

## **East Devon District Council**

### **Local Plan 2022**

The following comments relate to the proposal (Option 3) to create a new town surrounding and to the north of Clyst St George.

#### **Sustainability**

I understand that some District Councillors (probably not resident in the parish) have suggested that Clyst St George is a sustainable settlement.

Clyst St George has no bus service other than the No. 57 from Brixington to Exeter the nearest stop for which is at the George and Dragon public house, 0.75 miles on foot from the village centre. This walk involves crossing the A376 dual carriageway where there is no formal crossing point and again at the public house very close to the busy roundabout.

A train service is only available at Topsham railway station which is 1.75 miles on foot from the centre of the village, again involving the crossings. It is impractical to travel to the station by private transport as there is no parking at the station, even for a single vehicle.

#### **Flooding**

The very substantial area (shown on the plan) all slopes steeply from the north for over 0.5 mile to the stream, listed ford and its footbridge. Likewise, the road from the church and adjacent land slopes steeply towards the ford from the south. As a result, the ford is regularly impassable during the year; even after the driest year on record it was impassable for several days in November 2022. The same also applies to the road from the ford west to Courtbrook Farm alongside which, EDDC's own maps indicate a flood area. Development of the proposed area could have catastrophic consequences for the 15 dwellings at Pytte all of which are near the ford. Images of the flooded ford and road from the ford towards Courtbrook Farm/A376 are attached.

Colin and Christine Pilcher

