



East Devon Local Plan 2020-2040

Site Selection report

Otterton



Aug 2024. Report for Strategic Planning Committee.

East Devon – an outstanding place

Contact details

Planning Policy
East Devon District Council
Blackdown House, Border Road, Heathpark Industrial Estate, HONITON,
EX14 1EJ

Phone: 01404 515616

Email: planningpolicy@eastdevon.gov.uk

www.eastdevon.gov.uk/planning/planning-policy/
[@eastdevon](https://www.instagram.com/eastdevon)

To request this information in an
alternative format or language
please phone 01404 515616 or
email csc@eastdevon.gov.uk

Contents

1	Introduction.....	4
2	Site Reference Otto_01.....	7
3	Site Reference Otto_02	11
4	Site Reference Otto_03	15
5	Site Reference Otto_04	20

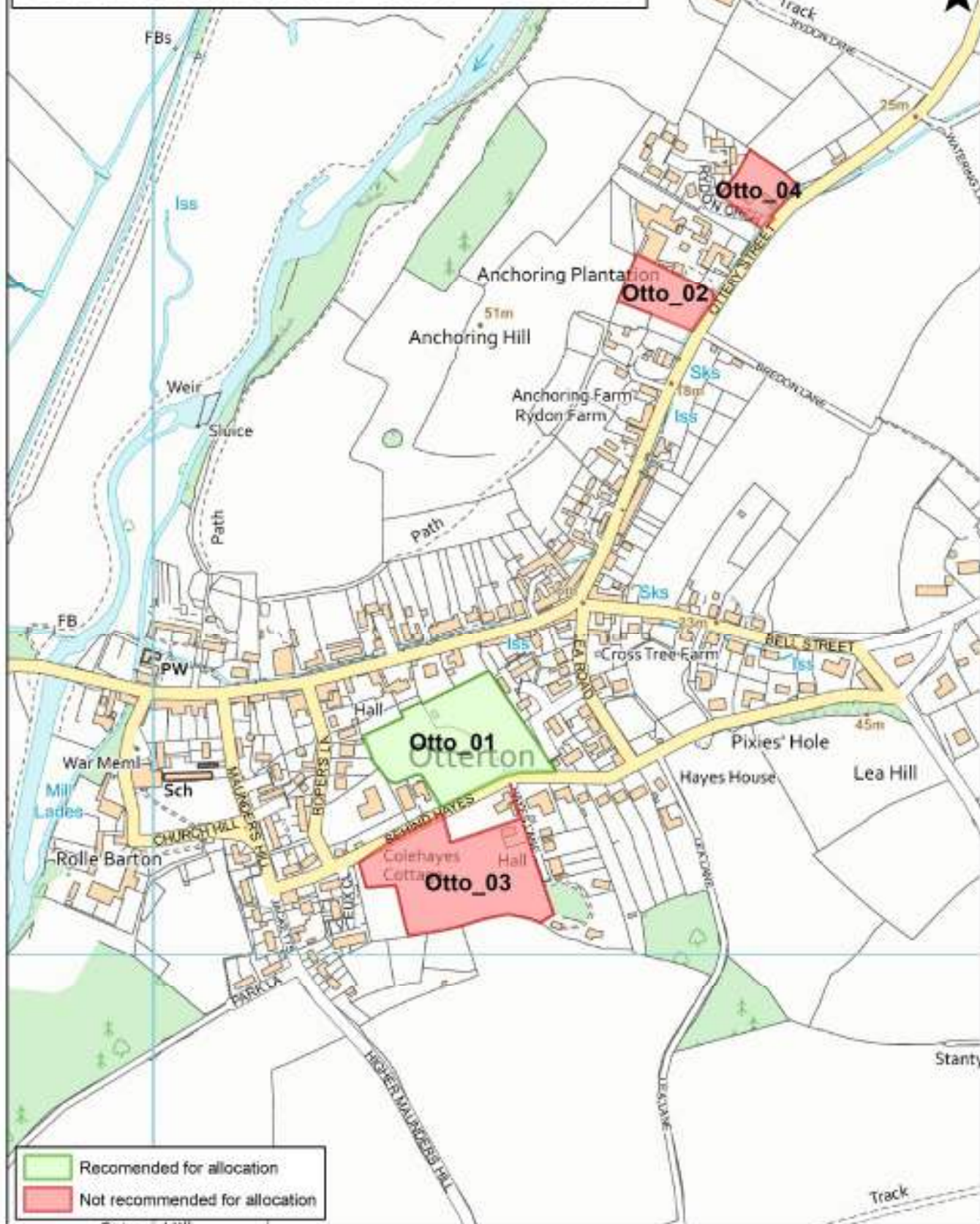
1 Introduction

- 1.1 East Devon District Council is preparing a Local Plan covering the period 2020 to 2040 that will allocate sites for development. The Site Selection methodology explains the process of how sites are identified, assessed, and selected for allocation, or not. □ The selection process is a judgement that balances top-down strategic issues relating to the Local Plan district-wide housing and employment requirements and the spatial strategy for the distribution of development, with the specific factors in the site assessments.
- 1.2 For each settlement, a Site Selection report contains the assessment of sites and identifies those which will be allocated, alongside those that will not, with reasons why. It collates evidence from numerous other sources in assessing whether to allocate sites. □
- 1.3 For each site, the report contains identifying details, a map and photos, followed by a summary of the site assessment and conclusion on whether to allocate the site. This is followed by a more detailed assessment of the landscape, historic environment, and ecological impacts of each site.
- 1.4 This report contains the assessment and selection of sites at Otterton. A map of all the sites which have been assessed is below, followed by a table which highlights the site selection findings.
- 1.5 No sites at Otterton failed ‘site sifting’. This stage of the process rules out sites that are not ‘reasonable alternatives’ and therefore not considered as potential allocations in the Local Plan. In summary, to pass site sifting and therefore be considered as a potential allocation, the site should be identified as suitable, available, achievable in the HELAA; in a suitable location; not already allocated in a ‘made’ Neighbourhood Plan; and not already have planning permission. Further detail is contained in the Site Selection methodology.

□ [Link to be inserted in final version.](#)

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

Potential Allocation Sites - Otterton



0 0.075 0.15 0.3 0.45 0.6 Kilometers



Figure 1.1: Overview of Site Selection findings at Otterton

Site reference	Number of dwellings / hectares of employment land	Allocate?
Otto_01	10	Yes
Otto_02	8	No
Otto_03	32	No
Otto_04	5	No

