

From: Mandy Tullett [REDACTED]
Sent: 10 January 2023 14:26
To: Planning Policy
Cc: thenewinn2020@gmail.com
Subject: Re: Draft local plan site LP-Brcl_12

Categories: Reg.18 consultation

On Tue, 10 Jan 2023, 13:19 Mandy Tullett, <mandytullett5@gmail.com> wrote:

Good morning,

I have to send an email because I found the online portal too cumbersome. Please confirm receipt of my email.

We live at [REDACTED]

Our property is in between Winter Gardens and the New Inn.

So if LP-Brcl_12 The Lake Farm 136 house development went ahead it would have a massive impact on on us and Broadclyst as a village.

We have just converted a building on our property into a holiday let, to get planning took us almost 2 years and we have only had permission for non residential. we don't understand taking this into consideration how 136 new residential properties can be even considered.

We are concerned about the the inapct this build will have on our business.

Noise and dust.

Where would the access road be located, hopefully away from our two vehicle entrances.

This proposed development area if I am right is considered a flood plane.

On the map it is called Lake farm.

I have enclosed 4 photos, the first two are the field to the right of Winter Gardens, horses are in this field.

As you can see there is a lot of surface water.

The other two photos are the field in-between Roselow and the New Inn.

As you can see there is a lot of surface water.

The Ford regularly floods.

Down near the New Inn it is classed as a Flood zone 2.

I personally would like a guarentee that the proposed build will not cause any more surface water around our property or flash flooding.

The sewage station is over run already. Sewage was being pumped from it the other week, where was that being pumped to?

What will be put in place for the new development?

There is the impact on the the infilstructur.

Roads, local schools, doctors surgery, they are already full to capacity.

The proposed area is a place of natural beauty, has Devon banks, a public footpath going through it, there is very little light pollution. Also where will the wildlife go?

We are both very confused and disappointed that this site is even being considered.

Kind regards Mandy and Peter Tullett .