

From: Dr Sally Hudson [REDACTED]
Sent: 11 January 2023 16:47
To: Planning Policy
Subject: Subject :Proposed Housing Development in Broadclyst LP_BRCL_29 LP_BRCL_12 LP_BRCL_09

To whom it may concern.

I am writing to lodge my opposition to the proposed plan for the reasons outlined below.

Broadclyst is an ancient village in the centre of the National Trust Killerton Estate, indeed the National Trust own many of the properties, including mine. It is in a conservation area, and many of the properties are listed, giving it a unique character. Over the last few years the Parish Council has put together a Neighbourhood Plan involving extensive consultation with the local population which does include open market new homes and affordable housing, but the sites proposed by EDDC were rejected by the Council following this consultation process. I believe that central government have stated that greater consideration should be given to the views of local people which has clearly not happened in this case.

The proposed development would significantly increase the size of the existing village which its current services would be unable to support.

1. NHS G.P. services: the village has a small satellite surgery part of the Pinhoe Practice where it is already difficult to get an appointment. The existing premises in Broadclyst are too small to provide rooms for more Doctors and nurses and it would not be possible to extend the building due to its site. The GP lists are full.
2. The Broadclyst GP surgery is a dispensing practice which is defined by the NHS as being 'Rural in character' and at least 1 mile from a pharmacy. This service is currently well used and very stretched to the extent that it has recently had to close at lunch times to increase the time allowed for medication to be dispensed in order to meet demand. It would not cope with a large increase in population
3. The local Primary and Secondary schools in the village are at capacity again without land adjacent to expand. All the roads around the Primary school are gridlocked by parked cars at drop-off and pick-up times. Even if children from the proposed new development could be accommodated at the school they could not safely walk there as the roads leading to the Primary school do not have pavements and 2 of the 3 routes are narrow single-track roads.
4. This leads to the already inadequate road routes from the village into Exeter, Honiton, Cullompton and further afield. All filtering through the B3181 which lead to bottlenecks at Pinhoe and Cullompton In the North-East direction from the proposed development going to Cranbrook and Whimble, the roads are narrow and part single-track already over used and not suitable for an increased traffic load. This strain on the road system would be further compounded by proposed developments in Whimble and a huge "new town" being proposed at the Exeter Airport site
5. The proposed site is usually waterlogged in the winter; the footpath one of the few in the area which allows you to walk safely avoiding the road is often unpassable in the winter months. If the site were developed there would be a significant increase in surface water run-off leading to the possibility of flooding.
6. Sewage disposal is managed in the village by a pumping station which in the event of an overflow uses drainage ditches along the proposed site..... not a place you would want to build houses.

7. This is an Early Purple Orchid which I photographed on the site of the proposed development on 20/4/20, and posted on i-naturalist. It is part of the natural biodiversity of the site, which we should be protecting.



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I hope that you will take on board my objections and reconsider the siting of this large, proposed development.

Yours faithfully,

Sally Hudson.

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