2 Site Reference Otto_01

Site details

Settlement: Otterton

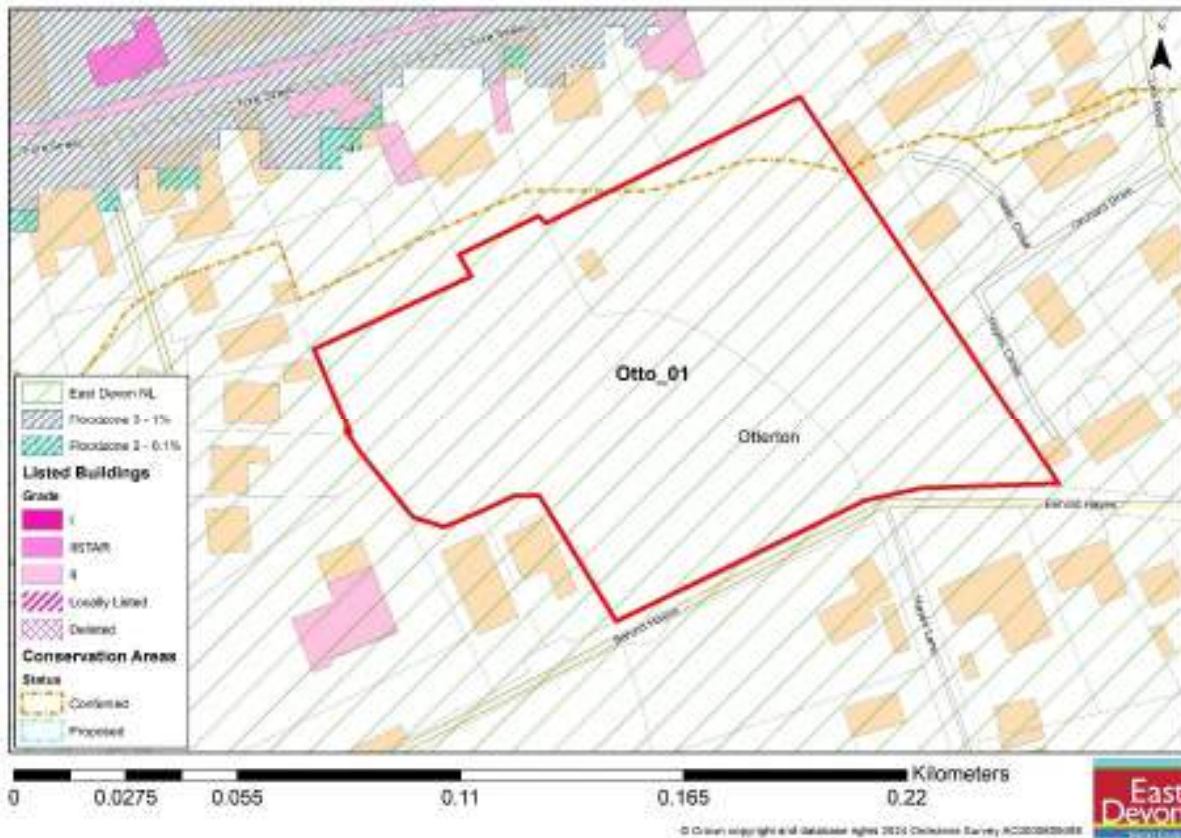
Reference number: Otto_01

Site area (ha): 1.24

Address: Bell Street

Proposed use: Residential

Site map



Photos



Taken from footpath across fields to the north with site in middle ground



Taken from field gate to Behind Hayes looking northeast across site.



Taken from Behind Hayes looking north across eastern part of site.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways - no comments. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape

The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed due to the steeply sloping nature of the site, views into the site from the footpath north of Otterton and the relationship of the lanscape to the neighbouring heritage assets.

Historic environment

Medium: With very careful design and layout there may be no significant effects which cannot be mitigated. An impact is predicted, but, subject to very careful planning, would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation, including leaving large parts of the site undeveloped, may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Site is around 42 metres from stream that runs alongside Fore Street. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

Accessibility

Otto_01 is within 110 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other constraints

Otto_01 lies within a drinking water source protection zone. Planning permission for 18 homes was refused in 1990 (ref. 90/P0695).

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

No

Opportunities

Development of Otto_01 would enable provision of additional homes very close to the village centre.

Yield (number of dwellings or hectares of employment land)

The 'standard' maximum yield is 30, but landscape, heritage and possibly highway considerations reduce the estimated yield to 10.

Contribution to spatial strategy

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 10 dwellings on Otto_01 would be compatible with the spatial strategy.

Should the site be allocated?

Yes

Reasons for allocating or not allocating

Allocation would enable the provision of additional homes very close to the village centre. Significant heritage and landscape constraints have been identified and the north western part of the site is not considered to be suitable for development. However, the whole site is included in the allocation because there is an opportunity to use the land for community benefit through 'open' uses such as a community open space/orchard. Very strict design guidance will be necessary to ensure development is compatible with the National Landscape and adequately mitigates any impact on the surrounding heritage assets.

