

East Devin District Council (Letter dated 17 November 2022)

Proposed site of a new development containing 115 properties containing one, two, three and four bedrooms on land off the Northcote Hill, immediately adjacent to and overlooking the Otter Valley Residential Park.

Building Contractors: Taylor Wimpey.

Dear Sirs:

I wish to submit my strong objection to this proposed development for the following very valid reasons:-

1.0 I have been a resident in the Otter Valley Residential Park for over 5 years and consider that the siting of this proposal by the Council **is completely wrong**. The Park is home to Old age pensioners and other residents who are aged 50 years and older and all subject to the Written Statement Under the Mobile Homes Act 1983 as Amended. And we are subjected to the onerous and unfair practise of having to pay an annual RPI increase of pitch fee (and NOT the correct Index of the CPI), plus a 10% commission charge to the Park Owners when purchasing and selling our homes. *(These issues are currently under scrutiny by the Present Government.)* and It has been licensed by the Council as a Residential Park, and not a Holiday Park for several years now. There is a total of 106 static units (Lodges/ Homes) set in three adjacent areas, namely, The Orchards, The Bramleys, and The Cedars. Total residents count, I would assume to be upwards of 200 persons. *(of course the Council themselves would have the exact total residency of the Park!)*. However having mentioned all that, the main reasons and attractions of living in this Park is the Personal Privacy, Tranquility, Sociability, and living in an AONB environment.

2.0 The upgrading of the of the access road, to service the site, would need to be at least 3 carriageways wide and reinforced to allow, initially, for the heavy construction equipment and finally the increased traffic flow emanating from the new development. Also the one and only Park Entrance configuration would need to be Upgraded and controlled by the Roads and Highways Dept. leading from the Monkton Road/ Northcote Hill approaches.

3.0

Of course the attendant daily disruption to the Residents of the Park during both the Access Road upgrades and the building of the new Housing Units would be quite horrendous and would no doubt be scheduled during the more pleasant Spring and dry Summer months and last for many Months beyond, Creating lots of Dust, Construction noise, and Mud splattered Access Roads, Notwithstanding having to Ingress/Egress to the Park whilst dodging construction Machinery and building materials being delivered to the site.

4.0 Has detailed studies been completed on the actual Development site establishing the effect of the natural water courses diversions ?, Flooding determinations? the current wildlife habitats ?, the additional volume of surface water that will be created by the new roads and buildings, draining into the Park Residents' Areas, by virtue of the natural ground Gradient that the Development would be sited on?. What would be the common ground Datum level established for the site in relation to the Residential Park Areas.? Would the siting of the Taller and more expensive 4 bedroom units be further away from the Railway Line and be closer to the boundaries of the Park Residents? Park Residents' privacy could thus become an issue? What would be the impact on the existing Utilities supplies to the Park from both the new underground and surface reticulation? Street Lighting and associated street furniture, would it increase the light noise over the Park Residents' Boundaries? The Placement of emergency and fire fighting equipment local to the Park? Electrical transformer/Sub Stations and Natural Gas supply lines local to the Park? What would be the noise and disturbance impact of young families residing very close to the Park Residents.? Would the Council be able to sell the new properties to families sited close to the Railway Line which would virtually be in their Back Yards ?

5.0 The foregoing are only a few initial thoughts, Highlighting some of the drawbacks of siting the development of where it has been proposed.

6.0 As an Alternative, I would respectfully suggest the following:-

7.0 The Area encompassing Monkton Road and Roman Way.

8.0 To allow for the area required for this development, the relocation of Harts Of Honiton, Snows Toyota Honiton, and the Peugeot Car Showroom would be necessary to The Heathpark Industrial Estate, which would be more appropriate sites for these three Car Showrooms.

9.0 The existing infrastructure and utilities within the Monkton Road and Roman Way is already established and the area could be further extended by including the open field situated in the South West Corner of the Otter Valley Residential Park. The cost of building and development this suggested site would be very much reduced by virtue of not having to Upgrade/ Clean, and Maintain site access roads and the necessity of not having to establish a virgin site to level and grade and backfill and install all utilities etc.,. And more importantly above all else, the lives of 200 plus Residential Park Residents has not been blighted for months on end !!

10.0 Respectfully Yours.

Derek Robertson 26th November 2022

