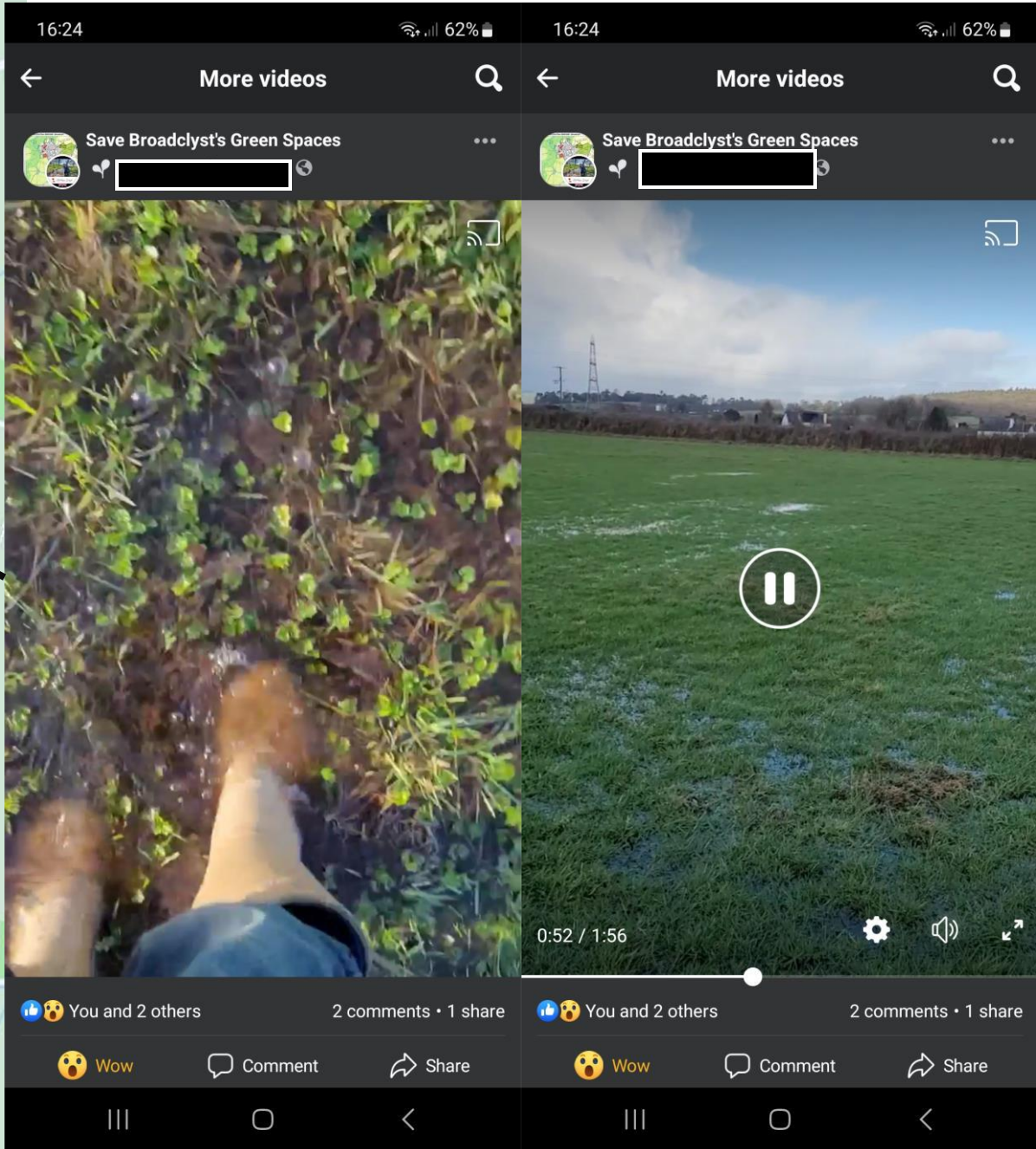
