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From: Sophie Johnson [REDACTED]
Sent: 10 January 2023 10:47
To: Planning Policy
Subject: Objection to potential planning sites LP_Brcl_29 and LP_Brcl_12

Categories: Reg.18 consultation

Good morning,

I submitted a response online to the website, however these are not showing up and I am concerned they have not gone through, so please accept this as my official response to the proposed sites above.

I am greatly concerned at the possibility of 160 new properties being placed on these locations for a great number of reasons.

Firstly, access and safety for pedestrians/cyclists/ horse riders as well as drivers. We have lived in Broadclyst for over 14 years and Town End has got busier and busier, and less safe passing through. We now have 2 children and family that live in Town End. We have been subject to road rage and near misses trying to walk this road to visit family. The vast majority of the road has no pavements or lighting and has become significantly busier as Cranbrook has developed and Broadclyst has become a clear cut through to the B3181. The area is clearly not appropriate or equipped to hold a development of the proposed size. Local road edges have disintegrated and in the wet weather, are huge ditches. It is becoming very difficult to find appropriate safe routes to take my children out cycling/walking for fresh air and exercise. This is essential land for exercise of the locals

Both primary and secondary schools are at full capacity with waiting lists. The local GP is also full to capacity and whilst the developments of Cranbrook/ West Clyst and Poltimore have grown hugely, local facilities have not been upgraded to deal with the increased population. Traffic at rush hour time is gridlocked. It can take 40-50 minutes queueing to get in towards Exeter. There are no employment options in the village, meaning more people will have to travel to get to work. Public transport is woefully inadequate and not an option. Children are already at risk on the school run, from stressed, distracted drivers and commuters.

The area is subject to flooding, as has been demonstrated over the last few very wet weeks. The fields are under water, the roads are under water. The pumping station is struggling to deal with current requirements, and has been discharging sewage into the fields of the proposed site. It is clearly not able to deal with 160 new properties.

I am hugely concerned that the beautiful village feel of our lovely village is slowly being eroded as everywhere is growing around us. We have been subject to stringent planning permissions and restrictions over our time here, because Broadclyst has been considered to be an area of historical importance. There are numerous listed buildings in the village, the historical remains of ancient settlements within the church yard, and a new development with associated street lighting/ roads and power will massively change the look and feel of the village for worse.

The fields are a haven for wild life- badgers, foxes, bats and birds all live within these fields. There are ponds with protected newts and other creatures within the area. Their environment would be destroyed.

Cranbrook, West Clyst and Poltimore have all been hugely developed in the last 10 years. The site at Treasbeare Farm has been approved. There is no necessity for a development of this size, or indeed at all. The local neighbourhood plan consulted on this, and was roundly against the development. This is against the wishes of the local people.

Please take my views into consideration and decide to do the right thing.

Regards,

Sophie Johnson
[REDACTED]