

I am writing to raise my deep concerns around the planned development in Broadclyst set out in the East Devon District Local Plan. I believe that the location and size of the development is not sustainable and disproportionately detrimental to the environment and to the village as a whole.

**Please accept this communication as an objection to the proposed developments in both LP\_Brcl\_29 and LP\_Brcl\_12.**

## 1 Traffic

- 1.1 The development of a total of 159 houses is likely to introduce around 300 extra cars to the already busy and congested roads around the Broadclyst area. The roads in and around the proposed site are too narrow to cope with the extra traffic. See Figure A. I have marked the areas where only one car can pass at a time (this takes into account any on-street parking). How is this going to be mitigated?
- 1.2 There are 8 pinch points for traffic in the village and unfortunately these affect all routes to and from the proposed site. I have marked these as 1 to 8 on Figure 1. This is made worse by the fact that two of the pinch points are next to schools which will increase the danger to the local children.
  1. Clyst Vale College – The road between Clyst Vale college and the B3181 is too narrow to allow two cars to pass, this causes traffic to build up in both directions in and around the school. This will be made significantly worse if the development goes ahead. The pinch point is opposite the Methodist church where there is no room for widening the road. How is this going to be mitigated?
  2. Town Hill – Town Hill is banked by listed buildings each side of the road, along with road side parking for these houses. The whole of this road from the junction of Town End to the B3181 only lets a single car pass through, this causes a massive bottle neck. During peak times can come to a standstill. This will be exacerbated significantly if the proposed development goes ahead in an area of the village where there is no opportunity to widen the road. How is the effect of the extra traffic at this significant pinch point in the heart of the village going to be addressed?
  3. Broadclyst Station Bridge over the Railway – The bridge over the railway in Broadclyst Station is a narrow tight turn which is already dangerous and can see large vehicles getting stuck and traffic backing up in both directions. This will be made worse if the development goes ahead. What are the plans to mitigate this dangerous bottle neck?
  4. Junction of Station Road and London Road – this is a narrow piece of Station Road in a light industrial area where Station Road meets London Road. Traffic can build up for several hundred meters here during rush hour. Dead locks are commonplace when larger vehicles exiting Station Road meet larger vehicles entering Station Road. This will be aggravated by the extra traffic caused by the new development. How is this going to be tackled?

5. Level Crossing on Crannaford Lane – Network rail have already raised concerns around the amount of traffic using this level crossing. The traffic along this country lane is already making this area dangerous but this will be made worse by the new development in Broadclyst. How are you planning to reduce the impact on this route?
6. During the winter months the Burrow junction is frequently flooded so this cannot be relied upon for access to the site. What is going to be done to alleviate the flooding in this area to allow better access to Broadclyst.
7. Station Road flooding – Station Road is also liable to flooding. It is quite frequently impassable which causes traffic in the village to use the other pinch points already outlined above.
8. Elbury Farm – this is a tiny lane which is sometimes used as an alternative for Crannaford Lane, it runs through a farm yard at Elbury Farm and hence is not suitable for heavy traffic. How are you going to prevent cars using this route.

1.3 Also, traffic through the village will also be made worse by planned development in Wimple on the access roads through Broadclyst and in particular along the main access road to the proposed sites.

## 2 Pedestrian, Cycling and Horse Access

- 2.1 Currently, there are no pavements on any of the access roads to the proposed sites. Introducing the development without improving pedestrian access would not be safe or sustainable. All the roads around the site are not wide enough to permit pavements. Ditches either side of the roads are used to catch run off from the land and frequently flood.
- 2.2 On Figure 2 I have marked the roads around the site where pavements are not present. Please note these include narrow roads that are next to Broadclyst Primary School and Clyst Vale. There is no way that children would be able to walk to school. How are you going to ensure that pedestrians can walk safely round the village with the increased traffic flow from the new development.
- 2.3 As with limited pedestrian access, many of the roads around the site are not suitable for cycling as they are narrow and with the new development would be even busier, leaving them vulnerable. This would lead to yet more cars on the road. I have marked the roads that are narrow and unsuitable for cycling on Figure 3. There are no designated cycle routes. The only cycle route into Exeter along the B3181 is a shared Cyclist and Pedestrian route which in places is less than 1m wide. There is no cycle route/path towards other employment areas e.g. the Science Park, Airport or North towards Cullompton, so this will lead to people taking the Bus (which only travels to or from Exeter) or using their cars to commute. How are you going to make the site more accessible by cyclists?

