

REPORT TO WEST HILL PARISH COUNCIL

5TH JANUARY 2022

CLLR JESS BAILEY DEVON COUNTY COUNCIL (OTTER VALLEY) AND DISTRICT COUNCILLOR (WEST HILL AND AYLESBEARE)

Wishing everyone a Happy and Healthy New Year.

LOCAL PLAN UPDATE

The working draft of the local plan has now been published on EDDC's website and is in the course of being discussed by councillors. At the meeting on 14th December the discussions unexpectedly started at chapter 8 (tackling the climate emergency and responding to the climate change) rather than chapter 2 (vision and objectives) and chapter 3 (spatial strategy). My concern is that whilst individual policies are important, the key discussions in my view need to be around the overarching spatial strategy and the feasibility of a new town, which will underpin the housing allocations. This is a point that I made in the meeting.

The next meeting at which councillors will continue to discuss the local plan will start at 9.30 am on Tuesday 11th January and will be live streamed on EDDC's youtube channel.

You will see in the draft plan that West Hill is being allocated a disproportionately high number of houses contrary to the spatial strategy. The spatial strategy directs most houses to where there are most services and facilities. West Hill has only limited services and facilities and yet is set to be allocated 101 houses, and possibly as many as 470! These figures are completely unacceptable and I am strongly opposed to West Hill being allocated excessive houses, simply because landowners here wish to see their land developed.

The draft local plan 'grades' sites according to the extent to which they are considered developable. I think it is worth pointing out that at this stage the sites have only been reviewed and 'graded' by district council officers and not through the formal HELAA panel, so I would expect there to be at least some changes.

My understanding is that site promoters are to be invited to make presentations to the strategic planning committee in January but there has been no update on when these meetings are to take place.

MEETING WITH HIGHWAYS OFFICER, WEST HILL PARISH COUNCIL AYLESBEARE PARISH COUNCIL AND THE B3180 ACTION GROUP

I have contacted highways officers at DCC requesting some dates for a meeting to discuss highways safety issues on the B3180 and once I have these I will circulate.

SPOTLIGHT REVIEW – SOUTHWESTERN AMBULANCE SERVICE TRUST

Devon County Council's Health and Adult Care Scrutiny Committee is carrying out a spotlight review on the major pressures in the ambulance service, at my request. I do not have a date yet for this but am pressing for this to take place as soon as possible. The Times Newspaper this week featured an article that showed that Category 2 response times (which includes strokes and heart attacks) are slower in the southwest than any other region. This is very worrying in terms of patient outcomes.

QUARRY – REASONS FOR REFUSAL

Since the last parish council meeting, Devon County Council has published its reasons for refusal which were based on the reasons I put forward at the meeting on 1st December. Please see below.

Reasons for Refusal

1. The proposed development would result in harm to the setting of heritage assets including Straitgate Farmhouse and Cadhay House (including its garden and ponds), contrary to paragraphs 199-202 of the National Planning Policy Framework, Policies M12 and M19 of the Devon Minerals Plan, Policy EN9 of the East Devon Local Plan and Policy NP2 of the Ottery St Mary and West Hill Neighbourhood Plan.
2. The proposed development would result in the potential derogation or contamination of private water supplies with consequent risk of harm to human health that cannot be adequately mitigated, contrary to Policies M12, M21 and M23 of the Devon Minerals Plan and Policy EN18 of the East Devon Local Plan.
3. The applicant has not demonstrated that safe and suitable access is available due to uncertainties in relation to the proposed cattle crossing and bus stop provision, contrary to paragraph 110 of the National Planning Policy Framework, Policies M12 and M22 of the Devon Minerals Plan and Policy TC7 of the East Devon Local Plan.
4. The application is not accompanied by sufficient up to date survey information to demonstrate that there would be no adverse impact on protected species, and it is therefore contrary to Policies M12 and M17 of the Devon Minerals Plan and Policies NP2 and NP8 of the Ottery St Mary and West Hill Neighbourhood Plan.
5. The applicant has not provided a sufficiently detailed surface water management plan to demonstrate that there would be no adverse impacts from flooding, and the proposal is therefore contrary to Policy M24 of the Devon Minerals Plan and Policy EN21 of the East Devon Local Plan.
6. The proposed development would result in an unacceptable loss of mature trees and hedgerows leading to the fragmentation of habitat corridors, contrary to Policies M16 and M17 of the Devon Minerals Plan, Policies D3 and D4 of the East Devon Local Plan and Policies NP1, NP2 and NP8 of the Ottery St Mary and West Hill Neighbourhood Plan.
7. The distance between the proposed quarry and the proposed processing location does not comply with the requirement for minimal transportation by road and the proposal would therefore be unsustainable and contribute to climate change, contrary to Objective 1 and Policies M12, M20 and M22 of the Devon Minerals Plan