

Colyton Parish Council's comment to the Draft Local Plan.

Colyton Parish Council strongly objects to the inclusion of land at **LP_Coly_02a and 02b** in the East Devon Local Plan 2020- 2040 for future development of 49 no. homes for the following reasons:

- Please refer to outline planning application **15/1758/MOUT** Land North Of Chartridge, Old Sidmouth Road, Colyton for residential development involving the erection of up to 31 no. dwellings (including 6 no. affordable) and associated works (all matters reserved except for access) and the reasons why this application was refused in 2016:
 1. The application site forms part of the countryside that surrounds Colyton and is outside of the established Built-up Area Boundary of the settlement. The residential development of the site would have a detrimental impact on: the undeveloped character of the site; its open rural appearance; the landscape setting of the town, and; where such development would erode the existing marked and abrupt transition from town to countryside. The proposal would therefore be contrary to the provisions of Strategy 7 (Development in the Countryside) D1 (Design and Local Distinctiveness) and Strategy 27 (Development at the Small Towns and Larger Villages) of the New East Devon Local Plan 2013-2031 and the guidance contained within the NPPF.
 2. The application site lies outside the established settlement boundary of Colyton, in an area where new development is strictly controlled to safeguard encroachment into open countryside and where special justification is required for new housing, without such special justification the proposal would be contrary to the provisions of D1 (Design and Local Distinctiveness) and Strategy 7 (Development in the Countryside) of the New East Devon Local Plan 2013 - 2031.
 3. The application lacks an appropriate mechanism to secure contributions towards Open Space and education infrastructure necessary to mitigate its impact, as such the application is contrary to Strategies 43 (Open Space Standards) and 50 (Infrastructure Delivery) of the New East Devon Local Plan 2013 - 2031.
 4. The proposed development makes insufficient provision of and lacks a suitable mechanism for securing affordable housing and where the submitted information in support of such under provision is not accepted. As such the proposal would be contrary to Policy 34 (District Wide Affordable Housing Provision Targets) of the New East Devon Local Plan 2013-2031.

Please also refer to The Delegated Officer Report and EDDC's Landscape Architect's response. There was absolutely no support, no difference of opinion from planning officers, Colyton Parish Council (CPC), ward members or the public who commented - all thought it should be refused.

- The land is outside the BUAB and contravenes the Colyton Parish Neighbourhood Plan. Residential development of the site would have a detrimental impact on the undeveloped character of the site, its open rural appearance, the landscape setting of the town, and development would erode the existing marked and abrupt transition from town to countryside.
- The land is well over 200 feet above sea level, exceeding the 200 foot contour limit set out in the Colyton Parish Neighbourhood Plan, and is an intrusion on the skyline in an area of great landscape value and highly visible from the AONB.

- “The existing houses already built outside of Colyton’s building line [the Seaway Head Exception Site] are a blot on the landscape .” (Delegated Report)
- Roads surrounding the site are wholly inadequate to carry any increase in traffic, including Old Sidmouth Road, Hillhead, Clay/ Love/ Fair View/ Stafford and Whitwell Lanes which are all single track. The junction at the top of Hillhead just to the north of the site has a blind corner, increasing the risk of accidents to vehicles, pedestrians and cyclists alike.
- The site is completely unsustainable as there are insufficient employment opportunities in Colyton and therefore residents would have to commute further afield for work, creating more air pollution.
- The site is too far from local amenities to walk, especially up the steep gradient on the homeward journey, and would necessitate the need for many future residents to drive into the town centre.
- Soil quality of LP_Coly_02a and LP_Coly_02b is clay, hence the aptly named Clay Lane which was once the site of the old Colyton Brick Works, and is therefore problematic for drainage. There is surface water flooding already impacting on properties to the north on lower land. Heavy rain runs off into Hillhead and Burnards Field Road and residents’ gardens. Development will only cause further problems.
- The existing infrastructure, including the Primary School, sewage system, Colyton Health Centre and parking, cannot cope with more housing and is already struggling with the two new developments on Coly Road (B3161), plus there is the imminent construction of 72 no. new houses and 6 no. B1 light industrial units on the former CeramTec site, Sidmouth Road.
- There is no demand for more houses in Colyton. The EDDC Housing Needs Survey 2022 identified the need for just 12 affordable homes and the imminent former CeramTec development is providing 14 affordable homes, two more than needed.
- Any houses built on LP_Coly_02a would compromise the privacy of those residing on Burnards Field Road (BFR) which was dug out of the field and is 5-8 feet lower than LP_Coly_02a and there are security concerns. Many of the BFR homes have bedrooms on the ground floor.
- There is the potential impact on archaeological remains under the site and certainly there will be an ecological impact on wildlife, including deer and bats.
- The historic hedge forming the town boundary above Burnards Field Road is protected.

Colyton Parish Council urgently requests that you remove LP_Coly_02a and 02b from the East Devon Local Plan 2020- 2040.

Kind regards,

Colyton Parish Council