

**From:** Anton schwarzin [REDACTED]  
**Sent:** 09 January 2023 15:22  
**To:** Planning Policy  
**Subject:** Fwd: Broadclyst village consultation proposed houses on sites LP\_Brcl\_29 and LP\_Brcl\_12

**Categories:** Reg.18 consultation

Sent from my iPhone

Begin forwarded message:

**From:** anton schwarzin [REDACTED]  
**Date:** 9 January 2023 at 15:19:44 GMT  
**To:** anton schwarzin [REDACTED]  
**Subject:** Fwd: Broadclyst village consultation proposed houses on sites LP\_Brcl\_29 and LP\_Brcl\_12

[Download Attachment](#)  
Available until 8 Feb 2023

Sent from my iPhone

Begin forwarded message:

**From:** Anton and Melanie schwarzin [REDACTED]  
**Date:** 9 January 2023 at 15:12:06 GMT  
**To:** Anton and Melanie schwarzin [REDACTED]  
**Subject:** Fwd: Broadclyst village consultation proposed houses on sites LP\_Brcl\_29 and LP\_Brcl\_12

[Download full-resolution images](#)  
Available until 8 Feb 2023

Sent from my iPad

Begin forwarded message:

**From:** Anton and Melanie schwarzin [REDACTED]  
**Date:** 9 January 2023 at 13:40:32 GMT  
**To:** Anton and Melanie schwarzin [REDACTED]  
**Subject:** Broadclyst village consultation proposed houses on sites LP\_Brcl\_29 and LP\_Brcl\_12

I am writing by email as the portal is so difficult to use .  
I would like to state that the residents of Broadclyst are mostly elderly and are not tech savvy so this has been extremely difficult for people to voice their concerns .  
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 on coming 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

Over the railway is already dangerous and 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.

( please see video provided )

#### 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.

(Please see photo and video provided)

#### 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.

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.

(Please see photos provided )

#### SCHOOLS

Both schools Broadclyst and Clyst Vale are already at maximum capacity ! Enough said !

#### 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 businesses trade will suffer immensely.

#### 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.

(Please see photos provided)

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.In fact it is not rocket science for anyone to see any

different.

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 ,cyclist walkers and horse riders I must wholeheartedly object for this site being proposed for planning !  
I do hope from the evidence I have provided you backs up my objections .

Please could you kindly acknowledge receipt of this email.

Kind regard

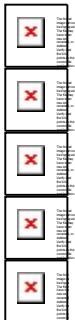
Melanie Schwarzin.



#### Town Hill and Dog Village



#### B3181 coming from Moor Lane



[Click to Download](#)

Video\_2.mov  
0 bytes

## Riders and walkers navigating the proposed site



## Burrow Lane



[Click to Download](#)

Video.mov  
0 bytes

## Entrance to Burrow Lane next to proposed site

[Click to Download](#)

Video\_1.mov  
0 bytes

## Station Rd



## Crannaford Lane

[Click to Download](#)

Video\_1.mov  
0 bytes

[Click to Download](#)

Video.mov  
0 bytes

[Click to Download](#)

Images.zip  
0 bytes

[Click to Download](#)

Video\_2.mov

0 bytes

[Click to Download](#)

Video\_1.mov  
0 bytes

[Click to Download](#)

Video.mov  
0 bytes

[Click to Download](#)

Images.zip  
0 bytes

[Click to Download](#)

Video\_2.mov  
0 bytes