
From: christine lukies [REDACTED]
Sent: 19 January 2018 10:49
To: Planning Policy
Subject: East Devon Villages Plan Consultation

Dear Sirs

We are writing to urge you to decline to amend the Village Plan by not removing the final sentence of the policy "Strategy 7 of the East Devon Local Plan". If this amendment is made the rules surrounding development of the land surrounding Greendale Business Park will become ambiguous and open to exploitation by developers. The owners of Greendale have already made a number of attempts to circumnavigate the procedures regarding planning permission with the construction of concrete roads and yards, security fencing, drainage, lighting and industrial units prior to planning permission being obtained. We feel this demonstrates a lack of respect for the local authority and the rules and planning procedures surrounding development. To remove the wording from the policy, would in our opinion, only serve to fuel this blatant disregard for East Devon's planning rules.

Although it is appreciated that the business park brings employment to the area, it also brings with it increased pressure on the local infrastructure, particularly the highways. The increased heavy vehicle traffic simply adds to the strain on the roads, which already suffer higher than average rates of damage due to existing heavy farm machinery. In addition to this there is a safety issue, with the country lanes being unsuitable for large vehicles due to limited width and passing places and an increase in volume, would, in our opinion increase the risk of accidents. The cost of repairing the roads is also likely to increase, in a time where councils are already struggling to meet the repair bills for the highways.

Further development of the Business Park also impacts on the countryside and would have a negative impact of the rural character of the village of Woodbury Salterton. Development would also carry a negative effect of the wildlife and the conservation of some of the protected species which inhabit the area must also be considered. Additionally adding to or intensifying the use of the land around Greendale may also increase the flood risk to the village. Removal of green field sites and areas of open space within an area at risk of flooding has been demonstrated to increase the potential consequences of a flood event. The road at the far side of Greendale already suffers from flooding during heavy rainfall.

We would urge you to carefully consider the implications of removing the aforementioned sentence so that a loophole for planning applications is not inadvertently created and the Village Plan, the recommendations of the Inspector and the opinions of the residents of Woodbury Salterton are respected.

Yours sincerely

Mr and Mrs Lukies

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