

East Devon District Council Planning Office,

Dear Sir/Madam,

While we welcome the reduction of the planned development to four dwellings, we continue to have strong concerns about the impact on the immediate area, especially regarding traffic and flooding.

The privately commissioned support statement from Bellamy Transport Consultancy claims that the proposed development would lead to a 'negligible increase in traffic', however the predicted one vehicle every 20 minutes in peak hours is significantly more than currently uses this road, which we observe as it lies directly outside our property. The very limited use of the road is currently fortunate, given the very poor visibility.

We feel the issues of flooding and surface water run-off have not been sufficiently addressed. Severe surface water flow down Cannington lane is often observed and there should be a concern both of this flowing into the proposed properties and down the road with the now increased traffic flow. We present photographs of such flow on 07/07/2012.

The area around the bridge just west of Venlake End has in the recent past flooded to the point where Wadley Hill and Cannington Lane were entirely inaccessible from Uplyme. The proposed site is observed to hold large quantities of water after heavy rainfall and any change of the surface type and land use on the proposed site would necessarily change the water flow characteristics in the immediate area. Although work to mitigate the flooding at the bridge has been proposed, it seems an unwelcome risk to significantly change the drainage situation while simultaneously increasing demand on the route, without knowing the impact of the proposed work.

Yours Faithfully,

Dr Oliver Ford
Mrs Iris Selby

Brookfield,
Wadley Hill,
Uplyme

Pictures: 1) Cannington lane, north west corner of proposed site.
2) Cannington lane surface run-off drain, south east of Brookfield.



3) Junction of Cannington Lane and Wadley Hill including bridge west of Venlake End.

