in existing hedgerow permitted for access road between A and B of 11.5m
- Maximum Extent of Residential Development: Residential Use (Use Class C3)
- Demolition of existing open fronted agricultural building
- Allow for deviation of of +/-3m along north-western extent of development
- Indicative SuDS Corridor - area within which attenuation basins may be delivered
- Boundary between residential/SuDS areas to be determined based on detailed drainage strategy to be determined at Reserved Matters stage.
- Green Infrastructure
- Zone for Primary Access Road
- Primary Access (for vehicles and cyclists)
- Pedestrian Access
- Retained Pedestrian Link

therichardspartnership
1 Agincourt Square, Monmouth, NP25 3BT
T: +44(0)1600 772251

Project: Land at Gerway Farm, Ottery St. Mary

Title: Land Use Parameter Plan

Revisions:
Rev B: Layout amended 19/11/2025
Rev A: Annotation amended 22/10/2025
Rev 0: Drawing created 11/09/2025

Drawn by:	Checked by:	Status:	Date:	Drawing no:	Rev:
JG	PJR	Planning	11/09/2025	24-54-PL-204	B

Scale: 1:1000 @ A1

0 50 100

Appendix B - Topographical Survey



Coordinate System

This survey is oriented to the Ordnance Survey National Grid (OSGB36) coordinate system and Ordnance Datum Newlyn (ODN), established using GPS observations and the OS Active Network.

A local scale factor of 0.9996012717 has been applied to the coordinates.

Notes

1. Dimensions should not be scaled. All dimensions should be verified on site prior to construction.
2. All dimension and levels are in metres unless otherwise stated.
3. Some detail may have been obscured by parked vehicles, stored materials, overgrown vegetation, and leaf litter.
4. All data shall remain Copyright of Landa Surveys unless formally agreed otherwise.
5. The surveyed boundary features may not be legal boundaries.
6. Landa Surveys cannot accept any responsibility for any damage to computer systems from viruses which may be contained in the data/files supplied.

Key to Abbreviations

Inspection Covers & Chambers

AV	Air Valve
BH	Borehole
BT	British Telecom Cover
CDP	Cable Draw Pit
CW	Combined Water
Dr.Ch.	Drainage Channel
Elec.	Electric Inspection Cover
ER	Earth Rod
FH	Fire Hydrant
FW	Foul Water
G	Gully
GC	Gas Cock
GV	Gas Valve
IC	Inspection Cover
KO	Kerb Outlet
MH	Manhole
RE	Rodding Eye
SC	Stop Cock
SV	Stop Valve
SW	Storm Water
TV	Cable Television Cover
UL	Uplighter
UTL	Unable to Lift
WM	Water Meter
WO	Washout

Ground Surface Types

Asp.	Asphalt
B/P	Block Paviors
Conc.	Concrete
Pav.	Concrete Paving
Tac.	Tactile Paving

Measurement Descriptions

CL	Cover Level
d	Depth (m)
dia.	Diameter (mm)
FFL	Finished Floor Level
h	Feature Height (m)
IL	Invert Level
SL	Sump Level
Soff.	Soffit Level
WL	Water Level

Walls & Fence Types

Bl.	Block Wall
Br.	Brick Wall
B/W	Barbed Wire Fence
C/B	Close Boarded Fence
C/I	Corrugated Iron Fence
C/L	Chain Link Fence
C/P	Concrete Post
Gab.	Gabion Wall
H/R	Hand Rail
I/R	Iron Railings
Pal.	Pallisade Fence
P/R	Post & Rail Fence
P/W	Post & Wire Fence
Ret.	Retaining Wall
St.	Stone Wall

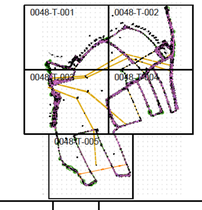
Street Furniture

B	Bollard
BB	Belisha Beacon
DP	Down Pipe
EP	Electricity Pole
FB	Flower Bed
JB	Junction Box
LP	Lamp Post
MP	Marker Post
P	Post
PB	Post Box
RS	Road Sign
RWP	Rain Water Pipe
SP	Sign Post
Stay	Stay Wire
SVP	Soil Vent Pipe
TCB	Telephone Call Box
TL	Traffic Light
TP	Telegraph Pole
VP	Vent Pipe

Linetypes & Symbols

- Banks
- Buildings
- Building Overhead
- Change of Surface
- Fences
- Kerbs
- Overhead Cables
- Ridges & Eaves
- Steps
- Walls
- Vegetation
- Tree Canopy
- Combined Water
- Foul Water
- Storm Water
- Banking
- Flow Direction
- Gate
- Survey Station
- Tree

Sheet Layout



Rev.	Date	Drawn	Details

LANDA SURVEYS

Title: Topographical Survey

Project: Land at Gerway Farm, Sidmouth Road, Ottery St Mary, EX11 1PN

Client: LANDRA Developments Ltd

Drawn:	DB	Checked:	LS
Date:	17/02/2024	Scale:	N.T.S

Drawing Number: 0048-T-Overview

Rev:

Appendix C – South West Water Pre Development Enquiry and Mapping

South West Water

Peninsula House, Rydon Lane, Exeter, EX2 7HR
www.southwestwater.co.uk

Mr Dave Bathurst
Rodgers Leask Ltd
1/100A Woodlands Court
Ash Ridge Road
Bradley Stoke
South Gloucestershire
BS32 4LB

Direct line: [redacted]
Planning Team: (01392) 442836
Our ref: WR 4143785/AB
Email: developerservicesplanning@southwestwater.co.uk

28th May 2025

Dear Mr Bathurst

Pre Planning: Point of connection enquiry – Provision of new public sewers

Proposal: Residential development of 150no new dwellings
Location: Gerway Farm, Ottery St Mary, EX11 1GL

Further to my letter dated 13th May 2025 regarding the Pre-Planning Point of Connection Enquiry for the above proposal, I am now able to provide the following response.

The following has been based upon the information in your completed application form and accompanying correspondence. Therefore, should any of the information now be different, please ensure that you inform South West Water of any amendments to ensure the response is accurate.

Before any application to connect to our network is made, you should have full planning permission which includes for a drainage connection to the main sewer. If there are conditions attached to the planning in relation to drainage, these should be resolved before the application is made.

Please note: The following information is a desk-top budget estimate to provide an approximation of the costs for the above proposed development. If you would like South West Water to provide a formal offer for any of the activities detailed in this letter, please forward the relevant application to Developer Services.

To download these applications and view associated timescales for these activities, please visit our website: www.southwestwater.co.uk/building-and-development

The estimates provided are based on the New Connection and Developer Services – Charging Arrangements 2025-26 and is valid until 31 March 2026. For further information, please refer to the company's Charging Arrangements 2025-26 document. This can be located on our website: www.southwestwater.co.uk/building-and-development/charging-arrangements

The estimate has been split into sections for ease of use:

Section 1: Site specific charges waste water sewer requisitions

Section 2: Sewer connections

Classification: BUSINESS

South West Water

Peninsula House, Rydon Lane, Exeter, EX2 7HR
www.southwestwater.co.uk

Section 3: Adoption of public sewers

Section 4: Infrastructure charges

Section 5: Environmental Incentive Scheme

Section 6: Surface Water Run-off Destination Hierarchy

Section 7: Asset Protection

Section 8: Network Reinforcement

Application forms and timescale for delivery of these processes can be found on our website at www.southwestwater.co.uk/building-and-development

You can if you wish, use an alternative provider, i.e., another Undertaker to supply your site. This is known as New Appointees and Variations (NAV's). Further details of what a NAV is can be found at https://www.ofwat.gov.uk/regulated-companies/markets/nav-market
Details of how South West Water interact with a NAV can be found at - www.southwestwater.co.uk/building-and-development/nav

Should you require a Pre Planning: Point of Connection enquiry for the clean water services for this site, please contact the Developer Services Pre-Development Team.

I trust this provides the information required for the proposed development. However, if you have any questions or queries, please contact me on direct line: 01392 443661.

Alternatively, you can contact the Pre Development Team on 01392 442836 or via email: DeveloperServicesPlanning@southwestwater.co.uk.

Yours sincerely

Angie Brown
Pre Development Coordinator

Classification: BUSINESS

South West Water

Peninsula House, Rydon Lane, Exeter, EX2 7HR
www.southwestwater.co.uk

Section 1: Site specific charges for a sewer requisition

If a customer does not wish to self-lay, the company can provide a service to construct a sewerage connection for domestic purposes on behalf of the customer.

Point of connection – Foul sewer
This requires an on-site 150mm foul connection to the 150mm foul sewer.

Point of connection – Surface water sewer
This requires an on-site 150mm surface water sewer connection to the waterbody.

Notes for estimate:

- *Riparian ownership will need to be sought to discharge to the stream/watercourse, a refusal will result in an alternative connection being made.*

Section 2: Sewer connections

This covers the connection of the property/properties to the public sewer.

Applications should be made whether the connection is directly to the public sewer or indirectly (via private drain).

No.	Description	Unit	Value	Contestable/Non contestable		Total
SC1	Admin Fee	Per application	£89.00	Non-contestable	1	£89.00
SC2	Inspection Fee	Per connection	£235.00	Non-contestable	1	£235.00
					Total	£324.00

Total cost for the sewer connections: £324.00
(all priced exclude VAT)

** Additional fees will be applicable if further inspections are required.*

Section 3: Adoption of public sewers without a Pump Station

If the development is to be adopted into the company sewerage system, sewers and pumping stations must be constructed in accordance with defined standard and processes.

Unless otherwise stated charges are fixed. The prices quoted will be amended only if a cost change is generated by the customer.

No.	Description	Unit	Value	Contestable/Non contestable	No	Total
SA1	Admin Fee	Per application	£570.00	Non-contestable	1	£570.00
SA2	Technical Vetting Fee without PS	Per property with a minimum fee £375.25	£20.00	Non-contestable	150	£3,000.00
SA4	Inspection Fee	Per property with a minimum fee.£980	£55.00	Non-contestable	150	£8,250.00
					Total	£11,820.00

Total cost for the adoption of the public sewers: £11,820.00
(All priced to exclude VAT)

Classification: BUSINESS

* Additional fees will be applicable if further vetting or inspections are required

All Section 104 agreements will need to be supported by a bond. This bond should be 10% of the construction costs of the scheme.

Included within the charges are:

1. The administration fee covers administration of the process including the provision of maintenance and vesting certificates.
2. Vetting – covers the review of the drawings in accordance with the specification.
3. The vetting cost is based on one submission and two re-submissions. Should there be any subsequent re-submissions further fees will apply.
4. Inspection fees are based ongoing inspections during construction, maintenance inspection and one revisit for remedial inspection. Should there be any subsequent re-inspections further fees will apply.
5. The company will undertake the first CCTV inspection of the sewers. Should a subsequent CCTV inspection be required to prove that remedial work is complete the developer will be required to provide and fund this.

Excluded from the charges:

1. The company will not monitor the alarms to the pumping station until such time as the pumping station is vested.
2. Any jetting required enabling CCTV inspection. It is the developer's responsibility to make sure that the sewers are clean and ready for CCTV.
3. Any compensation payable to third party landowners for access or rights for the sewer laying or discharge.

Security

Cash bond (maximum value of bond) - £3,000

Other security - this can be by means of an insurance policy, bank guarantee or other means as agreed with the developer and the Company.

A construction schedule should be submitted by the developer for confirmation of the bonding value. If no schedule is submitted before technical approval is granted, the Company's schedule will be used.

Control of Pollution – I would highlight to you as detailed in the Sewer Sector Guidance (Design Construction Guidance) section A10 an extract of which is below.

Classification: BUSINESS

A10 CONTROL OF POLLUTION DURING CONSTRUCTION AND PRIOR TO ADOPTION

1. The developer should maintain the integrity of separate surface water sewer systems and is responsible for any blockages, pumping station breakdown, cross-connections, etc., and any impact (e.g., flooding or pollution, etc.) up to the time the sewers are adopted.

2. The developer should include in their S104 Application a plan for approval by the sewerage company to demonstrate how sediment and other debris will be managed to avoid any sediment or debris being discharged into the proposed drainage system, any public sewer or a surface water body. The developer should comply with this plan at all times during construction and during any maintenance carried out prior to adoption.

Section 4: Infrastructure charges

The infrastructure charge is authorised under Section 146(2) of the Water Industry Act 1991. Charges have been set to recover the costs of network reinforcement involving new development from those making demand on the water and sewerage systems rather than from existing customers of the water and sewerage companies.

No.	Description	Unit	Value	No	Total
IN4	Standard Infrastructure charges due for the development– Sewerage	Per domestic property (please see below if not a dwelling)	£707.00	150	£106,050.00
				Total	£106,050.00

Total cost for infrastructure: £106,050.00
These charges are outside the scope of VAT.

Section 5: Environmental Incentive Scheme

From April 2025 we will introduce an updated environmental incentive scheme aimed at promoting sustainable property and housing developments.

The Environmental Incentive Scheme will come into effect from 1 April 2025 and based on Ofwat guidance, we are proposing to introduce an Environmental Component charge along with tiered discounts depending on the level of sustainability achieved. This will predominantly be based on a water efficiency incentive using the fixtures and fittings approach based on specifications published by Ofwat. SWW also want to encourage sustainable practices for surface water drainage through a similar bespoke wastewater incentive.

The table below identifies the requirements that will need to be met by developer customers to qualify for the environmental incentive

Classification: BUSINESS

Incentive Tier	Water Target Incentive	Drainage Target Incentive
Tier 1: Good Practice	Demonstrate water efficient properties achieving a 100 litres per person per day (ppd), or 10l ppd less than the value stated through planning/building regs (whichever is lowest).	Installation of a water butt or raised rain planter with a capacity of at least 200 litres connected to the properties main roof drainage,
Tier 2: Enhanced Water Efficiency	Enhance water efficiency measures. Set at 90 litres ppd or 20 ppd reduction compared to than the value stated through planning/building regs (whichever is lowest).	Surface Water does not connect or communicate with SWW sewerage system.
Tier 3 (A): Innovation in Water – Reuse Rainwater Harvesting	Gold standard working toward achieving a water neutral site. Installation of rainwater harvesting system with a capacity of at least 1,000 litres as the primary water source for all toilets, as a minimum, within the property or Installation of grey water re-use system with a capacity of at least 225 litres as the primary water source for all toilets, as a minimum, within the property	
Tier 3 (B): Grey Water Recycling		

Environmental component

All new property connections will be required to pay the environmental component as detailed in table 2.

£ per property connected (2025-26 prices)	SWW (Water)	SWW (Waste)	Bournemouth
Household Connections	£201.72	£259.77	£201.72
Non-Household Connections	£201.72	£259.77	£201.72

Table 2: Environmental component charge

Environmental Incentive payments

Where a developer customer can demonstrate that they have met the qualifying criteria they will be rewarded with an environmental incentive as detailed.

The incentive payment will be made upon completion of the connection which includes any audit inspection to ensure that the property installation meets the requirements of the incentive scheme.

Classification: BUSINESS

£ per property connected (2025-26 prices)	SWW (Water)	SWW (Waste)	Bournemouth
Environmental Component	£201.72	£259.77	£201.72
Incentive Payments:			
Tier 1: Good Practice	£177	£168	£177
Tier 2: Enhanced Water Efficiency	£354	£323	£354
Tier 3 (A): Innovation in Water – Reuse Rainwater Harvesting	£382	£357	£382
Tier 3 (B): Grey Water Recycling	£1,453	£1,370	£1,453

Table 3: Environmental Incentive payments

Further details are available at [sww-environmental-incentive-scheme-2025-26-v1.0.pdf]

For the purposes of our Environmental Incentive Scheme "developer customers" includes all size developers, New Appointees (NAVs) and Self Lay Providers (SLPs) although, in line with Ofwat's expectations we would expect the NAV/SLP to pass through the environmental incentives to their developer customer.

	Waste – Value	No – per property	Total
Environmental Component	£259.77	**150**	**£38,965.50**

Applications for this scheme must be submitted at the same time as the application for the relevant service. Late or retrospective applications for the sustainable infrastructure charge cannot be accepted onto the scheme.

Section 6: Surface Water Run-off Destination Hierarchy

The statutory Water and Sewerage Undertaker supports the Planning Policy Guidance for Flood Risk & Coastal Change statement. The applicant must demonstrate how its proposed development will have separate foul and surface water drainage systems and not be detrimental to existing infrastructure, the public and environment (and that any provisions for protecting infrastructure have been agreed with SWWL as service-provider).

You will need to demonstrate that the prospective surface run-off will discharge as high up the hierarchy of drainage options as is reasonably practicable (with evidence that the Run-off Destination Hierarchy has been addressed, and reasoning as to why any preferred disposal route is not reasonably practicable): In all cases, where there is a risk of flooding the development will be made safe and flood risk not increased elsewhere.

1. Water re-use (smart water butts/rainwater harvesting etc.)

Classification: BUSINESS

Provide written evidence as to why water re-use practises are not a viable option for your proposal.

2. Discharge into the ground (infiltration); or where not reasonably practicable,
   Provide written evidence as to why Infiltration devices, including Soakaways, Swales, Infiltration Basins and Filter Drains do not meet the design standards as specified in either H3 Building Regulation standards for areas less than 100m2. Soakaways serving larger areas must meet the design standard specified in BS EN 752-4 (para 3.36) or BRE Digest 365 Soakaway Design.

3. Discharge to a surface waterbody; or where not reasonably practicable,
   Provide written evidence for refusal of discharge consent from owner of water body (Environment Agency, Local Authority, Riparian Owner etc)

4. Discharge to a surface water sewer, highway drain, or another drainage system; or where not reasonably practicable,
   Provide written evidence for refusal of discharge to drainage system (Highway Authority, Environment Agency, Local Authority, Private ownership)

5. Discharge to a combined sewer. (Subject to Sewerage Undertaker carrying out capacity evaluation)
   South West Water will carry out a hydraulic capacity review of the combined sewerage network before permission will be granted to discharge to the combined sewer.

In relation to discharges of surface water drainage of streets, please refer to Sewer Sector Guidance (Design and Construction Guidance) and in particular section A8 (an extract of which is below).

A8 DRAINAGE OF STREETS

1. The sewerage company is not obliged to accept runoff from newly-constructed streets into the public sewer system. The developer should note that acceptance of this runoff into the works and, ultimately, the public sewer system, is only by agreement, which will not be unreasonably withheld.

2. Where the developer wishes to connect drainage from streets to a surface water sewer or a combined sewer, they should discuss this with the sewerage company as early as possible as the specific consent of the sewerage company will be required in advance. The connection of drainage from streets to a foul sewer will not be permitted.

3. The connection of runoff from publicly-adoptable highways to a public sewer is regulated by the Water Industry Act 1991 Section 115. Some sewerage companies may have a separate formal agreement for such discharges. This agreement is formally between the highway authority and the sewerage company but, prior to adoption of the highway, the developer as owner is party to the agreement. Section 115 also deals with connections of surface water to a highway drainage system.

4. It is particularly important to have an agreement in place which confirms the area of highway being drained to the public sewer, especially where there are issues regarding capacity, connection to a combined sewer or where only highway drainage is to be connected to the public sewer.

Classification: BUSINESS

South West Water

Peninsula House, Rydon Lane, Exeter, EX2 7HR
www.southwestwater.co.uk

Land Drainage – please refer to Sewer Sector Guidance (Design and Construction Guidance) and in particular section A9 (an extract of which is below).

A9 LAND DRAINAGE

1. Sewerage companies have no duty to accept land drainage runoff, flows from natural watercourses or groundwater to the public sewer system, and this is not normally permitted.

Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into a surface water body is acceptable and meets with the Run-off Destination Hierarchy.

Section 7: Asset Protection

Clean Water
Please find attached a plan showing the approximate location of a public 9" CI water main in the vicinity of the above proposed development. Please note that no development will be permitted within 3.5 metres of the water main. The water main must also be located within a public open space and ground cover should not be substantially altered.

Should the development encroach on the 3.5 metre easement, the water main will need to be diverted at the expense of the applicant.

If you need help in locating the apparatus, please use our dial before you dig service - https://www.southwestwater.co.uk/services/your-water/dial-before-you-dig.

Waste Water
Please find enclosed a plan showing the approximate location of a public 150mm sewer in the vicinity. Please note that no development will be permitted within 3 metres of the sewer, and ground cover should not be substantially altered. Where possible, the sewer must also be located within a public open space.

Should the development encroach on the 3 metre easement, the sewer will need to be diverted at the expense of the applicant. The ground cover of the sewer should not be substantially altered and, where possible, must also be located within a public open space.

The precise position of water mains and sewers must be ascertained by hand digging trial holes after first contacting South West Water, who will give such information as is available regarding the general location of the mains and sewer in the area. No liability is accepted for the accuracy of any information given as to the position or existence of water mains and sewers. In particular, service pipes and drainage connection are not generally shown on mains records, but their presence should be anticipated and precautions taken to avoid damage. We recommend that before you proceed with any proposal that you precisely identify the location of the water mains and sewers and not rely on our drawings as an accurate position of them.

Classification: BUSINESS

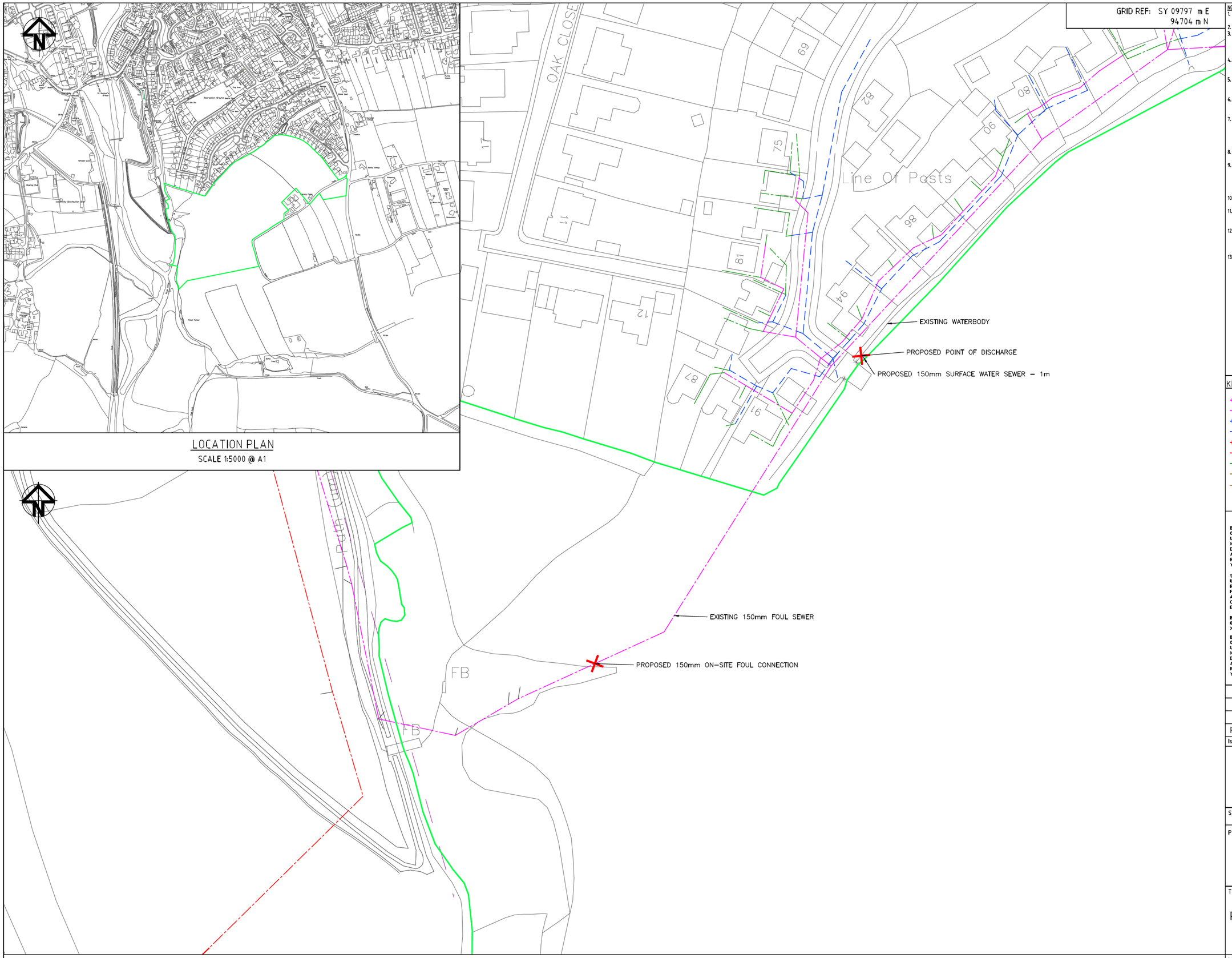
Peninsula House, Rydon Lane, Exeter, EX2 7HR
www.southwestwater.co.uk

Section 7: Network Reinforcement

We are able to support this connection from our existing network.

