

To Whom it may concern

Re: East Devon Local Plan and proposed new developments in Ottery St Mary

Following recent consultation meetings locally we would like to make the following comments / objections in respect of the current plans.

Our first set of comments are around the general unsuitability of Ottery as a whole for further extensive development due to current infrastructure issues, including but not limited to:

- Doctors surgery seemingly 'full', waits of weeks / months to get appointments.
- Local schools at or near to full capacity.
- Local road network / travel links. These are poor and are at best B road's with many being smaller, much of the roadways around the proposed development are in effect single track. Access to / through the town is also narrow single carriageway, problematic already at busy times / days. The layout of the town precludes road widening / improvement and further development in the numbers suggested would surely significantly and negatively impact.

Ottery has had significant development recently leading to the current poor provision of services as above and surely these infrastructure issues need to be addressed before further expansion.

Our second set of comments are specific and in relation to the development suggested around Salston Barton and can be grouped into two sub-headings as follows:

Flood Risk.

- The area around Salston Barton is susceptible to flooding, several houses were seriously flooded some 12 years ago and there have been numerous examples of less serious flooding, further construction / development would increase this risk further.
- In particular the large area of development to the north has significant slopes down and across the field which could contribute to significant run off towards both Salston Ride and Salston Barton houses.
- The area to the south is already designated as at risk of flooding.
- **Of particular concern to us / our property is the underground well which comes out in our basement. Our property is a part of a former farmhouse and the original well for that property, before mains water, is still present. The flow of water is kept under control via a pump which operates when the water level hits a peak. The pump is required often, especially after rain when the local water table presumably flows into it – we have had to replace the pump three times in 10 years at current levels of use. We are concerned that this development will increase the levels of water / flood risk and have a serious impact on the amount of water coming up through our basement to a point where our property**

will be at risk. Any such risk on our house also impacts on three other properties which make up the footprint of the original farmhouse. We would therefore like to know, if the development were to proceed, how the developers / the plans could adequately protect our properties.

Access / Negative impact of Construction

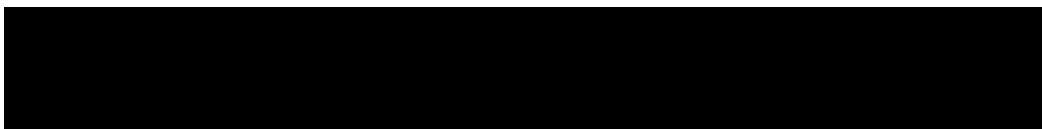
- Access around Strawberry Lane / road to Tipton St John is narrow double track / single track in places.
- The roads in the area of the proposed development are therefore not suitable for additional traffic and certainly not for heavy construction traffic.
- Pedestrian routes into town around the area are already compromised with insufficient footpaths / areas where pedestrian access is via the roadway - the footpath muted when the Bovis Kings Reach estate was built not having come to pass.

Conclusion

I'd therefore ask that you consider these comments / objections when considering progression of the current plans and would specifically appreciate a response in respect of the issue highlighted above and the specific risk to our property. Our contact details are below.

Yours sincerely

Andy & Catherine Dockley



13th January 2023.