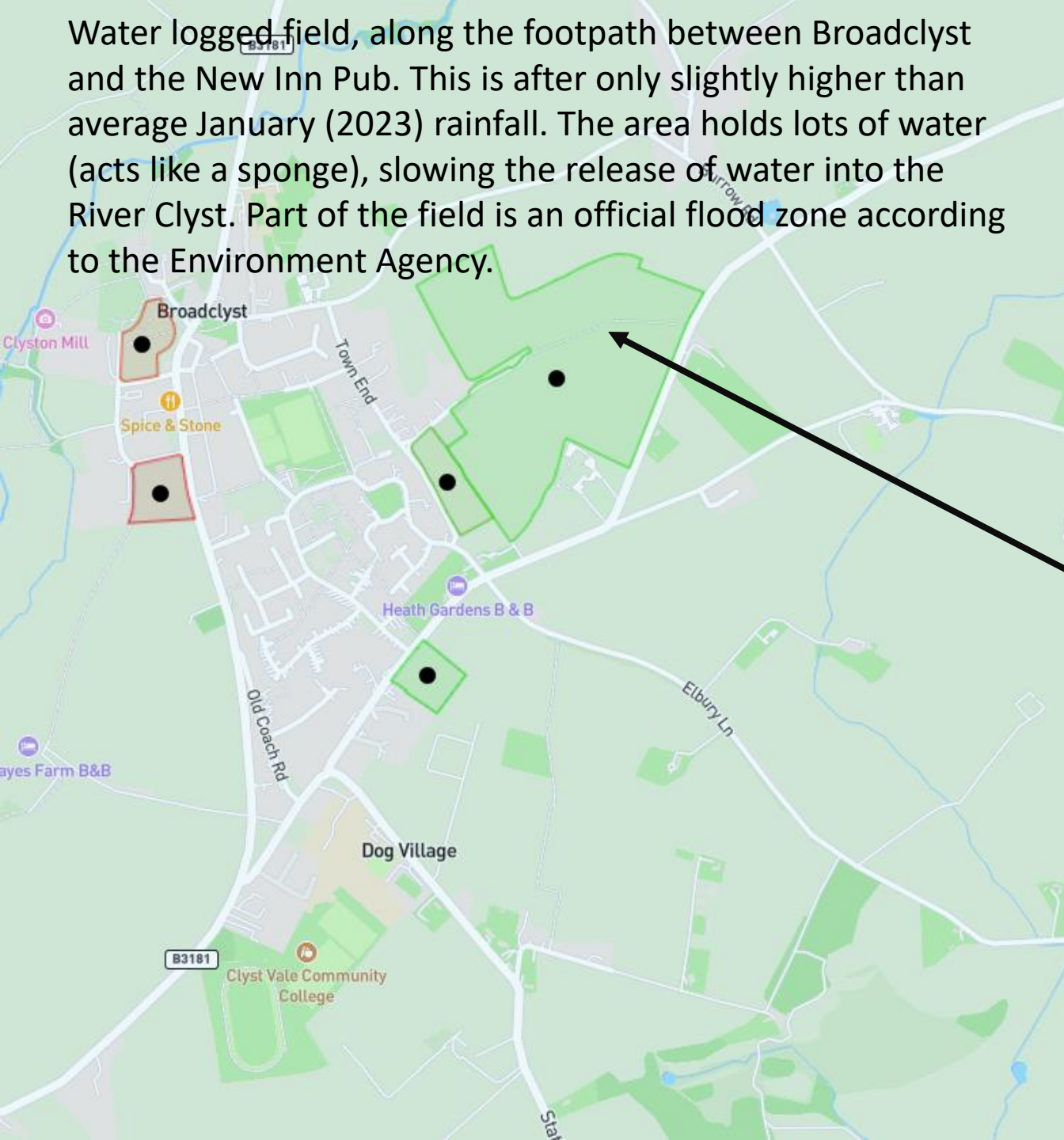


