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From: Alan Cook [REDACTED]
Sent: 15 January 2023 13:49
To: Planning Policy
Subject: West Hill, Windmill Lane proposed site 04 in particular, and West Hill Development for consideration in Draft Local Plan.

Categories: Reg.18 consultation

Currently in West Hill, there is not the infrastructure to support more houses, The schools are at or close to capacity, as is the Doctors surgery, where getting an appointment takes ages. In addition the Otter river is getting polluted with discharges from the local sewerage facilities (which must be a hazard that shouldn't be allowed in a civilized society)when a few miles down stream at Budleigh Salterton, Millions of pounds are being spent on improving our rivers!

WE already have a new town at Cranbrook, where all the infrastructure is being put in place to support an increase in population, and further towns should be considered rather than stretching the existing facilities in existing rural areas.

Specifically, the proposed site 04 at the end of Windmill Lane is currently outside of the West Hill area for development, and was only reviewed a few years ago.

It is an area that already has caused flooding problems to local properties, and without its natural ability to reduce rain runoff the problem can only get worse with global warming. In addition, Windmill Lane itself is narrow, and the exit onto Bendarroch Road has extremely poor visibility, so is unsuitable for any substantial increase in traffic that would be generated by any development.

As a general point, putting additional properties in rural areas, usually means each property generates at least two vehicles, as rural bus services are not frequent enough to provide an adequate service. This would suggest that a new town with all the infrastructure in place would be the logical answer to a large increase in population within Devon?

Thanking you for the opportunity to comment on the local plan,, Alan Cook