

## BROADCLYST PARISH COUNCIL

Clerk: Mrs M Howard, Kerswell House, Broadclyst, Exeter, EX5 3AF

Tel: 01392 461390

Mr NDJ Wright  
Planning Admin & Local land Charges Manager  
Environment Directorate  
East Devon District Council  
Knowle  
Sidmouth  
EX10 8HL

5 December 2006

Dear Mr Wright

### **Cranbrook New Community – Second Amendment**

Although the date for responses to this application was 30 November, the Chairman of Broadclyst Paris Council's Planning Committee did advise your Directorate on receiving the details that Broadclyst's response would not be available until after the full Council meeting on 4 December. This is of crucial importance to the Parish of Broadclyst and due consideration had to be given to the document.

Broadclyst Parish Councillors, by a majority, remain opposed to the New Community in principle. However, this response restates our detailed issues. There are no significant changes to our position resulting from the amendments here under scrutiny.

- a) While we are pleased that there will be a new 'Broadclyst Station' a few metres to the east of the original, we remain dismayed that there will be no access to the station from Broadclyst, other than a convoluted journey via Station Road. We are also concerned that the Railway Station seems to have been dropped from the priorities.
- b) We are very concerned indeed about the problems along Station Road. This road is already classed as 'dangerous' for educational transport purposes, and 'challenging' for police drivers. To walk, cycle or ride along Station Road is a most dangerous activity, especially at night. This must be addressed.
- c) In addition, if Cranbrook is expected to take its place in the hierarchy of Devon market towns, then having its hinterland terminated on the north side is not in its commercial interests. All these factors make it absolutely necessary to consider a new railway crossing. A footpath, cycleway would help alleviate, but even then a footbridge or tunnel will be a requirement.
- d) With drainage issues, we are very concerned that an admirable piece of hydro-engineering might be put at risk by inadequate maintenance. We would want to see a very clear programme of culvert clearing, not only within the New Town, but also, for example, near Wishford.
- e) There is no mention of new public transport facilities along Station Road.
- f) Assuming that CVCC is to close, there will be increased educational traffic.
- g) The PC is seriously concerned about the possible loss of its facilities for the public – e.g. the library, evening classes, and the Sports Hall.
- h) Development will start at the western end, entirely within Broadclyst PC. We are concerned that for some time there may be a new estate of 1100 houses with a Hall as the sole community facility. EDDC will have to ensure that such a situation is very temporary.

- i) The New Community will need some 'attraction' for local people – other than shops. This was a key recommendation of the Honiton workshop, but does not appear.

ACCESS TO THE NEW COMMUNITY FROM BROADCLYST REMAINS OUR MAJOR PROBLEM.

Also attached is a copy of the response from this Council to the application received in September 2005.

Yours sincerely

Margery Howard  
Clerk to the Parish Council

cc. Mrs Janthia Algate