

**From:** Yvette Jones [REDACTED]  
**Sent:** 09 January 2023 12:44  
**To:** Planning Policy  
**Subject:** Fwd: Proposed housing development in Broadclyst

**Categories:** Reg.18 consultation

LP\_BRCL\_29  
LP\_BRCL\_12  
LP\_BRCL\_09

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Begin forwarded message:

**From:** Yvette Jones [REDACTED]  
**Date:** 6 January 2023 at 14:44:29 GMT  
**Subject:** Proposed housing development in Broadclyst

Sites LP\_BRCL-29  
LP\_BRCL\_12  
LP\_BRCL\_09

Dear Sir / Madam,

I am writing to express my strong opposition to the above proposed housing development in Broadclyst . I wish this letter to act as an objection to the plan .

Central Government is driving forward an agenda for the provision of high quality affordable housing across the country . In December 2022 significant modifications to this agenda were announced, with the stated intention of ensuring that the views of local people were given greater consideration in where and where not to place new development . The importance of protecting the natural environment was also named as a priority.

EDDC must weigh both local considerations and the relevant Government guidance in the balance when reaching a decision to grant a planning application .

considerations may be outlined as follows:

- 1) PRACTICAL.....traffic congestion
  - Parking
  - Increased risks to pedestrians
  - Services including schools and healthcare
  - Flooding

2)HISTORICAL AND ECOLOGICAL

3) FOOD PRODUCTION

4) GOVERNMENT ADVICE

Practical issues:

The village is served by narrow, often winding lanes with poor visibility . There are occasional passing places . Pavements in the centre of the village and surrounding lanes are patchy and inadequate and there is no designated provision for cyclists.

There are two large schools in the centre, namely Broadclyst Primary School and Clyst Vale Community College . At times of school entry and departure there is already considerable traffic congestion including large school buses leaving the college area.

There is extensive roadside parking by parents throughout the village , sometimes in inappropriate dangerous places such as diagonally across junctions ,impairing the visibility of on coming traffic . The lack of pavements leaves families negotiating their way through dense parking and moving traffic in the narrow lanes . This undoubtedly creates risk to young children leaving school especially in the darker winter months.

Quick access for any vehicle at these times is very difficult and the traffic conditions could lead to unfortunate delays for those needing emergency services.

At other times during the day cars ,farm vehicles and delivery vans travel at excessive speed down these small lanes as there are no reduced speed limits on Townhill or Townend .

Broadclyst recently became a cut through route for traffic from Cranbrook travelling to Exeter or Cullompton , during a period of closure of the main road . Motorists continue to use the route despite the reopening of the main road so that unfortunately the volume of traffic remains higher than before .

A large new development of family homes on the edge of the village would exacerbate the congestion and the potential risk to pedestrians .There appears to be little possibility of new pavements or road widening because of existing houses built directly onto the roadside.

I understand that the local schools and GP surgeries are full to capacity and the nearest hospital is struggling to cope with the huge expansion of the Exeter population that has occurred as a result of new build projects in the area over the last few years. It must be hoped that the Council will consider essential service provision when evaluating planning applications .

The suggested area for development is frequently waterlogged in wet weather and a footpath crossing the fields is often unusable .The lanes alongside this land flood regularly during the winter to the point of being impassable by foot or by car. The floods are not transient and can be slow to drain over days or weeks.Run off water from a large housing development would exacerbate this

problem.



There is also a concerning issue of safe sewage disposal . There was a recent incident of overflow from the pumping station which required drainage . The attending engineers expressed doubt as to whether the current pumping station would have the capacity to deal with a much higher demand from a new estate .

#### Historical Considerations:

Broadclyst is an ancient settlement lying in the floodplain of the River Clyst. There is a conservation area in the northern part and many listed and historical buildings in the village . It is in the centre of the National Trust Killerton estate who own a large number of traditional cottages in the area around 30 of these are of medieval origin . Clyston Mill and Markers cottage are of particular note and are open to the public. Broadclyst is one of the best preserved “Estate Villages” in Devon .

The proposed development of concentrated modern housing would engulf the historical setting of the village ,whose character would be damaged and lost for ever.

Over many years there has been steady development of smaller housing estates on the edges of Broadclyst in a way sympathetic to the infrastructure of this place and which has facilitated organic growth of the community over time .

I understand that recently the local Neighbourhood Plan only identified evidence of a housing need for 27 open market homes and 16 affordable homes . A local survey showed that only site of up to 24 houses were supported by the community.

The rural setting of Broadclyst offers the local community and visitors the pleasure and health benefits of walking and cycling in the beautiful countryside. These activities were essential for physical and mental well-being of residents during the recent pandemic . The area supports a wide range of birds , insects and wildlife which would inevitably be diminished by the transformation of the village to an urban environment .

The preservation and protection of wildlife habitats is essential in the long term for the survival of the planet as acknowledged by Michael Gove in the new measures for the Levelling up and Regeneration Bill ( Dec 2022)

The proposed area of development is currently rich agricultural land which has traditionally grown much needed food. A housing development would lead to the permanent loss of this valuable green space

#### Modified Government advice :

On the 5/12/2022 the Government published new measures for the Levelling up and Regeneration Bill , .which was aimed at strengthening the commitment to building enough of the right homes, in the right places and with the right infrastructure .

Housing targets remain but are a “starting point “with new flexibility to reflect local circumstances .

Local Authorities are given the power to promote brown field sites for development rather than green sites , ensuring that the the environment is protected .

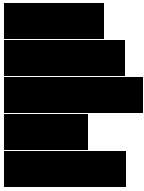
Significantly local people are to be given a greater say in where new developments should be sited.

#### IN SUMMARY

I believe that there are pressing local considerations which argue against a large development of new homes on the edge of this attractive and historically important village .

I recognise the duty of EDDC to ensure the provision of modern housing as per Government targets . However the recent advice from central government enables the council to make decisions that reflect local priorities and the wishes of the community.

Yours faithfully  
Yvette M Jones



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