

Prepared by Lynsey Vinall

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Dear Sir / Madam,

I hereby completely 100% object to the proposed location (option 3) of the “New Town” next to Clyst St George.

This proposal would reduce the quality of life for those living in the area by worsening pre-existing infrastructure issues and generating significant additional problems and concerns.

My objections set out below are substantiated with reference to The Clyst St. George Parish Neighbourhood Plan 2015 – 2031.

PolicyCSG5 (Development Outside the Settlement Areas)

*‘Development proposals on land outside the confines of the settlement areas will usually be supported if they are necessary for the purposes of agriculture, or farm diversification or outdoor recreation, without harming the countryside. Such development proposals should make a positive contribution to the preservation of the countryside and its biodiversity and enhancing its setting, or its responsible use and enjoyment by the public.*

*Development proposals will not be supported that result in the net loss of:*

- i. publicly accessible open space, footpaths or bridleways;*
- ii. important views;*
- iii. landscape features;*
- iv. biodiversity features;*
- v. higher grade agricultural land; or*
- vi. damage to the essential character of the area.’*

The new town proposal is in direct violation of point vi of the above PolicyCSG5. A new development would negatively consume the area’s natural beauty.

The new town will result in decreased safety of local residents.

There is strong evidence to show that currently very large agricultural vehicles, i.e. tractors and their trailers are too big to fit past parked vehicles of residents and school parents, therefore have no alternative but to mount the pavements throughout the village. For example, from the northern board of 16 Parkey Cottages, drive down the pavement past the Nature Garden entrance and then continue to the entrance of Churchside before rejoining the road. This is a substantial safety issue,

not only for the local residents whose main entrance and exit to the property exits directly into the road, but also residents who walk along the pavement, cyclists, vehicle road users but also to all users of the village's Nature Garden.

One example of regular users of the Nature Garden is the school children from Lady Seawards, who are escorted on a regular basis by school staff along this very pavement. It's only a matter of time before an agricultural vehicle will meet them at this pinch point.

One of the main concerns from residents in Clyst St George as detailed in point 2.12 is 'The narrow pavements constant traffic and non-existent safe crossing points is a matter that needs addressing.'

As these large agricultural vehicles cannot be avoided and the council do not have resources to reduce this risk as stated in point 7.1 "The Parish is unable to accommodate further major development without significant investment in local infrastructure"; the only available option is to increase road safety by not building a new town in our vicinity.

Therefore, by building a new town and significantly increasing road traffic through Clyst St George this would result in higher risk for all residents and users of the village and these large vehicles.

In November 2022 I witnessed first hand a tractor with a very long gain trailer trying to exit the road opposite Lady Seawards school, when it was school drop off time. The vehicle mounted the pavement outside the school in an attempt to turn left and fit past parked vehicles outside Rose Cottage. Unfortunately, there was not enough space for the vehicle to manoeuvre and as such the tractor caught its trailer on a parked vehicle causing significant damage. This event caused momentous safety anxieties for residents, parents, and the children trying to go about their day. By building a new town and significantly increasing road traffic this problem will be even worse and will cause pain and misery to stakeholders of the village.

Policy CSG5 continues in point 8.12 to state 'Policy CSG5 will apply to all the land which is outside the built-up areas of these settlements. Local Plan Policy S7, which relates to the countryside, permits development consistent with policies in a neighbourhood plan where "it would not harm the distinctive landscape, amenity and environmental qualities within which it is located, including land form."

Again, development of a new town would be in direct violation of point 8.12 noted above as it would harm the distinctive landscape, amenity and environmental qualities.

To confirm, I 100% object to the option 3 new plan next to Clyst St George.

Yours faithfully,

Lynsey Anne Vinall