- 2.4 There are several Liveries in the area and horses are commonplace on the roads of Broadclyst as many of the Bridle ways in the area have been lost. How are you going to keep the roads safe for horses with the extra traffic by the way of additional bridle paths?

### 3 Bus Services

- 3.1 Broadclyst is blessed with having a frequent bus service to and from Exeter and up to Cullompton and Tiverton. However, this service is busy at peak times. How you going to ensure that the bus service is frequent enough to deal with the extra demand created by the development?
- 3.2 Unfortunately, there are no other bus services directly serving Broadclyst, so people employed in other areas such as the Science Park, the Airport, the Exeter Airport Business Park are faced with an over 2 hour bus journey making commuting by bus unrealistic. Many of the roads over to the Science Park and Airport are too small for buses and this could in itself cause more congestion. How will you look to improve the bus service to the village – while still taking into account the size of the access roads?

### 4 Drainage and Flooding

- 4.1 Broadclyst is no stranger to flooding, in fact it is somewhat commonplace both from the River Clyst, other water courses and run off from the land. As mentioned previously, many of the roads in Broadclyst are subject to flooding and others experience significant standing surface water as well as free flowing water simply from run off.
- 4.2 Figure 4 shows areas that flood frequently, which includes part of the site earmarked for development. This is going to affect access to the site but also could cause more flooding both on the development site and the surrounding area. How is this flood risk going to be mitigated.
- 4.3 Figure 5 shows areas that are prone to excessive surface water both standing and moving. Attached to this mail is a video showing the excessive waterflow down Town End near Honeysuckle Cottage (EX5 3HW).

- 4.4 Currently the fields absorb some of the rainwater delaying the affect onto roads. How are you going to ensure that this doesn't get worse with the new development? It could even make the problems worse further down the flood plain. During downpours the current drainage and sewerage system cannot cope, this is only going to get worse with the new development unless the current drainage and sewerage system is upgraded. I have personally experienced seeing and smelling raw sewage on Town End during a downpour on many occasions.
- 4.5 The pumping stations marked in Figure 7 are already overflow, and are allowed to disperse raw sewage into the waterways how is this going to be upgraded if the development goes ahead?

## 5 Local Health Care

- 5.1 The local health care system in Broadclyst is already significantly over subscribed, and it already serves a significant number of elderly people living in Broadclyst including Gracey Court which is a retirement home for Clergy. The local Broadclyst Surgery does not have enough capacity in the way of Doctors , Nurses or physical space to cope with the influx of people from the planned development. How are you planning to increase the capacity of the Local Health Care system in order to cope with the extra demand from the new development?

## 6 Local Education System

- 6.1 The Local Schools near the proposed site are all over subscribed (Broadclyst Primary School, West Clyst Primary School, Monkerton Primary School and Clyst Vale. None of these schools are able to expand mainly due to physical constraints. How are you planning to school the influx of children moving into the new site without people having to travel further affecting the environment and putting yet more traffic on the roads?

## 7 Rural Aesthetics

- 7.1 Broadclyst is a beautiful rural village, surrounding properties of the proposed development site are all sympathetic to the rural character of the village. Many of the properties are either Listed or the appearance is governed by significant covenants to protect the overall aesthetics of the village

- 7.2 Appendix B contains photos of many of the properties that directly surround the proposed site. You can see that these include thatched properties, farm houses with Slate roofs and sympathetic barn conversions.
- 7.3 How will you ensure that if the development is sympathetic to the surrounding area and the village? At least some areas of the development should be rural in style – Thatched, Slate roofs with relevant covenants in place to protect the visual impact of the development.
- 7.4 There are no town houses in Broadclyst or taller buildings, how are going to make sure that town houses (and other tall buildings) are not built as part the development.

