

*From John Oakley*

Ms Helen Sparks  
The Planning Inspectorate (England)  
Temple Quay House,  
2 The Square,  
Temple Quay,  
Bristol, BS1 6PN

Your ref: ROW/3323995

30<sup>th</sup> July 2024

Dear Ms Sparks

**Re: Footpath from East Lane (D20502) to D20503 Public Road East of Coombe Cottages, Bradford Abbas) Definitive Map and Statement Modification Order 2017 – Lodge 15 Saxon Maybank**

We bought our lodge in June 2021 as a “bolthole”, after my wife had suffered two strokes. It was a place where we could escape from the hustle and bustle of life in the Home Counties and enjoy the peace and quiet of the site known as Saxon Maybank holiday park which is a beautifully managed site that is surrounded by farmland. Our aim was to secure a safe and peaceful environment where we could enjoy our retirement and entertain our children and their offspring in complete peace and tranquility. Had we known of the proposed footpath plans at the time we would have not bought the lodge.

The proposed order to create a public footpath through the middle of Saxon Maybank would severely prejudice myself and other owners. The properties affected by the proposed new footpath would suffer from a complete lack of privacy and security and this will inevitably impact on the property resale values and subsequent saleability. The value of all the properties at Saxon Maybank will be severely affected as each property was originally purchased on the understanding that the park was private, quiet and secure.

I register my objection to the proposals on three basic grounds those of privacy, security and health & safety.

**1. Privacy**

1.1 The privacy of owners and guests using their decking and hot tubs will be severely affected and compromised. Original planning permission required an “open” aspect with no fences or barriers surrounding the lodges. This would create a vulnerability when we are enjoying time outside eating or relaxing. If the proposals go through we will be like animals in a zoo but without the benefits of bars!!!

## 2. Security

- 2.1 An electric gate has been in place since the site was developed for privacy and the security of the owners' properties which is activated through a coded keypad. By allowing walkers and their dogs, pushchairs and bicycles through or over a stile to the side of the gate security will be severely compromised as the site, which cannot be monitored, is an unmanned one.
- 2.2 Our lease only permits occupation of the lodge for 8 months of the year and there is a vastly increased risk of theft, vandalism and damage to properties in the open park when lodges are left unoccupied for one third of the year.
- 2.3 If owners are staying on site alone, they may not feel secure if the public are able to roam around at night in the dark on a site that has no street lighting.

## 3. Health & Safety Considerations

- 3.1 The road, known as East Lane is a single-track lane with no passing places and is used to access the site and the adjacent farm owned by Ilchester Estates. It has steeply banked verges on each side leaving pedestrians and dogs nowhere to escape to avoid passing vehicles particularly farm tractors with trailers. This is clearly a potential safety risk as pedestrians could slip on the bank and end up under the wheels of a farm vehicle.
- 3.2 The lane has no street lighting and has various deep pot holes which are a health and safety hazard to pedestrians who may use this route in the dark.
- 3.3 As our property is located at the top of a bank some 2m above the road any child venturing onto our decking (when we were away) and falling could cause themselves serious injury.
- 3.4 There is a potential risk of a walker's dog, not restrained on a lead, harming a person or child staying on the park. Owners are required to keep their pets on a lead at all times, a rule which is strictly followed. There could be no such control over walkers using a public footpath.
- 3.5 Walkers and their dogs would be at risk from the owners/occupants of East Farm leaving their property at night in any vehicle as there is a blind spot next to the piggery and the gravel road which runs throughout the site.
- 3.6 Walkers and their dogs would be at risk from any owners reversing their cars from their parking bays onto the site road.

I would be grateful if you would give full consideration to these objections.

Yours sincerely

