

**From:** David Sutherland [REDACTED]  
**Sent:** 17 January 2023 11:27  
**To:** Planning Policy  
**Subject:** East Devon Local Plan query

**Categories:** Reg.18 consultation

EDDC local plan consultation Sidmouth LP SIDM 17

Despite being a resident adjacent to this proposed development, we have received no formal notification of this proposal and have only been made aware of it by word of mouth.

1. It is difficult to make a meaningful comment on a development without any significant detail. In broad terms it is difficult to see how the plot of land can support 11 3-4 bedroom dwellings.
2. 11 dwellings would inevitably create a significant increase in vehicles access using a road which cannot handle that increase.
3. Site development would require access to large numbers of heavy vehicles again unsupported by the narrow Cotmaton lane.
4. The existing buildings/ grounds could benefit from being properly maintained after being neglected for a large number of years.
5. Any new development on this site should be subject to a covenant preventing holiday lets/2nd homes.