Photo evidence showing flooding and poor infrastructure around Broadclyst

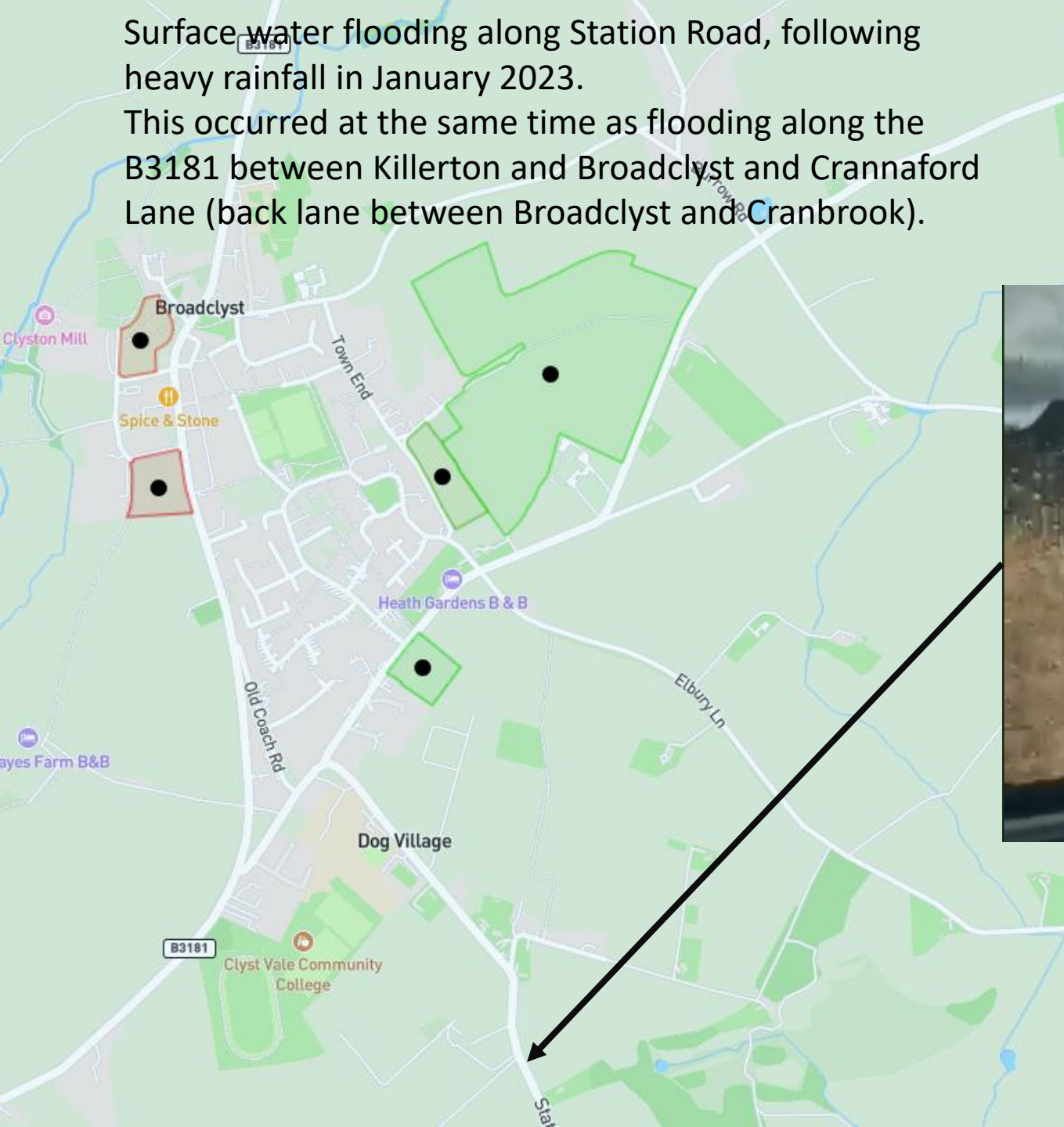
- Presented as evidence for why Broadclyst village is not suitable for large scale developments.
- Maps show where the photos were taken (between December 2022 and January 2023)

