

Dear Sirs,

I write with specific interest in the EDDC plan for LP\_Brcl\_29 and LP\_Brcl\_12 and LP\_Brcl\_09. Broadclyst village.

### **Overview**

The village and surrounding areas are considered by many, as an area of outstanding beauty. There are many listed buildings, owned by the National Trust and homeowners that are visited and appreciated by NT members, walkers and many others.

The land proposed for development is prime agricultural in nature and is used for food production.

These developments would grow the village by 15% which would stress the infrastructure to an intolerable level.

### **Local Development Impact**

East Devon has seen vast building and growth in population through Cranbrook to the east, West Clyst and Pinhoe to the South and the growing business parks near the Exeter Airport. The tiny lanes around the village of Broadclyst are affected daily by lorries, trucks and commuter traffic to a point where it is damaging to the environment.

The local Broadclyst primary school is full. Over 510 students attend and classes are large. The secondary School, Clyst Vale, is also at capacity with nearly 1000 students. Children from new homes would create an overflow thus diminishing educational standards.

The medical service at Broadclyst and Pinhoe cannot cope with its present capacity and is overstretched.

Flooding is a problem in Broadclyst, as it lies on the floodplain of the river Clyst.

The proposed site at Brcl\_12 is often water logged in winter and serious flooding occurs on some lanes, causing impassable roads. Large developments will cause water runoff which will make matters worse.

According to the water services, the existing sewage pumping arrangements will not be able to cope with a large number of new homes, as they have been built only for the community as it is. There would need to be a serious reconstruction of services that would necessitate huge investment and would be destructive in its placement.

The local Neighbourhood Plan, conducted by the Broadclyst Parish Council, identified the need for 27 open market homes and 16 affordable homes.

This would result in a much more satisfactory population growth for the village.

Wildlife is a strong feature of the Broadclyst district. Birds mammals and insects are abundant and would be adversely affected by urban development

### **Development distribution and balance**

It is plain to see on the site map of East Devon district that the number plots put forward to be considered for building is many times larger in number and size in the west of the district than the east.

With this degree of over development, it is inevitable that the problems of over populating an area will occur. Some of these I outline above.

Cranbrook is simply massive and the possible new town around Clyst St George should surely be sufficient to provide the new homes needed. To blight small villages like Wimble and Broadclyst with further development, would have a tragic effect on the whole community.

### **Levelling Up and Regeneration**

The building of the right homes in the right places is vital. Choosing brownfield sites over green and productive prime agricultural land must now be considered first.

The new flexibility given to district councils by the government, should allow local people to have a greater say in the selection of where to build.

My feeling is that small 'oasis villages' with a heritage of history and beauty should be disregarded when considering growth sites.

### **Summary**

Whilst I recognise the need for EDDC to plan modern homes in our district, I trust that due consideration is given to historical sensitive villages and the delicate environment.

Yours faithfully,

Christopher L Jones

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