

From: Roger Trott [REDACTED]
Sent: 11 January 2023 09:32
To: Planning Policy
Subject: LP_BRCL_29

Dear Sir/Madam

I wish to express my strong opposition and objection to the above proposed development in Broadclyst. Following the Governments changes in 2022 to the agenda for affordable housing that have been introduced to ensure that the local people were given an opportunity to influence proposed developments within their community, I believe this scheme should not be considered for the following reasons;

- Traffic congestion ~ The village of Broadclyst currently experiences a massive issue with congestion causing an extremely hazardous commute for motorists, pedestrians and cyclists. The current situation is undoubtedly going to contribute to future collisions and serious injuries. Any further development is going to compound this problem. The road and pavement networks are narrow and (in the main) cannot be easily widened or improved without ruining the historic nature of the village. The new town adjacent to Broadclyst has created much of the additional congestion and before any consideration is given to further housing within Broadclyst, substantial improvements must be made here first.
- Site access ~ In view of the above, it is difficult to see how vehicles from the site are going to gain access to a suitable 'A' road without impacting of the village lane network first.
- Flooding ~ The area surrounding the proposed site is prone to flooding each year throughout the winter months and is only drained via roadside ditches that again cannot be enlarged to allow for the increase in hard surface run off that will be inevitable with any new development. The geology of Broadclyst lying on a relatively high level aquifer which causes native ground water pressure to increase in the winter months and surface water is then unable to drain away through the substrate and requires managing through a waterway network. The site is low lying and careful consideration should be given to disturbing this geology without substantial investment in the management of this flood water.
- Ecology ~ The site provides a huge habitat for local and migratory wildlife.
- Local Produce ~ The site has provided the local community with virtually 'zero food miles' of produce. It is important that we leave each rural community with the ability to support itself with produce.
- History ~ Broadclyst is a historic village containing buildings and homes of historic interest and importance up to and including the boundary of the proposed site. New homes will have a dramatic and everlasting impact of these buildings.
- Infrastructure Services ~ Broadclyst is not very well serviced in terms of capacity within the local and wider infrastructure services such as schools, GP practices, Hospitals, foul drainage, internet etc. New properties may encourage improvements over the longer term but it is likely that the next 20 years will simply see greater stress on the already struggling infrastructure.

The above is not an exhaustive list but identifies some of the issues currently being experienced by local residents and should be fully considered in this proposal process.

Your sincerely

Roger Trott