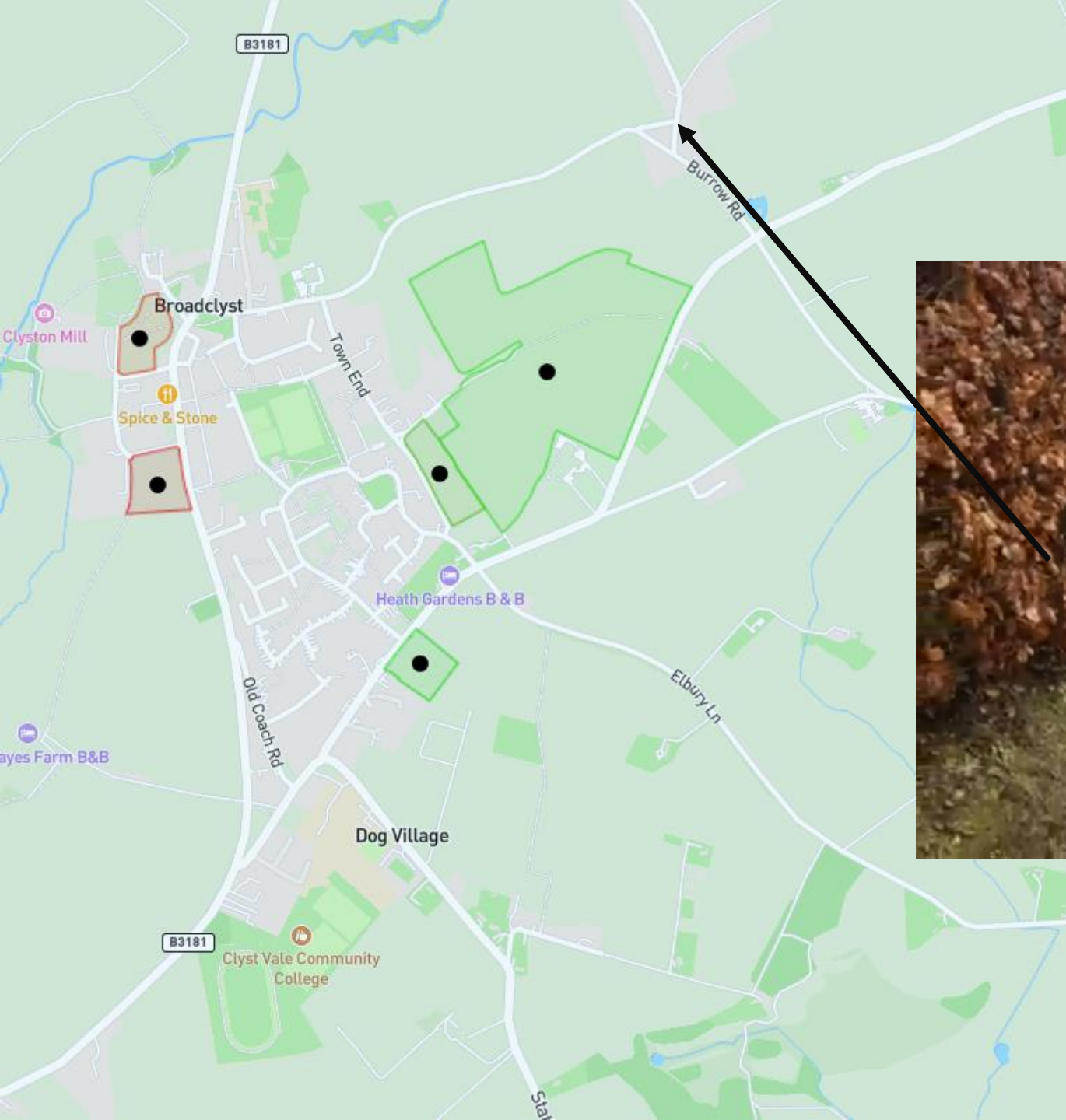
Water logged field, along the footpath between Broadclyst and the New Inn Pub. This is after only slightly higher than average January (2023) rainfall. The area holds lots of water (acts like a sponge), slowing the release of water into the River Clyst. Part of the field is an official flood zone according to the Environment Agency.



Surface water flooding along Station Road, following heavy rainfall in January 2023.

This occurred at the same time as flooding along the B3181 between Killerton and Broadclyst and Crannafor Lane (back lane between Broadclyst and Cranbrook).