Classification: BUSINESS

LOCATION PLAN
SCALE 1:5000 @ A1



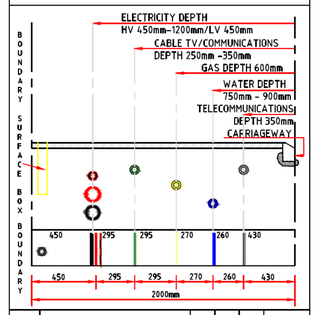
PROPOSED SITE LAYOUT
SCALE 1:500 @ A1

SCALE 1 : 500
10m 0 40m

NOTES:
1. Reproduced by permission of Ordnance Survey on behalf of the Controller of HMSO. Crown copyright SWW ltd licence no 0100031673. ©
2. Preliminary and tender stage drawings shall not be used for construction.
3. This drawing is not intended to show details of foundations, ground conditions or contaminants. Any suspected contamination found by the Contractor is to be reported to the Consultant and further investigated by a suitable expert appointed by the Contractor.
4. All dimensions are in millimetres unless stated otherwise. All levels are in metres and needs to be confirmed on site, by the Contractor, and needs to be communicated to SWW Project Managers, before construction.
5. The Contractor is to verify exact details of existing services, all ground levels and building / site dimensions along proposed pipe routes prior to construction. Any discrepancies are to be reported to the Consultant.
6. Setting out to be based on information shown on the Developer's drawings and not by scaling. Discrepancies are to be reported to the Consultant.
7. Minimum cover to sewers should be 350mm in Domestic gardens. 500mm in Domestic Driveways and Parking areas with Vehicle Gross Weight Less than 7.5 tonnes. 900mm in Domestic Driveways, Agricultural land, Parking areas and Narrow streets, with Limited access to Vehicles with gross weight greater than 7.5 tonnes and 1.2m in Highway roads.
8. The Contractor is responsible for all pipe fittings and resistance to thrusts.
9. Coloured plastic marker tape at least 150mm wide is to be laid at a minimum of 200mm above the soffit of the pipe. The tape shall be printed with a description of the service in bold capital letters throughout its length, in intervals not exceeding 700mm and shall incorporate a corrosion resistant tracing system for non-metallic pipes.
10. Responsibility for any element of design not specified or approved by the Consultant lies with the Contractor.
11. The Contractor is to construct works in accordance with CESWI 8th Edition, sewer sector guidance - appendix C - Design and Construction Guidance and SWW's Technical Standards.
12. The Contractor is to comply in all respects with current Building Legislation and British Standards. This drawing must be read with and checked by the Contractor against any structural, geotechnical or other specialist documentation available.
13. The Foundation of the Building should be 150mm below the Invert Level of the Pipe

KEY - SEWERS

- NEW PUBLIC FOUL SEWER
- EXISTING PUBLIC FOUL SEWER
- NEW PUBLIC SURFACE WATER SEWER
- EXISTING PUBLIC SURFACE WATER SEWER
- NEW PUBLIC COMBINED SEWER
- EXISTING PUBLIC COMBINED SEWER
- EXISTING PRIVATE FOUL SEWER
- EXISTING SEWER TO BE ABANDONED
- TO BE ABANDONED (BROWN)
- PROPOSED POINT OF CONNECTION (RED)



Issue	Description	Drn.	Ckd.	Appd.	Date
P1	INITIAL ISSUE	SJ	AB	HS	16/05/25

South West Water

Scale (A1) SCALE_A1 | Datum DATUM

Project
GERWAY FARM,
OTTERY ST MARY,
EX11 1GL.

Title
PRE-DEVELOPMENT
POINT OF CONNECTION ENQUIRY
PROPOSED FOUL AND
SURFACE WATER SEWERS.

Work Request No.	Drawing No.	Issue
4143785	0001	P1

CAD Ref: FILENAME

PLOTINFO VER ©

Struplot

SY0994NE Centred on 309776 mE 94788 mN Scale 1:2000 Printed 13/05/2025 15:23

The information indicated on this plan is only provided as a guide and no assurance as to the accuracy is given or implied. The Company accepts no liability whatsoever for any error or omission in the information.

It should be noted that not all mains, service pipes and other apparatus of the Company in the area of the plan are shown.

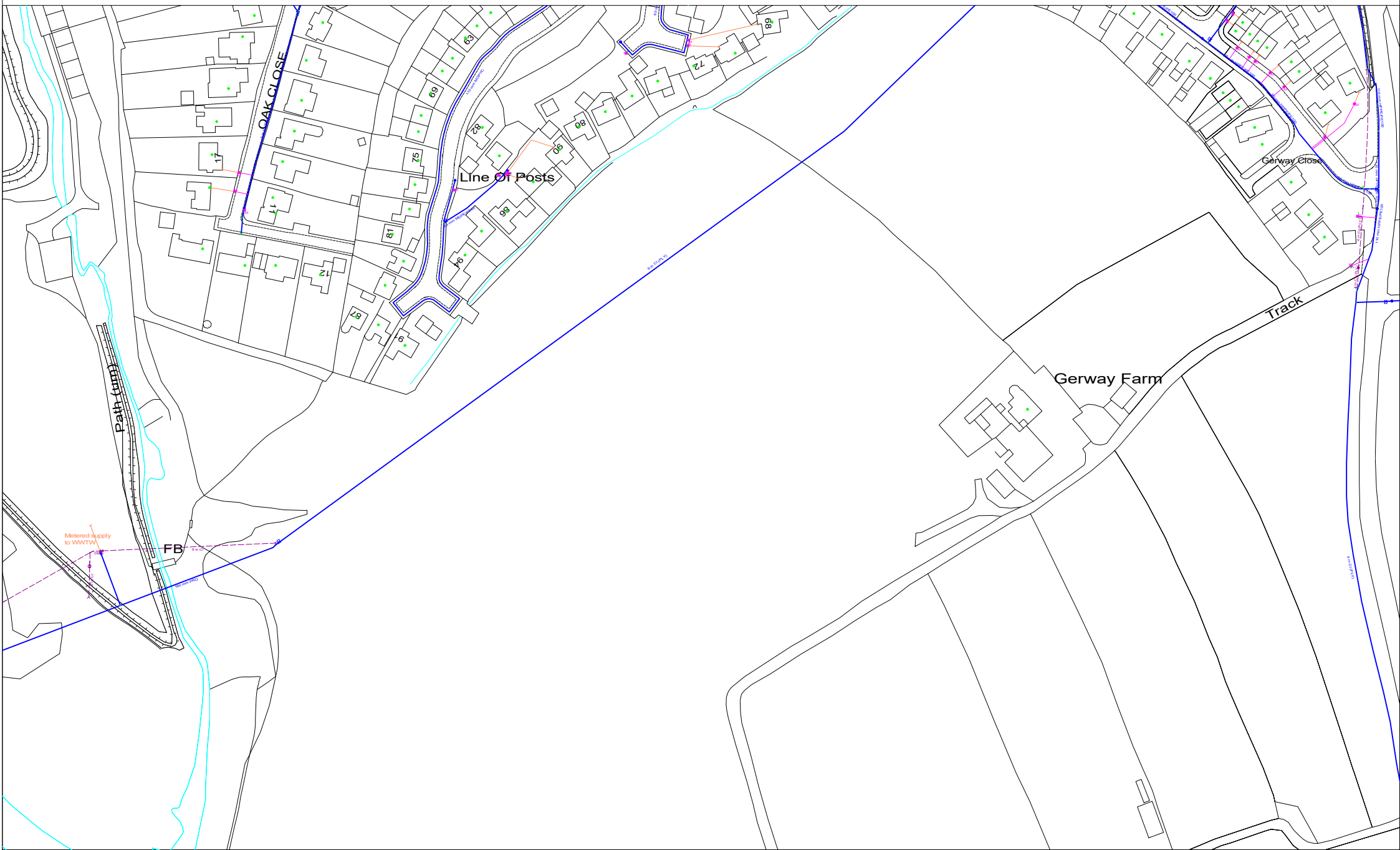
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LEGEND

- WASHOUT
- HYDRANT
- WASHOUT / HYDRANT
- AIR VALVE (SINGLE)
- AIR VALVE (DOUBLE)
- SLUICE VALVE OPEN (CW)
- SLUICE VALVE CLOSED (CW)
- SLUICE VALVE OPEN (AC)
- SLUICE VALVE CLOSED (AC)
- EBCO
- CUSTOMER METER
- MAINS METER
- (OPTIONAL READOUT)
- PRESSURE REDUCING VALVE
- PRESSURE SUSTAINING VALVE
- NON RETURN VALVE / REFLUX
- PRESSURE RELIEF VALVE
- HATCHBOX
- STOP COCK
- END CAP
- INLET / OUTLET
- STRAINER
- PUMP
- DISTRIBUTION
- COMMUNICATION
- TRUNK
- UNTREATED
- PRIVATE
- ABANDONED

South West Water Ltd

N



Appendix D - EA Flood Map for Planning

Flood map for planning

Your reference	Location (easting/northing)	Created
P25-228	**309761/94766**	**12 May 2025 09:02**

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see https://www.gov.uk/guidance/flood-risk-assessment-standing-advice)

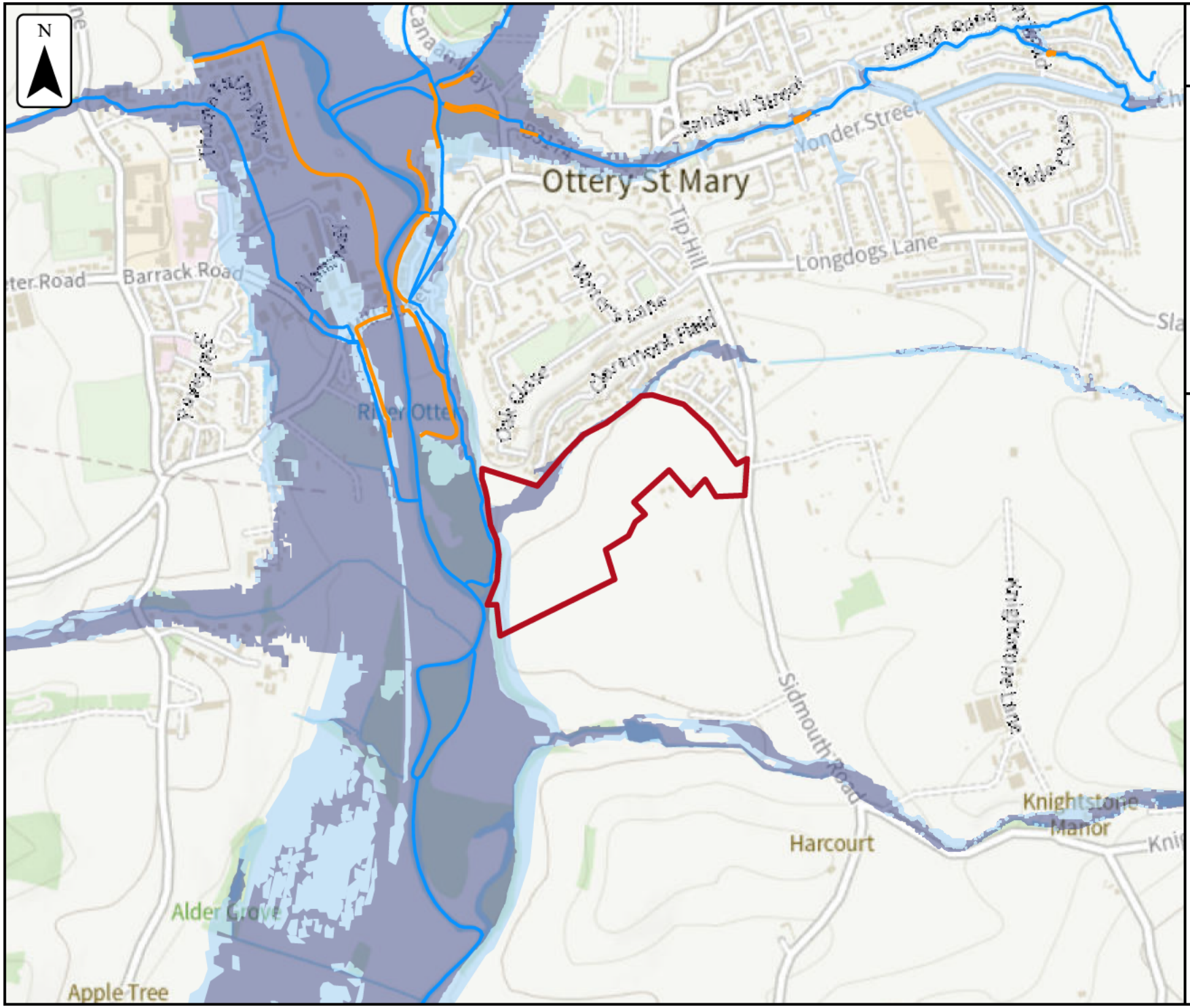
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. https://flood-map-for-planning.service.gov.uk/os-terms



Environment Agency

Flood map for planning

Your reference
P25-228

Location (easting/northing)
309761/94766

Scale
1:10,000

Created
12 May 2025 09:03

- Selected area
- Flood zone 3
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Water storage area

0 100 200 300m

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Appendix E - SuDS Proforma

SuDS Pro Forma For Planning Applications
(To be read in conjunction with Devon County Council's Guidance for Sustainable Drainage Systems)

Applicant / Consultant:

Landra Developments Ltd /
Rodgers Leask

Development Site: Land Gerway Farm, Ottery Saint Mary

Requirement	Stage of Planning	Info Provided (FRA / Calculation)	Submitted? Y/N
Existing Site Existing runoff rates should be calculated using an approved method as per Ciria SuDS Manual C753. The existing runoff rate calculation should be based on the impermeable area of the proposed development. The default soil values within hydraulic modelling software should not be tweaked. Has consideration been given to runoff from higher adjoining land which flows onto the site or existing watercourses/ditches on the site.	All Applications	Infiltration will be used as such greenfield run off rates haven't been calculated . 25228-RLL-25-XX-RP-C-0010 FRA 25228-RLL-25-XX-RP-O-0003 Technical Note - Soakaways	
Proposed Surface Water Drainage Strategy Proposed surface water runoff rates should be stated; greenfield rates for greenfield sites and greenfield rates for brownfield sites however if this is not feasible we would expect a significant betterment to be proposed. The critical storm should be demonstrated. Is there a need for any Land Drainage Consents within the proposals? Is there an accessible drainage discharge point? Does this need to be assessed for its suitability/condition to accept the flows?	All Applications	Infiltration been used to dispose of all water up to and including the 100 year +45% Climate change event as evidenced in the FRA	
Infiltration Led Design	Full	25228-RLL-25-XX-RP-O-0003 Technical Note - Soakaways	

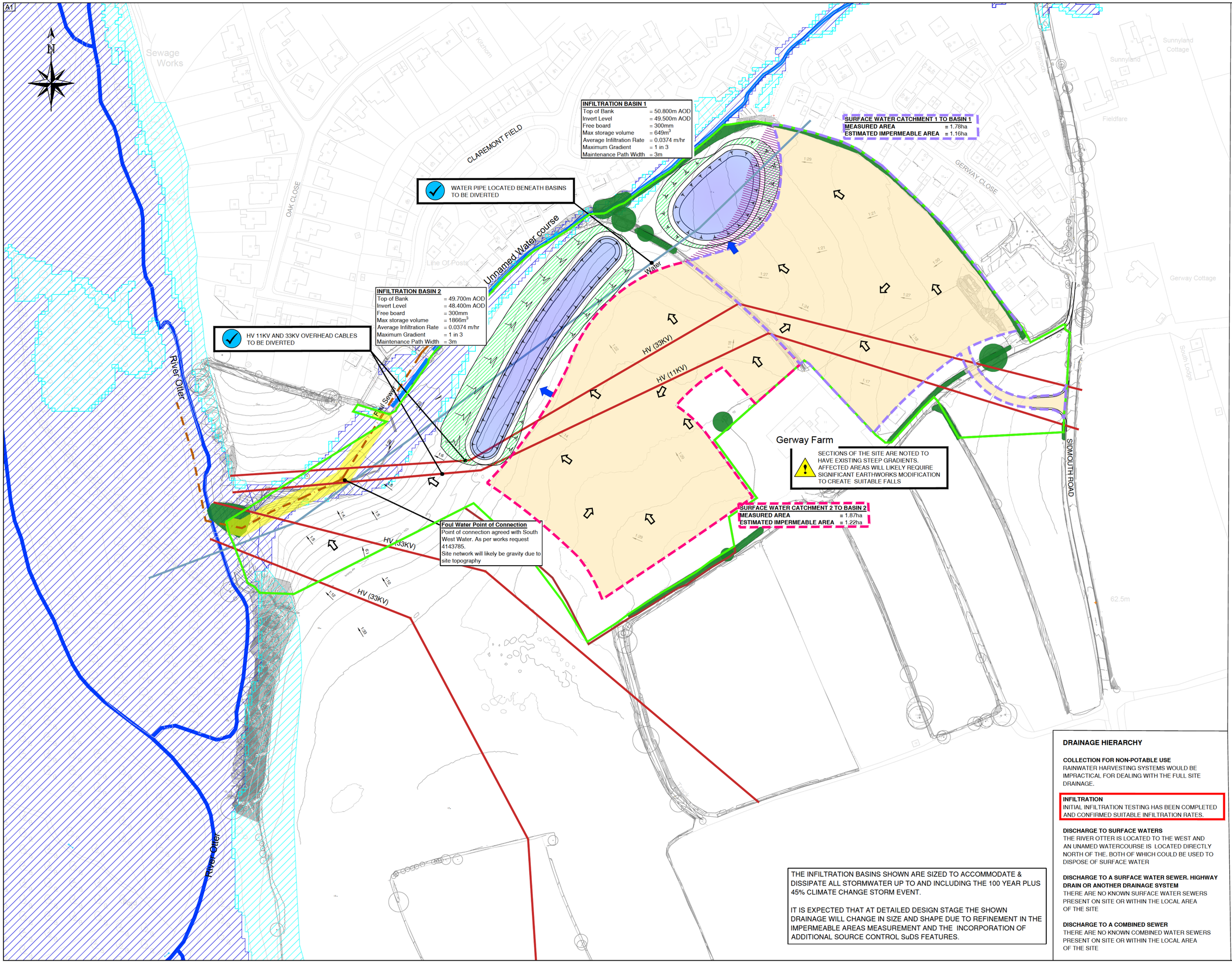
Infiltration Testing Has BRE365 testing been carried out? • Correct depth (representative of the proposed infiltration feature) • Correct location (representative of the proposed infiltration feature) • 3 full test cycles completed • 25-75% effective depth achieved? **Groundwater Monitoring** Has the groundwater been monitored in line with our groundwater monitoring policy https://www.devon.gov.uk/floodriskmanagement/planning-and-development/suds-guidance/? Please note that soakaways should not be sited in Made Ground or in Fill material nor adjacent to or above the toe of any steep embankment. **Infiltration Design/ Calculations** Are half drain down times achieved as per Ciria SuDS Manual C753 25.7? Has an appropriate factor of safety been used as per the Ciria SuDS Manual C753. Table 25.2? Are the infiltration devices at least 5 m from buildings? Please note if the site gradient is less than 1 in 10, infiltration should not be used due to risk of water re-emerging downstream.	Reserved Matters Discharge of Conditions Infiltration testing can be conditioned at outline stage if a feasible alternative attenuated solution is proposed. Full Reserved Matters Discharge of Conditions All Applications	– Outline Planning application as such initial infiltration testing has been completed to determine initial infiltration results. No Phase 2 site investigation and as such ground water monitoring has been completed to date. Basins have been designed to have a suitable half drain down time. FOS of 2 has been used in the design as justified in the FRA. No Infiltration within 5m of any plots Gradient of the site is greater than 1 in 10	
Attenuation Calculation Has FEH rainfall data set been used?	All applications	FEH data has been used as evidence in the FRA Catchments have been calculated to include for 10% urban creep	

Has 10% urban creep been applied for residential sites? Please note this is not applicable to roads or commercial sites Are Critical Drainage Standards required? Please note these are due to be updated winter 2021/2022. Have above ground SuDS been proposed? Has Long Term Storage been assessed?			
Above Ground SuDS Design We are keen to ensure above ground features are designed with maximum benefit for the environment and to be sympathetic to the surrounding landscape. Side slopes should be varied with sides no steeper than 1 in 3. A 300 mm freeboard should be designed on top of the design water level. Basins should have sediment forebays and/or low flow channels. The flow paths (between the inlet and outlet) should be maximised to encourage opportunities for sedimentation. Please note that SuDS should not be situated in Flood Zones 2 or 3. **Tidal locking?** Can the network potentially be influenced by the tide? If so, the system should be designed with a tidal design level being the 1 in 200 year plus 100 years for climate change.	Full Reserved Matters Discharge of Conditions	Outline application Infiltration Basins shown with 1:3 and 300 mm freeboard No Basins within Flood Zone 2/3	
Water Quality Assessed using SuDS indices as per Table 26.2 and Table 26.3 of Ciria SuDS Manual C753.	Full Reserved Matters Discharge of Conditions	Included within the FRA	
Exceedance Flows A plan detailing how potential exceedance flows will be safely managed within the site.	Full Reserved Matters	Included within the FRA Appendix F	

What is the likelihood of theses flow paths being restricted in the future and what effect this would have?	Discharge of Conditions		
Maintenance Details of who will maintain the proposed SuDS features. Maintenance schedules for all features should be submitted.	All applications	Outline application, however it is anticipated that all drainage will be adopted by the local sewage authority or maintained using a suitable management company. Maintenance programme recommended within the FRA	

Appendix F - Drainage Strategy Plan

A1



INFILTRATION BASIN 1

Top of Bank	= 50.800m AOD
Invert Level	= 49.500m AOD
Free board	= 300mm
Max storage volume	= 649m^3
Average Infiltration Rate	= 0.0374 m/hr
Maximum Gradient	= 1 in 3
Maintenance Path Width	= 3m

INFILTRATION BASIN 2

Top of Bank	= 49.700m AOD
Invert Level	= 48.400m AOD
Free board	= 300mm
Max storage volume	= 1866m^3
Average Infiltration Rate	= 0.0374 m/hr
Maximum Gradient	= 1 in 3
Maintenance Path Width	= 3m

WATER PIPE LOCATED BENEATH BASINS TO BE DIVERTED

HV 11KV AND 33KV OVERHEAD CABLES TO BE DIVERTED

SURFACE WATER CATCHMENT 1 TO BASIN 1

MEASURED AREA	= 1.78ha
ESTIMATED IMPERMEABLE AREA	= 1.16ha

SURFACE WATER CATCHMENT 2 TO BASIN 2

MEASURED AREA	= 1.87ha
ESTIMATED IMPERMEABLE AREA	= 1.22ha

SECTIONS OF THE SITE ARE NOTED TO HAVE EXISTING STEEP GRADIENTS. AFFECTED AREAS WILL LIKELY REQUIRE SIGNIFICANT EARTHWORKS MODIFICATION TO CREATE SUITABLE FALLS

Foul Water Point of Connection
Point of connection agreed with South West Water. As per works request 4143785.
Site network will likely be gravity due to site topography

THE INFILTRATION BASINS SHOWN ARE SIZED TO ACCOMMODATE & DISSIPATE ALL STORMWATER UP TO AND INCLUDING THE 100 YEAR PLUS 45% CLIMATE CHANGE STORM EVENT.

IT IS EXPECTED THAT AT DETAILED DESIGN STAGE THE SHOWN DRAINAGE WILL CHANGE IN SIZE AND SHAPE DUE TO REFINEMENT IN THE IMPERMEABLE AREAS MEASUREMENT AND THE INCORPORATION OF ADDITIONAL SOURCE CONTROL SuDS FEATURES.

DRAINAGE HIERARCHY

COLLECTION FOR NON-POTABLE USE
RAINWATER HARVESTING SYSTEMS WOULD BE IMPRACTICAL FOR DEALING WITH THE FULL SITE DRAINAGE.

INFILTRATION
INITIAL INFILTRATION TESTING HAS BEEN COMPLETED AND CONFIRMED SUITABLE INFILTRATION RATES.

DISCHARGE TO SURFACE WATERS
THE RIVER OTTER IS LOCATED TO THE WEST AND AN UNAMED WATERCOURSE IS LOCATED DIRECTLY NORTH OF THE. BOTH OF WHICH COULD BE USED TO DISPOSE OF SURFACE WATER

DISCHARGE TO A SURFACE WATER SEWER. HIGHWAY DRAIN OR ANOTHER DRAINAGE SYSTEM
THERE ARE NO KNOWN SURFACE WATER SEWERS PRESENT ON SITE OR WITHIN THE LOCAL AREA OF THE SITE

DISCHARGE TO A COMBINED SEWER
THERE ARE NO KNOWN COMBINED WATER SEWERS PRESENT ON SITE OR WITHIN THE LOCAL AREA OF THE SITE

GENERAL NOTES

1. DO NOT SCALE.
2. This drawing is to be read in conjunction with all other relevant drawings and details.
3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.
4. Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site works prior to such approval being provided it is entirely at their own risk.
5. All dimensions are in metres unless otherwise stated.
6. The Rodgers Leask Designer's Risk Assessment(a) for this project must be reviewed PRIOR to the commencement of any works on site.
7. Existing levels taken from freely available LIDAR data (1m DSM data ©, lidar map).
8. Site Layout used is the The Richards Partnership Drawing 24-54-PL-203 Rev 0 Illustrative Masterplan
9. Shown retaining features and batters tie into existing ground level, and as such are subject to change during detailed design.

