

Mrs Carol Ross

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To Whom it may concern

Proposed development of Land South of Northcote Hill, Honiton

Ref: EDDC Local plan Appendix 2  
Site detail: Settlement Honiton  
Site reference number: GH/ED/39

I write as a resident of the above address and wish to strongly object to this proposed development.

I have lived here for 18 months and was attracted to a safe environment for the over 50's to live in. I am 76 years old, an average age for the residents of Otter Valley Park.

One of my main concerns is that I live close to the border of the proposed development in a single storey building and the development shows houses to be built will be two or three storeys high. These properties would look down on my home creating a loss of privacy and cause for concern regarding security.

Proposals put forward for scant border edging are derisory. More thought and consultation would be needed should this over development of farm land go ahead to provide residents of Otter Valley Park with privacy and the security required.

Taylor Wimpey did set up a date to display the proposed plans for just one half day. I for one could not make that day. Not much of a consultation. Also I have been unable to access the Commonplace Consultation website to comment.

Otter Valley Park is owned by Oak Tree Park and there is a very strict rule that ..... "The Park is an open plan park and you must not erect fences or other means of enclosure" All residents are therefore governed by this. A large development would threaten the security for this aged community with strangers from the new houses investigating our area. Implementing extra security in the form of fences or walls etc. is therefore restricted by the rules we must comply with. Some form of deterrent would be needed at the Otter Valley Park end of Northcote Hill as well as signage stating that this is a private residential area. At the moment this is not a problem as passing traffic is usually limited to residents and residents visitors.

Another main concern is the fire risk for my property. If you care to check you will find that my park home will ignite very quickly and be destroyed faster than the fire brigade can get to me. My home is timber framed. I am at risk from naked flames. With the continuing concern about global warming and our very hot dry summers of recent years an alertness is constant.

A large community residing close to me will no doubt want bonfires, B.B.Q's and fireworks. Considering the huge publicity from the fire department last year on B.B.Q's I am sure you can understand my concern. Might I suggest some sort of provision written into the deeds of any person purchasing a property should not be allowed to have any naked flames outside or set off fireworks.

With heavy rainfall increasing, as global warming takes hold, the water run off from a large development with its use of tarmac and concrete paving is a worry. My property is on a downward slope leading from the proposed farm development which is itself on a downward slope. Water from this site will inevitably run towards me and onwards towards others. I wonder if there has been a concerted effort on checking the underground streams, tributaries and drainage in this area that could cause even more problems. This is a site below very high levels of land that not long ago experienced a landslide on the A35 above this area and which was caused by storm rain.

The volume of cars will increase substantially on the Northcote road. With an estimate of over 100 new homes to be built that could easily initiate more than 200 cars. The plans suggest widening this access road for the new site to 5.5 metres. This would enable 2 cars and lightweight only traffic to pass alongside each other. There will be removal vans, delivery vehicles and other large freight in transit travelling along this 5.5 metre road let alone the many courier vans that will be generated by the new owners of this proposed development. This is an aged population where ambulances regularly pass through, need speed and ease of access especially in an emergency. Likewise with other emergency vehicles i.e. fire trucks. Maybe the proposed width of this road plan should be examined as to whether it is wide enough?

Will the construction of this road be carefully considered to allow easy access at all times during this process?

The pedestrian walkway suggested implies crossing Northcote road to gain access to it. A busy road with very slow seniors using sticks and wheelchairs is not a good mix. Will this pathway be flat and safe will it have any lighting?

Road safety is also an issue where Northcote road meets Tunnel Lane. This would be a junction, maybe quite a busy one. Some form of road markings and road safety signs should be investigated otherwise collisions at this junction could occur. If there is restricted road width and reduced visibility accidents could result. Speed bumps? Not everyone drives safely.

Another issue with the increase in traffic is Monkton road. Currently there are no parking restrictions on this road and cars park here on both sides of the road at anytime reducing this road to a single vehicle use. Accessing the A30 or the A35 from Monkton road is already sometimes difficult as queues form. With another 200 or so cars using this road accessibility in either direction would become more difficult. Emergency vehicles need access to Otter Valley Park and this should be under consideration.

This development may lead to a significant impact upon road safety in several directions.

I think that this planned development will change the local countryside and is out of character for this area. The proposal is inappropriate. There would be unacceptable intrusion in the form of noise and general disturbance. It would lead to previously private areas being overlooked and overshadowed. Road safety would be compromised.

Many thanks for taking the time to review my objections to this development and I hope you take it into consideration.

Mrs Carol Ross