#### Development Site LP\_Brcl\_29

Paying particular attention to Site LP\_Brcl\_29. This was originally in the Neighbourhood plan but was removed due to that fact over 70% voted against any development at this site. It is also far more over-looked and over-looks far more buildings.

# Appendix A

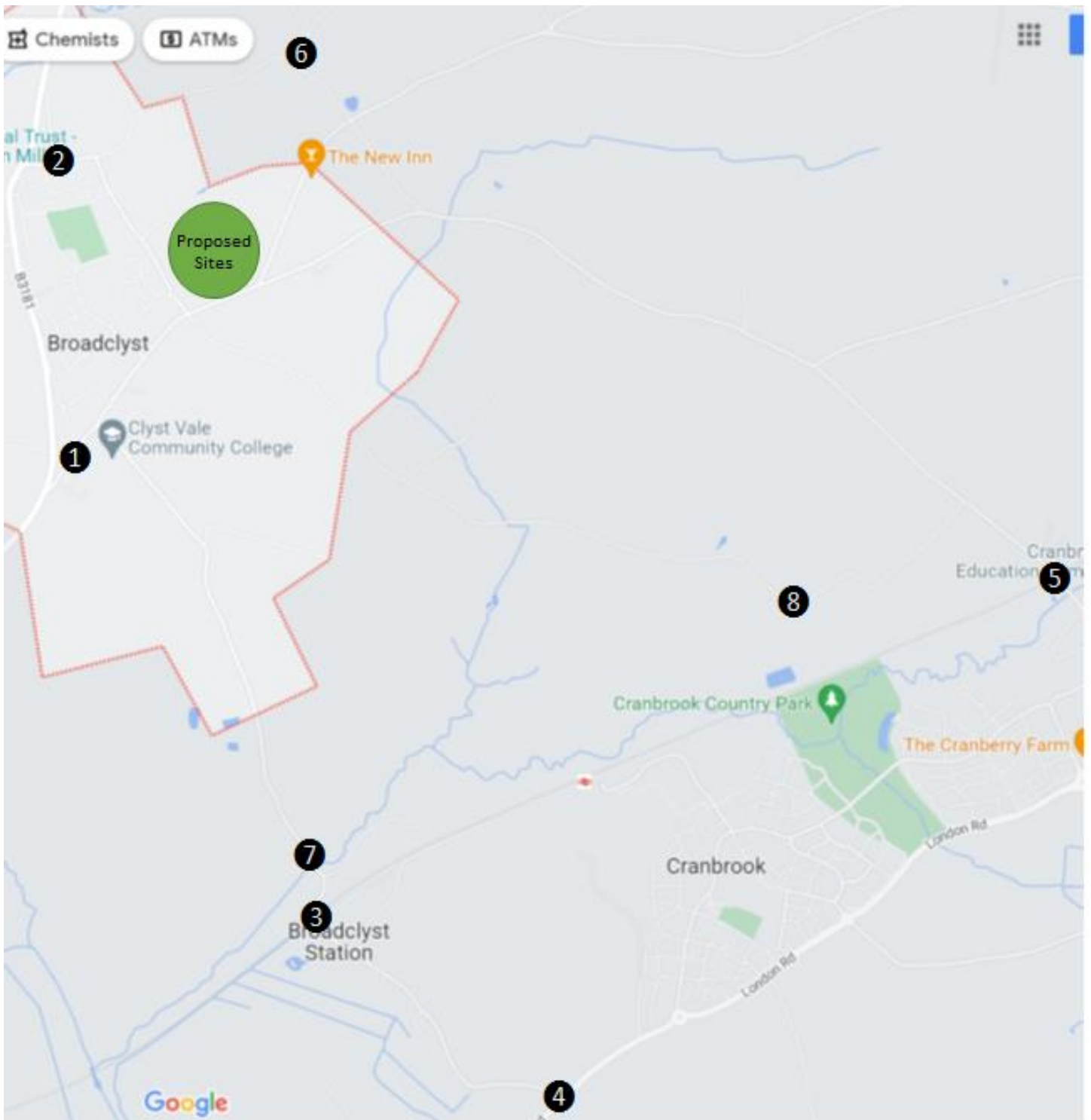


Figure 1 – Pinch Points