Drawing Key:

- SITE BOUNDARY
- FLOOD ZONE 2 DATA FROM ENVIRONMENT AGENCY DATASET
- FLOOD ZONE 3 DATA FROM ENVIRONMENT AGENCY DATASET
- EXISTING WATERCOURSE
- EXISTING SOUTH WEST WATER FOUL SEWER
- ASSUMED EASEMENT 5m WIDTH (TBC WITH SOUTH WEST WATER)
- DEVELOPABLE AREA AS INDICATED B' THE RICHARDS PARTNERSHIP PARAMETER PLAN DATED 19.11.25
- POTENTIAL ADDITIONAL DEVELOPABLE AREA NOT INCLUDED WITHIN THIS ASSESSMENT
- 1:XX GRADIENT OF EXISTING GROUND
- INDICATIVE BASIN MAINTENANCE ACCESS LOCATION
- ANTICIPATED DIRECTION OF OVERLAND EXCEEDANCE PATH

Health & Safety Information Key

- Used to provide design specific safety information that may not be obvious to a competent contractor but may be useful
- Used to restrict/prevent a possible action, e.g. stop construction traffic from entering an area
- Used to warn of significant design hazards, adding recommendations
- Used to encourage a positive action, e.g. use of robust protection for inspection chambers

Rev	Date	Amendments	By	Chk
P09	20/11/25	UPDATED TO LATEST PARAMETERS PLAN	PJC	HS
P08	17/10/25	UPDATED TO LATEST PARAMETERS PLAN	PJC	HS
P07	26/09/25	ADDITION OF EXCEEDANCE PLAN ARROWS AND AMENDING BASIN TO FIT OUTSIDE OF THE RPA	HS	PJC
P06	19/09/25	INFILTRATION BASIN ADJUSTED	FL	DB
P05	21/08/25	UPDATED TO SHOW LATEST LAYOUT	PJC	EG
P04	25/07/25	REVISION OF BASINS	PJC	DB
P03	24/06/25	DRAWING NOTES AMENDMENT	HS	DB
P02	17/06/25	SITE LAYOUT AND BASIN AMENDMENT	HS	DB
P01	16/05/25	FIRST ISSUE	HS	DB

RLRE Consulting Engineers

Client
LANDRA DEVELOPMENTS LTD

Project
GERWAY FARM
OTTERY ST MARY

Drawing Title
OUTLINE
DRAINAGE STRATEGY

Status
INFORMATION

Scale	Drawn	Checked	Date
1:1000 @ A1	HS	DB	16/05/25

Drawing Number: 25228-RLL-25-XX-DR-C-2001
Revision: P09

BIM Drawing Reference

Scale Bar 1:1000 10 20 30 40 50 60 70

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Appendix G – Surface Water Drainage Calculations

Design Settings

Rainfall Methodology	FEH-22	Minimum Velocity (m/s)	1.00
Return Period (years)	100	Connection Type	Level Soffits
Additional Flow (%)	0	Minimum Backdrop Height (m)	0.200
CV	1.000	Preferred Cover Depth (m)	1.200
Time of Entry (mins)	5.00	Include Intermediate Ground	✓
Maximum Time of Concentration (mins)	30.00	Enforce best practice design rules	✓
Maximum Rainfall (mm/hr)	50.0		

Nodes

Name	Area (ha)	T of E (mins)	Cover Level (m)	Easting (m)	Northing (m)	Depth (m)
C1 - Basin	1.160	5.00	50.800	52.425	47.341	1.300
C2 - Basin	1.260	5.00	49.700	49.700	-1.342	1.300

Simulation Settings

Rainfall Methodology	FEH-22	Analysis Speed	Detailed	Starting Level (m)	
Rainfall Events	Singular	Skip Steady State	x	Check Discharge Rate(s)	x
Summer CV	1.000	Drain Down Time (mins)	240	Check Discharge Volume	x
Winter CV	1.000	Additional Storage (m³/ha)	0.0		

Storm Durations

15	30	60	120	180	240	360	480	600	720	960	1440

Return Period (years)	Climate Change (CC %)	Additional Area (A %)	Additional Flow (Q %)
100	45	0	0

Node C1 - Basin Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.03744	Safety Factor	2.0	Invert Level (m)	49.500
Side Inf Coefficient (m/hr)	0.03744	Porosity	1.00	Time to half empty (mins)	1617

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	1400.0	1400.0	1.300	1998.5	1998.5

Node C2 - Basin Depth/Area Storage Structure

Base Inf Coefficient (m/hr)	0.03744	Safety Factor	2.0	Invert Level (m)	48.400
Side Inf Coefficient (m/hr)	0.03744	Porosity	1.00	Time to half empty (mins)	1628

Depth (m)	Area (m²)	Inf Area (m²)	Depth (m)	Area (m²)	Inf Area (m²)
0.000	1461.8	1461.8	1.300	2709.3	2709.3

Other (defaults)

Entry Loss (manhole)	0.250	Entry Loss (junction)	0.000	Apply Recommended Losses	x
Exit Loss (manhole)	0.250	Exit Loss (junction)	0.000	Flood Risk (m)	0.300

Flow+ v15.0 Copyright © 1988-2025 Causeway Technologies Ltd

Results for 100 year +45% CC Critical Storm Duration. Lowest mass balance: 99.99%

Node Event	US Node	Peak (mins)	Level (m)	Depth (m)	Inflow (l/s)	Node Vol (m³)	Flood (m³)	Status
960 minute winter	C1 - Basin	930	50.421	0.921	84.0	1484.0670	0.0000	OK
960 minute winter	C2 - Basin	930	49.244	0.844	91.3	1575.7620	0.0000	OK

Link Event (Outflow)	US Node	Link	Outflow (l/s)
960 minute winter	C1 - Basin	Infiltration	9.4
960 minute winter	C2 - Basin	Infiltration	11.7

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Appendix H – Infiltration Testing Results

Technical Note

Project:	P25-228 Gerway Farm, Ottery St Mary		
Subject:	Technical Note – Soakaways		
Prepared by:	John Ceuppens – Project Engineer	**Date:**	05/06/2025
Authorised by:	Andy Jackson – Principal Consultant	**Status:**	S2 - Information
Document Ref:	25228-RLL-25-XX-RP-O-0003	**Revision:**	P01

1 Introduction

In May 2025 RLL was commissioned by Landra Developments Ltd to undertake an preliminary assessment of the suitability for soakaway drainage at Gerway Farm in Ottery St Mary. The objectives of the initial testing is to investigate the infiltration of the shallow geology providing an indication of the suitability for soakaways.

It is understood that the design concept proposes circa. 150 new residential properties with associated highways and area of Public Open Space (POS). The underlying geology is indicated to comprise Helsby Sandstone Formation[1].

1.1 Site Location and Description

The Site is located to the south of Ottery St Mary and is accessed off Claremont Field Road, centred on approximate National Grid Reference 309758 E, 094790 N.

The Site has an irregular outline, covers an area of approximately 26 ha and comprises arable fields. There are three sets of HV (33kV) overhead cables and one set of HV (66kV) overhead cables intersecting Site. Immediately north and east of the Site are residential properties of Ottery St Mary, to the west lies an area of woodland and the River Otter. To the south lies Gerway Farm house and further agricultural land.

2 Soakaway Testing

2.1 General

An RLL engineer attended Site on 28th May 2025 to undertake the soakaway testing, comprising 5 No. of trial pits (SA01 – SA05) excavated to depths of between 1.10m and 2.50m bgl. An exploratory hole location plan ref 25228-RLL-25-XX-SK-C-0003 P02 is

[1] BGS Geology Viewer (BETA)

presented in **Appendix A**. The exploratory holes were logged in general accordance with BS 5930:2015+A1:2020 'Code of Practice for Site Investigations' and copies of exploratory hole logs are included in **Appendix B**. Photographs of the excavations and soakaway testing are included in **Appendix C**.

2.2 Ground Conditions

The ground conditions encountered during the fieldwork generally comprised topsoil over weathered Helsby Sandstone Formation and was in general agreement with the published geology.

The following section describes the strata encountered in additional detail. The depths given are from ground level, as it existed at the time of the investigation. Detailed descriptions are presented on the individual exploratory hole logs in **Appendix B**.

Strata Encountered	Mean depth to top of strata (m) [range, m]	Mean depth to base of strata (m) [range, m]	Mean thickness of strata (m) [range, m]
1: TOPSOIL Typically comprising brown gravelly clayey fine and medium SAND with frequent rootlets. Encountered in all trial pits.	0.00	0.30	0.30
2: HELSBY SANDSTONE FORMATION Typically comprising brown gravelly slightly clayey SAND or brown predominantly medium and coarse SAND with occasional sandstone lithorelicts. Encountered in all trial pits.	0.30	Base not proved. [max. depth of exploration 2.50]	Base not proved

2.3 Visual or Olfactory Contamination

There was no visual or olfactory contamination present in any trial pits. Groundwater was not encountered. All excavations remained stable for the short time they remained open. Laboratory geotechnical testing of the soils in this area was beyond the scope of works.

2.4 Soakaways

Five soakaway tests were undertaken in SA01 to SA05 in the Helsby Sandstone Formation. The location and invert level of the tests were selected by the RLL Civils team who are providing the initial drainage strategy advise to the client.

Tests were carried out in general accordance with BRE365. BRE365 states that each location should be tested on 3 No. occasions to provide a worst case infiltration rate (i.e. the soils become fully saturated). However, as specified in the RLL fee proposal due to the limited time on site it was not possible to achieve 3 No. fills of the soakaway tests. Therefore, the results of the RLL soakaway testing should be used with caution and are only intended to provide an indication that the site is suitable for soakaway drainage. Fully compliant BRE365 soakaway testing should be included as part of a ground investigation to allow detailed design of the site soakaways.

Clean water was dispensed from a bowser at a rapid rate to fill each excavation as quickly as possible to the proposed depths of the invert levels and/or the most permeable strata. The excavations took less than 5 minutes to fill to the maximum capacity. Measurements were then taken of the fall of water at suitable time increments to allow the infiltration rate to be calculated from the time taken for the water level to drop from 75% to 25% effective depths (where possible). On completion of the measurements, the infiltration pits were backfilled with arisings.

SA01 and SA02 were excavated to 2.40m and 2.50m respectively. At these depths the strata comprised a coarse sand with more frequent sandstone lithorelicts indicating a less weathered sandstone. SA03 to SA05 were excavated to shallower depths between 1.10m and 1.30m, generally the strata was slightly more clayey at these depths. SA01, SA02 and SA03 were refilled to carry out second test at each location.

The water level measurements from the infiltration tests are tabulated and graphically depicted in **Appendix D.** The results are summarised in the below table below. Please note that in order to achieve the 75% drained level the graphs in **Appendix D** have been extrapolated.

SA No.	Test No.	Strata	Infiltration Rate (m/s)
SA01	1	Helsby Sandstone Formation	$1.98x10^{-5}$
	2	Helsby Sandstone Formation	$2.13x10^{-5}$

SA No.	Test No.	Strata	Infiltration Rate (m/s)
SA02	1	Helsby Sandstone Formation	$1.04x10^{-5}$
	2	Helsby Sandstone Formation	$1.66x10^{-5}$
SA03	1	Helsby Sandstone Formation	$7.20x10^{-5}$
	2	Helsby Sandstone Formation	$3.18x10^{-5}$
SA04	1	Helsby Sandstone Formation	$1.90x10^{-5}$
SA05	1	Helsby Sandstone Formation	$2.61x10^{-5}$

3 Conclusions

The preliminary soakaway testing at Gerway Farm in Ottery St Mary site has proved that the site is suitable for the use of soakaways placed in the Helsby Sandstone Formation. The results of the testing were in the order of 10-5 m/s. Please note that these results are preliminary as 3 No. fills were not completed and the tests had to be extrapolated to reach 75% drained due to the limited one day duration of the testing. On this basis the results presented above should be used with caution, as a third fill is likely to have a slightly slower infiltration rate. Fully compliant BRE365 testing will be required as part of a ground investigation.

Appendix A
Soakaway Test Location Plan

A1

Sewage Works

Kitchorn

Cardarroch

Sunnyland

Sunnyland Cottage

Fieldfare

Gerway Cottage

South Lodge

Gerway Farm

Line Of Posts

SA02 E=309837.948 N=94913.563

SA04 E=309873.840 N=94878.769

SA05 E=309792.770 N=94795.734

SA01 E=309672.822 N=94734.449

SA03 E=309733.374 N=94700.967

62.5m

River Otter

Ford

FB

FB

GENERAL NOTES

1. DO NOT SCALE.
2. This drawing is to be read in conjunction with all other relevant drawings and details.
3. Should there be any conflict between the details indicated on this drawing and those on other drawings the Engineer should be informed PRIOR to construction on site.
4. Until technical approval has been obtained from the relevant Authority, it should be understood that all drawings issued are Preliminary and NOT for construction. Should the Contractor commence site works prior to such approval being provided it is entirely at their own risk.
5. Sketch proposals are for illustrative purposes only and as such are subject to detailed site investigation including ground conditions, contaminants, drainage, design and planning / density negotiations.
6. All dimensions are in metres unless otherwise stated.
7. The Rodgers Leask Designer's Risk Assessment(s) for this project must be reviewed PRIOR to the commencement of any works on site.

KEY

RED LINE BOUNDARY

E=756.844 N=469.073 SOAKAWAY TEST LOCATIONS

Health & Safety Information Key

- Used to provide design specific safety information that may not be obvious to a competent contractor but may be useful
- Used to restrict/prevent a possible action, e.g. stop construction traffic from entering an area
- Used to warn of significant design hazards, adding recommendations
- Used to encourage a positive action, e.g. use of robust protection for inspection chambers

Rev	Date	Amendments	By	Chk
P02	02/06/25	Locations amended following GI	JC	AJ
P01	27/05/25	FIRST ISSUE	HS	DB

RLRE Consulting Engineers

Client
LANDRA DEVELOPMENTS LTD

Project
GERWAY FARM
OTTERY ST MARY

Drawing Title
SOAKAWAY
TESTING LOCATIONS

Status
INFORMATION

Scale	Drawn	Checked	Date
1:1000 @ A1	HS	DB	27/05/25

Drawing Number: 25228-RLL-25-XX-SK-C-0003 Revision: P01

BIM Drawing Reference

Scale Bar
1:250 0 2 4 6 8 10 12 14 16 18

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Appendix B
Trial pit logs

Trial Pit Log

TrialPit No **SA01** Sheet 1 of 1

Project Name: Gerway Farm, Ottery St Mary	Project No. P25-228	Co-ords: 309673E - 94734N Level:	Date 28/05/2025
Location: Gerway Farm, Ottery St Mary, Devon		Dimensions (m): 3.00 x 0.70 Depth 2.40	Scale 1:20
Client: Landra Developments Ltd			Logged JC

Samples & In Situ Testing				Level (m)	Depth (m)	Stratum Description	Legend	Water Strike
Depth	Ref.	Type	Results					
						Brown gravelly clayey fine and medium SAND with occasional rootlets. Gravel is subangular to rounded fine to coarse of siltstone and quartzite.		
					0.30	Brown gravelly slightly clayey fine to coarse SAND. Gravel is subangular to rounded fine to coarse of siltstone and quartzite. (HELSBY SANDSTONE FORMATION).		
					1.30	Light brown predominantly medium and coarse SAND with occasional subrounded sandstone lithorelicts. (HELSBY SANDSTONE FORMATION).		
					2.40	End of Pit at 2.400m		

Remarks: 1. No groundwater encountered. 2. Sides stable. 3. Trial pit excavated to 2.40m bgl to undertake soakaway. 4. Upon completion of soakaway test trial pit was backfilled with arisings.

Stability: Stable

Trial Pit Log

TrialPit No **SA02**
Sheet 1 of 1

Project Name: Gerway Farm, Ottery St Mary	Project No. P25-228	Co-ords: 309838E - 94914N Level:	Date 28/05/2025
Location: Gerway Farm, Ottery St Mary, Devon		Dimensions (m): 2.90 × 0.70 Depth 2.50	Scale 1:20
Client: Landra Developments Ltd			Logged JC

Samples & In Situ Testing				Level (m)	Depth (m)	Stratum Description	Legend	Water Strike
Depth	Ref.	Type	Results					
						Brown gravelly clayey fine and medium SAND with occasional rootlets. Gravel is subangular to rounded fine to coarse of siltstone and quartzite. (TOPSOIL).		
					0.30	Brown gravelly clayey fine to coarse SAND. Gravel is subangular to rounded fine to coarse of siltstone and quartzite. (HELSBY SANDSTONE FORMATION).		
					1.80	Orangish brown predominantly medium and coarse SAND with occasional subrounded sandstone lithorelicts. (HELSBY SANDSTONE FORMATION).		
					2.50	End of Pit at 2.500m		

1 2 3 4

Remarks: 1. No groundwater encountered. 2. Sides stable. 3. Trial pit excavated to 2.50m bgl to undertake soakaway. 4. Upon completion of soakaway test trial pit was backfilled with arisings.

Stability: Stable

Trial Pit Log

TrialPit No **SA03**
Sheet 1 of 1

Project Name: Gerway Farm, Ottery St Mary	Project No. P25-228	Co-ords: 309733E - 94701N Level:	Date 28/05/2025
Location: Gerway Farm, Ottery St Mary, Devon		Dimensions (m): 2.80 × 0.70 Depth 1.20	Scale 1:20
Client: Landra Developments Ltd			Logged JC

Samples & In Situ Testing				Level (m)	Depth (m)	Stratum Description	Legend	Water Strike
Depth	Ref.	Type	Results					
						Brown gravelly clayey fine and medium SAND with occasional rootlets. Gravel is subangular to rounded fine to coarse of siltstone and quartzite. (TOPSOIL).		
					0.30	Brown gravelly slightly clayey fine to coarse SAND. Gravel is subrounded to rounded fine to coarse of chert and siltstone. (HELSBY SANDSTONE FORMATION).		
					0.70	Light brown predominantly medium and coarse SAND with occasional subrounded sandstone lithorelicts. (HELSBY SANDSTONE FORMATION).		
					1.20	End of Pit at 1.200m		

1 2 3 4

Remarks: 1. No groundwater encountered. 2. Sides stable. 3. Trial pit excavated to 1.20m bgl to undertake soakaway. 4. Upon completion of soakaway test trial pit was backfilled with arisings.

Stability: Stable

Trial Pit Log

TrialPit No **SA04** Sheet 1 of 1

Project Name: Gerway Farm, Ottery St Mary	Project No. P25-228	Co-ords: 309874E - 94879N Level:	Date 28/05/2025
Location: Gerway Farm, Ottery St Mary, Devon		Dimensions (m): 2.70 × 0.70 Depth 1.30	Scale 1:20
Client: Landra Developments Ltd			Logged JC

Samples & In Situ Testing				Level (m)	Depth (m)	Stratum Description	Legend	Water Strike
Depth	Ref.	Type	Results					
					0.30	Brown gravelly clayey fine and medium SAND with occasional rootlets. Gravel is subangular to rounded fine to coarse of siltstone and quartzite. (TOPSOIL).		
					0.70	Brown very sandy slightly gravelly CLAY. Gravel is subangular to subrounded fine to coarse of siltstone. (HELSBY SANDSTONE FORMATION).		
					1.30	Brown slightly clayey fine to coarse SAND. (HELSBY SANDSTONE FORMATION).		
						End of Pit at 1.300m		

Remarks: 1. No groundwater encountered. 2. Sides stable. 3. Trial pit excavated to 1.30m bgl to undertake soakaway. 4. Upon completion of soakaway test trial pit was backfilled with arisings.

Stability: Stable

Trial Pit Log

TrialPit No **SA05** Sheet 1 of 1

Project Name: Gerway Farm, Ottery St Mary	Project No. P25-228	Co-ords: 309793E - 94796N Level:	Date 28/05/2025
Location: Gerway Farm, Ottery St Mary, Devon		Dimensions (m): 2.80 x 0.70 Depth 1.10	Scale 1:20
Client: Landra Developments Ltd			Logged JC

Samples & In Situ Testing				Level (m)	Depth (m)	Stratum Description	Legend	Water Strike
Depth	Ref.	Type	Results					
						Brown gravelly clayey fine and medium SAND with occasional rootlets. Gravel is subangular to rounded fine to coarse of siltstone and quartzite. (TOPSOIL).		
					0.30	Brown slightly gravelly slightly clayey fine to coarse SAND. (HELSBY SANDSTONE FORMATION).		
					0.80	Orangish brown predominantly medium and coarse SAND with occasional subrounded sandstone lithorelicts. (HELSBY SANDSTONE FORMATION).		
					1.10	End of Pit at 1.100m		

Remarks: 1. No groundwater encountered. 2. Sides stable. 3. Trial pit excavated to 1.10m bgl to undertake soakaway. 4. Upon completion of soakaway test trial pit was backfilled with arisings.

Stability: Stable

Appendix C
Photographs

P25-228 Gerway Farm, Ottery St Mary May 2025

Photographic Report



Photograph 1 – Downhole view of SA02, excavated to 2.50m bgl.



Photograph 2 – Spoil from SA01.



Photograph 3 – Spoil from SA02.



Photograph 4 – Downhole view of SA03, excavated to 1.20m bgl.



Photograph 5 – Spoil from SA03.



Photograph 6 – Soakaway in progress at location SA04.



Photograph 7 – Spoil from SA04



Photograph 8 – Soakaway in progress at location SA03.



Photograph 10 – SA01 in progress, near the end of the first test.

