

From: Rosie Hayward [REDACTED]
Sent: 11 January 2023 06:33
To: Planning Policy
Subject: EDDC Local Plan Proposed Sites Feedback

Categories: Reg.18 consultation

Sites LP_BRCL-29 and LP_BRCL-12

Dear Philip Twamley and the Planning Policy team,

We fully understand that emails regarding feedback on the EDDC local plan are not your preferred way of receiving comments, but we are travelling abroad until late January, with sporadic wifi, so felt it best to email our thoughts to you directly, so you can include them when feedback is collated.

We, together with many others in the Broadclyst area, are deeply concerned that the two sites listed above, are totally inappropriate in size and massively overbearing to a village that already struggles a great deal with so many issues. The proposal totally goes against the wishes the community voted for in the recent Neighbourhood Plan, which looked to develop smaller, sustainable housing sites around the village.

We are rather confused too that Planning Policy would even consider such a dominant blot on the landscape in these areas. Whenever local villagers have requested planning for new builds, extensions, conservatories etc, one of the main criteria was always, quite rightly, to consider how the build will look from those fields....will they be seen to negatively affect the local area? Yet suddenly, 160 houses don't have that same criteria.

We are further concerned that a body such as the National Trust are offering their entrusted land for development...surely this goes against all that they stand for? The National Trust land, site 29, has already been seen by the community as an inappropriate area for new housing, mainly due to lack of access and the negative impact those new builds would have on the historic character of the houses nearby.

If any building was to go ahead on these sites...there are a large number of very practical concerns that must be addressed and fixed by both Planning and developers at a very early stage. This undoubtedly would incur much cost, but it is imperative that these issues be taken into account and seriously understood and put right.

TRAFFIC and ACCESS TO THE SITES AND WITHIN THE VILLAGE - with the village served by narrow, winding lanes, many single track, serving many homes and two schools with few pavements and little parking, the village traffic as it is, is both dangerous and increasingly overwhelming. Lack of pavements are already causing issues for pedestrians and school children. There are no cycle lanes and few footpaths. The village suffers from a huge increase in traffic coming cross country from Cranbrook, speeding along the back village lanes to the schools morning and afternoon and generally through the day. Town End has become another dangerous school rat run. There is no parking for parents so the whole of Town End is double parked with cars morning and afternoon. 160 new homes will have the potential to add to chaos and danger...there would need to be safe, plentiful access out of the site, providing safe pavements and cycle paths to and from the village. There would need to be adequate footpaths throughout the new area, adequate lighting. In order to sustain safety, the village would need pavements and cycle paths, all the way to the schools from the proposed site. As Town End cannot sustain any further traffic, somehow a solution would have to be proposed to deal with the extra cars from 160 houses, onto the narrow single track lanes around the proposed site .

TRANSPORT OUT AND INTO THE VILLAGE - this too is already a worrying problem for villagers...the Whimple Road, Station Road and the Main road to Exeter are already jam packed both morning and evening...the traffic is absolutely horrendous and increasingly getting worse. The proposed sites would add to the congestion and chaos considerably. With the development of Cranbrook, the Science park and the huge number of large lorries and Amazon vans using Station road, plus the fact it has no pavements, the road is chaotic, dangerous and often flooded.

FLOODING - having lived in the village for almost 26 years, we know how badly the area floods. The Wintergarden fields flood constantly over the winter. The lanes from Station Road through to Town End and Burrow road and the back country lane to Cranbrook, are under water a great deal of time. Our own garden off Town End has an incredibly high water table. It would be vital that both planning and developers take this into account and we would question where all the water will go if such a massive site is laid with concrete.

SEWAGE - The Heath Cross pumping station is at capacity and under pressure. A whole new sewage system would need to be developed with the inevitable serious input of capital, for these sites to have adequate sewage facilities and avoid further spillage of raw sewage.

SCHOOLS - Although 160 homes may not seem a great deal to planners, the schools in the village plus at Westclyst, Monkerton and Cranbrook are all full to capacity with waiting lists. Any further expansion of the village would need to provide new schools to accommodate the extra students and not rely on the village schools.

HEALTHCARE - Again, Broadclyst and Pinhoe surgery have found it difficult enough to accommodate the massive intake of new patients from Cranbrook, which should have adequately provided healthcare for its own people but did not. The surgery have made it clear that they are full to capacity and cannot take on the burden of 160 more families. This would need to be seriously addressed before any further homes were considered.

WILDLIFE - it is well know that the two proposed sites support birds and bats and diverse amount of wildlife and plant species and the land is productive farmland. It seems shortsighted to not take this into account and plan so many more houses in such a rich area. The size and scale of the proposed development would engulf the village and its historic character and cause a vast increase in the struggles the area already faces.

We believe Broadclyst has been considered for more housing due to its services, but one shop and a couple of pubs do not compare to towns that are larger and have a selection of shops and services.

We hope you will read this and seriously take into account the many negative consequences of the proposed village extension and remove the proposal from the EDDC Local Plan.

Kind regards

Rosie and Guy Hayward
Broadclyst residents

Sent from my iPad