Figure 2 Roads with No pavements



Figure 3 – Roads Unsuitable for Cycling

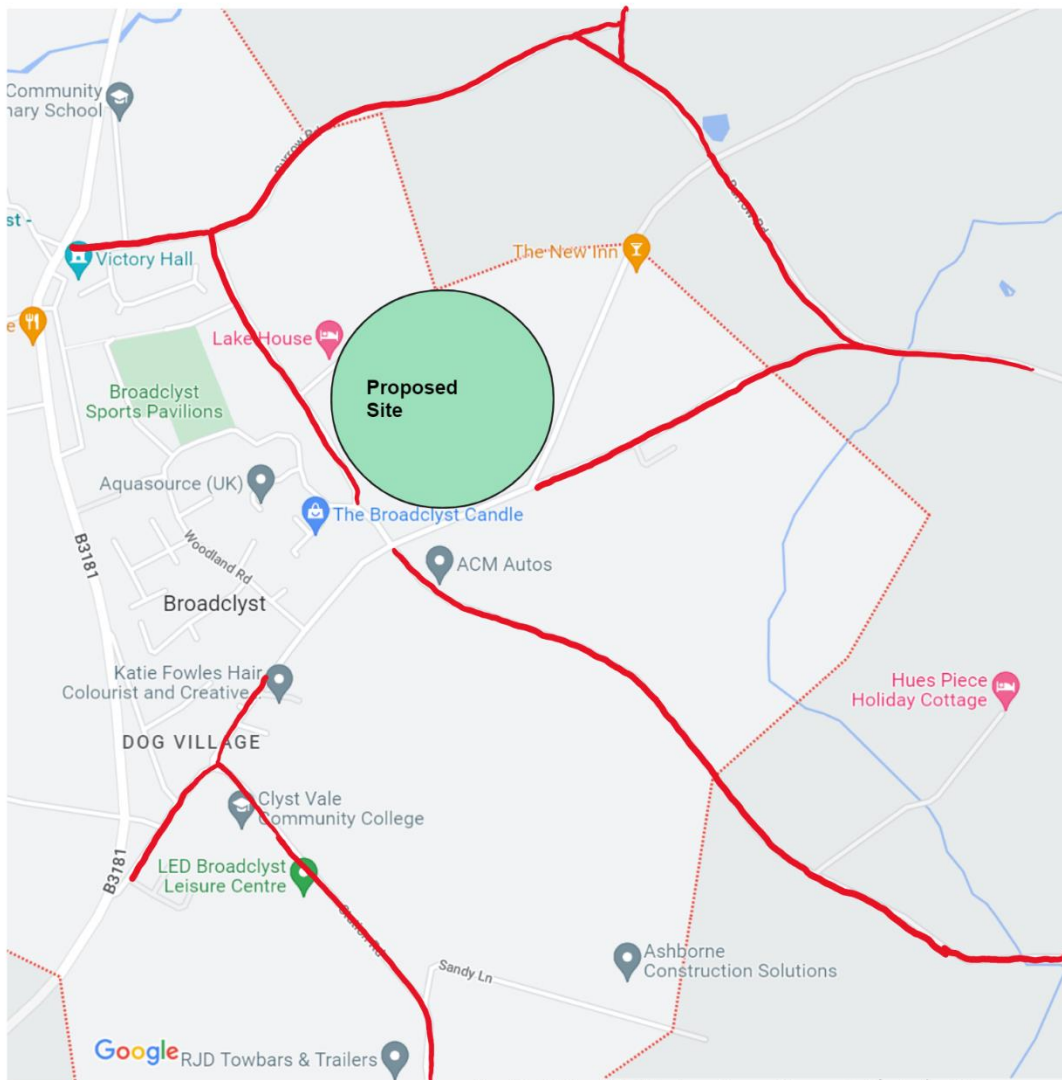




Figure 4 – Frequent Flooding

