

10th January 2023

To whom it may concern in the Local Plan Office,

Re EDDC draft local plan sites LP Brcl 29 & LP Brcl 12

Having looked at the EDDC Local Plan maps I am very concerned, as many others are, that the combined sites for building 160 houses would be a blot on the Broadclyst landscape as it would be too prominent and overbearing. It would be going against the wishes of the local people who voted for more subtle housing schemes on smaller sites in and around the parish / village when contributing to the Neighbourhood Plan. People voted against building on the National Trust land (site 29) for a variety of reasons, one being the negative impact on the historic character and buildings in this part of the village.

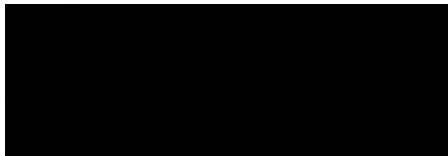
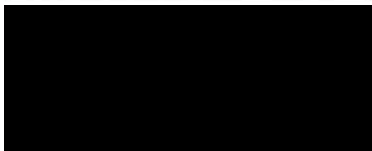
There are several expensive problems that would need fixing before a project like this should be allowed not least with -;

1. **FLOODING** nearby both in Crannaford Lane, Station Road and Burrow.
2. **SEWAGE** The Heath Cross pumping station is already under pressure.
3. **PRIMARY & SECONDARY SCHOOLS** are full to capacity and have no room for expansion.
4. **MEDICAL CENTRE** can't accommodate new patients nor has room to expand.
5. **ACCESS** to these sites would be onto country lanes, adding to traffic on what are becoming increasingly busy roads which many cyclists, pedestrians, horses, and riders use. The road to the schools, exercise fields and buses which run on the main Exeter to Cullompton road (B3181) has no pavement, making it dangerous for pedestrians, particularly dangerous for children who have been encouraged to walk to school and for people walking dogs.
6. **TRANSPORT TO PINHOE AND EXETER** More traffic on the Whimple road will add difficulty and more chaos to the already congested road particularly at school run time where it joins Station Road and where there are many children walking on the road as is no pavement nor room for one.
7. **TRANSPORT to AIRPORT, MOTORWAY or SCIENCE PARK** via Station Road is already a hazard as it regularly floods and has huge lorries negotiating the railway bridge causing traffic back up.
8. **TRANSPORT TO CULLOMPTON** is not easy through Burrow as it is single track road which floods easily and regularly nor is it easy to get to the centre of the village by car or by foot through the very narrow lane past Clyst Vale College and past parked cars in Town End.
9. **TRANSPORT to CRANBROOK & TRAIN STATION**
(The nearest town, supermarket and train station) The road is mostly single track with concealed ditches and passing places full of holes usually filled with water so causing damage in some cases to the bottom of vehicles. The road also floods in places. I believe Network Rail is already concerned about the increased traffic over the level crossing.

Continues...

If such a development was allowed there would be a huge negative impact on Broadclyst Village and on all who live here, and on wildlife which would be disturbed with light and loss of habitat. The loss of even more productive land in East Devon seems short sighted. Please take this area of land off the Local Plan.

Thank you for reading our concerns,



Cathy and Keith Durston