

From: Otterton PC Clerk [REDACTED]
Sent: 15 January 2023 10:35
To: Planning Policy
Cc: Charlotte FitzGerald; Witherby Exmouth Limited; Iain
Subject: Emerging Local Plan 2020-2040

Categories: Reg.18 consultation

FAO. EDDC Planning Officers

From: Otterton Parish Council Working Party on EDDC Emerging Local Plan 2020-2040

1. Otterton Parish Council Working Party feedback on Emerging Local Plan, 2020-2040 as part of the public consultation.

January 2023

Dear Planning Officers,

Ottertton Parish Feedback on 2020-40 Emerging Local Plan

In response to the EDDC public consultation on the 2020-2040 Emerging Local Plan, Otterton Parish Council formed a working party in December 2022 to canvass the views of residents on plans for development in the village.

A drop-in session was held on 4th December to provide information about the proposed sites. Attendees were asked to fill in a survey regarding further development in the village in order to provide a response to the public consultation.

Following this event, 42 survey forms were returned, either fully or partially completed. Below represents a summary of the quantitative survey results, elucidated by themes arising from drop-in session discussions, as well as discussions on the village Facebook group and other parish forums. The appendix lists the raw written survey data.

Finding One

When asked if they supported further housing development in Otterton, 6/10 respondents were against further development.

Finding Two

When asked to rank the Emerging Plan's five proposed Otterton sites in order of preference, most chose Otto_4 as their no. 1 preferred site. This site is currently listed as a new site not yet assessed and maybe designated as employment land (There are some new documents on this planning application that contradict this.) There is an ongoing planning application from late 2022 (August) for change of use from B1 to B2 status, which was not supported by the Parish Council.

- Second preference: Otto_2
- Third preference: Otto_3a
- Fourth preference Otto_1
- Fifth preference Otto_3b (NB the site has been provisionally rejected by EDDC)

Finding Three

Survey participants were asked what type of new housing they would prefer to see.

When asked if they wanted more affordable housing, 94 percent of survey respondents voted in favour. Parishioners highlighted that Otterton contains a large amount of privately rented small houses, and that demand from first-time buyers apparently outstrips supply.

When asked about more housing suitable for the elderly, 89% responded in favour. Drop-in session participants cited many recent instances of elderly neighbours being forced to leave the village to downsize, against their preference, due to the scarcity of suitable housing in Otterton.

Finally, when asked if they would like to see larger family homes, a minority of 33 percent surveyed answered yes.

Finding Four

Attendees were asked about the type of tenure they wished to see. Almost unanimously, parishioners supported favouring local people seeking to buy their own property, including first-time buyers. It was noted that the development under the previous local plan, Rydon Orchard on Ottery Street, had been successful in this endeavour, as 2/3 of the homes built are affordable. Most Rydon Orchard residents were also local people, and some were first time buyers, including those moving from rental properties in the village.

Opinion was split on build-to-rent schemes. Self-building schemes were not widely supported.

Finding Five

Parishioners were surveyed on their primary concerns about the overall effect of further housing development on the village.

One hundred percent of completed survey responses to this question mentioned on-road parking. Otterton is a linear village with effective single-file traffic in certain areas of the village. As a day tourist hotspot, it is also a magnet for walkers who park on Fore Street and the surrounding streets, further tightening the traffic pathways and creating bottlenecks at multiple locations around the village. Many participants requested a new car park (or two) to serve the whole village.

Light pollution caused by the introduction of further street lighting serving new housing was considered a cause for concern by many. On the other hand it was noted that pedestrian road safety was an issue, particularly on the outlying ends of the village. Placement of new street lighting would need to be carefully considered.

All survey respondents counted an increase in traffic responding from new housing to be of concern.

Finding Six

Parishioners were asked what provisions should be made if new houses are built. Almost all were in favour of having individual driveways for each house. Opinion was divided over new street lighting (see concerns mentioned above). Renewable energy provisions for new homes were considered important by almost all

respondents. Likewise, road safety provisions: we note that large stretches of the village roads and lanes are not serviceable by footpaths, so this is an ongoing concern.

The Otterton Working Party on the EDDC Emerging Local Plan 2020-2040 urges EDDC Planning Office to consider the views of the village as outlined above. On behalf of the wider Otterton Parish Council we extend an open invitation to discuss any plans regarding Otterton with us at your convenience and look forward to continuing to work with you as the plan develops.

Sincerely,

Otterton Parish Council Working Party on the EDDC Emerging Local Plan 2020-2040

Members

Cllr Richard Witherby

Cllr Charlotte FitzGerald

Dee Woods

APPENDIX

Summary of survey responses from participants at Otterton Drop-in session on EDDC Emerging Local Plan, December 2022

Question 1.

Are you in favour of further house building in Otterton? Yes 39% No 61% 36 responses

Question 2.

Please rank your preferences and comment on individual sites. (Ranked 1-5, most preferred has lowest number). 35 responses.

- | | | |
|------------|-----|-----------------|
| 1. Otto_1 | 113 | Ranked number 4 |
| 2. Otto_2 | 87 | Ranked number 2 |
| 3. Otto_3a | 98 | Ranked number 3 |
| 4. Otto_3b | 133 | Ranked number 5 |
| 5. Otto_04 | 85 | Ranked number 1 |

Question 3.

What type of housing would you like to see?

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|--|---------|--------|--------------|
| 1. Affordable housing | Yes 94% | No 6% | 36 responses |
| 2. Housing suitable for elderly/accessible | Yes 89% | No 11% | 35 responses |
| 3. Larger family homes | Yes 33% | No 67% | 27 responses |

Question 4.

What type of tenure would you prefer?

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|--------------------------|----------|--------|--------------|
| 1. Local people | Yes 100% | No 0% | 37 responses |
| 2. First-time buyers | Yes 97% | No 3% | 35 responses |
| 3. Build-to-rent schemes | Yes 46% | No 54% | 24 responses |
| 4. Self builders | Yes 22% | No 78% | 23 responses |

Question 5.

What concerns do you have about the effect of further housing development?

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|------------------------|----------|--------|--------------|
| 1. On-road parking | Yes 100% | No 0% | 37 responses |
| 2. Light pollution | Yes 77% | No 23% | 30 responses |
| 3. Increase in traffic | Yes 100% | No 0% | 35 responses |

Question 6.

What provisions should be made if new houses are built?

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|--------------------------------|---------|--------|--------------|
| 1. Driveways for each house | Yes 91% | No 9% | 35 responses |
| 2. Further street lighting | Yes 36% | No 64% | 25 responses |
| 3. Renewable energy provisions | Yes 94% | No 6% | 33 responses |
| 4. Village car park | Yes 85% | No 15% | 34 responses |
| 5. Road safety provisions | Yes 90% | No 10% | 30 responses |

Additional comments submitted on forms:

Increase in traffic.

Extra footpaths needed from new sites.

Linear village so any new development should follow this.

Car Park needed.

Road safety concerns.

Restrict second homes and holiday homes.

Concerns about loss of green space.

Detrimental effects on biodiversity and wildlife.

Additional public transport to serve new housing.

More bungalows required.