Appendix D
Soakaway Results

Permeability Test Location Information

Date:	28/05/2025	**By:**	JC	**Project Ref:**
Project:	Ottery St Mary	**Approved:**	AJ	P25-228

ID	Start Date	Easting	Northing	Ground Level	Test #	Depth	Length	Width	Fill Level at Start
SA01 Test 1	28/05/2025				1	2.40	3.00	0.70	0.81
SA01 Test 2	28/05/2025				2	2.40	3.00	0.70	0.68
SA02 Test 1	28/05/2025				1	2.50	2.90	0.70	0.85
SA02 Test 2	28/05/2025				2	2.50	2.90	0.70	0.70
SA03 Test 1	28/05/2025				1	1.20	2.80	0.70	0.37
SA03 Test 2	28/05/2025				2	1.20	2.80	0.70	0.55
SA04	28/05/2025				1	1.30	2.70	0.70	0.30
SA05	28/05/2025				1	1.10	2.80	0.70	0.22

	Permeability Test Location Information			
Date:	28/05/2025	By:	JC	Project Ref:
Project:	Ottery St Mary	Approved:	AJ	P25-228

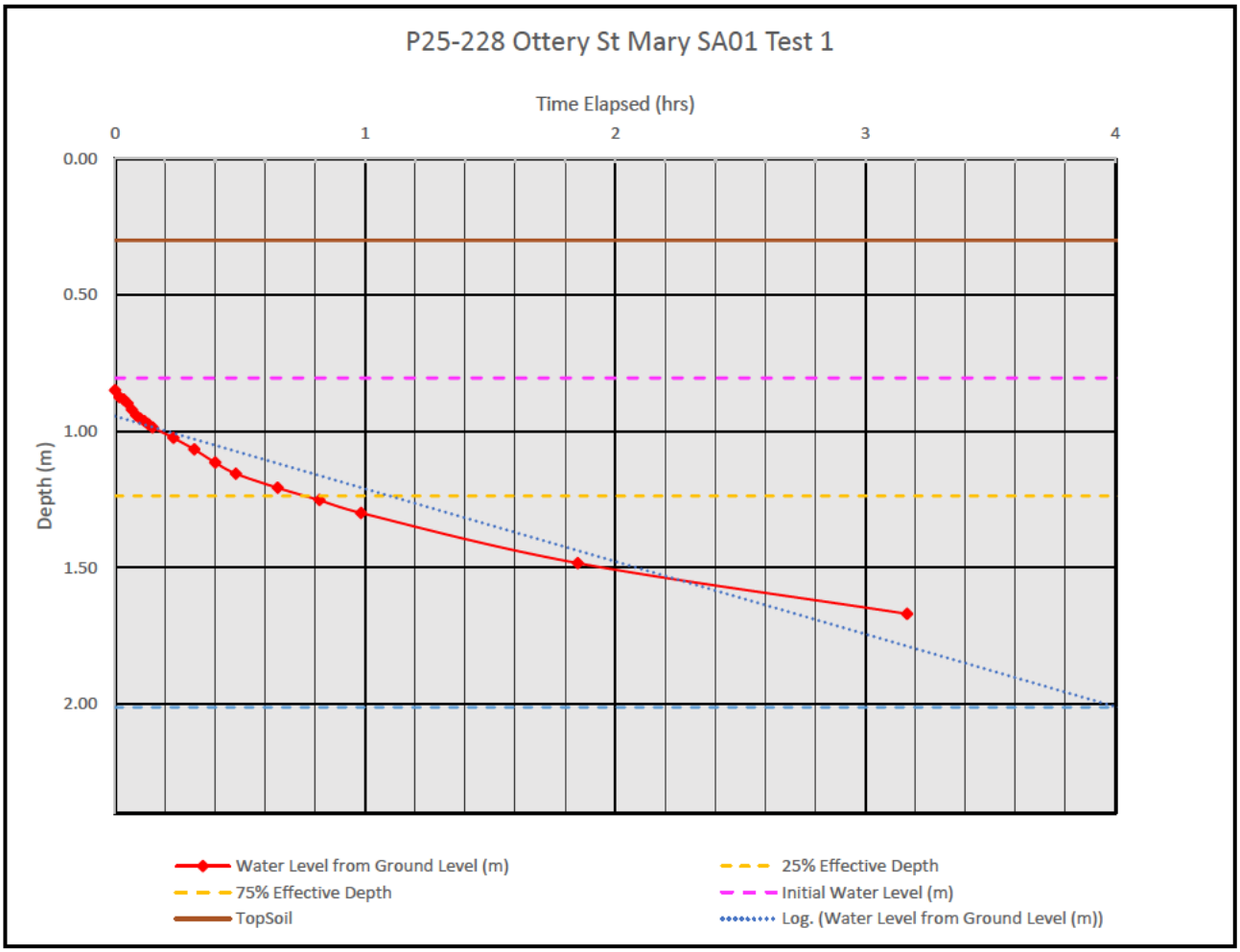
Location ID:	SA01 Test 1
Effective Depth:	1.55
25% Effective Depth:	1.24
75% Effective Depth:	2.01

Start Fill:	09:28:00	Water Used (m3):	3.61
End Fill:	09:29:00	Water Volume at End of Fill (m3):	3.26
Rate of Fill (m/s):	6.02E-02	Rate of Infiltration During Fill (m/s):	5.95E-03
Elapsed Time to 25% Effective Depth (mins):	65.40	Depth of Topsoil (m):	
Elapsed Time to 75% Effective Depth (mins):	240.00	Depth of Subsoil 1 (m):	

Date	Time	Water Level from Ground Level (m)	Elapsed Time (hrs)	Rate of Change of Water	Water Level (mOAD)
28/05/2025	09:28:00	0.81			
28/05/2025	09:29:00	0.85	0.0		
28/05/2025	09:30:00	0.88	0.0	0.02	-0.88
28/05/2025	09:31:00	0.88	0.0	0.01	-0.88
28/05/2025	09:32:00	0.90	0.0	0.01	-0.90
28/05/2025	09:33:00	0.92	0.1	0.02	-0.92
28/05/2025	09:34:00	0.94	0.1	0.02	-0.94
28/05/2025	09:35:00	0.95	0.1	0.01	-0.95
28/05/2025	09:36:00	0.96	0.1	0.01	-0.96
28/05/2025	09:37:00	0.98	0.1	0.01	-0.98
28/05/2025	09:38:00	0.99	0.1	0.01	-0.99
28/05/2025	09:43:00	1.03	0.2	0.01	-1.03
28/05/2025	09:48:00	1.07	0.3	0.01	-1.07
28/05/2025	09:53:00	1.12	0.4	0.01	-1.12
28/05/2025	09:58:00	1.16	0.5	0.01	-1.16
28/05/2025	10:08:00	1.21	0.7	0.01	-1.21
28/05/2025	10:18:00	1.25	0.8	0.00	-1.25
28/05/2025	10:28:00	1.30	1.0	0.00	-1.30
28/05/2025	11:20:00	1.48	1.8	0.00	-1.48
28/05/2025	12:39:00	1.67	3.2	0.00	-1.67

Permeability Test Location Information

Date:	28/05/2025	**By:**	JC	**Project Ref:**
Project:	Ottery St Mary	**Approved:**	AJ	P25-228



Time for outflow between 75% and 25 % effective depth (secs):	10476.00

vol between 75% and 25% (m3):	1.6275

as50 m2	7.835

f (m/s)	1.98E-05

	Permeability Test Location Information			
Date:	28/05/2025	By:	JC	Project Ref:
Project:	Ottery St Mary	Approved:	AJ	P25-228

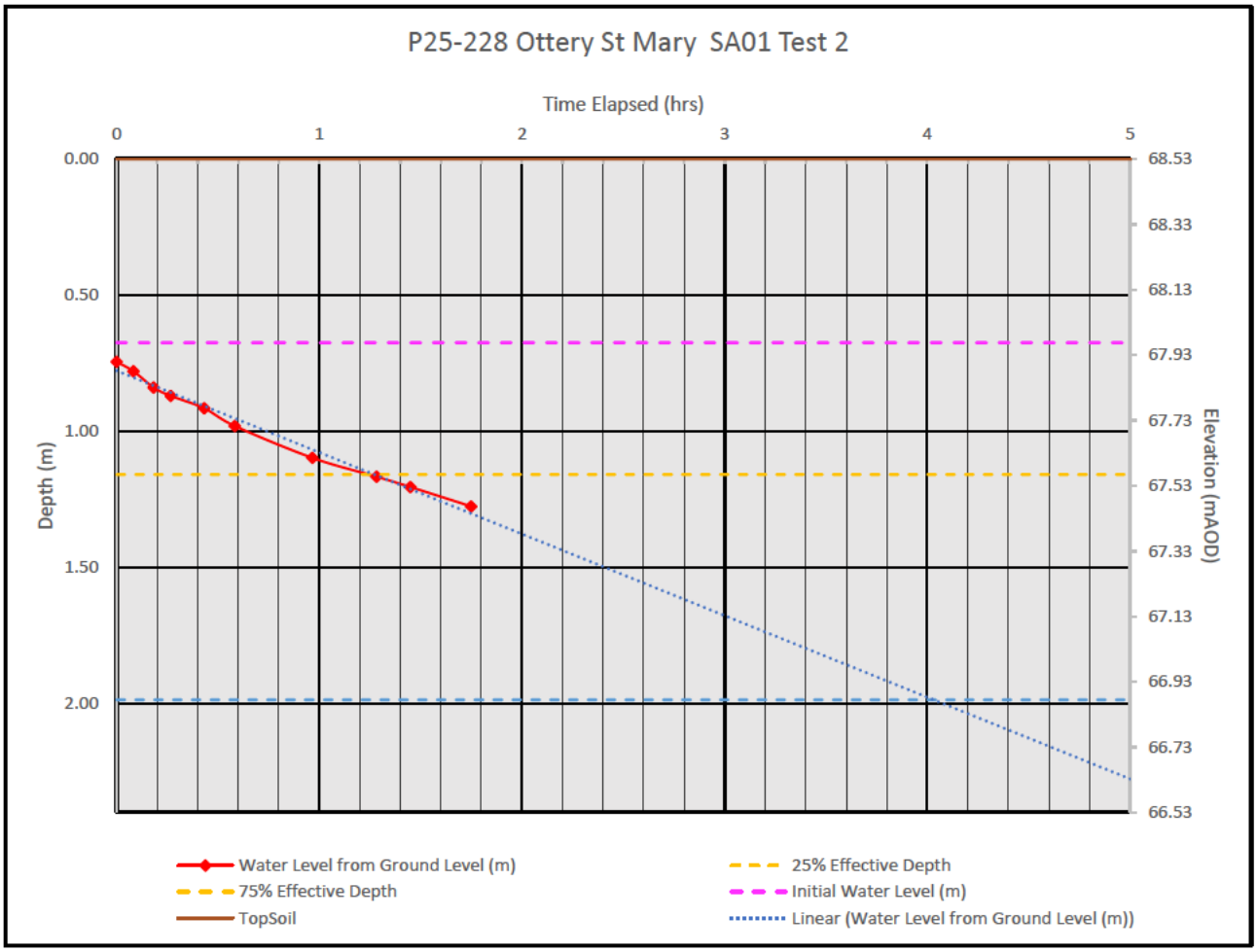
Location ID:	SA01 Test 2
Effective Depth:	1.66
25% Effective Depth:	1.16
75% Effective Depth:	1.99

Start Fill:	12:42:00	Water Used (m3):	0.50
End Fill:	12:45:00	Water Volume at End of Fill (m3):	3.48
Rate of Fill (m/s):	2.78E-03	Rate of Infiltration During Fill (m/s):	-1.65E-02
Elapsed Time to 25% Effective Depth (mins):	76.80	Depth of Topsoil (m):	
Elapsed Time to 75% Effective Depth (mins):	241.80	Depth of Subsoil 1 (m):	

Date	Time	Water Level from Ground Level (m)	Elapsed Time (hrs)	Rate of Change of Water	Water Level (mOAD)
05/12/2024	12:42:00	0.68			
05/12/2024	12:45:00	0.75	0.0		
05/12/2024	12:50:00	0.78	0.1	0.01	-0.78
05/12/2024	12:56:00	0.84	0.2	0.01	-0.84
05/12/2024	13:01:00	0.87	0.3	0.01	-0.87
05/12/2024	13:11:00	0.92	0.4	0.00	-0.92
05/12/2024	13:20:00	0.98	0.6	0.01	-0.98
05/12/2024	13:43:00	1.10	1.0	0.01	-1.10
05/12/2024	14:02:00	1.17	1.3	0.00	-1.17
05/12/2024	14:12:00	1.21	1.5	0.00	-1.21
05/12/2024	14:30:00	1.28	1.7	0.00	-1.28

Permeability Test Location Information

Date:	28/05/2025	**By:**	JC	**Project Ref:**
Project:	Ottery St Mary	**Approved:**	AJ	P25-228



Time for outflow between 75% and 25 % effective depth (secs):	9900.00

vol between 75% and 25% (m3):	1.73775

as50 m2	8.2235

f (m/s)	2.13E-05

	Permeability Test Location Information			
Date:	28/05/2025	By:	JC	Project Ref:
Project:	Ottery St Mary	Approved:	AJ	P25-228

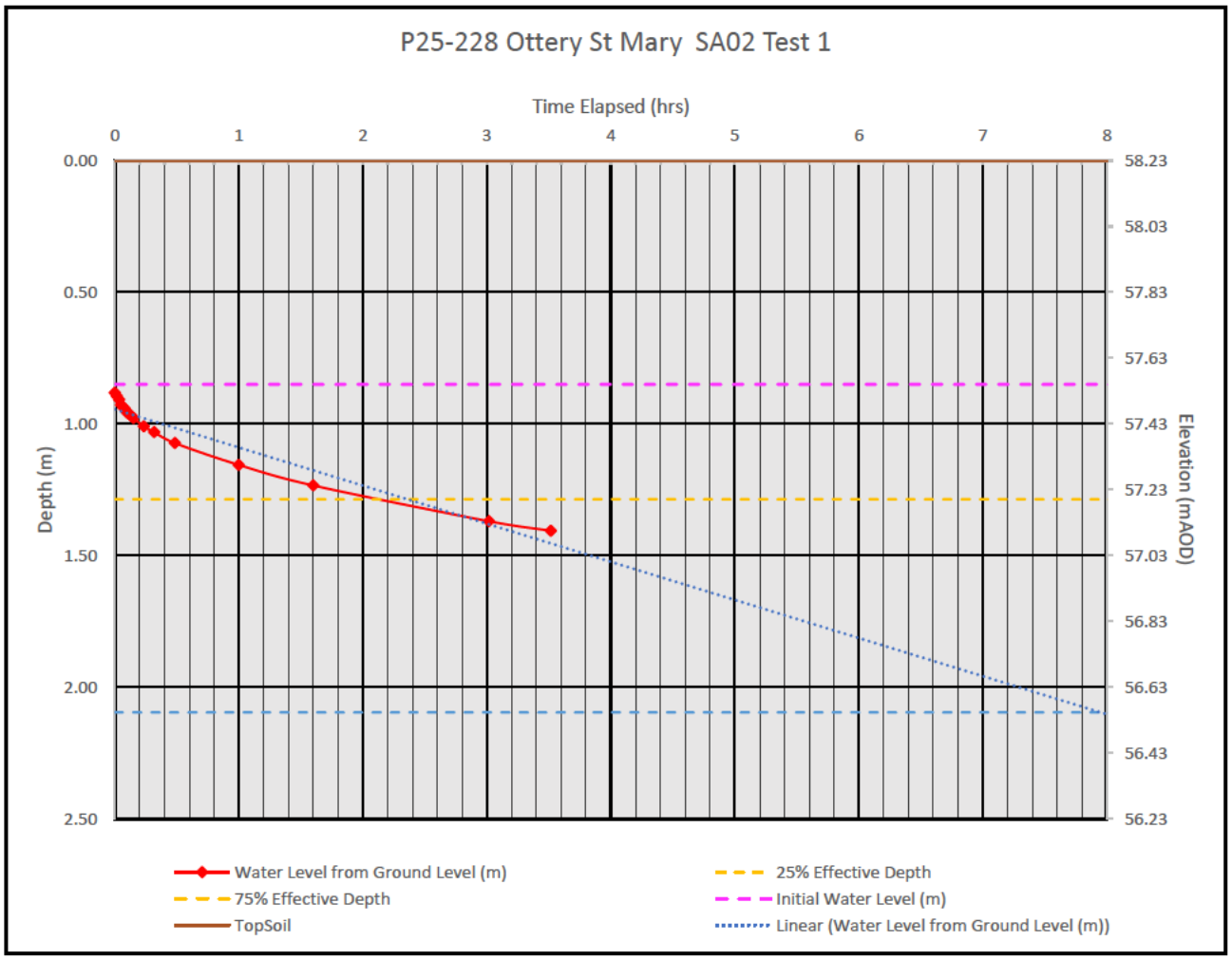
Location ID:	SA02 Test 1
Effective Depth:	1.62
25% Effective Depth:	1.29
75% Effective Depth:	2.10

Start Fill:	09:57:00	Water Used (m3):	3.35
End Fill:	09:58:00	Water Volume at End of Fill (m3):	3.28
Rate of Fill (m/s):	5.58E-02	Rate of Infiltration During Fill (m/s):	1.08E-03
Elapsed Time to 25% Effective Depth (mins):	142.20	Depth of Topsoil (m):	
Elapsed Time to 75% Effective Depth (mins):	478.20	Depth of Subsoil 1 (m):	

Date	Time	Water Level from Ground Level (m)	Elapsed Time (hrs)	Rate of Change of Water	Water Level (mOAD)
28/05/2025	09:57:00	0.85			
28/05/2025	09:58:00	0.88	0.0		
28/05/2025	09:59:00	0.90	0.0	0.01	-0.90
28/05/2025	10:00:00	0.91	0.0	0.01	-0.91
28/05/2025	10:01:00	0.93	0.0	0.02	-0.93
28/05/2025	10:02:00	0.94	0.1	0.01	-0.94
28/05/2025	10:03:00	0.94	0.1	0.01	-0.94
28/05/2025	10:04:00	0.96	0.1	0.01	-0.96
28/05/2025	10:05:00	0.96	0.1	0.01	-0.96
28/05/2025	10:06:00	0.97	0.1	0.01	-0.97
28/05/2025	10:07:00	0.98	0.1	0.01	-0.98
28/05/2025	10:12:00	1.01	0.2	0.01	-1.01
28/05/2025	10:17:00	1.03	0.3	0.00	-1.03
28/05/2025	10:27:00	1.07	0.5	0.00	-1.07
28/05/2025	10:58:00	1.16	1.0	0.00	-1.16
28/05/2025	11:34:00	1.23	1.6	0.00	-1.23
28/05/2025	12:59:00	1.37	3.0	0.00	-1.37
28/05/2025	13:29:00	1.41	3.5	0.00	-1.41

Permeability Test Location Information

Date:	28/05/2025	**By:**	JC	**Project Ref:**
Project:	Ottery St Mary	**Approved:**	AJ	P25-228



Time for outflow between 75% and 25 % effective depth (secs):	20160.00

vol between 75% and 25% (m3):	1.64227

as50 m2	7.8548

f (m/s)	1.04E-05

	Permeability Test Location Information			
Date:	28/05/2025	By:	JC	Project Ref:
Project:	Ottery St Mary	Approved:	AJ	P25-228

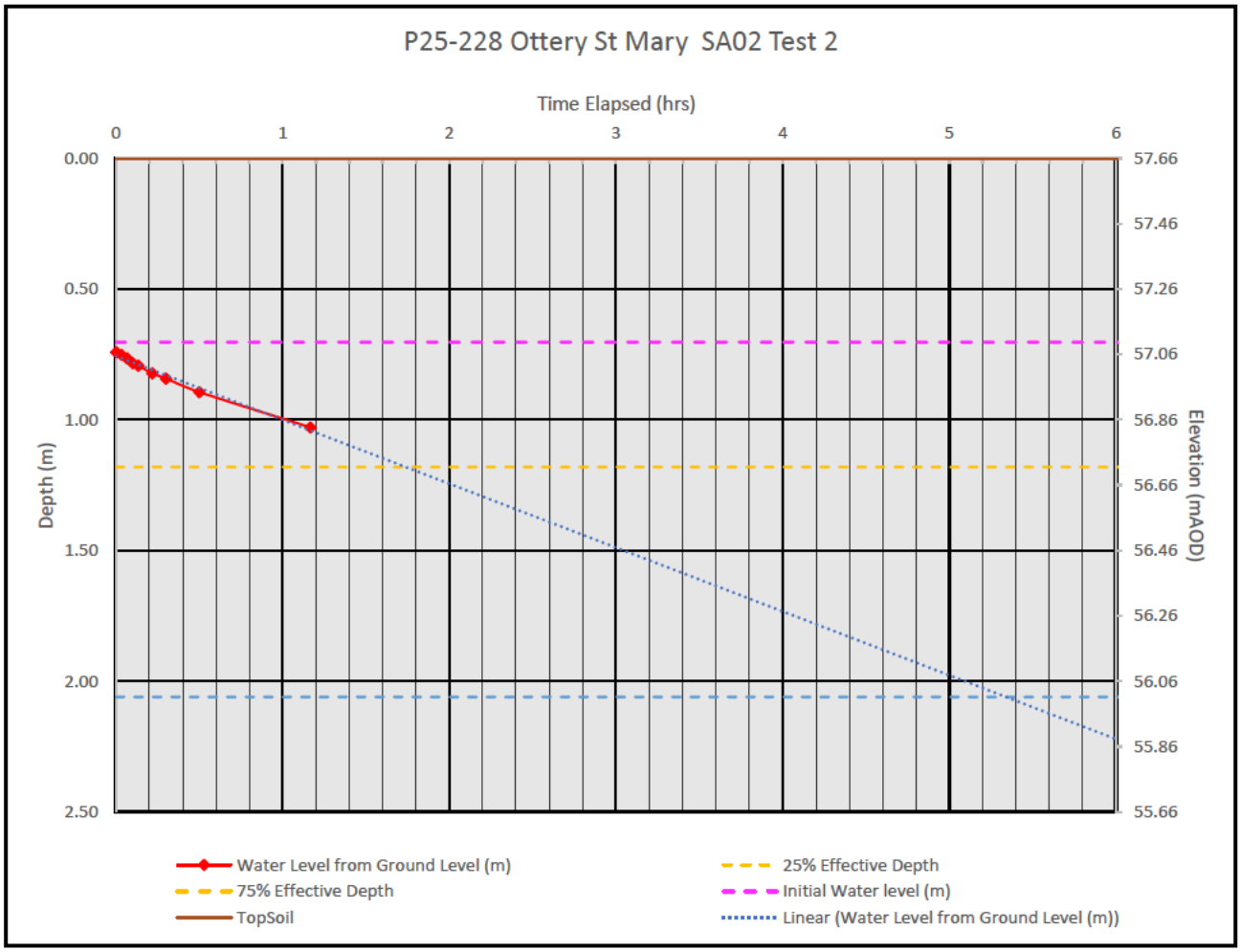
Location ID:	SA02 Test 2
Effective Depth:	1.76
25% Effective Depth:	1.18
75% Effective Depth:	2.06

Start Fill:	13:30:00	Water Used (m3):	3.65
End Fill:	13:32:00	Water Volume at End of Fill (m3):	3.57
Rate of Fill (m/s):	3.05E-02	Rate of Infiltration During Fill (m/s):	6.94E-04
Elapsed Time to 25% Effective Depth (mins):	106.80	Depth of Topsoil (m):	
Elapsed Time to 75% Effective Depth (mins):	321.00	Depth of Subsoil 1 (m):	

Date	Time	Water Level from Ground Level (m)	Elapsed Time (hrs)	Rate of Change of Water	Water Level (mOAD)
28/05/2025	13:30:00	0.70			
28/05/2025	13:32:00	0.74	0.0		
28/05/2025	13:34:00	0.75	0.0	0.01	-0.75
28/05/2025	13:36:00	0.77	0.1	0.01	-0.77
28/05/2025	13:38:00	0.78	0.1	0.01	-0.78
28/05/2025	13:40:00	0.79	0.1	0.01	-0.79
28/05/2025	13:45:00	0.82	0.2	0.01	-0.82
28/05/2025	13:50:00	0.84	0.3	0.00	-0.84
28/05/2025	14:02:00	0.89	0.5	0.00	-0.89
28/05/2025	14:42:00	1.03	1.2	0.00	-1.03

Permeability Test Location Information

Date:	28/05/2025	**By:**	JC	**Project Ref:**
Project:	Ottery St Mary	**Approved:**	AJ	P25-228



Time for outflow between 75% and 25 % effective depth (secs):	12852.00

vol between 75% and 25% (m3):	1.785385

as50 m2	8.3624

f (m/s)	1.66E-05

	Permeability Test Location Information			
Date:	28/05/2025	By:	JC	Project Ref:
Project:	Ottery St Mary	Approved:	AJ	P25-228

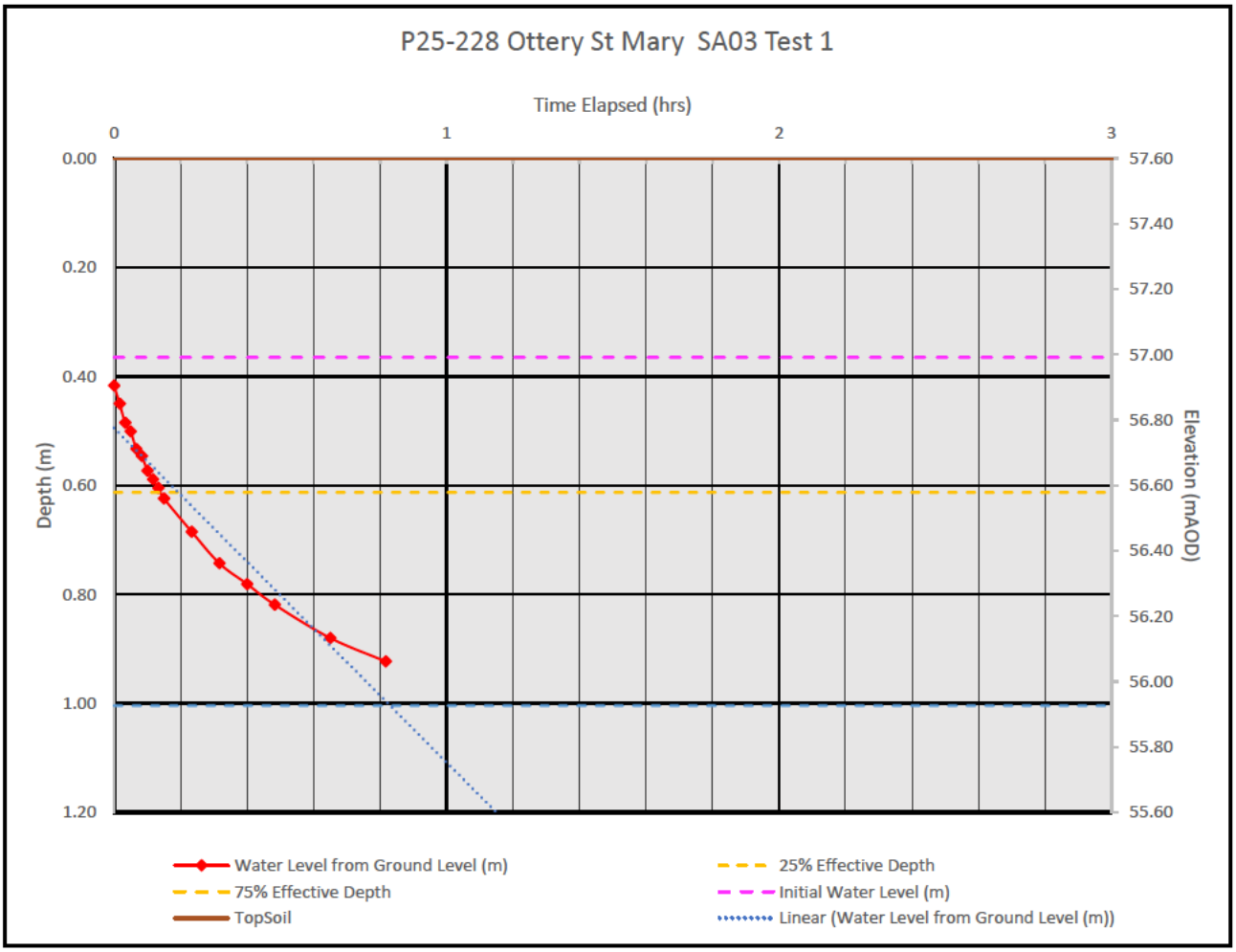
Location ID:	SA03 Test 1
Effective Depth:	0.78
25% Effective Depth:	0.61
75% Effective Depth:	1.00