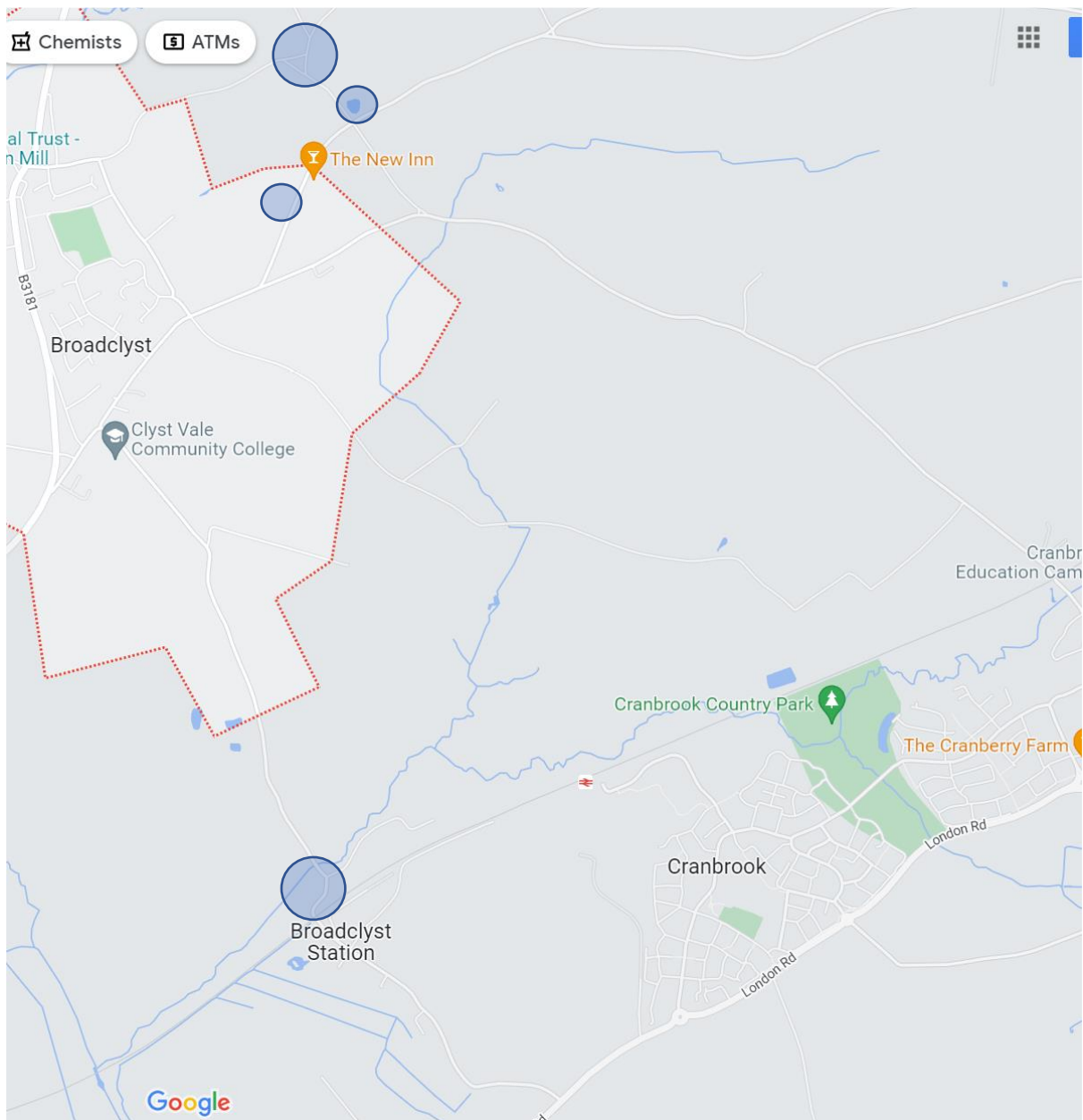


Figure 5 – Excessive Run Off water

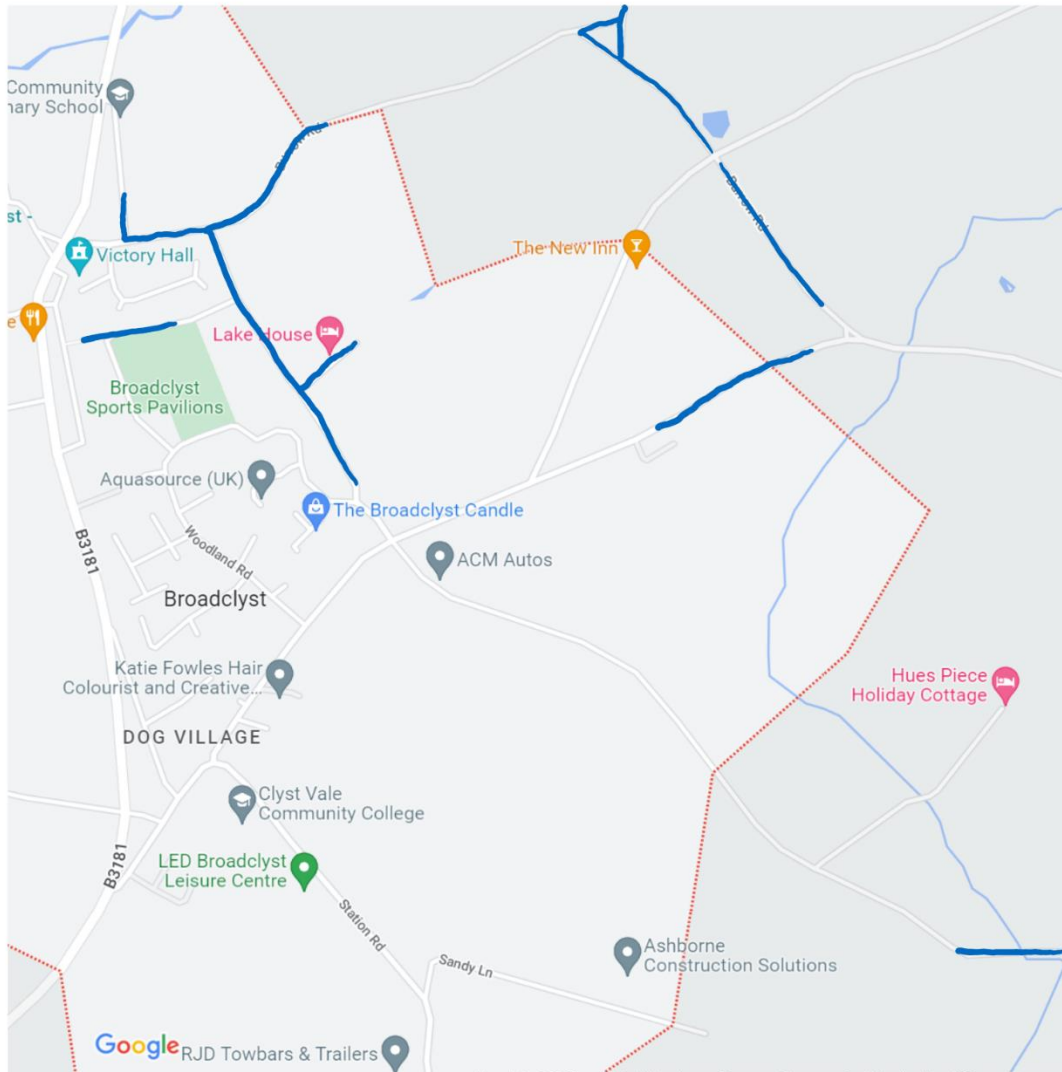


Figure 6 – Sewerage Pumping Stations



Appendix B



















