

From: Planning Policy
Subject: FW: [EXTERNAL SUSPICIOUS MESSAGE] Fwd: EDDC local plan-site ref GH/ED/39-Objection/recommendation

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From: Peter Smith [REDACTED]
Date: Mon, 2 Jan 2023, 15:00
Subject: EDDC local plan-site ref GH/ED/39-Objection/recommendation
To: [REDACTED]
Cc: [REDACTED]

Dear Sirs,

As a resident of Otter Valley Park retirement estate I have endeavoured to review the proposal objectively taking all of my references from the following reports, which generally cover the period from 2020 to 2040:-

East Devon Proposed Consultation Draft Local Plan.

ORS Report for East Devon Sept 2022.

East Devon ONS 2018 Projection.

From the above reports I have extracted the following statements:-

1. 30% of East Devon's population are 65+ (3rd highest UK Authority)
2. The only growth area of owner-occupiers is 65+ (78% of East Devon)
3. The average household size is projected to reduce to less than 2.1 (by 2041)
4. 70% of households will be single occupants or couples without children.
5. Dwelling led population, aged 75+, will increase by 13,300.
6. The need for adaptive housing will increase by 12,959.
7. The only population growth is predicted to come from ' increased migration in' of an age group of 55+.
This can be further mitigated by the relaxation in pension laws and Covid, which has resulted in early retirements and downsizing in order to release capital.

To quote part of the Council's mission statement "to make a positive difference to residents' lives and our environment in East Devon". Otter Valley Park has in excess of 100 households and approximately 150+ residents, who presumably, are included in the above statement. We, possibly with a few exceptions, all moved here to enjoy the later years of our lives in peace and tranquility, and in many cases downsized and would financially struggle to move anywhere else. The creation of a multi-generational housing estate, proposed by a large building contractor, fails to allow for the upheaval and the potential serious negative effect on the wellbeing of many of our elderly residents. Their proposal also fails to deal with the increased volume of traffic, which our elderly residents would struggle with, due to the junction with Northcote Hill (in my opinion, widening the road will not remove this pinch point) and Taylor Wimpey also appear to be unaware of the problems of our ongoing issues of flash flooding.

In my opinion, the housing needs of East Devon, and more specifically Honiton, lean very much towards retirement, adapted, and affordable smaller dwellings.

The Taylor Wimpey proposal of a multi-generation, and mixed sized dwelling estate, should be dismissed as it does not, in any way, represent what is actually needed.

It would make sense to expand our retirement village into the land apparently available. The Park Home type of dwelling satisfies in many ways the criteria required in the above surveys, and would also maintain the character for the current occupants.

Any issues with the road access could possibly be alleviated with an additional exit road through Otter Valley Park onto Northcote Hill.

The flash flooding problem will still need to be addressed, but the footprint of a mobile home is significantly smaller than a brick built house with a garage and boundary fencing. Thus the impact on the environment would also be greatly reduced.

Finally, the effect on the local wildlife would be minimal, as the open-plan layout would continue to allow for the free-movement of deer, foxes, hedgehogs etc.

In essence I object to the current proposal for the development at Northcote Farm, and would be grateful if my views could be made known to the Strategic Planning Department/ Consultation on Local Plan.

Yours faithfully

Peter Smith

[Redacted signature block]