

14 January 2023

East Devon Local Plan

While I know providing local housing for people is necessary, I would like to suggest that Ottery St Mary has very many second homes and **empty and dilapidated houses** that could provide possibly 100s of homes if they were made good. They would be in the town centre, with all **sustainable living** options within walking distance. Houses at Salston Barton (LP Otry) and Land South of Strawberry Lane (LP GH/ED/27) and Land at Barrack Farm (LP Otry 0.1b), have none of these.

There are also empty houses at Otterhayes, Salston Rise, Salston.

Flood Risk to Salston Barton – My house, and 3 others at Salston Barton have flooded in the past from a high rainfall event when water ran off West Hill over the farmland you are proposing to develop.

All the residents at Salston Barton now live in fear of this happening again and have very high insurance premiums because of this.

Housing above our properties (LP GH/ED/27) will cause more anxiety about run off, as well as being overlooked into our windows and gardens.

Green Space - (LP Otry 10 and LP GH/ED/27)) is a lovely safe green space with a sociable footpath for meeting neighbours and for dog walking, it has lovely wildflowers, old native mixed hedges and ancient and veteran oak trees. If it's soil health (porosity and no compaction) is good, it is an essential water capture site to **prevent run off into our homes**.

Salston as a hamlet - It is also essential for keeping the character of Salston separate from Ottery.

Sewerage at Salston Barton – Houses 11 to 14 have soakaway system that requires the paddock adjacent to our drive (part of LP Otry 10).

Houses 1 to 10 have a bacteria digester system. This is at maximum capacity and can be overwhelmed if there is too much runoff getting onto the system.

Construction Noise, Nuisance and Safety - I'm sure many people will have said that the roads are currently narrow and dangerous. Walking to town is too dangerous along Strawberry Lane as is walking along to Fluxton where we would like to support the local farm businesses.

But it is the construction noise that has been present since the start of the King's Reach that really impacts our **mental health**. I work from home and have had noise and now light pollution from King's Reach, The Old Factory site and from the Salston Manor (ongoing) continuously.

Please consider not developing around Salston Barton.

Thank you best wishes Vicky McLachlan