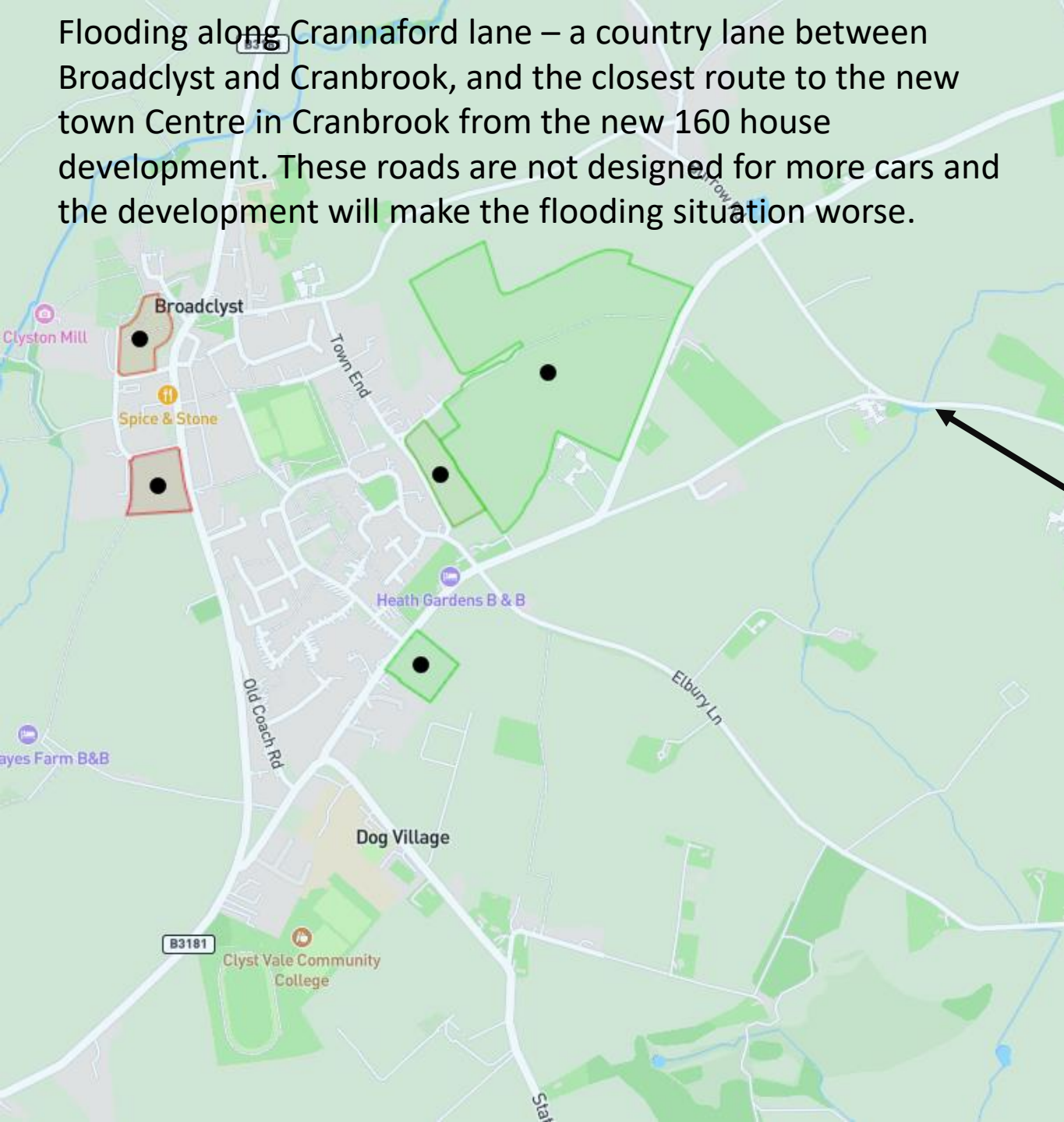




Burrow, near Broadclyst. Flooding in January 2023. Note the overflowing drainage ditches and surface water flow off the fields where 160 houses are proposed!



Flooding along Crannaford lane – a country lane between Broadclyst and Cranbrook, and the closest route to the new town Centre in Cranbrook from the new 160 house development. These roads are not designed for more cars and the development will make the flooding situation worse.



Save Broadclyst's Green Spaces



Crannaford Lane taken this morning !



