**Clyst St. George Parish Council Planning Comments 23/0359/FUL**

Ebford is a settlement without any community facilities (apart from a regular bus service Exeter- Exmouth). Any development in Ebford will not encourage sustainable transport so is contrary to the NPPF.  
 **The development is also contrary to the Clyst St George Neighbourhood Plan**.

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| **Policy No. CSG1** | **Sustainable Development** |
| **Development proposals will be supported where it can be demonstrated that they:**   1. **i. contribute to the sustainability of settlements and communities in the Parish;** 2. **ii. can be accommodated within the current settlement areas;** 3. **iii. have regard to the need to make efficient use of land by the reuse of previously developed land;** 4. **iv. are of a size and scale to minimise the impact on the character, infrastructure and environment of the settlement;** 5. **v. have safe and suitable access arrangements; and** 6. **vi. follow the principles of good quality design and conform to the requirements of policy CSG9 ‘Design Matters’.** | |

It falls on two counts, (i) firstly it does not contribute to the sustainability of the settlement or community of Ebford, it will put additional pressure on our narrow lanes.  
(v) It also does not have a safe and suitable access. Lower Lane is a narrow lane and two section of the lane are not wide enough for cars to pass each other, one is at the junction with Old Ebford Lane where there is also a blind bend. At the other end of the Lower Lane close to the junction with Ebford Lane, is a long bend with out room to pass another car. Lower Lane has no pavements and is a well used Cycle route from the Exe Trail to Woodbury and also well used by residents, often with children and or dogs as well as the care staff of Bronte Care home.  
Additional car movements are estimated at 36 journeys for the 9 homes (2 cars per household),  
plus the inevitable delivery vans.

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| **Policy No. CSG3 Flood Risk** |
| **Development proposals, where appropriate, should be accompanied by detailed drainage proposals setting out the approach to foul drainage, water run-off attenuation, to avoid increasing the risk of flooding and aiding improvements in water quality.** |

The Developer has promised SUDS to deal with surface water but not included a detailed proposal. The run-off from this site(before development) regularly runs out across and down Lower Lane, as the soil is solid impermeable clay. A new road, as well as run off from housing will only exacerbate the problem during rainfall events.

Concerns raised by residents of Ebford are worth reading and highlight the impact this development will have on them, currently over 60 comments.