



3 January 2023

To Whom it may concern

East Devon Local Plan

While I appreciate that there is pressure from central government to build new houses there are a number of compelling reasons for not choosing Devon and Ottery St. Mary in particular.

In general

It is not obvious at first glance that Devon is quite isolated in that Leeds is nearer to London than Exeter yet we have barely adequate roads with the M5 and A303 being unable to handle peak traffic volumes with the existing population. Even a small accident on one of these roads can effectively cut off the peninsular.

Likewise the railway facilities are at capacity especially as the southern / Waterloo line is only single track.

The schools are, I understand, at or near capacity.

The doctor's surgery is beyond capacity.

The hospital and emergency services are beyond capacity .

These infrastructure issues need to be addressed (by central government) before further expansion of the housing stock.

Please note that I have no doubt that this is not an exhaustive list.

Specifically

Ottery St. Mary itself is serviced by one 'B' road which is restricted as it goes right through the centre of the town. Its exit to the north east is single track for about 100 metres. All other roads are sub 'B' standard and many are below 4 metre width.

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This area consists of two sub areas. The area to the north comprises a significant slope which if built on would seriously contribute to run off and endanger buildings and property at Salston Barton.

The second area to the south is already designated as at risk of flooding and the addition of buildings would further increase flood risk as the stream to the south of the area bursts its banks most winters so has no spare capacity (it already has exceeded its banks a couple of times in the last few months).

N.B. the southern area has been refused planning permission on at least 3 previous occasions.

GH/ED/27

This area is very steeply banked and floods regularly already at the bottom. It drains into the previously mentioned stream which is already beyond capacity as mentioned above. To build on this area would seriously jeopardise the safety of much of Salston Barton and increase pressure on the river Otter which already exceeds its banks several times a year.

Both

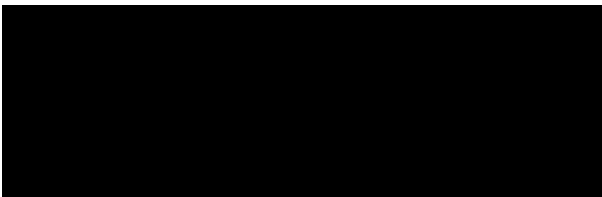
Strawberry Lane is only single track in places particularly if there is a van (never mind a bus or lorry) coming in the other direction. The lane to Tipton St John which goes to the north of the properties adjacent to GH/ED/27 is barely two way and really single track.

The roads in the area of these plots are not suitable for any additional traffic and certainly not for construction traffic especially as they already have a significant amount of pedestrian traffic which is not protected by the footpath promised when the Bovis Kings Reach estate was built.

Summary

- Insufficient infrastructure
- Ground unsuitable (potential flood issues)
- Local roads completely inadequate

Yours sincerely

A large black rectangular redaction box covering the signature area.

William Pope