Start Fill:	10:47:00	Water Used (m3):	1.63
End Fill:	10:48:00	Water Volume at End of Fill (m3):	1.53
Rate of Fill (m/s):	2.71E-02	Rate of Infiltration During Fill (m/s):	1.54E-03
Elapsed Time to 25% Effective Depth (mins):	11.40	Depth of Topsoil (m):	
Elapsed Time to 75% Effective Depth (mins):	49.20	Depth of Subsoil 1 (m):	

Date	Time	Water Level from Ground Level (m)	Elapsed Time (hrs)	Rate of Change of Water	Water Level (mOAD)
28/05/2025	10:47:00	0.37			
28/05/2025	10:48:00	0.42	0.0		
28/05/2025	10:49:00	0.45	0.0	0.03	-0.45
28/05/2025	10:50:00	0.49	0.0	0.03	-0.49
28/05/2025	10:51:00	0.50	0.0	0.02	-0.50
28/05/2025	10:52:00	0.53	0.1	0.03	-0.53
28/05/2025	10:53:00	0.55	0.1	0.01	-0.55
28/05/2025	10:54:00	0.57	0.1	0.03	-0.57
28/05/2025	10:55:00	0.59	0.1	0.02	-0.59
28/05/2025	10:56:00	0.61	0.1	0.02	-0.61
28/05/2025	10:57:00	0.62	0.2	0.02	-0.62
28/05/2025	11:02:00	0.69	0.2	0.01	-0.69
28/05/2025	11:07:00	0.74	0.3	0.01	-0.74
28/05/2025	11:12:00	0.78	0.4	0.01	-0.78
28/05/2025	11:17:00	0.82	0.5	0.01	-0.82
28/05/2025	11:27:00	0.88	0.7	0.01	-0.88
28/05/2025	11:37:00	0.92	0.8	0.00	-0.92

Permeability Test Location Information

Date:	28/05/2025	**By:**	JC	**Project Ref:**
Project:	Ottery St Mary	**Approved:**	AJ	P25-228



Time for outflow between 75% and 25 % effective depth (secs):	2268.00

vol between 75% and 25% (m3):	0.76734

as50 m2	4.7005

f (m/s)	7.20E-05

	Permeability Test Location Information			
Date:	28/05/2025	By:	JC	Project Ref:
Project:	Ottery St Mary	Approved:	AJ	P25-228

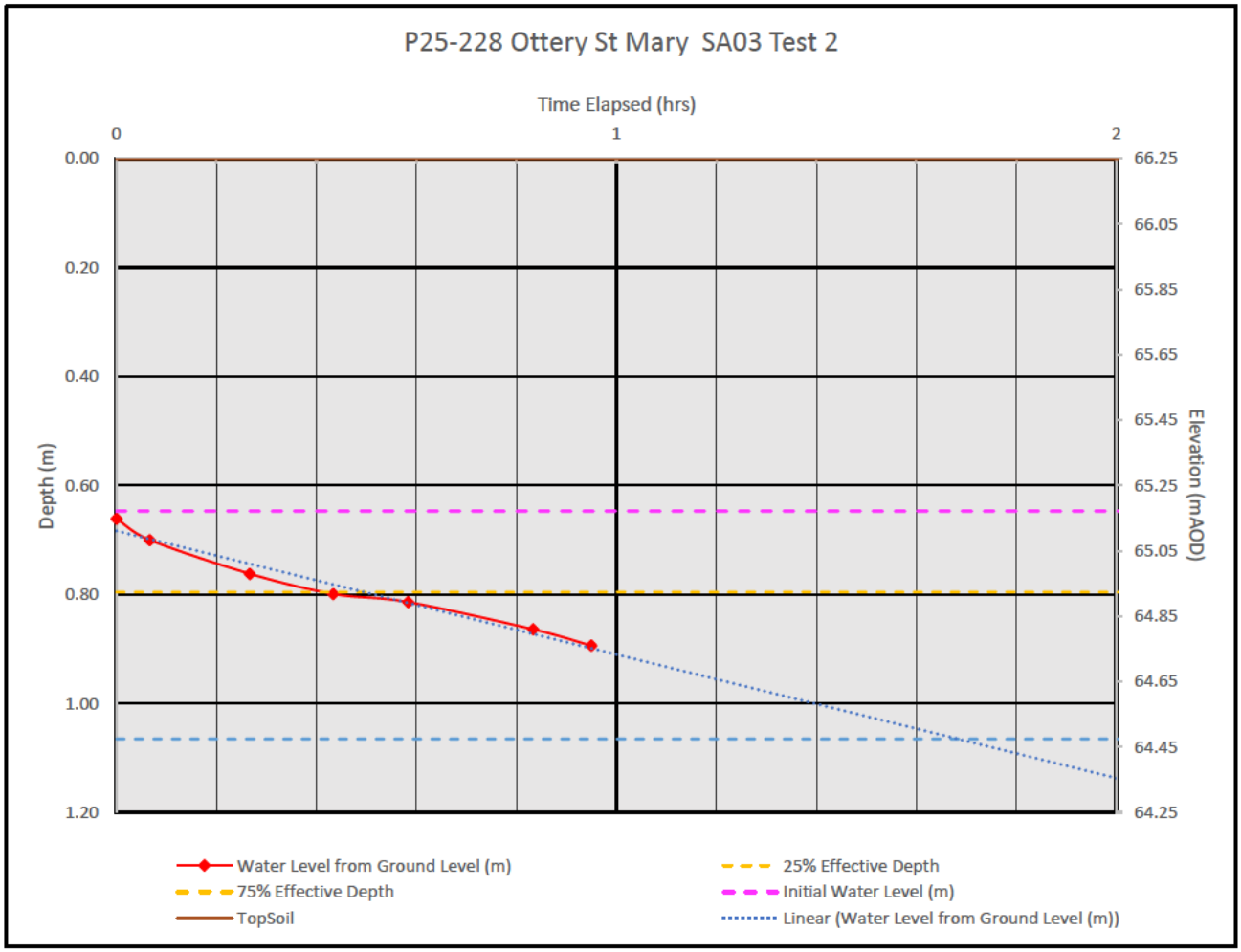
Location ID:	SA03 Test 2
Effective Depth:	0.54
25% Effective Depth:	0.80
75% Effective Depth:	1.07

Start Fill:	13:22:00	Water Used (m3):	1.27
End Fill:	13:25:00	Water Volume at End of Fill (m3):	1.06
Rate of Fill (m/s):	7.08E-03	Rate of Infiltration During Fill (m/s):	1.21E-03
Elapsed Time to 25% Effective Depth (mins):	30.00	Depth of Topsoil (m):	
Elapsed Time to 75% Effective Depth (mins):	102.00	Depth of Subsoil 1 (m):	

Date	Time	Water Level from Ground Level (m)	Elapsed Time (hrs)	Rate of Change of Water	Water Level (mOAD)
28/05/2025	13:22:00	0.65			
28/05/2025	13:25:00	0.66	0.0		
28/05/2025	13:29:00	0.70	0.1	0.01	-0.70
28/05/2025	13:41:00	0.76	0.3	0.01	-0.76
28/05/2025	13:51:00	0.80	0.4	0.00	-0.80
28/05/2025	14:00:00	0.81	0.6	0.00	-0.81
28/05/2025	14:15:00	0.86	0.8	0.00	-0.86
28/05/2025	14:22:00	0.89	0.9	0.00	-0.89

Permeability Test Location Information

Date:	28/05/2025	**By:**	JC	**Project Ref:**
Project:	Ottery St Mary	**Approved:**	AJ	P25-228



Time for outflow between 75% and 25 % effective depth (secs):	4320.00

vol between 75% and 25% (m3):	0.52822

as50 m2	3.8465

f (m/s)	3.18E-05

	Permeability Test Location Information			
Date:	28/05/2025	By:	JC	Project Ref:
Project:	Ottery St Mary	Approved:	AJ	P25-228

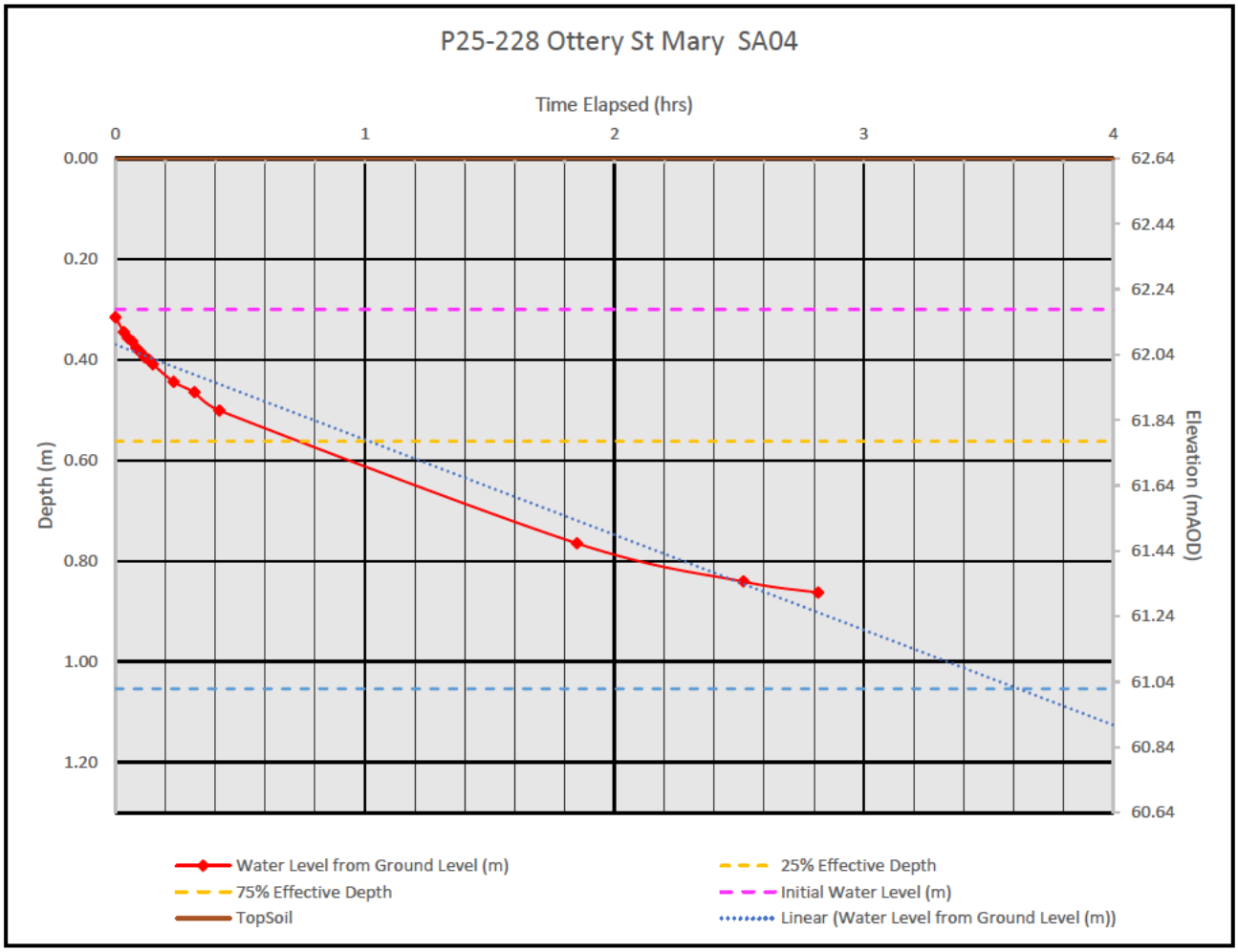
Location ID:	SA04
Effective Depth:	0.98
25% Effective Depth:	0.56
75% Effective Depth:	1.05

Start Fill:	11:10:00	Water Used (m3):	1.89
End Fill:	11:11:00	Water Volume at End of Fill (m3):	1.86
Rate of Fill (m/s):	3.15E-02	Rate of Infiltration During Fill (m/s):	5.04E-04
Elapsed Time to 25% Effective Depth (mins):	60.00	Depth of Topsoil (m):	
Elapsed Time to 75% Effective Depth (mins):	216.00	Depth of Subsoil 1 (m):	

Date	Time	Water Level from Ground Level (m)	Elapsed Time (hrs)	Rate of Change of Water	Water Level (mOAD)
28/05/2025	11:10:00	0.30			
28/05/2025	11:11:00	0.32	0.0		
28/05/2025	11:13:00	0.35	0.0	0.01	-0.35
28/05/2025	11:14:00	0.36	0.0	0.01	-0.36
28/05/2025	11:15:00	0.36	0.1	0.01	-0.36
28/05/2025	11:16:00	0.38	0.1	0.01	-0.38
28/05/2025	11:17:00	0.39	0.1	0.01	-0.39
28/05/2025	11:18:00	0.40	0.1	0.01	-0.40
28/05/2025	11:19:00	0.40	0.1	0.00	-0.40
28/05/2025	11:20:00	0.41	0.1	0.01	-0.41
28/05/2025	11:25:00	0.44	0.2	0.01	-0.44
28/05/2025	11:30:00	0.47	0.3	0.00	-0.47
28/05/2025	11:36:00	0.50	0.4	0.01	-0.50
28/05/2025	13:02:00	0.77	1.9	0.00	-0.77
28/05/2025	13:42:00	0.84	2.5	0.00	-0.84
28/05/2025	14:00:00	0.86	2.8	0.00	-0.86

Permeability Test Location Information

Date:	28/05/2025	**By:**	JC	**Project Ref:**
Project:	Ottery St Mary	**Approved:**	AJ	P25-228



Time for outflow between 75% and 25 % effective depth (secs):	9360.00

vol between 75% and 25% (m3):	0.92988

as50 m2	5.2356

f (m/s)	1.90E-05

	Permeability Test Location Information			
Date:	28/05/2025	By:	JC	Project Ref:
Project:	Ottery St Mary	Approved:	AJ	P25-228

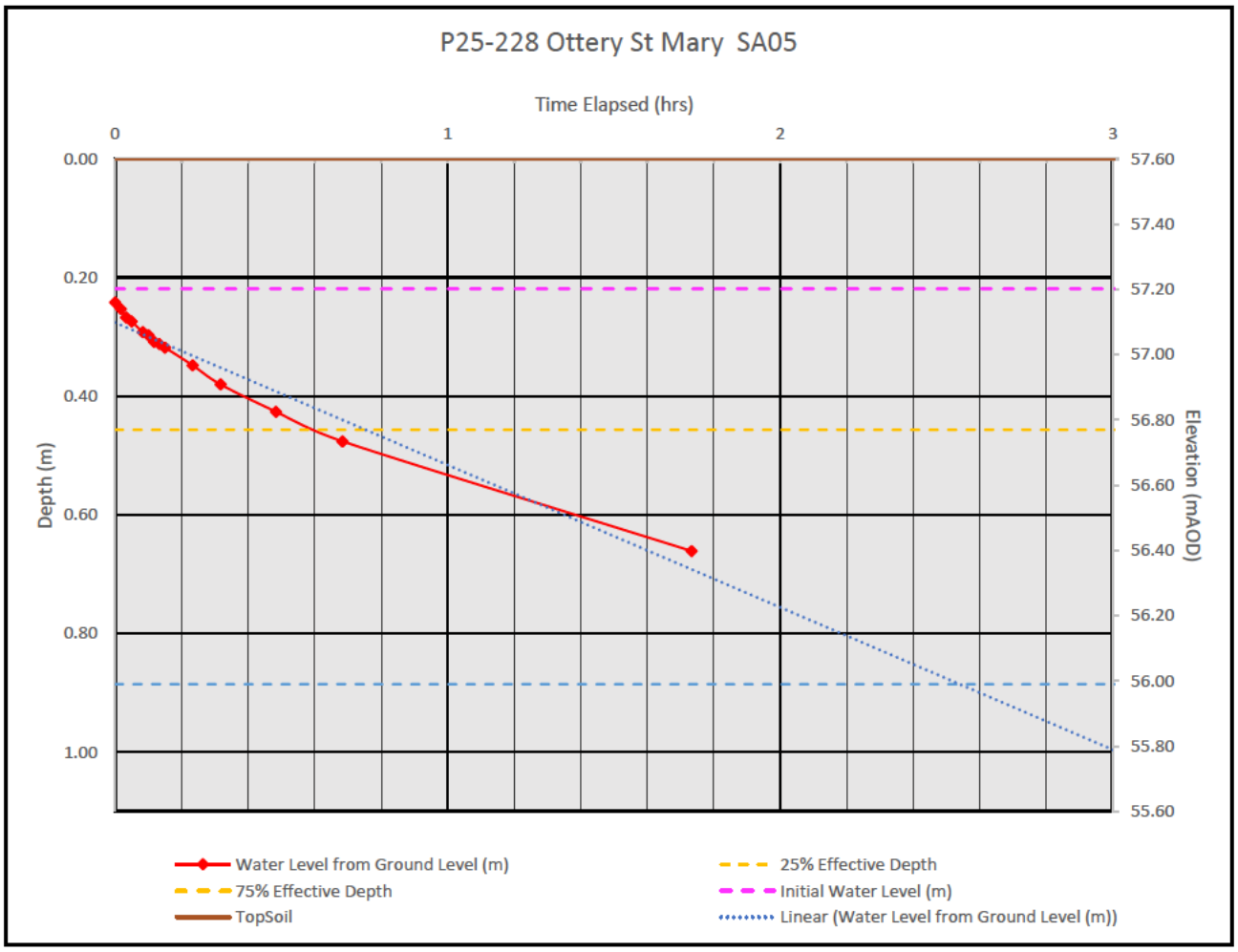
Location ID:	SA05
Effective Depth:	0.86
25% Effective Depth:	0.46
75% Effective Depth:	0.89

Start Fill:	12:24:00	Water Used (m3):	1.72
End Fill:	12:25:00	Water Volume at End of Fill (m3):	1.68
Rate of Fill (m/s):	2.87E-02	Rate of Infiltration During Fill (m/s):	7.19E-04
Elapsed Time to 25% Effective Depth (mins):	46.20	Depth of Topsoil (m):	
Elapsed Time to 75% Effective Depth (mins):	154.20	Depth of Subsoil 1 (m):	

Date	Time	Water Level from Ground Level (m)	Elapsed Time (hrs)	Rate of Change of Water	Water Level (mOAD)
28/05/2025	12:24:00	0.22			
28/05/2025	12:25:00	0.24	0.0		
28/05/2025	12:26:00	0.25	0.0	0.01	-0.25
28/05/2025	12:27:00	0.27	0.0	0.01	-0.27
28/05/2025	12:28:00	0.27	0.0	0.01	-0.27
28/05/2025	12:30:00	0.29	0.1	0.01	-0.29
28/05/2025	12:31:00	0.30	0.1	0.01	-0.30
28/05/2025	12:32:00	0.31	0.1	0.01	-0.31
28/05/2025	12:33:00	0.31	0.1	0.00	-0.31
28/05/2025	12:34:00	0.32	0.1	0.01	-0.32
28/05/2025	12:39:00	0.35	0.2	0.01	-0.35
28/05/2025	12:44:00	0.38	0.3	0.01	-0.38
28/05/2025	12:54:00	0.43	0.5	0.00	-0.43
28/05/2025	13:06:00	0.48	0.7	0.00	-0.48
28/05/2025	14:09:00	0.66	1.7	0.00	-0.66

Permeability Test Location Information

Date:	28/05/2025	**By:**	JC	**Project Ref:**
Project:	Ottery St Mary	**Approved:**	AJ	P25-228



Time for outflow between 75% and 25 % effective depth (secs):	6480.00

vol between 75% and 25% (m3):	0.84084

as50 m2	4.963

f (m/s)	2.61E-05

Rodgers Leask Limited & Rodgers Leask Environmental Limited
01332 285000 • rlderby@rodgersleask.co.uk • **rodgersleask.co.uk**
St James House, St Mary's Wharf, Mansfield Road, Derby DE1 3TQ
Seven House, 18 High Street, Longbridge, Birmingham B31 2UQ

Rodgers Leask Limited & Rodgers Leask Environmental Limited
01332 285000 • rlderby@rodgersleask.co.uk • **rodgersleask.co.uk**
St James House, St Mary's Wharf, Mansfield Road, Derby DE1 3TQ
Seven House, 18 High Street, Longbridge, Birmingham B31 2UQ

Appendix 8 Planning Statement

Land at Gerway Farm, Ottery St Mary

Planning Statement incl. Affordable Housing Statement and Draft S106 Heads of Terms

Landra Developments Ltd

01 December 2025

LICHFIELDS

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Land at Gerway Farm, Ottery St Mary

Planning Statement incl. Affordable Housing Statement and Draft S106 Heads of Terms

Landra Developments Ltd

01 December 2025

LICHFIELDS

69944/01/JFB/ZM
40267462v11

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1.0 Introduction and Context

1.1 This Planning Statement ('Statement') has been prepared on behalf of our client, Landra Developments Ltd ('Landra'), to assist East Devon District Council ('EDDC') in its consideration of an application for outline planning permission for the development of land at Gerway Farm (hereafter referred to as the 'Application Site' or the 'Site'), which adjoins the southwestern edge of Ottery St Mary, directly west of Gerway Close. A detailed description of the Application Site's location and surroundings is provided in the following section.

1.2 The application seeks permission for the following (hereafter referred to as the 'Proposed Development').

Outline application (with all matters reserved except for access from Sidmouth Road) for the demolition of a farm building and the erection of up to 140 residential dwellings (Class C3) with associated infrastructure and engineering works including landscaping, open space, surface water drainage and internal roads/footpaths/cycleways.

1.3 The proposal is set in the context of the Government's ambition to provide 1.5 million new homes over this Parliament. The south west of England has a growing demand for housing in this context, and there is a need for homes to support the growing population as well as jobs, services and infrastructure. This need is pressing in East Devon. This is underscored by several factors, including:

- The December 2024 NPPF introduced a new standard method which increased housing need in East Devon by 22% - an uplift of 206 homes per annum;
- EDDC cannot demonstrate a five-year housing land supply (5YHLS); and,
- There is a critical need for more affordable homes in East Devon.

1.4 There is also significant housing market pressure. Factors including people living longer, household sizes getting smaller, more couples have children later, which all mean that there is not enough housing to meet needs. The national age of a first-time buyer is 32 years of age, with the lack of housing supply and the challenge in accessing mortgages preventing first time buyers from getting into the housing market.

1.5 If land is not brought forward to meet immediate and future housing need, this will have significant adverse social and economic implications for the area.

1.6 The Site is not allocated for housing in the adopted Local Plan, though the eastern portion of the Site is draft allocated for 70 dwellings (Otry_21) in the Regulation 19 draft Local Plan (both the February 2025 and November 2025 versions).

1.7 EDDC is unable to demonstrate a five-year housing land supply (5YHLS) and adopted planning policies relating to the spatial strategy and locational housing policies are out of date. The emerging Local Plan is now undergoing a second Regulation 19 Consultation ahead of submission for examination and at present carries little to no weight. In this context, the presumption in favour of sustainable development and associated tilted balance is engaged in accordance with para. 11 of the NPPF (2024). The delivery of housing proposed in this application should be given substantial weight, along with substantial to

moderate weight given to the other benefits detailed in this Statement. There are no adverse impacts of this proposal which would significantly and demonstrably outweigh these benefits. The proposed development is in a sustainable location, makes effective use of land, will deliver a well-designed place and will provide much needed affordable housing across a range of types and tenures.

1.8 The proposals have been subject to collaborative pre-application engagement with the local community, and feedback provided has informed the design of the proposals now submitted for planning approval. A pre-application was submitted to EDDC in August 2025, and an accompanied site visit with the Planning Officer was undertaken on 15 October 2025 with draft landscape comments issued on 24 October 2025. A (MS Teams) pre-application meeting with the Planning Officer and Landscape Officer was held on 26 November 2025; no full written response has been provided by EDDC prior to submission of this application. Further detail is provided in Section 5 of this Statement and the accompanying Statement of Community Involvement.

