

**From:** pete peacock [REDACTED]  
**Sent:** 13 January 2023 01:00  
**To:** Planning Policy  
**Subject:** Fwd: Broadclyst Village Houses Development

**Categories:** Reg.18 consultation

Sent from my iPad

Begin forwarded message:

**From:** pete peacock [REDACTED]  
**Date:** 13 January 2023 at 00:55:23 GMT  
**To:** [planningpolicy@eastdevon.gov.uk](mailto:planningpolicy@eastdevon.gov.uk)  
**Subject:** **Fwd: Broadclyst Village Houses Development**

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BROADCLYST VILLAGE 160 HOUSES PROPOSAL FOR SITES LP\_BrcI\_29 and LP\_brcI\_12

I am writing by email as the portal is so difficult to use .  
You ask people to voice their concerns over this development but make the portal so very complicated to use that a lot of residents will give up trying to get their concerns through.  
However please accept this email as my written concerns regarding the proposed planned development in Broadclyst set out by EDDC.

**TRAFFIC INCREASE**

Building 160 houses is going to have an impact of roughly 300 plus more cars in the area and Broadclyst consists of narrow lanes and single file traffic with no pavements.

The access from this proposed site gives you two options to reach the B3181 both which are used by parents and children accessing both Broadclyst School and Clyst Vale School. At present both these routes are already very dangerous to navigate as there are no pavements and parents and children are forced to walk on the roads into oncoming traffic passing from both directions.

**TOWN HILL**

Each side of this road has listed houses all with road side parking which only allows single file traffic to pass .This is often congested and it is extremely difficult to navigate with no means of widening the road to accommodate extra traffic.

**BROADCLYST STATION BRIDGE**

The road over the railway is already dangerous and very narrow and would not cope with excess traffic.

#### STATION ROAD

Again some place single file traffic and a very dangerous road having to navigate large heavy vehicles and subjected to heavy flooding causing even more danger.

#### CLYST VALE

Single file traffic speed bumps no way of widening the roads due to house so would not cope with more traffic.

#### BURROW LANE + JUNCTION

Single file track with ditches either side no pavement's subject to heavy flooding causing it to be completely unusable.

#### CRANNAFORD LANE

Level crossing which would also not cope with extra traffic as Network Rail have already stated.

#### BUSES

There are buses into Exeter and Cullompton on the B3181 but again there are no pavements making it already extremely dangerous for residents to navigate especially in the winter months when it is dark.

I would also like to note that the buses stop at the Hay House corner on the B3181 where there is no designated bus stop on a blind 50 mph bend again no pavements .

#### HEALTH CARE

Trying to get an appointment with a doctor at either Broadclyst surgery or Pinhoe surgery is nigh on impossible for the current residents. Both surgeries cannot cope and adding to this would be horrific. Bearing in mind most of the residents are elderly and heavily rely on being able to see their Doctors.

#### ACCESS FOR PEDESTRIANS,CYCLISTS AND HORSE RIDERS

Navigation for all is already not safe as the roads again as already stated are narrow with no pavements and ditches this already needs considerable attention without adding to it by building 160 houses increasing traffic.

If Council propose to add pavements and lighting why have you not done so already, why have you not cleared what little paths there are around the area so residents can actually walk on them!

Again I would like to note that all areas around the proposed site are already hampered by heavy flooding.

Pedestrians, cyclists and horse riders frequently use this route around the proposed site with caution , adding more cars would only make this more difficult for them to use .

I would like to point out that there are several livery yards operating in the area that would really struggle and this would have a detrimental effect on their business.

#### SCHOOLS

Both schools Broadclyst and Clyst Vale are already at maximum capacity! Averaging 2 children per family for each house where on earth are these children going to go, porta cabins in the car park!

#### HISTORIC

Broadclyst is a village steeped in history and closely linked to Killerton House attracting many tourists and visitors to the area . This will be significantly damaged by a new build housing estate being erected in the middle of the village prompting visitors to boycott the area meaning local business trade will suffer immensely. Its bad enough that the council allowed the blot on the landscape of Cranbrook to be built up like it is.

#### FLOODING AND LACK OF DRAINAGE

Living in the village and dealing with the tremendous amount of flooding and lack of drainage is already hell to say the least.

The access from Moor Lane onto the B3181 is already extremely dangerous and over the years I have witnessed many accidents. I myself nearly got wiped out just before Christmas due to the speed and volume of traffic coming over the hill The flooding around the proposed site means access to Broadclyst, Whimble and Cranbrook is already treacherous .

I can't see how building on this site adding more concrete and removing green fields that act as a sponge is going to help matters. Im amazed the council see fit to even put this land forward for building on due to the flooding unless you have no idea what actually happens in your own area.

All this would do is massively increase the flooding to all areas I have just covered .

#### HEATH CROSS PUMPING STATION

This pumping station already struggles to cope with current demand . How on earth would it cope with the pressure of dealing with an extra 160 houses. The infrastructure that would be needed to do so would be extremely costly not to mention the amount of disruption it would cause for the residents and area.

#### SUMMARY

Given the points I have raised concerning flooding, drainage, lack of pavements, safety, doctors, schools, huge concerns for residents, cyclists, walkers and horse riders. Is this area in East Devon not ruined enough without such lack of thought for a historical village turning a rural area into a bland characterless squashed in area of dwellings

**I must wholeheartedly object for this site being proposed for planning!**

Please can you confirm receipt of this email

Kind regards

Pete Peacock