

**OTTER VALLEY ASSOCIATION COMMENTS ON EAST DEVON DISTRICT COUNCIL'S  
COMMUNITY ENGAGEMENT CONSULTATION ON EAST DEVON'S NEW SETTLEMENT  
OPTIONS - 7 OCTOBER 2024**

The Otter Valley Association (OVA) has considered this consultation on two masterplan concepts via the Commonplace website, but wishes to respond in writing with its views on this proposed new settlement.

EDDC are proposing a self-sustaining new settlement, wherein it seeks to change people's behaviours, and get them walking and cycling to school, the shops and to work. In theory this sounds all well and good, better than just adding to and overwhelming existing settlements. However, will it really work? Will there be sufficient jobs, shops, medical centres, community facilities and schools all built at the same time? Or will the residents just get in their cars and make congestion of the main roads into Exeter even worse.

Our main concern is that the existing road network, sewage treatment, and other infrastructure we currently have cannot cope at the moment, so any new settlement will only make the situation worse. Where will the waste leaving the sewage works be piped to?

The OVA notes that 8000 houses are proposed, and would like assurances that the majority of these will be affordable for local people. All the necessary supporting infrastructure, and essential facilities, such as new sewage treatment works, electricity, roads, schools, doctors, dentists and community facilities must be built before the houses are occupied or provided in a timely manner. This is key to the success of such a new settlement.

We consider that it is essential that the EDDC imposes conditions that ensure that development is phased and proceeds in a certain sequence. Conditions should be used to ensure that a particular element in a scheme is provided by/at a particular stage or before the scheme is brought into use.

It is important that the local planning authority and the applicants discuss and seek to agree any such conditions before planning permission is granted. This is in order to understand how the requirements would fit into the planned sequence for developing the site, impacts on viability, and whether the tests of reasonableness and necessity will be met.

In addition, the area proposed for the new settlement straddles tributaries of the river Clyst, which has serious flooding problems. Any new large scale development in this area will exacerbate flooding downstream, and has the potential to cause further pollution.

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