Application Documents

1.9 This Statement, which assesses the Proposed Development against planning policies and other material considerations, should be read in conjunction with the following documents:

1 Application Form

2 Site Location Plan ref. 24-54-PL-202;

3 Parameter Plans (for approval):

   a Land Use ref. 24-54-PL-204;

   b Green and Blue Infrastructure ref. 24-54-PL-205; and

   c Building Heights ref. 24-54-PL-206

4 Illustrative Masterplan ref. 24-54-PL-207

5 Proposed Site Access Plan ref. 240201-010-C

6 Design and Access Statement ref. 25-54-CR-05

7 Landscape & Visual Impact Assessment with Appendices ref. 25-54-CR-04

8 Transport Assessment

9 Framework Travel Plan

10 Flood Risk Assessment and Drainage Strategy

11 Tree Survey Schedule

12 Tree Impacts Plan ref. TPP01

13 Historic Impact Assessment and Desk Based Assessment (including Archaeological Assessment)

14 Statement of Community Involvement

15 Ecological Assessment (including BNG Assessment)

16 BNG Metric

17 Energy and Sustainability Statement

18 Health Impact Assessment.

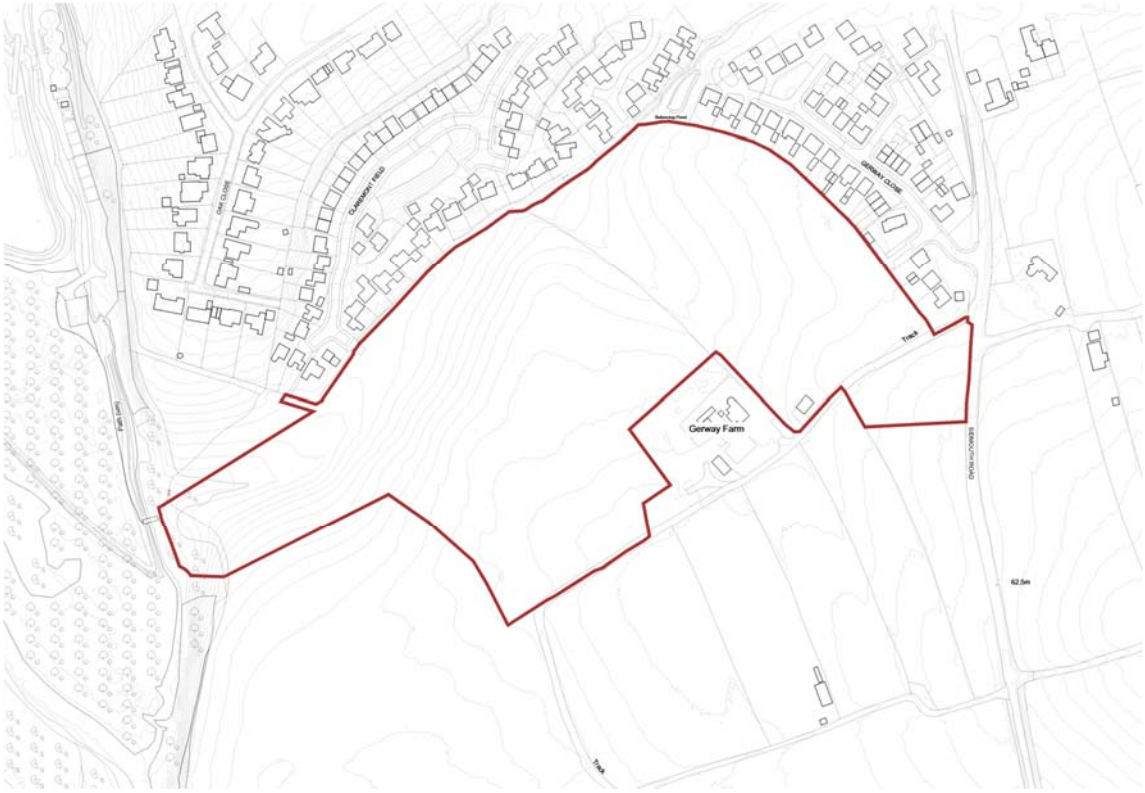
2.0 Application Site and Context

The Site

2.1 The Site is located to the south of Ottery St Mary, immediately adjoining the settlement boundary which comprises housing along Claremont Field to the north and housing on Gerway Close to the east. To the west of the Site are agricultural fields in the same ownership and the River Otter corridor. To the south of the Site are agricultural fields, some of which are also in the same ownership.

2.2 A plan showing the location of the Site is provided below.

Red line Plan



SOURCE: The Richards Partnership

2.3 The Site is circa 7ha in size and comprises agricultural fields, bound to the north and east by hedgerows and residential development. To the south it is bounded by established hedgerows and trees, and has Gerway Farm located towards the mid-point of the southern boundary. Gerway Farm is not included in the Site boundary. To the west the Site is part bound by existing hedgerow, and to north west is bound by the River Otter.

2.4 The Site slopes from south to north, with the lowest point in the north west corner at 40m above Ordnance Datum (AOD). The Site is formed of a combination of Grade 2 and Grade 3 agricultural land, and has been managed as arable land, which has over time resulted in the removal of some hedgerow.

2.5 The Site is crossed by Public Right of Way (PROW) Footpath 50, with PROW Footpath 51 following the southern boundary of the Site along Gerway Lane, and with Footpath 30 adjoining the north western boundary.

2.6 The Site is not subject to any local or European ecological designations and is located within the consultation zone for the East Devon Pebblebed Heaths Special Area of Conservation (SAC) and Special Protection Area (SPA). There are no designated heritage assets within the Site, and the Site is not within and does not adjoin the Ottery St Mary Conservation area. A small portion of a historic field boundary is located towards the north east of the development Site, demarcated by existing hedgerow.

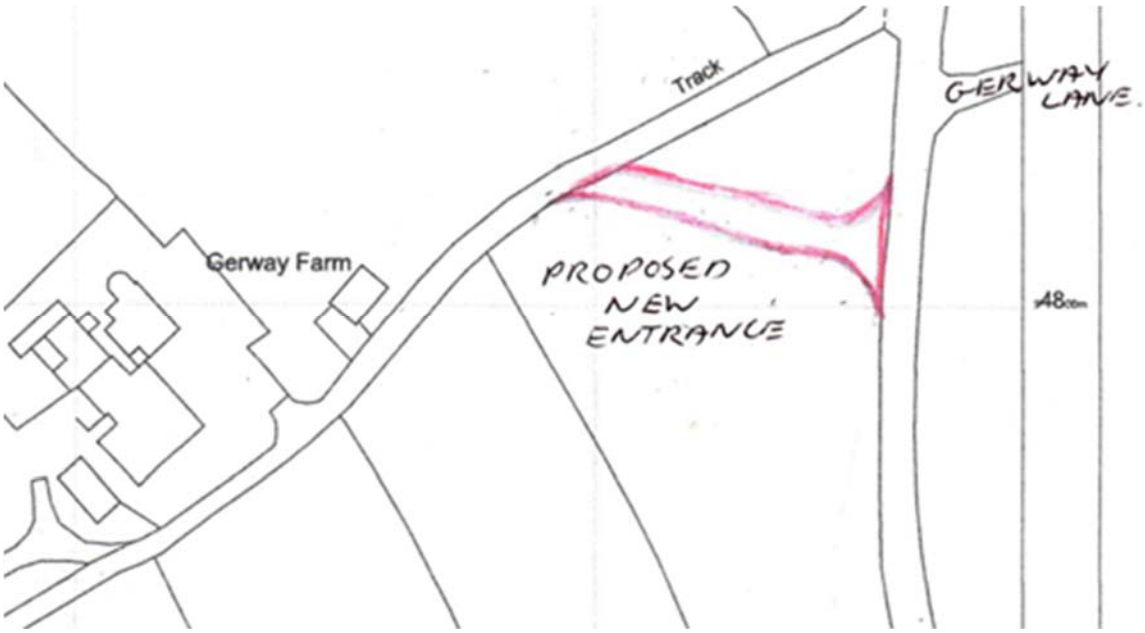
2.7 The Site is located primarily in Flood Zone 1, at a low probability of flooding from rivers and the sea (<0.1%). A very small portion of the Site, along the northern boundary, is within Flood Zone 3, which is at a 1% chance of flooding from rivers or the sea. This part of the Site adjoins a ditch, which is not permanently wet. There is small area of the north-eastern extent of the Site subject to surface water flood risk in the 1 in 1000-year event. Both elements have informed the design of the proposed development, and are addressed within the accompanying Flood Risk Assessment and proposed mitigation.

Planning History

2.8 There is one application of relevance to the Site's planning history. Permission ref. 22/2667/FUL approved a new entrance to Gerway Farm from Sidmouth Road on 27 March 2023 (see Figure 1 below). The new access was concluded to provide safe vehicular access with sufficient visibility splays for large vehicles in both directions along Sidmouth Road. This permission was lawfully implemented on 19 September 2025 and a Certificate of Lawfulness has been requested from EDDC to confirm this (ref. 25/2154/CPE).

Figure 2 – Proposed New Access Route

2.9



SOURCE: EDDC Public Access Application ref. 22/2667/FUL "Block Plan"

2.10 Immediately adjacent to the Site, at Gerway Close, application ref. 14/1227/MOUT was permitted on 17 December 2014 for the development of 45 dwellings with associated open space and infrastructure. This has been built out.

3.0 Proposed Development

3.1 The application is submitted in outline with all matters reserved, except for access from Sidmouth Road.

3.2 The accompanying Design and Access Statement (DAS) explains how the analysis of the opportunities and constraints have informed the design of the proposals, reflected in the parameter plans and illustrative masterplan; a summary is provided below but reference should be made to these documents for further information.

Parameter Plans and Illustrative Masterplan

3.3 The application is accompanied by parameter plans which set a framework within which the detailed design of the scheme will come forward via reserved matters. The parameters have been established following an iterative process testing different design options and illustrative masterplan layouts and analysis of the associated impacts.

3.4 The following parameter plans are submitted for approval:

1 Land Use ref. 24-54-PL-204;

2 Green and Blue Infrastructure ref. 24-54-PL-205; and

3 Building Heights ref. 24-54-PL-206.

3.5 These parameter plans establish a balance between fixing and defining key development principles, which have informed the technical assessments in support of the Application, and maintaining the need for flexibility when bringing the detailed design forward through reserved matters.

3.6 The application is accompanied by detailed access plans submitted for approval, demonstrating that suitable access can be achieved to the Site from Sidmouth Road (see drawing ref. 240201-010-C).

3.7 An Illustrative Masterplan has been submitted for illustrative purposes only (ref. 24-54-PL-207) to demonstrate one way in which the proposed development could come forward at detailed design (reserved matters) stage, in accordance with the parameter plans.

Use and Amount

Residential

3.8 The net developable area is 3.74ha and up to 140 dwellings (C3 use) will be provided. Lower density development is proposed around the periphery where proposed dwellings relate to existing residential areas. Higher densities are proposed within the core.

3.9 The development will provide policy-compliant affordable housing provision, of up to 50% of the total, with a tenure and size mix to address current local need at the time of reserved matters. The affordable homes to be provided within this development will be tenure blind and interspersed with market homes.

3.10 The proposed housing could deliver a mix of sizes from first homes to family homes and will consist of different typologies which could include apartments, terraces, townhouses,

semi-detached and detached homes. A detailed housing mix will be determined at the reserved matters stage and in response to local market requirements.

Landscape and Green Infrastructure

3.11 The remainder of the Site – about 47% of the total area - provides public open space; substantial green buffers and landscaping measures, including a blue corridor for sustainable urban drainage systems (SuDS) in the form of infiltration basins; and a locally equipped area for play (LEAP) of a minimum of 400sqm. This is demonstrated within the Green and Blue Infrastructure Parameter Plan (ref. 24-54-PL-205).

3.12 The entrance to the Site is retained as open space to retain the soft approach to Ottery St Mary from the south via Sidmouth Road. Hedgerows along the southern boundary are proposed to be retained and enhanced, with 15m buffers from the southern boundary to the development edge, affording an attractive rural appearance appropriate to the Site's context. A blue/green corridor is proposed to the north of the Site, to retain a physical separation with dwellings at Claremont Field on lower-lying ground, and to accommodate the Site topography and associated drainage. Tree planting and landscaping features are proposed in this location to reduce intervisibility.

3.13 The development extent to the west is bound by PROW 50, which broadly follows the western edge of development at Claremont Field. The land to the west of the PROW is proposed as public open space, with planting buffers to facilitate biodiversity enhancements. The landscaping features, buffers and SuDS features have been carefully considered to provide opportunities to deliver above the statutorily required 10% biodiversity net gain. The features are proposed to be managed by a private management company following completion.

3.14 The illustrative landscape masterplan demonstrates how the landscape will frame the Site's development, with the illustrative imagery in the DAS providing further detail on this.

Access and Movement

3.15 Detailed highways plans are submitted for approval, showing the principal access to the Site from Sidmouth Road for vehicles and cyclists. The proposed access broadly follows the vehicular access route permitted by 22/2667/FUL. This access will run north to the eastern-most field of the Site, where access will then likely be provided via a spine road through the core of the development, though internal routes are to be determined at detailed design (reserved matters) stage. This access will be suitable for heavy goods vehicles and will have suitable visibility splays, as outlined within the accompanying Transport Assessment.

3.16 Pedestrian access will adjoin the existing PROW 51, and connection will be made to the footway at Gerway Close to provide direct access to Ottery St Mary. Secondary pedestrian access is maintained from the south-western end of Claremont Field, as existing, which connects to PRoW 50, which will then link into new routes through the proposed housing.

3.17 The existing PROWs which traverse the Site are to be retained. At detailed design, it is proposed that ancillary footpaths are connected to the existing PROW to facilitate further connectivity to Ottery St Mary and the surrounding countryside.

3.18 Car and cycle parking will be determined at reserved matters stage.

Scale, Massing and Density

3.19 The Application is accompanied by a building heights parameter plan (ref. 24-54-PL-206) for approval, to enable appropriate testing of the proposed development via the Landscape and Visual Impact Assessment. The design will respond to natural features and the topography of the Site and its setting within the wider landscape. Building heights and roof types will vary throughout the development to generate visual interest. Maximum building heights will be 2-2.5 storeys. The 2.5 storey buildings are proposed within the core of the development, preserving lower heights of up to 2 storeys where development interacts with existing dwellings. The DAS and LVIA provide further detail on this element, including how heights link with the illustrative density strategy.

4.0 Consultation and Engagement

4.1 In accordance with the National Planning Policy Framework (paras 40-43) the Proposed Development has been subject to early engagement and comprehensive discussions with EDDC, key stakeholders and the local community prior to the submission of this application. This consultation is set out in full in the accompanying Statement of Community Involvement (SCI); however, for ease, a summary is provided below.

Formal Pre-application Engagement with EDDC

4.2 Landra submitted a pre-application enquiry for the proposed development to EDDC in August 2025. The enquiry was accompanied by a vision document, concept plans and technical reports prepared by the project team.

4.3 A Site visit was undertaken with the pre-application Case Officer on 15 October 2025. Lichfields provided the Case Officer with the working draft parameter plans which had been prepared since pre-application submission in advance of the Site visit. Informal comments from the landscape officer, who was not in attendance at the Site visit, were provided on the 24 October 2025; most of these had been addressed through the ongoing design process, however one additional viewpoint was identified, and a zone of theoretical visibility was requested; both have been incorporated within the accompanying Landscape and Visual Impact Assessment.

4.4 Following this, an MS Teams meeting was held with the Case Officer and Landscape Officer on 26 November 2025. This focused on design updates by Landra's team (amended red line, and relocation of LEAP and foot/cycle connection to Claremont Field in response to public comments), followed by feedback and queries from the Landscape Officer, and confirmation that the sequential test is not required / agreement of the application validation list with the Case officer.

4.5 The planning application has been submitted in the absence of a formal written pre-app response from the Council, but all elements discussed on site/in the pre-app meeting, and queries raised by the Landscape Officer, have been addressed in the submission where relevant.

Public Consultation

4.6 Engagement with the local community was led by Meeting Place Communications and supported by the project team.

4.7 A letter was posted with information regarding the proposals on 2 October 2025 to over 2,000 addresses, sign-posting a webinar event where attendees could raise questions regarding the emerging proposals following a presentation. The webinar took place on Monday 13 October from 6:30pm and was attended by 65 people, with over 100 questions lodged and answers provided by Landra's project team.

4.8 The proposals were also announced to local media outlets and subsequently covered in Devon Live and Sidmouth Herald.

Ottery St Mary Town Council

4.9 An extraordinary meeting of Ottery St Mary Town Council took place on 28 October 2025, at which Landra and the Project Team presented the emerging proposals to town councillors and the general public. The project team then responded to questions raised by the public and town councillors.

4.10 Questions broadly reflected those raised at the webinar. Detail of the presentations and the questions raised can be found within the accompanying Statement of Community Involvement.

EDDC Emerging Draft Local Plan (Reg 19)

4.11 Landra has made representations to the emerging draft Local Plan, engaging with this process throughout Regulation 19, both in support of the draft allocation of the eastern portion of the Site, and in promoting the wider Site for allocation to deliver additional dwellings. Landra is currently reviewing the 'Second Regulation 19 draft Local Plan' with the intention of submitting representations in January 2026. Further detail is provided in Section 5.0 below.

5.0 Planning Policy Context

5.1 This section of the Statement sets out the relevant national and local planning policies to be considered in the determination of this planning application.

5.2 This policy 'framework' is the basis for identifying a range of key planning policy consideration across the various policy documents against which this application should be assessed, to enable robust conclusions to be drawn on its appropriateness.

Statutory Development Plan

5.3 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that planning applications are to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise. The Statutory Development Plan for East Devon District comprises:

- East Devon Local Plan (2013-2031);
- The Cranbrook Plan (2013-2031);
- East Devon Villages Plan; and
- Made Neighbourhood Plans [in this case, the Neighbourhood Plan for the Parishes of Ottery St Mary and West Hill, made on 19 July 2018]

East Devon District Council Local Plan

5.4 The East Devon Local Plan (2013-2031) (the 'Local Plan') was adopted on the 28 January 2016, and sets out the long term strategic vision for the future of the district and how it will develop. The following policies are considered relevant to the proposal:

1 Strategy 1: Spatial Strategy for Development in East Devon

2 Strategy 2: Scale and Distribution of Residential Development

3 Strategy 3: Sustainable Development

4 Strategy 5: Environment

5 Strategy 5B: Sustainable Transport

6 Strategy 7: Development in the Countryside

7 Strategy 24: Development at Ottery St Mary

8 Strategy 34: Affordable Housing

9 Strategy 36: Accessible and Adaptable Homes and Care/Extra Care Homes

10 Strategy 37: Community Safety

11 Strategy 38: Sustainable Design and Construction

12 Strategy 40: Decentralised Energy Networks

13 Strategy 41: Allowable Solutions

14 Strategy 43: Open Space Standards

15 Strategy 47: Nature Conservation and Geology

16 Policy H2: Range and Mix of New Housing Development

17 Policy D1: Design and Local Distinctiveness

18 Policy D2: Landscape Requirements

19 Policy D3: Trees and Development Sites

20 Policy EN13: Development on High Quality Agricultural Land

21 EN18: Maintenance of Water Quality and Quantity

22 EN19: Adequacy of Foul Sewers and Treatment Systems

23 Policy TC2: Accessibility of New Development

24 Policy TC4: Footpaths, Bridleways and Cycleways

25 Policy TC7: Adequacy of Road Network and Site Access

26 Policy TC9: Parking Provision in New Development

27 Policy TC12: Aerodrome Safeguarded Areas and Public Safety Zones

5.5 The Local Plan is over 5 years old and is time expired. In addition, the policies relevant to the supply of housing and spatial strategy and policies regarding the spatial strategy of development are no longer applicable due to the passage of time and change in housing needs alongside the lack of 5-year housing land supply. The conditions of paragraph 11d of the NPPF therefore apply, which engage the presumption in favour of sustainable development and

Neighbourhood Plan

5.6 The Ottery St Mary and West Hill Neighbourhood Plan was made in 2018. Policies of relevance are as follows:

1 Policy NP1: Development in the Countryside;

2 Policy NP2: Sensitive, High Quality Design;

3 Policy NP4: Settlement Containment;

4 Policy NP6: Valued Views;

5 Policy NP9: Accessible Developments;

6 Policy NP12: Appropriate Housing Mix; and,

7 Policy NP13: Accessible and Adaptable Homes.

5.7 It is noted that paragraph 14 of the NPPF does not apply in this instance because the Neighbourhood Plan is now over 5 years old.

Emerging Policy

East Devon District Council Regulation 19 Draft Local Plan

5.8 EDDC is preparing a new Local Plan. Once adopted, it will replace the East Devon Local Plan (2013-2031).

5.9 The draft East Devon Local Plan 2020-2042 commenced Regulation 19 consultation before 12 March 2025, following publication of the 2024 NPPF. It is therefore being considered against the previous version of the Framework in accordance with the transitional arrangements as its housing provision accounts for 80% of East Devon's housing need as calculated by the new standard method.

5.10 Lichfields submitted representations on behalf of Landra to the Regulation 19 consultation in March 2025 (now referred to as the 'First Regulation 19 Draft'), highlighting several issues relating to the soundness of the draft Plan (see Appendix 1). Lichfields is preparing representations to the 'Second Regulation 10 Draft' which was published for consultation on 28 November 2025 (deadline for comments of 26 January 2026) raising a number of ongoing concerns in relation to soundness. Whether the Plan is found sound or not, there is a need for EDDC to immediately approve housing on sustainable Sites to meet need, and, if the Plan is adopted, to carry out an immediate review to allocate further housing Sites.

5.11 Land at Gerway Farm has been allocated within the emerging East Devon Local Plan (First and Second Regulation 19 versions) for the development of 70 dwellings in the eastern parcel of the Site (Otry_21):

"Gerway Farm (Otry_21): This land at Gerway Farm, off Sidmouth Road, is proposed for 70 houses. Archaeological assessment is required prior to development. Further flood risk assessment and measures to ensure that safe cycle and pedestrian access to nearby facilities can be achieved will be required."

5.12 Whilst a much broader Site was considered in multiple formats in the EDDC's plan preparation and discounted, the extent proposed in this application was not considered This broader Site has been promoted through the Regulation 19 consultation process to demonstrate there is greater potential for more housing in this location, particularly in the context of a draft Local Plan which does not meet EDDC's full housing need.

5.13 The LDS anticipates adoption of the new Local Plan in 2027, following submission in Spring 2026. This is still some way off. Presently, the emerging Local Plan carries very little to no weight and the policies relevant to the proposed development are those of the adopted Local Plan and made Neighbourhood Plan.

Supplementary Planning Documents

5.14 Adopted Supplementary Planning Documents (SPDs) are material planning considerations in the determination of planning applications, albeit they do not form part of the adopted development plan. We consider the following SPDs relevant to the determination of this application:

1 Trees and Development Supplementary Planning Document;

2 Affordable Housing Supplementary Planning Document; and

3 Planning Obligations Supplementary Planning Document.

4 Trees and Development Supplementary Planning Document;

5 Affordable Housing Supplementary Planning Document; and

6 Planning Obligations Supplementary Planning Document.

Other Material Considerations

National Planning Policy Framework

5.15 The National Planning Policy Framework ('NPPF') was published in December 2024 and is a material consideration for planning applications. One of the central threads of the NPPF is the achievement of sustainable development. This is defined as having three dimensions which are economic, social and environmental (NPPF, para 8). The following chapters of the NPPF are considered to be of most relevance to this application:

- Chapter 2: Achieving Sustainable Development
- Chapter 5: Delivering a sufficient supply of homes
- Chapter 8: Promoting healthy and safe communities
- Chapter 9: Promoting sustainable transport
- Chapter 11: Making effective use of land
- Chapter 12: Achieving well-designed places
- Chapter 14: Meeting the challenge of Climate Change, Flooding and Coastal Change
- Chapter 15: Conserving and Enhancing the natural environment
- Chapter 16: Conserving and enhancing the historic environment

5.16 Paragraph 11 of the NPPF confirms decisions should apply a presumption in favour of sustainable development:

c) approving development proposals that accord with an up-to date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date [our emphasis], granting permission unless:

> *i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
>
> *ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*

5.17 Footnote 8 confirms that in relation to housing applications, the "policies which are most important for determining the application are out-of-date" include situations where the Local Authority cannot demonstrate a 5-year supply of deliverable housing sites (with the appropriate buffer), or the housing delivery test result falls below 75%.

Planning Practice Guidance

5.18 In March 2014 the Government published the online Planning Practice Guidance (PPG), which is periodically updated. Its purpose is to provide advice and to offer greater clarity on the NPPF.

5.19 The PPG contains guidance on several relevant issues. The following sections have been taken into consideration in the preparation of this application:

1 Biodiversity net gain
2 Climate change
3 Design
4 Effective use of land
5 Healthy and safe communities
6 Historic environment
7 Housing needs of different groups
8 Housing supply and delivery
9 Light pollution
10 Natural environment
11 Noise
12 Open space, sports and recreation facilities, public rights of way and local green space
13 Travel plans, transport assessments and statements

Key Policy Considerations

5.20 A review of the relevant policy has identified the following policy considerations that need to be considered in determining this planning application:

1 Principle of Development;
2 Affordable Housing;
3 Transport and Access;
4 Flood Risk and Drainage;
5 Landscape and Open Space;
6 Ecology and Trees;
7 Heritage and Archaeology; and,
8 Energy and Sustainability.