Like



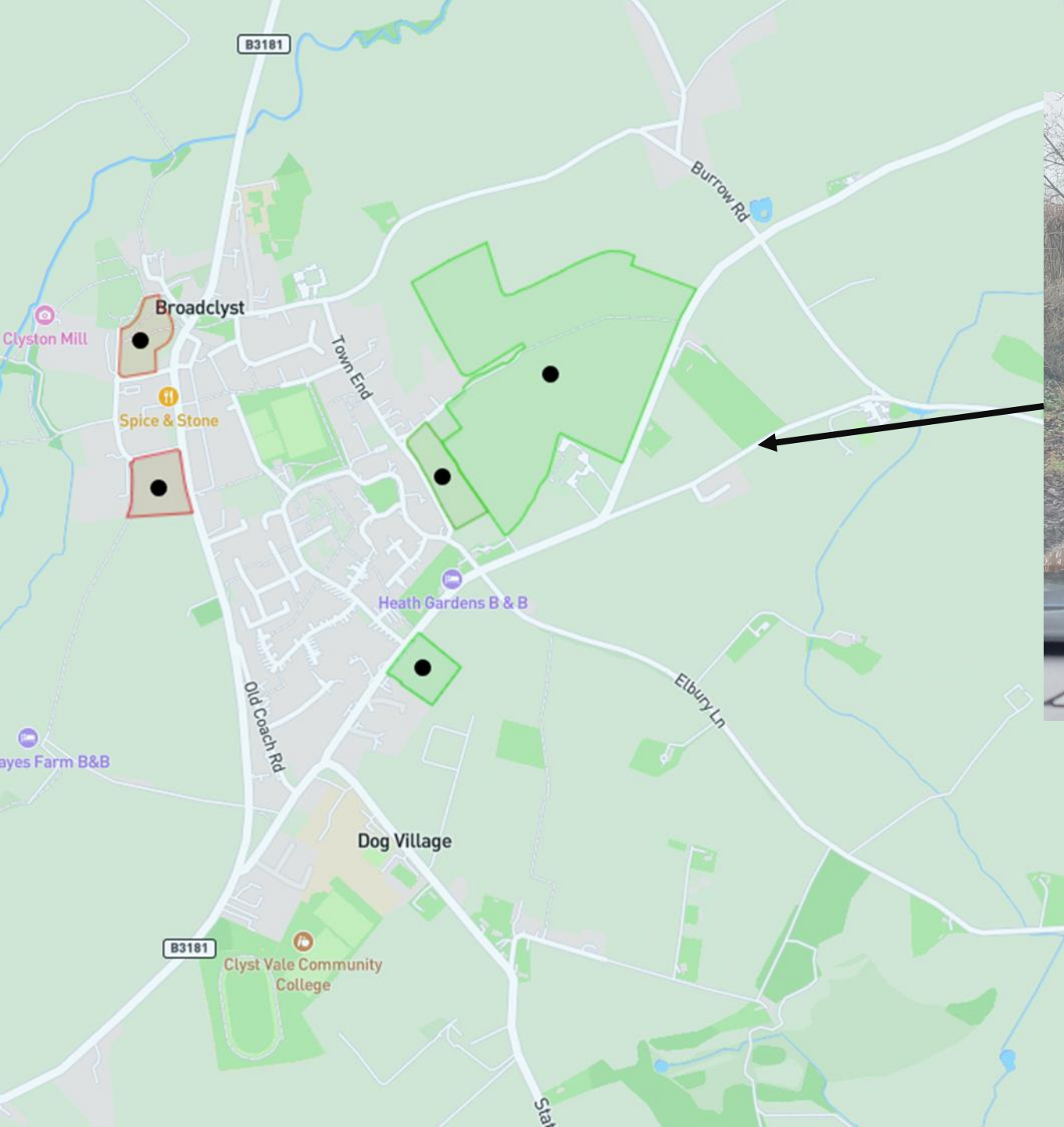
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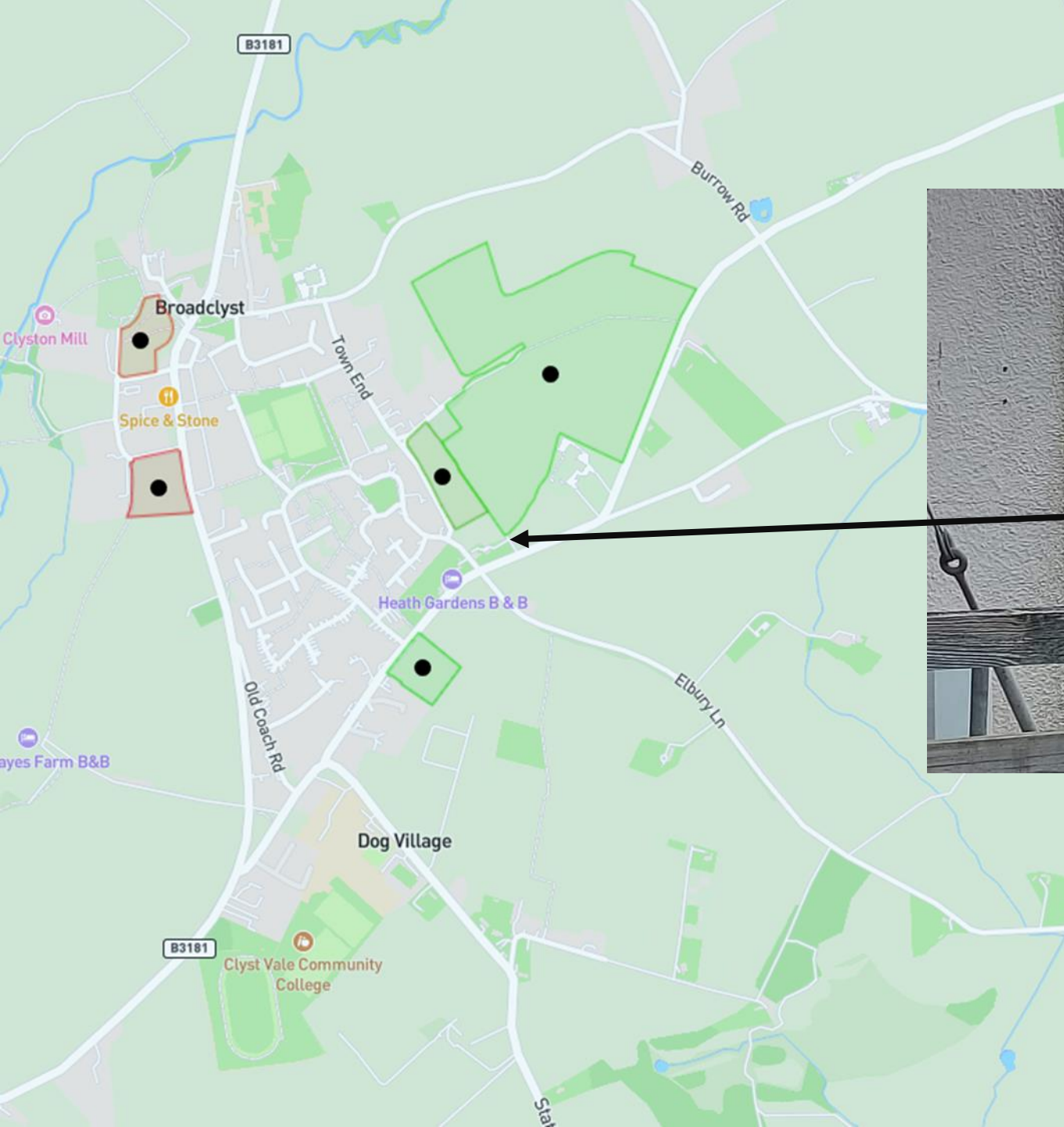


The country lanes near the 160 house development in Broadclyst are not wide enough to cope with the levels of traffic as they are! This photo show how the verges are being damaged and is Typical of the roads around this area. There simple isn't the infrastructure in place.



Heavy traffic already a regular feature along the country lanes and into the centre of Broadclyst around Cyst Vale School. Regular queues at this time with no safe footpath provision right along the road from the centre of the village out to the new proposed development. Roads too narrow, junctions inadequate and no footpaths – very poor transport infrastructure and no bus stops near the new developments.





The sewage pumping station is already over capacity and regular distiches into the field where the new houses are proposed. This photo was taken in December 2022.