

Planning Policy Department  
East Devon District Council  
Blackdown House  
Border Road  
Heathpark Industrial Estate  
HONITON  
EX14 1EJ

8 January 2023

Dear Sir/Madam

**Planning Ref No Brcl12, Brcl29 – Development proposal for 175 new properties in Broadclyst**

I object to the above proposal, on the following grounds :-

1. How will the Village GP Surgery cope with 175 + additional patients ? The Surgery is already full to capacity having had an influx of new patients from Cranbrook and Westclyst.

There is no room to expand the current building. Will a new Surgery be built, if so where ? Will additional GP's be recruited to accommodate the many extra patients ?

2. As with the Village Surgery, both the Primary School and Clyst Vale Community College, are also running to full capacity. Will additional facilities be provided to accommodate extra pupils and new Teacher's recruited ?

3. Road access to the site is being proposed in Town End. This site has already been rejected by the National Trust on one occasion. The properties in Maple Road were assured there would be no building on the strip of land adjoining Town End. Covenants were agreed, between the National Trust and Wimpey Homes, thus retaining wildlife in hedgerows and the rear of Maple Road properties and gardens, from both increased pollution and traffic noise.

In addition Town End is a rat run to the local Primary School. It is horrendously busy during school term time with traffic and parked vehicles. Pedestrians in particular, primary school children, are at risk now, without the increased volume of traffic you propose. There are inadequate pavements in the lane also, hence adding extra risk to pedestrians.

Horse riders frequently use the lane, as does the local farmer at Town End Farm, who frequents the lane with tractors and heavy farm machinery and trailers.

4. Road access to/from the Village is very limited and congested. One of the main access roads to the village is Station Road. This serves as another rat-run to the Clyst Vale Community College. During much of the winter months, it is flooded and closed. Large 'Heaver Bros' lorries frequently use this route to/from their depot, in addition to the school buses and traffic travelling to/from the College. It is already treacherous around the railway bridge bend. Introducing yet more traffic to this already busy road, which is frequently being repaired due to potholes, is a huge mistake and poses road safety concerns.

All in all, the current road networks around the village are difficult. Our small village cannot safely cope with the additional traffic influx, residents of the 175 new dwellings will create.

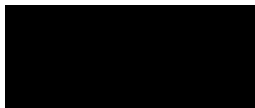
5. Broadclyst, being a rural community, has a diverse range of wildlife. We are lucky enough to have Barn Owls, endangered rare bats and hedgehogs, to name but a few. We have a local Environmental Group, who do their utmost to sustain and protect the wildlife that live on our doorstep. Frequent litter picks are organized and also the planting of tree's and wild flowers. The building proposed over such a vast area of green field sites, will obviously have an adverse impact on the wildlife we work so hard to protect.

6. We currently have just the one community store here in the village. Will more be built, to sustain the increasing numbers living in the community ? If so, where ?

7. The village is surrounded by the River Clyst, which is prone to flooding. Large areas of the village can be flooded and become impassable, due to water run-off, from the surrounding fields. I worry that altering the ' lie of the land' and building on the proposed scale, will contribute to more water run-off and flooding in the area. Building work at Cranbrook, has led to the village at Clyst St Mary being frequently flooded and contributed to additional water run off on Station Road, particularly in the vicinity of the Wishford Farm area.

I look forward to being kept informed and receiving an invite to any future meetings on this subject. It will have an impact on the whole village way of life, hence the whole community need to be kept updated and informed of matters. For your information, I was unaware of the current proposals and the public meeting held on 21 November 2022, until after the event !!!

Yours Sincerely

A black rectangular redaction box covering the signature of Cherry Ann Powell.

Cherry Ann Powell (Ms)