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05 JAN 2023

To whom it may concern,

Ref, Broadhembury EDDC local plan BRHE_09

We would like to share with you our concerns regarding the proposed planning for houses opposite the Memorial Hall in Broadhembury.

We are aware that the Broadhembury sewage pump house is overwhelmed on a regular basis and cannot cope even when the weather is dry. At the moment the pumps have failed and the contents have to be removed by tanker every 4 hours. This situation is ongoing (2nd January) and has been going on since about a week before Christmas. The heavy tankers have inevitably caused a great deal of wear to the local roads. We have no doubt the pumps will be repaired in the future but the fact remains that the pump house cannot cope with the present level of sewage. The number of occasions when South West Water have discharged directly into the river Tale are depressingly frequent. Information from Broadhembury Parish Council states that over the last 2 years, for 29 days in every month, untreated effluent has been discharged into the river Tale. Sometimes for just a few minutes, but generally for many hours on end. The release of untreated effluent into the river is not even confined to times of high rainfall! With the surface water being so often drained into the sewers, this is probably inevitable until proper investment is made into separating surface water from the sewage system. We very much doubt if that will occur in any of our life times. Still. The fact remains that effluent, not properly treated, is being discharged into the river even during times of drought. In our opinion the building of more houses must detrimentally impact the sewage system. Without a large and costly improvement to the sewage disposal system, we cannot understand how any plans for increasing the input to the Broadhembury pump house be even considered to be acceptable.

Anyone familiar with the roads into Broadhembury will be aware of their dreadful state. None can be considered two way. There are essentially 5 roads that converge on Broadhembury, but only 3 that provide access to the A373. These are Pitney Lane (very much 1 way for much of its length, and in poor state due to lack of maintenance, water damage and significant heavy agricultural traffic). The road to Came Cross via Causeway End (in appalling condition due to lack of maintenance, water and animal burrowing damage, and frequent usage by tractors and other farm vehicles). It also exits onto the A373 in a dangerous position on a

bend at the brow of a hill. Few locals would ever countenance venturing along it. This leaves us with the principal road into Broadhembury; the road to Colliton Cross via Grange Cross. This is the very road that the proposed development would be accessed from. Earlier this year, the road was closed for 2 weeks to allow some resurfacing work to take place. Indeed, once the work was complete, a great improvement was noticed. This happy state of affair lasted several months which coincided with the summer drought. Sadly, recent rains have caused the road to act as a drain (as it always has) and it is once again deteriorating badly, with several large potholes ruining the new surface. The road is not wide enough to be properly regarded as 2 way for much of its length, and would surely require a great deal of work to provide proper and safe sight lines for any vehicle entering the road from the proposed development. As already mentioned, water drains from the fields to the south onto the road, particularly that section that lies from the Memorial Hall for about 400m in the direction of the Grange. This is despite the best efforts of the highways department who tried to provide a ditch along that side of the road, and the local farmer who has done his level best to assist the drainage. Building properties with their attendant patios, drives, minor buildings and required access road must hasten the flow of rain water across their impermeable surfaces onto the road by the Memorial Hall. Exacerbating an already serious issue with both drainage and road damage.

The addition of (10?) extra houses must be expected to produce further traffic (20 cars?) along an already delicate road that doesn't even provide for 2 way traffic.

Flooding is a serious problem in Broadhembury. Over very recent years, several houses have suffered severe water ingress. It must be appreciated that the levels of water predicted by a 1 in 1000 year event have been achieved in recent years. The river Tale rises and falls very quickly and is quick to overflow its banks during very high water events. Whilst the proposed development is some way from the river, placing so much impermeable surface on that slope may well overwhelm the road's drainage capacity, run into the river and cause flooding elsewhere.

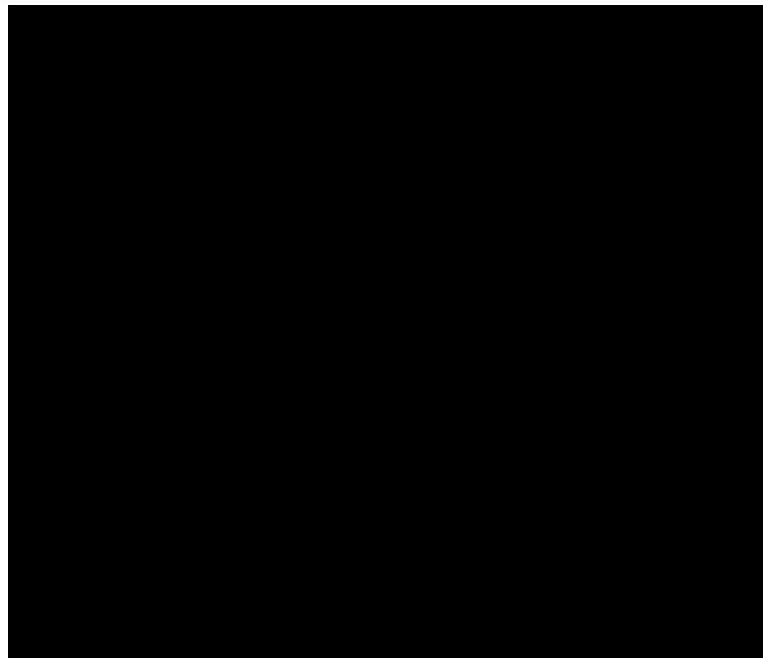
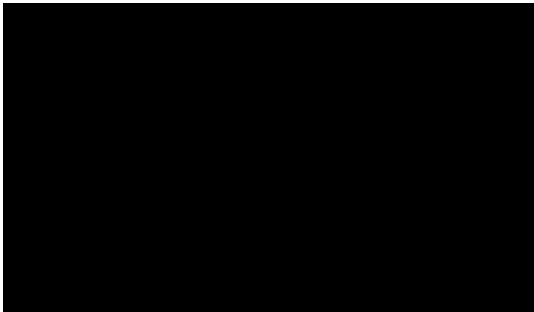
The above factors are of direct physical impacts of the proposed development. They do not include the myriad of other grounds for objection. The proposed development is adjacent to both the conservation area and the AONB. More importantly it is on the edge of

one of the finest examples of thatched medieval villages in the area. The development has been considered by the local community and repeatedly rejected. It would require the removal of a section of ancient Devon bank hedge. It would extend the existing built boundary of the village. It would affect for ever, the visual quality when approaching the beautiful village, and would certainly be out of keeping with such a historic village.

Providing housing for the nation's population is always going to be a challenge. Nimbyism will always be a problem. But it should be noted that the villagers of Broadhembury have made great efforts over recent years to source a site, and provide a few (4 or 5) low cost houses to address local requirements. This is, I believe, an ongoing situation. The proposed development seems to completely ignore the need for low cost houses.

We hope and trust that all of the above points will be considered most carefully

Yours sincerely,



Broadhembury residents