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

N/A

3 Site Reference Otto_02

Site details

Settlement: Otterton

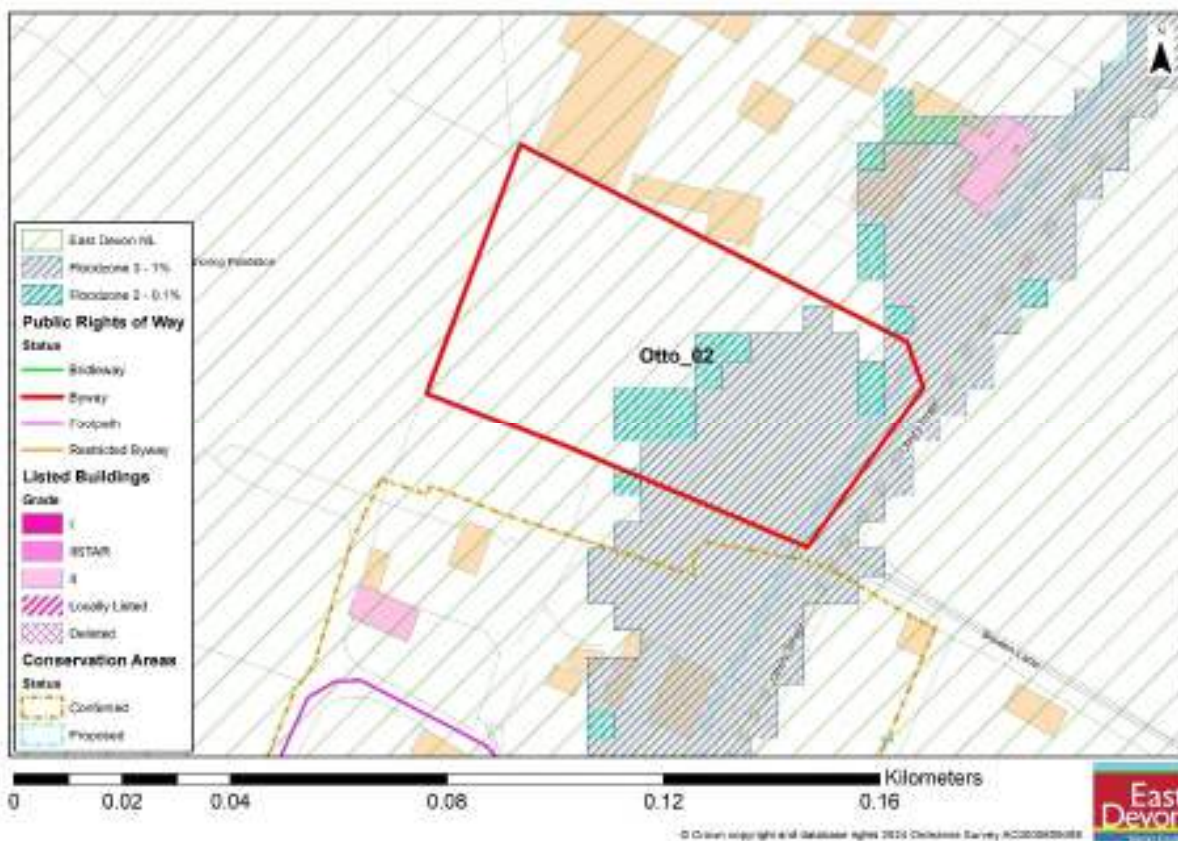
Reference number: Otto_02

Site area (ha): 0.36

Address: Adjacent to North Star

Proposed use: Residential

Site map



Photos



Taken from Ottery Lane looking west across the site.



Taken from Ottery Lane looking west across the site.



Taken from Ottery Lane across part of West Star frontage with site behind hedge/trees.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways advise that, although Ottery Street has no footways but a shared use style carriageway, the land would be able to provide a modest infill in terms of impact upon the highway and access would be acceptable. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape

The site is within the East Devon National Landscape. It is quite well related to the settlement pattern and views into the site are limited. Overall susceptibility to landscape change is High / Medium.

Historic environment

Medium: no significant effects which cannot be mitigated. An impact is predicted, but would not compromise the asset(s) cultural heritage value to the extent that the attributes that led to its designation, or ability to understand or appreciate its value, are diminished or compromised. Mitigation may make the impact acceptable. The overall significance of the asset would not therefore be materially changed.