5.21 The application is assessed against these considerations in Section 6 of this Statement.

6.0 Assessment of Proposed Development

Principle of Development

6.1 The starting point for decision making is Section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that determination should be made in accordance with the development plan unless material considerations indicate otherwise. In this case, the development plan is out of date and the key policies for the supply of housing should be attributed limited, if any, weight.

6.2 Further, the NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development, and supporting infrastructure in a sustainable manner (para. 7), based on three overarching objectives; economic, social and environmental. The presumption in favour of sustainable development remains at the heart of the NPPF. This includes, for plan-making, as a minimum providing for objectively assessed needs for housing and other uses, unless specific restrictions or adverse impacts that would significantly and demonstrably outweigh the benefits apply (para. 11d).

6.3 As set out in the new NPPF, until such a time as a new Local Plan is adopted with a housing number below that of the new Standard Method, and where the current strategic policies are more than 5 years old (as is the case with EDDC), the local housing need is calculated based on the new Standard Method + 5% (Para. 78). EDDC's annual housing requirement has increased significantly from 893 to 1,156 dwellings per annum (dpa), which over 5 years increases from 4,465 dwellings to 5,780 dwellings (the latter with a 5% buffer); a significant increase in required supply of 1,315 dwellings. EDDC cannot currently demonstrate a five year housing land supply (5YHLS).

6.4 Strategy 2 of the adopted Local Plan sets a housing requirement for the period of 2013-2031 of 16,393 dwellings. Strategy 2 (adopted in 2016) is over 5 years old and is therefore out of date, as are the locational housing policies (Strategy 6, Strategy 7), as EDDC cannot demonstrate a 5YHLS. The latest evidence prepared by EDDC (January 2025) indicates that against the Council's housing requirement, they consider the land supply position to be 2.97 years. The appeal at Feniton confirmed that housing land supply sits between 2.57 and 3.08 years (ref. APP/U1105/W/24/3357849, decision date 11 July 2025).

6.5 As EDDC is unable to demonstrate a 5YHLS, paragraph 11d of the NPPF is engaged. This requires permission be granted unless:

i *"the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

ii *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination."*

6.6 In relation to (i), development of this Site would not impact on any Footnote 7 areas or assets afforded protection, such to warrant refusal. In relation to (ii) the following sections of this Planning Statement and the accompanying technical documents demonstrate that there are no adverse impacts which would significantly and demonstrably outweigh the benefits of this proposal.

6.7 Significant weight must be given to the provision of both market and affordable housing in the context of an immediate and pressing need – particularly where the proposals exceed the affordable housing requirements set out under emerging policy (the draft allocation for 70 dwellings would be required to deliver only 30% affordable) and where the Regulation 19 draft Local Plan only plans for 80% of current housing need.

6.8 At least moderate weigh must be given to the delivery of a significant amount of public open space/landscaping/tree planting proposed which exceeds policy requirements, and biodiversity net gain which materially exceeds the statutory requirement of 10%. As summarised in the following sections, and in more detail in the supporting technical documents, these benefits significantly outweigh any impacts of the proposed development.

6.9 Further, the Site is in a sustainable location. Ottery St Mary is one of EDDC's Main Towns; it provides services and facilities to serve both its own population and that of the surrounding rural area. The emerging Local Plan capitalises on the sustainable nature of Ottery St Mary, and allocates a significant portion of development within the Main Town. EDDC, through its evidence base assessment, has clearly concluded the Site is in a sustainable location in relation to Ottery St Mary itself; the eastern portion is draft allocated (Otry_21) for up to 70 residential dwellings. This clearly shows that EDDC considers it suitable for development.

6.10 In addition, the Site directly adjoins the existing settlement boundary to the north and east (Claremont Field and Gerway Close respectively). It is relatively unconstrained, well located to link into and support sustainable transport choices, and would integrate well with existing communities, facilities, services and employment opportunities, as well as making efficient use of land.

6.11 The presumption is engaged, in accordance with NPPF para. 11d. EDDC is in clear and pressing need of the housing proposed, at the earliest opportunity, and the evidence submitted with this planning application demonstrates that this is a suitable, viable, deliverable and sustainable location for strategic housing development. The principle of the Proposed Development is acceptable.

Ottery St Mary Strategy 24

6.12 Strategy 24 of the adopted Local Plan sets out the vision and a list of priorities for development in Ottery St Mary. These were prepared to guide the housing proposed over the plan period to 2031, and some remain relevant to the Proposed Development and have been summarised below to demonstrate compliance with Strategy 24, where relevant:

1 *Provide for new homes within the town.*

The proposed development will provide up to 140 dwellings adjoining the Ottery St Mary settlement boundary.

2 *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 provision.*

If required, the proposed development will provide financial contributions (via legal agreement) towards the provision of school places to meet need generated by the development within Ottery St Mary.

3 *Better management of road space in the town centre to alleviate congestion together with improved pedestrian and cycle links throughout the town.*

The proposed development will provide safe access to Sidmouth Road, and will not generate a significant increase in road usage during peak hours, as assessed within the accompanying Transport Assessment. The development will provide additional connections for future users via pedestrian links to PROW 50 which runs north-south at the western edge of the proposed development area and connects to the south-western end of Claremont Field. The landowner has also identified a degradation in the quality of PROW quality in the River Otter corridor, and proposes to contribute towards improvements if deemed appropriate to ensure the access to the west of Ottery St Mary is safe and accessible for existing and future users.

4 *Support schemes which enhance the quality of the town's environment.*

The proposed development will provide significant landscaping measures, including enhancements to existing hedgerows, provision of high quality public open space which is well connected by PRoW and open to all, and provision of a children's play area (LEAP) to be available for use by the entire Ottery St Mary population. The development will constitute high quality design, which will be designed within the proposed parameters and will be subject to EDDC's agreement at reserved matters.

Affordable Housing

6.13 Strategy 34 of the Local Plan requires residential developments to provide affordable housing. Within the Built Up Area Boundary of Ottery St Mary, the affordable housing target is 25%; outside of this boundary and across the rural areas it increases significantly to 50%, subject to viability considerations.

6.14 The emerging draft Local Plan sets a policy requirement for the Ottery St Mary allocations, including Otry_21 (the eastern portion of the application Site) of 30% affordable housing. Both the current 25% and this emerging 30% demonstrate the likely appropriate level of affordable housing to be sought from developments such as that proposed, based on viability.

6.15 The application of policy in this regard is dependent on the timing of determination of this application. Landra is proposing to deliver a policy compliant level of affordable housing. Should the draft allocation be considered at 30% (emerging policy requirement for 70 units), and the remainder of the site to be at 50% (sits outside of the draft allocation/settlement boundary, and a further 70 units), this could be considered a blended 40% (56 affordable units). We will seek to determine approach in discussion with EDDC.

6.16 The level of affordable housing is a significant benefit of the proposed development, particularly in the context of the immediate and acute need for affordable housing across the UK, the south-west and in East Devon itself (which given the emerging plan is only planning for 80% of need, the shortfall will quickly worsen). This benefit is of substantial weight in the planning balance.

6.17 The affordable housing will be tenure blind and dispersed throughout the development between market housing. It will comprise a mix of tenures including social or affordable rent and intermediate products such as shared ownership, with a range of sizes/house types; the detailed mix will be determined at Reserved Matters stage in response to current local housing need.

6.18 The Proposed Development will therefore provide a balanced, sustainable, inclusive and vibrant community contributing significantly towards meeting the wide and diverse range of housing needs in East Devon. As such, the Proposed Development is in accordance with existing policy, and exceeds emerging policy, related to affordable housing provision, which is a clear and very substantial benefit of the early approval and delivery of this development.

Transport, Access and Highways

Access

6.19 The proposed development applies for residential development with all matters reserved except for access to Sidmouth Road. The proposed design provides safe and suitable access for vehicles via Sidmouth Road, as demonstrated by plan ref. 24021-010-C prepared by Connect Consultants. The access forms a new priority-controlled T-junction, and is designed with a 10m kerb radii to an on-Site carriageway width of 5.5m.

6.20 A 43m vis-splay is provided to the north of the access, which is a suitable splay for speeds of 30mph. The junction is of sufficient capacity to accommodate 11.2m refuse/recycling trucks

with access/egress to the Site. This has been agreed with Dorset County Council through a highways pre-application consultation.

6.21 Pedestrian access will remain separate to the vehicular access, and will be taken from the developable area of the Site via PROW 51. This section of the PROW will be pedestrianised. Connection via a new pavement on the verge north of the proposed access to Gerway Close to PROW 51 will facilitate pedestrian access between the Site and Ottery St Mary. Secondary pedestrian access will also be facilitated by the existing connection to Claremont Field/PROW 50.

6.22 The proposed access arrangements accord with the requirements of Policy TC7 and Strategy 5b, providing safe access to the local highways network that would not cause detrimental effects to the local or regional highways.

Sustainable Transport Proposals and Connectivity

6.23 Ottery St Mary is identified within the adopted Local Plan as a Main Town, which is identified as a suitable location for growth to support a growing community and the rural villages nearby. Ottery St Mary town centre provides key infrastructure such as schools (primary and secondary), health and shopping facilities, all of which are walkable via safe routes from the application site, and provides frequent (relative to the remainder of East Devon) access to Exeter and other Main Centres via bus services which operate every hour. Devon County Council have also identified within its Bus Service Improvement Plan (2024) to improve Ottery St Mary's bus facilities to operate every 20 minutes, and include earlier and later services to facilitate commuting. The town – and the Site – are therefore considered sustainable and well-connected locations suitable for development and further growth.

6.24 The proposed development incorporates the provision of pedestrian linkages, which will be provided through the proposed development to provide easy pedestrian access to the proposed children's play area (LEAP) and public open space. These linkages will also interact with the existing PROWs, enhancing connectivity in accordance with Policy TC4 of the adopted Local Plan.

6.25 A Framework Travel Plan accompanies this application to encourage the use of sustainable modes of travel by future users of the development. Included within the actions of the Travel Plan is the provision of a Travel Plan Co-ordinator, who will liaise with future residents to ensure they are aware of the suitable accessible routes, and encourage vehicle sharing and other sustainable transport options where possible. A full Travel Plan will be developed alongside a reserved matters application.

6.26 The proposed development encourages pedestrian connectivity, through linkages to existing PROW that lead to the west of Ottery St Mary, including the Finnimore Industrial Estate and town centre, and provide pedestrian and cycle links to Ottery St Mary via the residential development at Claremont Field and Gerway Close, in line with the requirements to be accessibly located by active transport and public transport modes (Policy TC2), to improve pedestrian connectivity (TC4), and to support the objectives of sustainable travel (Strategy 5b). This is a clear benefit of the scheme and should be afforded **some weight in the planning balance**.

Parking

6.27 The proposed development will accord with policy requirements (TC9) for parking provision for both cars and cycles, as relevant at reserved matters stage. It is proposed that every dwelling will be serviced with electric-vehicle charging points, encouraging the use of low-emission vehicles in accordance with Strategy 5b.

Flood Risk and Drainage

6.28 The proposed development has considered Flood Risk from all sources and required drainage parameters at this outline stage to accommodate any constraints on Site at outline stage.

Flood Risk - Rivers and Sea

6.29 The Site is located primarily within Flood Zone 1. A small portion of the northern boundary of the Site is located within river and sea Flood Zone 3, with small areas in Flood Zone 2. Flood Zone 2 indicates that the northern portion of the Site has between a 0.1% and 1% chance of experience a river flood in any given year, or a 0.1% to 0.5% chance of experiencing a flood from the sea. Flood Zone 3 indicates a probability of fluvial flooding greater than 1%, and coastal flooding of greater than 0.5%.

6.30 All residential development, which is considered to be a more vulnerable use within the Annex 3 of the NPPF, is wholly proposed within Flood Zone 1. Further, the vehicular access, and primary access for pedestrians, is also proposed within Flood Zone 1. These are fixed parameters within the submitted parameter plans. Further, the existing PROW Footpath 50 traverses the area of Flood Zone 3. As such, the sequential test is not required, in full compliance with para 175 of the NPPF and associated guidance in the NPPG.

6.31 Given the primary access and all residential development is located within Flood Zone 1, along with proposed SuDS features, the proposed development accords with Local Plan Policy EN21 which requires development to be Sited to be in Flood Zone 1.

Flood Risk - Surface Water

6.32 A small area of surface water flood risk is identified to the north east of the Site for the 1 in 1000 year probability. Para 175 establishes the requirement for the Sequential Test to be undertaken where development is at risk of flooding from any source either now or in the future. The Planning Practice Guidance (Paragraph: 027 Reference ID: 7-027-20220825) outlines that where development can demonstrate through a Flood Risk Assessment (FRA) that a development would remain safe from current and future surface water flood risk for the lifetime of the development without increasing flood risk elsewhere, the sequential test need not be applied. The accompanying FRA prepared by Rodgers Leask identifies that the proposed development can safely accommodate the identified surface water flood risk without increasing flood risk elsewhere, demonstrating both that the Sequential Test need not be applied and accordance with para 181 of the NPPF.

Surface Water Drainage

6.33 Soakaway testing was carried out by RLL in June 2025 and identified the Site to be suitable for the use of infiltration. Preliminary soakaway testing identified the infiltration rate to be

$7.2x10^{-5}$ m/s and $1.04x10^{-5}$ m/s. The proposed surface water drainage system utilises this, through the formation of two catchment basins which will accommodate the 1 in 2 year rainfall event without any surcharging of the primary conveyancing sewer system., and a 1 in 30 year rainfall event without any surface water flooding. The 1 in 100 year plus climate change storm event can be accommodated on Site without flooding any existing or proposed buildings.

6.34 The west catchment will discharge, via a below-ground sewer network, into another infiltration basin to the northwest of the catchment. The eastern catchment will discharge, via a below ground sewer network and discharge into an infiltration basin to the north of the catchment, adjacent to the unnamed water course. Both catchments and basins will allow for infiltration of surface water flows into the ground and attenuation volumes for events up to and including the 1 in 100 year return period with a 45% adjustment for climate change. The west basin has a drainage time of 11.09 for half its stored capacity, and the east 4.84 hours for half its stored capacity, well within the requirements of less than 24 hours. The catchments and basins have been designed to provide sufficient capacity for the lifetime of the development, ensuring accordance with Policy EN22 of the adopted Local Plan.

6.35 The accompanying FRA also outlines how water quality is to be retained through discharge from the development Site to reduce pollution risk to the groundwater network, in accordance with Policy EN15 of the adopted Local Plan, concluding that water quality treatment is to be sufficiently accommodated within the proposed catchments prior to disposal offsite.

6.36 The allowances afforded within these calculations regarding catchment scale, at outline stage, may result in smaller catchments and basins being required at detailed design stage. This would be confirmed via the reserved matters, following the accommodation of features such as permeable paving, bioretention rain gardens and on plot soakaway features. This is allowed for within the parameter plans, as indicated by the area which could accommodate residential development or a drainage basin.

6.37 The proposed SuDS strategy therefore aligns with the requirements of policy EN15 and EN22 of the adopted Local Plan.

Foul Drainage

6.38 The proposed development has been provisionally scoped with South West Water, and appropriate connection for a development of up to 140 dwellings has been agreed. The proposals are identified at Appendix C of the FRA.

6.39 Any foul drainage is unlikely to require a pumping station, and will likely be gravity based due to the topography of the Site. The proposed connections and detailed foul drainage scheme will be developed in full at reserved matters stage.

6.40 The proposed SuDS strategy therefore aligns with the requirements of policy EN19 of the adopted Local Plan, which requires suitable and sufficient foul connectivity to be demonstrated.

Summary

6.41 The proposed development is located within Flood Zone 1, with a small portion of public open space along the northern boundary located in Flood Zone 3. Safe and sufficient access can be provided and residential development accommodated without siting development within Flood Zone 3. The proposed development accommodates sufficient connection to foul drainage connectivity via South West Water, and suitably addresses surface water run-off, with allowances for climate change, through infiltration basins, such to mitigate any impact of the proposed development. The development therefore accords with the requirements of policies EN15 and EN19 of the adopted Local Plan. The development also complies with EN21 of the adopted Local Plan and the requirements of the NPPF.

Landscape and Visual Impact

6.42 The Site is not within or immediately adjoining any national or local landscape designation. However, on the basis of being located on an agricultural field extending the southern edge of Ottery St Mary, and with the East Devon National Landscape 2km to the south east, and 2.5km directly south of the Site, a full Landscape and Visual Impact Assessment (LVIA) has been undertaken by The Richards Partnership, and accompanies this application.

Landscape Baseline and Context

6.43 The LVIA identifies that the Site comprises three arable fields which slope from the highest point at the south-eastern boundary to its lowest point along its northern edge. Sections 2-4 of the LVIA provide further landscape context, noting that:

1 The Site lies south and west of existing dwellings at Claremont Fields and Gerway Close.

2 The land immediately north of the Site at Claremont Fields rises steeply to an elevation circa 70m above ordnance datum (AOD), which is 8m higher than the highest point of the Site.

3 The Site adjoins a wooded area adjacent to the River Otter at its westernmost point.

4 A number of PRoW run through the Site, with one PRoW which demarcates a boundary between the western field and the two eastern fields which comprise the Site.

5 There are a limited number of trees within the Site, of which there are few of note.

6 East Hill, which is prominent ridge in the East Devon National Landscape, is approximately 2.5km to the south east and is visible from within the Site.

7 The Site is located within the National character Area 148: Devon Redlands, which is of limited relevance given the scale of the Site.

8 The Site is primarily within Landscape Character Type (LCT) 3E: Lowland Plains of the East Devon and Blackdown Hills Landscape Character Assessment, with a small portion to the west within the LCT 3C: Sparsely Settled Farmed Valley Floors.

6.44 Based upon the above, the LVIA identifies a number of key Local Landscape Character Areas:

1 LLCA1, the Rolling farmland to the south of Ottery St Mary, which includes the Site, which is bisected by Sidmouth Road and are primarily arable farmed fields with a small number of mature trees Sited within existing hedgerows. LLCA1 is identified to be of 'medium' sensitivity.

2 LLCA2, Ottery St Mary's Southern edge, which is comprised of residential development which has primarily been built within the twenty-first century, with the most recent development at Gerway Close having been built in 2016. LLCA2 is identified to be of 'low' sensitivity.

3 LLCA3, the River Otter Corridor, forms the River Otter, which runs north-south along the western edge of the Site, with slopes containing floodplain and established woodland, with some more recent tree-planting to the south west of the Site. LLCA3 is identified to be of 'high' sensitivity.

4 LLCA4, the small scale liner plots to the east of Sidmouth Road, reflect medieval field patterns with a lesser degree of hedgerow loss over time relative to the fields on the western side of Sidmouth Road. More recent residential development utilise the bounds of the historic field patterns. LLCA4 is identified to be of 'medium' sensitivity.

6.45 The proposed development has been assessed by the LVIA in the context of the above baseline and in accordance with Chapter 15 of the NPPF and adopted Local Plan policies Strategy 46, Strategy 48 and Policy D2. These policies all require development to consider and reflect local character and distinctiveness, retain features of conservation or landscape value and consider East Devon and its National Landscapes. The LVIA also recognises the importance of policies NP1 and NP6 of the Ottery St Mary and West Hill Neighbourhood Plan, which seek to protect specific landscape features and identify views of importance.

Visual Impact

6.46 Section 5 of the LVIA identifies that sensitive design considerations have been accommodated within the Site to accommodate the Site's setting. The design parameters have been established with some input from the Landscape Officer at EDDC, with key design integrations summarised as:

1 Development is set back from the proposed access to retain the southern building line of Ottery St Mary as established by dwellings at Gerway Close;

2 Planting and establishing of a buffer along the existing hedgerow on the southern boundary of the Site;

3 Providing a significant buffer from development to the two most notable trees on Site, as located to the east of the proposed access and to the north west of Gerway Farm;

4 Ensure a sizable buffer was left free from development to the north of the Site at Claremont Fields to account for topography, set development back from existing dwellings and provide sufficient space for SuDS features;

5 Provide a natural buffer from the River Otter Corridor to development; and,

6 Retain all PRoW and provide ancillary routes within the development to enhance connectivity.

6.47 Alongside the parameters above which have informed the parameter plans, a Building Heights Parameter Plan has been developed and has informed the assessment of the LVIA. The Building Heights Parameter Plan identifies a maximum building height of 2.5 storeys in the core of the developable area, and a maximum building height of 2 storeys around the periphery of the development, softening the interface with existing development to the north and west.

6.48 As a result of these parameters, the LVIA concludes in section 6 that as a result of the development:

1 LCT 3E (Lowland Plains), with increasing distance from the Site, would experience a 'minor' adverse effect at Year 1, which would reduce to 'negligible' in the long-term life of the development.

2 LCT 3C (Sparsley Settled Farmed Valley Floors) would experience a 'negligible' effect at Year 1.

3 LLCA1 would experience high effect on Site, but with increasing distance from the Site the impacts diminish quickly to result in a 'minor' adverse effect at Year 1, reducing to 'negligible' by Year 15.

4 LLCA2 would experience a 'minor' adverse effects from Year 1.

5 LLCA3 would experience 'negligible' effect in the short and long term.

6 LLCA4 would experience 'negligible' effect in Year 1 and 'no change' by Year 15.

7 Views from the East Devon National Landscape would experience a small increase in the context of the existing built form of Ottery St Mary, and there would be 'negligible' effect in the long term.

8 Substantial adverse effects will be experienced only from viewpoints within the Site, the PRoW network within and around the Site, and from views within Ottery St Mary (whilst longer-range views are preserved).

6.49 Furthermore, the scheme also results in wider landscape benefits including minor to moderate beneficial effects for connectivity to the PRoW network, and provision of a substantial amount of public open space, primarily formed of greenspace, are provided to the north and west. These areas form almost 50% of the Site's overall area, far exceeding the requirements of Strategy 43 of the adopted Local Plan with. This is a significant benefit and should be afforded substantial weight in the planning balance.

6.50 Whilst it is noted that there will be visual effects for users of the Site, the PRoW network within and around the Site, and within Ottery St Mary town itself (up to significant adverse effects), this is expected for a greenfield development. However, it is not considered that the Proposed Development is precluded as a result of these effects, noting the wider connectivity benefits and landscape enhancements for the PRoW users and the local community, and that the wider impacts are considered to be acceptable in landscape terms when viewed in the context of the development as a whole.

Ecology and Trees

Ecology

6.51 In accordance with Strategy 47 of the Local Plan, an Ecological Impact Assessment (EcIA) has been prepared by Bennu Environmental to support this application. The EcIA has been prepared following a series of surveys which were conducted between 14 May 2025 and October 2025. These surveys, alongside a desk-based assessment, established the Site's ecological baseline. This included:

1 Several species of bat use the Site, primarily the Common pipistrelle and Soprano pipistrelle. Some more notable species were identified by static detectors, including Barbastelle and Horseshoe Bats, and were primarily found on the network of hedgerows on the southern boundary of the Site to adjoin the hedgerow network south of Gerway Farm. This was the case for most bat species. The central areas of the Site were found to be of significantly less value as functional bat habitat than the boundary featured areas to the south and west.

2 A single Hazel Dormouse and its nest was identified in the hedgerow bordering the woodland outside the Site boundary to the north west. However, given the presence of the Hazel Dormouse, it is assumed that the Site provides suitable habitat where woodland and hedges connect, which is only to the west of the Site. The centre and eastern parts of the Site do not provide habitat of significant value to Dormouse.

3 Seven reptile surveys between June and September 2025 identified slow worms on six occasions, and one grass snake at the last survey.

4 Surveys identified suitability of the Site to support hedgehog, however no Hedgehog were found.

5 There was no evidence of badgers, great crested newts or otters or other riparian mammals.

6 No suitable habitat was identified for nesting birds.

7 No suitable habitat of significance to invertebrates of conservation concern were identified.

6.52 In order to conserve and enhance the habitats suitable for the species identified within or in close proximity to the Site, in accordance with Policy EN5, the proposals have been developed to accommodate specific mitigation measures through compensatory habitat enhancement or creation to ensure valued natural wildlife and features have been mitigated to their fullest practical extent:

1 Built development has been Sited to the east of the Site, away from the riparian corridor of the River Otter, and away from suitable habitat for Dormouse;

2 Landscaped buffers, circa 15m in depth, are proposed to the existing hedgerows along the southern boundary of the Site, with enhancement to increase the hedgerow quality;

3 Where a small portion of hedgerow is to be lost to provide vehicular access, this will be replaced elsewhere on Site;

4 An east-west corridor for bats will be enhanced through linking of existing hedgerows, forming a bat corridor which will be designed to minimise light spill;

5 Bird and bat boxes will be incorporated at reserved matters stage, and will be of a suitable condition to support a range of species;

6 Trees are primarily retained to safeguard nesting bird habitat; and,

7 A translocation / exclusion exercise will be undertaken prior to development to safeguard against the killing or injuring of any reptiles present during development work at the Site.

