



Ottery St Mary Town Council

Minutes of the EXTRAORDINARY MEETING OF the Ottery St Mary Town Council meeting to consider EDDC Local Plan Regulation 19 [In-person] held on **Monday 24 March 2025** at **19:00**. The meeting was held in the **Ottery St. Mary Town Council Offices, 8 Broad Street, EX11 1BZ**

Present: Cllrs Richard Grainger (Mayor), John Green (Deputy Mayor), Vicky Johns, Nick Sneller, Janice Aherne, Peter Faithfull and Ben Feasey

In Attendance: Kerry Kennell, Town Clerk and two members of the public

Minute Taker: Kerry Kennell, Town Clerk

C/25/03/29 APOLOGIES FOR ABSENCE

To receive apologies for absence

Apologies were noted from Cllrs Williamson, Stewart, Lucas and Copus.

C/25/03/30 DECLARATIONS AND DISCLOSABLE PECUNIARY INTERESTS

To receive Declarations of interest for items on the Agenda and receipt of requests for new Disclosable Pecuniary Interests (DPIs) dispensations for items on the Agenda

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| Cllr Grainger | No interests to declare. |
| Cllr Aherne | No interests to declare. |
| Cllr Feasey | No interests to declare. |
| Cllr Johns | No interests to declare. |
| Cllr Sneller | No interests to declare. |
| Cllr Green | No interests to declare. |
| Cllr Faithfull | No interests to declare. It was noted that Cllr Faithfull is a member of the EDDC Planning Committee. |

C/25/03/31 ADMISSION TO MEETINGS

In consideration of the Public Bodies (Admission to Meetings) Act 1960 (publicity would be prejudicial to the public interest by reason of the confidential nature of the business to be transacted): to agree any items to be dealt with after the public and press have been excluded

There were none.

C/25/03/32 PUBLIC PARTICIPATION

To allow members of the public present to submit questions/comments for consideration
Individual contributions will be limited to 3 minutes

Chair's initials _____

There were none.

**C/25/03/33 TO CONSIDER RESPONSE TO EDDC LOCAL PLAN REGULATION 19 CONSULTATION
RUNNING UNTIL 31ST MARCH 2025.**

[Local Plan Regulation 19 consultation](#)

It was **RESOLVED** that the following feedback will be provided to EDDC in relation to the Local Plan Regulation 19 Consultation:

1. Otry_20 is not included in the sites for Ottery (Strategic Policy SD04 Pages 85-87) despite this being part of the Ottery St Mary parish and during the Strategic Planning Meetings only Ottery St Mary Town Council could speak in relation to this site. This site is in fact included in the Feniton section (Strategic Policy SD18 Page 98). The Council feel that this is misleading to those wishing to comment on the plan as it isn't transparent that that site is in Ottery Parish. The Council is also concerned that no numbers have been allocated how many houses could be built on this site. The proposal to put industrial units/employment to North nearer the existing houses and new houses further away to the south would mean that the new houses would be further away than the required meterage to walk to the local facilities making the site too remote. The Council are extremely concerned that this proposal involves removing an existing orchard.
2. Otry_15 – would increase traffic through town. There is currently no footpath on Slade Road and there should be an improvement to the footpath infrastructure before any development takes place.
3. There is a discrepancy in the figures relating to the number of houses to be built in Ottery. The six sites listed in SD04 total 318 houses whereas P34 mentions 483 houses. Is Otry_20 included in the total figure and therefore does this mean that 165 houses could be built on that site?
4. Chapter 17 – all monitoring and no implementation. No solutions to how problems could be solved.
5. Chapter 5 - SD04 P86/87 - Sites are only accessible down the private drive maintained by residents. No meaningful attempt to address infrastructure – 483 houses in the next 20 years. Otry_10 – 20 houses – concerns regarding soakaway and power lines. The Council do not agree this is sound. No improvements for existing town – all improvements are for new developments. No information on climate change improvements or how they could be achieved.
6. Sustainable transport – P186 mentions "bespoke bus service serving Ottery St Mary" linking to Exeter. No significant improvements included. There should be a focus on how you walk or cycle into Ottery town. It was felt that residents still need a car to get out of Ottery. Need stipulations that "enhance safe travel".
7. GH/ED/27 – consideration must be given to the topography of this site. There is a 5 metre drop to existing houses. This site needs to be visited in person to fully understand the concerns.

It was AGREED the Council will write to DCC, copied to DCC Cllr Bailey to highlight concerns regarding the proposed sites. Copy DCC Cllr Bailey –. *Cllr Faithfull abstained.*

Chair's initials _____

8. Is there any sight of the tests that have been completed regarding flooding? Level 2 SFRA has been undertaken for Otry_10 and a sequential test completed for Strawberry Lane and Salston Barton but the results have not been published.
9. What happens if a site is included but it is then found to be unsuitable? Does that cause the land supply to be questioned? It was felt that additional houses would be provided through the proposed new town but there is not enough information regarding what this would entail.
10. Otry_21 – there are access problems with this site and no nearby facilities without walking into town. Sustainable sites should be on the other side of town – not this side.
11. Ottery is a Tier 2 settlement – there is no train station and the existing ‘regular’ bus service is not regular enough for the existing residents.
12. Otry_09 – water pours onto the road from this site. The Council feel it is essential that there is focus on the development of enhanced sustainable travel modes. All facilities should be accessible within an accessible distance.

A member of the public asked “What is the Council aspiring to in relation to industrial units?” The Council hasn’t discussed this but this is something that can be included in the new Neighbourhood Plan. This will be discussed once the Neighbourhood Plan review is commenced.

13. Chapter 7 – Adapting to Climate Change
EDDC are still building houses on flood plains. The Council feel there needs to be measures to counteract the acceleration of climate change. EDDC should carry out a complete review of their policies to allow existing houses in the conservation area to be able to make energy saving changes such as solar panels. There is no incentive to preserve and enhance the town centres.
14. Section 9.40 P164 The Council feel there should be investment into natural defenses such as willow beds. There should be acknowledgement that it is difficult to upgrade the sewage infrastructure which needs government subsidy. Attention should be given to separating grey and black water. The Council feel that the Local Plan lauds town centres but offers no support to them. What happens with the old towns? Tick sustainable box for new developments.
15. Chapter 14 – Open Space - P243 figure 17. Playing pitch at Ottery St Mary is in fact a LED pitch at the school which is not useable by the community. There is a cost to use this pitch. The Council feel that it is imperative to improve accessibility with extensive infrastructure improvements.
16. Chapter 10 – High Quality Design – The Council support the high quality design but feel that it is essential that it needs to be the right development for the site.
17. P131 8.5 Not applicable to Ottery. New estates will be accessible but what about the existing town centre, particularly those in the conservation area?

C/25/03/34 TO NOTE ANY SPECIFIC CORRESPONDENCE RECEIVED

Chair’s initials _____

There is none.

C/25/03/35 COUNCILLORS QUESTIONS ON COUNCILLORS BUSINESS

There was a discussion regarding the 20mph zone. The Council initially requested that the 20mph scheme extended to Cadhay Lane and to Otter Nurseries but this does not meet the DCC criteria.

C/25/03/36 DATE OF THE NEXT MEETING: MONDAY 7TH APRIL 2025

Reports & Appendix 1

Meeting concluded at 20:36

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| Signed Mayor: | |
| Date: | |

Chair's initials _____