Ecology

Site is adjacent to stream that runs alongside road and within 100m of a nature recovery network grassland area. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

Accessibility

Otto_02 is within 620 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store. However, there is a lack of pavements.

Other constraints

The eastern half of the site is within flood zone 3, as is the road. It is Grade 2 agricultural land in a drinking water source protection zone. There is potentially contaminated land associated with a factory to the north of the site.

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

No

Opportunities

none identified

Yield (number of dwellings or hectares of employment land)

8

Contribution to spatial strategy

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 8 dwellings on Otto_02 would be compatible with the spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating.

Much of the western half of the site, including the access, is within floodzone 3. The site is therefore considered to be unsuitable for allocation.

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

No

4 Site Reference Otto_03

Site details

Settlement: Otterton

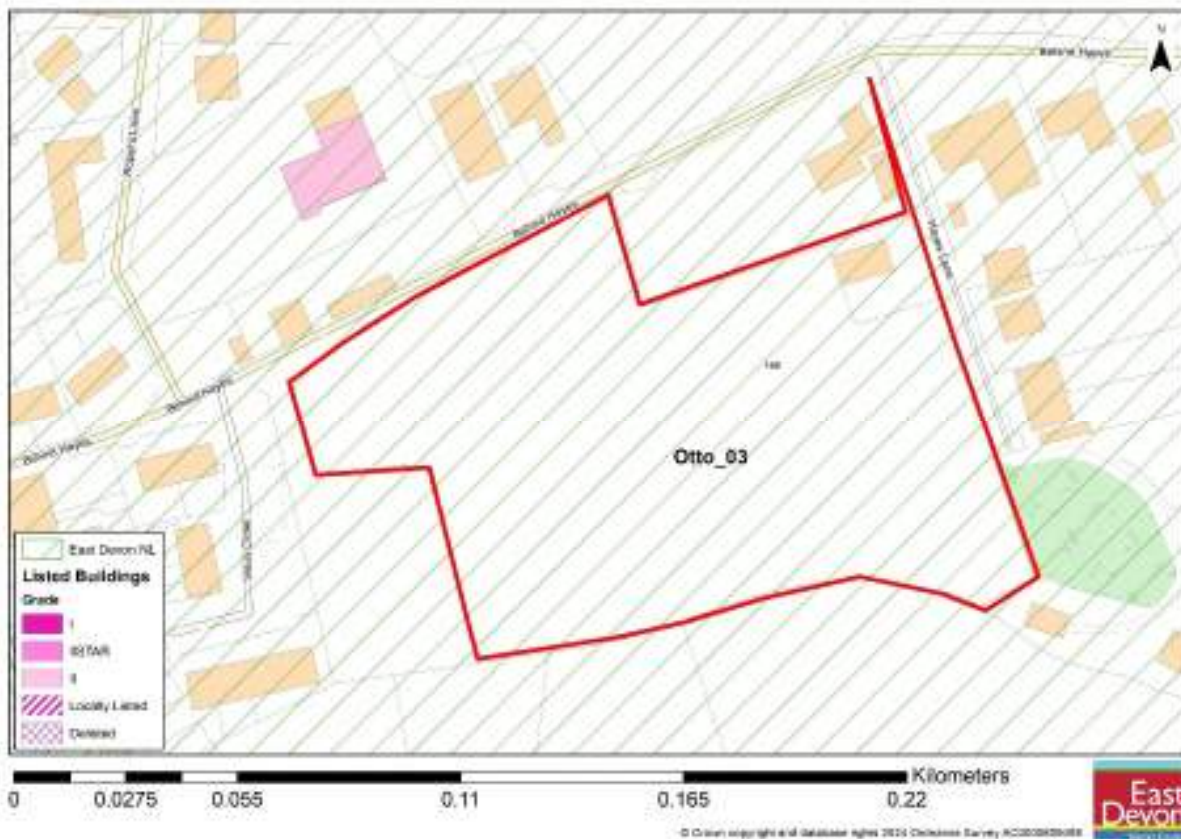
Reference number: Otto_03

Site area (ha): 1.33

Address: Hayes Lane

Proposed use: Residential

Site map



Photos



Taken from field gate to Behind Hayes looking south across site.



Taken from play area to west of site looking east.



Taken from footpath to north of village with site shown as field in distance.



Taken from playground with site in foreground and The Old Vicarage in centre.

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council highways advise that Behind Hayes is quite a narrow lane, although it does have some existing development and could be an infilled plot with a footway frontage to gain visibility, possible emergency/ped/cycle access through Vieux Close. Devon County Education advise that Otterton Primary School has capacity to support the proposed development, which is within walking distance. Transport costs would apply for secondary.

Landscape

The key characteristics and qualities of the landscape are highly susceptible to change from the development proposed due to the steeply sloping nature of the site, views into the site from the footpath north of Otterton and the relationship of the landscape to the neighbouring heritage assets. It is unable to accommodate the relevant type of development without significant character change or adverse effects.

Historic environment

Development of Otto_03 would be likely to have a significant detrimental effect on the setting of The Old Vicarage, a grade II listed building where mitigation is unlikely to be possible.

Ecology

Site is adjacent to a nature recovery network grassland area. Significant moderate adverse effect predicted. Site is within the Exe Estuary and Pebblebed Heaths Habitat Mitigation Zones.

Accessibility

Otto_03 is within 200 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store.

Other constraints

Otto_03 lies within a drinking water source protection zone. The Jubilee Playground, shown as local green space in the Otterton Neighbourhood Plan, lies to the immediate west of the site.

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

No

Opportunities

Development of Otto_03 would enable provision of additional homes very close to the village centre.

Yield (number of dwellings or hectares of employment land)

32

Contribution to spatial strategy

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 32 dwellings on Otto_03 would be excessive in this context, but consideration could be given to a smaller allocation more in tune with the strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Would enable provision of additional homes close to the village centre, but significant heritage and landscape harm is likely to result so that the site is not considered to be suitable for allocation.

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

No

5 Site Reference Otto_04

Site details

Settlement: Otterton

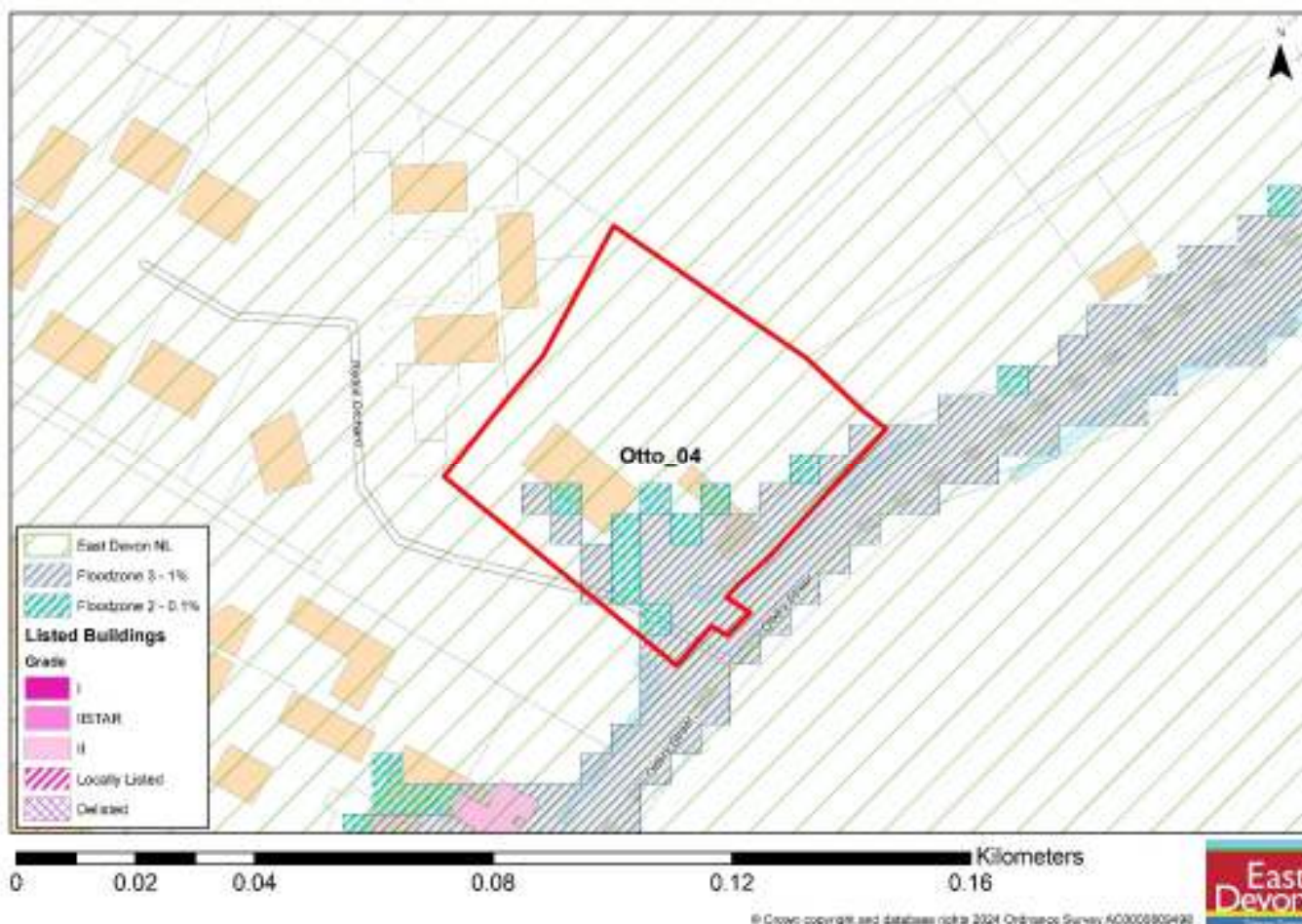
Reference number: Otto_04

Site area (ha): 0.28

Address: Rydon Close

Proposed use: Residential

Site map



Photos



Taken from junction of Rydon Close and Ottery Street with site in background.



Taken from Rydon Close.



Taken from Rydon Close

Site Assessment Summary and Conclusion

Infrastructure

Devon County Council Highways had no comments. DCC education advise that Otterton Primary School has capacity to support development and both sites are within walking distance. Transport costs would apply for secondary.

Landscape

Overall landscape sensitivity - Medium. Site is within the East Devon National Landscape, but few of the key characteristics and qualities of the landscape are susceptible to change from the development proposed.

Historic environment

The site is close to two listed buildings and the impact is predicted to be medium: no significant effects which cannot be mitigated.

Ecology

Site adjoins a habitat of principle importance (stream to south eastern border). Significant moderate adverse effect predicted. It is in the Exe Estuary and Pebblebed Heaths mitigation zones.

Accessibility

Otto_03 is within 800 metres of a small range of services/facilities including a primary school, pub, community hall and convenience store. There is no pavement along this part of Ottery Street.

Other constraints

Part of the site is and its access is in flood zone 3. The site is in a drinking water source protection zone.

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

No

Opportunities

None identified

Yield (number of dwellings or hectares of employment land)

5

Contribution to spatial strategy

Otterton is a 'Tier 4' settlement, where the draft local plan seeks to promote limited development to meet local needs. The development of up to 5 dwellings on Otto_03 would make a small contribution to this spatial strategy.

Should the site be allocated?

No

Reasons for allocating or not allocating

Parts of the site are within flood zone 3 and modelling of flood risk would be required. Given the very low potential housing yield, the site is not considered to be suitable for specific allocation in the plan. However, there are existing buildings on the site and it could be considered for inclusion within the settlement boundary.

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

No