

6 January 2023

Dear Sir's/Madam,

I am writing to confirm my objection to the proposed development Otry_06 at EX10 0AU.

This planning proposal fails to take into account the existing roads and infrastructure, which was only ever designed to support local local residents and agricultural vehicles.

The lane is a single track road, with no official passing places between the proposed site and the Ottery to Sidmouth road, with the majority of the Coombe Vales residents relying on street parking.

As the proposed development is for 41 properties; this could potential see an increase of vehicles both accessing and exiting the Coombe Cross junction, of between 40 to 80 vehicles at various times during the day. Unfortunately the existing junction was never designed to cope with this level of traffic, hence this would undoubtedly result in an increased number of road traffic accidents at the already dangerous junction.

In addition the existing roads are already under a great deal of pressure from storm surges as we have witnessed a significant increase in rain fall over the past few years. This has resulted in flash floods and debris being washed down the roads. Unfortunately the proposed housing project would increase the water being washed down the roads, effectively capturing even more water and forcing it into already overflowing culverts and ditches.

The only way this proposal could proceed, is if the junction and roads were widened. This would mean removing the old Devon banks and ancient hedgerows. Install new drains and completely upgrade the existing roads and supporting infrastructure. Obviously this is completely ridiculous in an AONB.

Yours Sincerely

Phillip Rant

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