6.53 The proposed development has taken into account the use of the Site by fauna, and proposes mitigation to ensure that habitats for identified species are not loss, including the provision and enhancement of an east-west bat corridor. The proposed development does not result in fragmentation of valuable habitat, and addresses the requirements of Local Plan Policy EN5.

6.54 The Site is also located within the consultation zone for the Pebblebed Heaths. Financial contributions will be provided in accordance with EDDC's requirements, as noted by Strategy 47.

6.55 The proposed development therefore accords with Strategy 47 and Policy EN5 of the adopted Local Plan.

Biodiversity Net Gain

6.56 The Environment Act 2021 requires all new development (not subject to exemptions) to demonstrate a 10% biodiversity net gain.

6.57 A Biodiversity Net Gain (BNG) Assessment accompanies the planning application (Appendix 4 of the EcIA). This confirms that the Site is more than capable of delivering +10% BNG. Current calculations, based upon the illustrative masterplan, demonstrate that the Site could achieve a net gain of +41.62% for habitat units, and +187.56% for hedgerow units. This could be achieved through the creation of grassland, tree planting, and scattered scrub planting, with further gains through formation of new native boundary hedgerow planting, and utilising SuDS basins. The proposals therefore have the potential to significantly and materially exceeding the 10% requirement in all areas. The final BNG delivered by the Site will be confirmed at the Reserved Matters Stage, based on detailed layouts and landscaping proposals, but this will exceed the 10% statutory requirement, potentially by some margin. This is a significant benefit, to be given moderate to substantial weight in the planning balance.

6.58 A Habitat Management and Monitoring Plan (HMMP) will be required by condition, to secure BNG habitats for a period of at least 30-years.

6.59 It is noted that the emerging policy requirement in the Reg 19 Local Plan is for 20% biodiversity net gain; this is yet to be tested through examination, but we can confirm that the Site/proposed development should be capable of exceeding this. If an excess in biodiversity net gain over and above policy is achieved at detailed design, the applicant would welcome the opportunity to explore with EDDC the opportunity to provide BNG credits to support the delivery of other housing developments within East Devon.

Trees

6.60 The application is accompanied by an Arboricultural Impact Plan and Tree Schedule which confirms the proposed development does not result in the loss of any trees. One small portion of hedgerow is lost from the south-east of the development to accommodate the vehicle access to the Site. Replacement and enhancement measure will result in a net addition to both trees and hedgerows on Site, which fully accords with Policy D3.

6.61 The proposed development will result in a significant Site-wide enhancement in tree numbers, quality and species diversity, as well as hedgerow extent and diversity, which should be given moderate weight in the planning balance.

6.62 The proposed development conserves biodiversity and geodiversity value, minimises habitat fragmentation, maximises restoration and enhancement opportunities and incorporates beneficial biodiversity conservation features. The statutory requirement for 10% BNG will be exceeded on Site, potentially by some margin (to be detailed at reserved matters stage). Further, there will be no trees lost as a result of the development, and a net gain in tree cover and diversity of species on Site. The proposed development therefore fully accords with policies D3, EN5 and Strategy 47 of the adopted Local Plan.

Summary

6.63 The proposed development accommodates species identified as present in the Site, and identifies the opportunity to provide substantial habitat and biodiversity gains and enhancements on Site. The statutory requirement for 10% BNG will be exceeded on Site, and the provision of a new bat corridor will facilitate habitat connectivity, avoiding fragmentation. The proposed development therefore accords with policies D3, EN5 and Strategy 47 of the adopted Local Plan.

Archaeology and Heritage

6.64 There are no listed buildings or designated heritage assets within the Site. The Ottery St Mary Conservation Area is located approximately 350m north of the Site, though is screened from views in and out of the Site by varied topography. A Heritage Impact Assessment (HIA) has been undertaken by ISCA Archaeology, which concludes that there is no harm to the Ottery St Mary Conservation Area or its setting as a result of the development. The development therefore accord with policies EN8 and EN10 of the adopted Local Plan.

6.65 The draft allocation, Otry_21, within the emerging Local Plan confirms the Site (the eastern portion of that proposed) is suitable for the delivery of 70 dwellings subject to suitable and safe access and archaeological investigations. A Desk Based Assessment (DBA) has

therefore been undertaken as part of the accompanying HIA to support this application, and as required by Policy EN7.

6.66 The DBA outlines that the Site identifies potential to host prehistoric archaeological features, may retain features of former medieval or post-medieval field boundaries, and continues to provide part of one historic field boundary. Prehistoric activity was found within the DBA to be relatively widespread across the Site, increasingly in proximity of the River Otter, where no development is proposed. A geophysical survey suggests anomalies that pre-date the historic field-system which remain in the broader area, with the faint remains of a circular enclosure which may be prehistoric identified within the Site boundary. The DBA concludes that the removal or partial truncation of any potential surviving archaeological features may result from construction activity on the Site, but this should not prevent development; it will instead require a proportionate approach to archaeological investigation works and a programme of recording to be agreed through a Written Scheme of Investigation. This will be discussed further with East Devon District Council and Dorset County Council Historic Environment Team as part of the application process.

Agricultural Land Classification

6.67 Policy EN13 of the adopted Local Plan protects best and most versatile agricultural land (BMV land) (Grades 1, 2 and 3a) from development, except where there is overriding need for the development and either:

a Sufficient land of a lower grade (Grades 3b, 4 and 5) is unavailable or available lower grade land has an environmental value or is subject to designations; or,

b The benefits of the development justify the loss of high quality agricultural land.

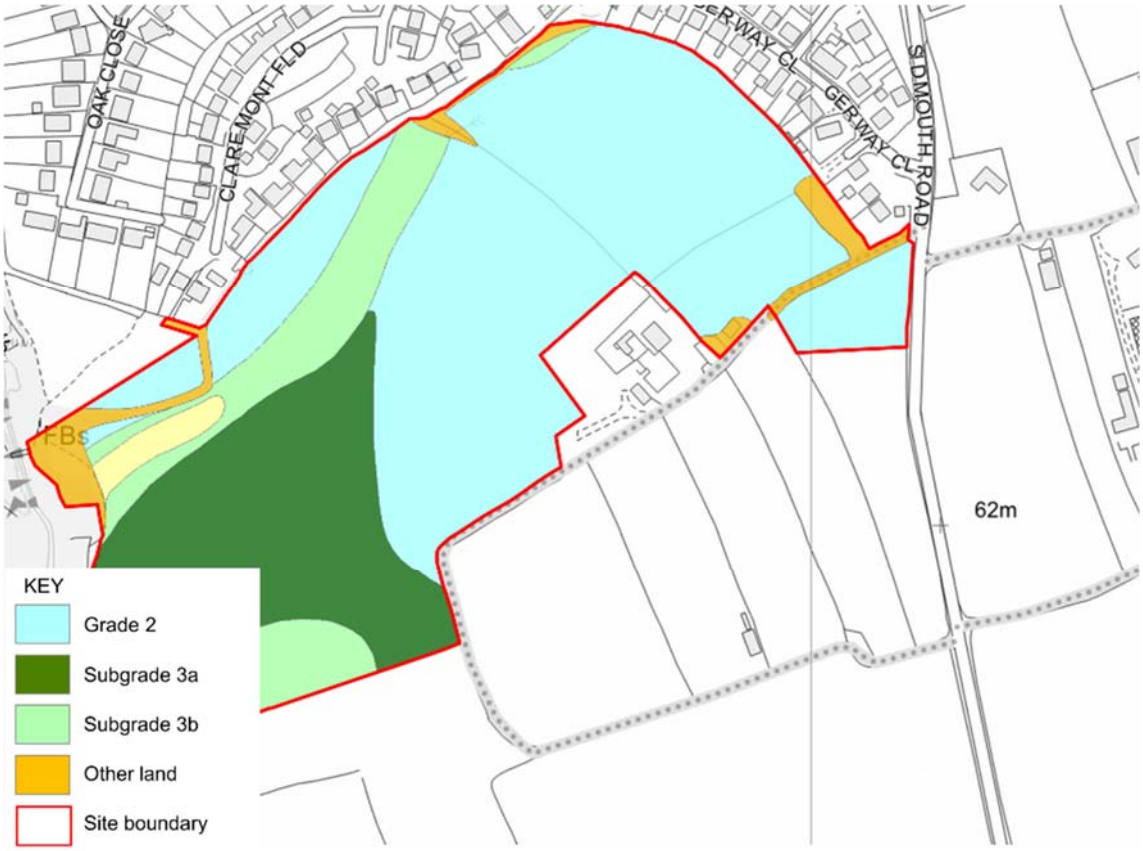
6.68 Where BMV land needs to be developed and there is a choice of Sites, the policy requires that the land of the lowest grade be used except where other considerations, including the intrinsic nature conservation value of the Site, outweigh land quality issue.

6.69 The proposed development is sited on a combination of Grade 2 and Grade 3a land, as shown in Figure 3. Development is being pursued in this location in the context of a significant and pressing housing need, with EDDC being able to demonstrate only a maximum of 3.08 years supply. In the absence of provision of EDDCs much needed housing, it is considered that there is an 'overriding' need for residential development, in line with Policy EN13. This is confirmed through the Council's own draft allocation of the eastern half of the Site for housing development in the emerging Local Plan (Grade 2) i.e. the need is so great and there is not alternative land of lower grade that is suitable and available adjoining the Ottery St Mary settlement boundary. Indeed, all land surrounding Ottery St Mary is either Grade 2 or Grade 3 agricultural land, and therefore likely also constitutes BMV land. This formed part of the Council's evidence base assessment when allocating Sites for housing development around Ottery St Mary for the next Plan period.

6.70 Further to the significant benefit of delivering much needed housing, including a significant quantum of affordable housing, the proposals also deliver other benefits, including a large quantum of public open space, biodiversity net gain beyond the statutory requirement of 10%, a net gain in trees and hedgerows on Site, and children's play space accessible to all.

6.71 The loss of BMV land proposed is acceptable in the context of Policy EN13, on the basis there is an overriding need for housing, there is not unconstrained/lower grade land available to meet the need, and there are significant benefits arising from the development, such that these demonstrably outweigh the loss of a relatively small area of BMV agricultural land; this position has already been accepted by the Council in draft allocating the eastern portion of the Site for 70 dwellings.

Figure 3: Land Classification Map



SOURCE: Land Research Associates Survey

Energy and Sustainability

6.72 A sustainability statement has been prepared by AES Sustainability Consultants to accompany this application, which outlines that:

1 The proposed development will accord, as a minimum, with Part L of the building regulations, and will aim to accommodate the Future Homes Standard;

2 The development will apply an energy hierarchy that follows the "be lean, be clean, be green," approach to development;

3 There are no available District Energy Networks which are in reasonable proximity to the proposed development for connection;

4 Heat pumps and solar photovoltaic panels are identified as the most appropriate systems for the development, and any reserved matters application would be expected to reflect the incorporation of these systems;

5 During construction, waste will be managed effectively and will be in accordance with best practice with regards to resource efficiency;

6 For operation, waste will be maintained through EDDC's waste services; and,

7 Water usage of the final development will be limited to 110 litres/occupier/day, and, where possible subject to detailed design, is likely to operate at a lower level of usage.

6.73 The measures outlined above demonstrate the ability of the proposed development to accord with the current regulations with regards to construction, and exceed it where possible. The proposal will aim to accommodate the Future Homes Standard, which supersedes the Code for Sustainable Homes. The development will use localised energy generation where possible. The proposed development therefore accords with Strategies 38, 40 and 41 of the adopted Local Plan.

7.0 Legal Obligations and Heads of Terms

Community Infrastructure Levy (CIL)

7.1 A CIL form is not required to be submitted with an Outline Planning Application and will be calculated at the subsequent Reserved Matters stages. At that stage, it is anticipated that the Proposed Development would be CIL liable, with the calculations for the total CIL figures to be undertaken based on total GIA.

Section 106 Heads of Terms

7.2 In accordance with Section 122 of the Community Infrastructure Levy Regulations 2010 (as amended) which came into effect on 6 April 2010, planning obligations should only be sought where they are:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

7.3 Whilst it is anticipated that the Heads of Terms of a S106 legal agreement will be discussed in detail with the Council as part of the consideration of this Application, it is anticipated that the Proposed Development may result in the need for planning obligations in relation to:

1 Provision of affordable housing (in accordance with current policy);

2 Highways and PRoW contributions;

3 Implementation of Travel Plan measures;

4 Maintenance and management of on-site open space and ecological improvement areas; and

5 Financial contribution towards East Devon Pebblebed Heaths Special Protection Area mitigation (charge per dwelling).

[Education and healthcare contributions will be secured via CIL payments].

7.4 The above summarises what we consider to be the scope of obligations required in relation to the proposed development. However, this will become clearer as the application and detailed elements of the scheme progress; Landra reserves its position on viability until such a time as these details are fully scoped, reflecting the mix of benefits being offered by the Proposed Development.

8.0 Conclusions

8.1 This Planning Statement provides a comprehensive assessment of the Proposed Development of land at Gerway Farm, Ottery St Mary. The evidence submitted with this planning application demonstrates that this is a suitable, viable, deliverable and sustainable location for housing development.

8.2 Assessed in the context of Section 38(6) of the Act, the development plan is out of date. The chronic shortage of housing when assessing EDDC's 5YHLS is clear. The adopted Local Plan policies for the supply of housing have limited, if any, weight and thus the proposed delivery of market and affordable dwellings should be given substantial weight. In the absence of a housing land supply, the most important planning policies relating to the application are out of date and the tilted balance is therefore engaged in accordance with paragraph 11 of the NPPF.

8.3 The Proposed Development will give rise to significant planning benefits which weigh heavily in its favour which are summarised below:

Very Substantial Weight

1 A significant contribution to new housing, providing up to 140 new homes with a mix of house sizes, types and tenures to meet multigenerational needs;

2 A significant contribution to provision of tenure-blind affordable housing within East Devon;

Substantial Weight

3 Extensive new, not previously accessible, public open space with opportunities for leisure and recreation for new and existing residents, equating to almost 50% of the total Site area and exceeding policy requirements for a development of this scale;

Moderate Weight

4 A net gain in tree planting on Site – by number, species and quality;

5 A landscape and ecology scheme which delivers biodiversity net gain far exceeding the statutory 10%, and potentially the emerging aspiration for 20%, with the potential for net available credits to be used to support delivery of other housing schemes in East Devon;

6 Significant economic benefits during both the construction and operational phases, including the creation of new jobs and contribution of additional GVA to the local economy.

8.4 There are additional wider benefits from the Proposed Development which be afforded some weight in the planning balance, including:

- Improvements to existing PRoWs and links to the new development area to improve active travel; and
- A Site-wide sustainable drainage system.

8.5 This application supports EDDC's emerging Local Plan and the draft allocation of part of the Site for 70 dwellings. It demonstrates the Site is suitable, available, deliverable, and this is a sustainable location for housing growth. It clearly evidences that additional land is available which meets the same criterial as draft allocation Otry_21, assisting EDDC in meeting housing need over the coming plan period. The principle of residential development being considered acceptable on the eastern portion of the Site applies across the extent of development now proposed, and Landra would fully support an expanded allocation in the emerging Local Plan on this basis (and has been promoting the Site as such as part of the Regulation 19 consultation).

8.6 Until the draft Local Plan is adopted, EDDC must calculate local housing need by applying the new standard method. EDDC is in clear and pressing need of the housing proposed by this development, at the earliest opportunity. This planning application demonstrates that this is a suitable, viable, deliverable and sustainable location for strategic housing development. Accordingly, in line with the Government's presumption in favour of sustainable development, it is concluded that outline planning permission should be granted.

Birmingham
0121 713 1530
birmingham@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

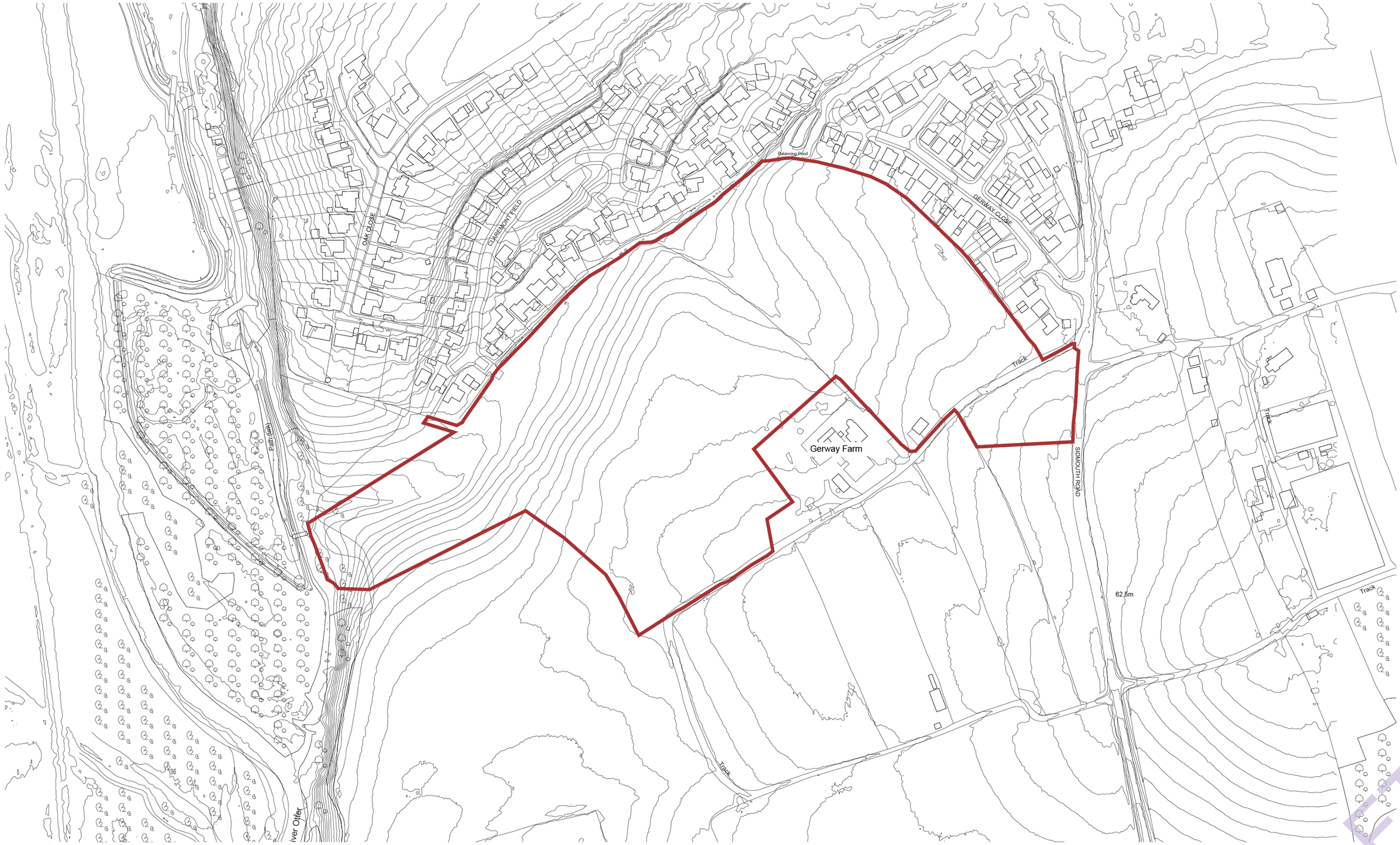
Newcastle
0191 261 5685
newcastle@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk

Appendix 9 Site Location Plan



therichardspartnership
1 Agincourt Square, Monmouth, NP25 3BT
T: +44(0)1600 772251

Project:
Land at Gerway Farm, Ottery St. Mary

Title:
Site Location Plan

Revisions:
Rev A: Minor amendment to redline 25/09/2025
Rev 0: Drawing Created 11/09/2025

Drawn by:	Checked by:	Status:	Date:	Drawing no:	Rev:
JG	PJR	Planning	11/0 /2025	24-54-PL-202	A

Scale: 1:1200 @ A1

0 50 100

DRAFT

Appendix 10 Updated and New documentation in the Reg 19 2 Evidence Base

Document Title	Document Date	New Document/ Updated Document
East Devon local Plan (2020-2042) (2nd Reg 19. Publication Draft)	December 2025	Updated Document
Schedule of changes made to the 2nd Reg 19 Local Plan	**November 2025**	New Document
Local Plan Interactive Policies Map	November 2025	Updated Document
Sustainability Appraisal Report (2nd Reg 19)	November 2025	Updated Document
SA Report Non-Technical Summary (2nd Reg. 19)	November 2025	Updated Document
East Devon Local Plan Viability Assessment Addendum	**November 2025**	New Document
Habitat Regulation Assessment of East Devon Local Plan 2020-2042 (2nd Reg. 19)	November 2025	Updated Document
Equalities Impact Assessment (2nd Reg 19)	November 2025	Updated Document
Statement of Representations Procedure	November 2025	Updated Document
Duty to Cooperate - Statements of Common Ground including Statement of Compliance, **Housing, Employment and Site Allocations, Environment and Infrastructure and Transport**	**December 2025**	New Document
Statement of Community Involvement	November 2025	New Document
Infrastructure Delivery Plan	November 2025	Updated Document
Housing Monitoring Update	November 2025	New Document
First Regulation 19 Consultation Feedback Report, Responses and Response Attachments	Updated Document	
Settlement Boundaries Topic Paper	November 2025	Updated Document
Housing Delivery Technical Report	November 2025	Updated Document
East Devon Local Housing Need Assessment (ORS)	October 2025	Updated Document
Method options for calculating housing requirements for Designated Neighbourhood Areas in East Devon Technical Report	November 2025	Updated Document
Designated Neighbourhood Housing Area Requirement Figures	November 2025	Updated Document
Custom and Self Build Topic Paper	November 2025	Updated Document
South-east Devon European Site Mitigation Strategy 2024	November 2025	Updated Document
Mitigation of Air Quality Impacts - East Devon Pebblebed Heaths - Technical Report	November 2025	Updated Document

Document Title	Document Date	New Document/ Updated Document
Mitigation Strategy for Air Quality Impacts - East Devon Pebblebed Heaths	November 2025	Updated Document
East Devon Water Cycle Study (Nov 2025)	November 2025	Updated Document
Updates to appendices of the Strategic Flood Risk Assessment	Undated	
Adaptation and resilience to Climate Change - Flood Risk Topic Paper	November 2025	Updated Document
Adaptation and Resilience to Climate Change - Coastal Change Topic Paper	November 2025	Updated Document
Interactive Coastal Change Management Area Map	**November 2025**	**New Document**
Evidence for Increased Water Efficiency	**November 2025**	**New Document**
Working with Natural Processes Map (JBA)	**November 2025**	**New Document**
Catchment Data Explorer - Devon East Management Catchment	**November 2025**	**New Document**
Catchment Data Explorer - South West TraC Management Catchment	**November 2025**	**New Document**
Catchment Data Explorer - Lyme Bay East Water Body	**November 2025**	**New Document**
Site Assessment Land South of Northcote Hill	**November 2025**	**New Document**
Transport Evidence - Empirical Data Report	**March 2025 (uploaded November 2025)**	**New Document**
Clyst Road and Newcourt Road Access Strategy	**November 2025**	**New Document**
Greater Exeter Transport Study - Supplementary Report	**September 2025 (uploaded November 2025)**	**New Document**
Greater Exeter Transport Study Mitigation Modelling	**September 2025 (uploaded November 2025)**	**New Document**
Greater Exeter Transport Study Technical Note 1	**August 2025 (uploaded November 2025)**	**New Document**
Greater Exeter Transport Study Mutli Criteria Analysis	**September 2025 (uploaded November 2025)**	**New Document**
East Devon Heritage Strategy (2024-2042)	**November 2025**	**New Document**
Axminster Site Selection Report Addendum	**November 2025**	**New Document**
Darts Farm Site Selection Report Addendum	**November 2025**	**New Document**
Exmouth Site Selection Report Addendum	**November 2025**	**New Document**
Honiton Site Selection Report Addendum	**November 2025**	**New Document**
Seaton Site Selection Report Addendum	**November 2025**	**New Document**
Land West of Axeview Road (Seat_13a) - Historic Environment Impact Assessment	**October 2025**	**New Document**
An Archaeological Magnetometer Survey - Land at Manor Farm Caravan Site	**October 2025**	**New Document**
Major development in National Landscapes Topic Paper	**November 2025**	Updated Document

Document Title	Document Date	New Document/ Updated Document
Marlcombe Vision Document	**September 2025**	**New Document**
Marlcombe Transport Vision	**September 2025**	**New Document**
Marlcombe FAQs	**Undated**	**New Document**
Business Case for Marlcombe	**September 2025**	**New Document**

Birmingham
0121 713 1530
birmingham@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk