



Proposed Development at Post Hill by Waddeton Park Ltd.

1. This development appears to be premature following the original documentation which states that Waddeton Park Ltd. would wait until the full Tiverton Eastern Urban Extension Masterplan is approved before submitting their planning application. There are so many issues that need to be discussed and decided before one area is developed, especially regarding the road network, sewerage, utility supplies, drainage, schools and medical facilities. The complete plan must be decided first as a whole, as it will have a major impact on all the existing residents.
2. I am particularly concerned by the lack of a suitable road system to serve a development of this size. There are many problems with the two routes suggested.:-

Uplowman Road This is a very busy road which serves the adjacent houses and the residents of Uplowman and Crazelowman. In some parts it is impossible for vehicles to pass each other let alone when this means delivery lorries and farm vehicles. The Blundell's Road junction is also dangerous at the best of times with vehicles turning in and out of Uplowman Road. There have been many incidents with overtaking vehicles from the Tiverton direction and those turning out onto Blundell's Road. The proposed speed calming measures will only make the problem worse when drivers are being pressurized from behind as they approach the junction.

Golf Course Lane (not road) This is very much a country lane which originally led down to Putson Cross at the bottom of the hill leading straight over to Crazelowman before the Link Road was built. The main length of the Lane from the main road has high banks that are only wide enough for one vehicle, let alone the huge farm vehicles that use it at the moment. As a pedestrian it is impossible to get off onto a verge because there is none. It was never intended to take the traffic it does now. Any road widening would remove yet another ancient Devon Bank which contains orchids and a wide variety of wild plants. Drivers will, therefore, use Fairway, just as the Golf Club traffic does even now, which would make life very unpleasant for residents.

The exit from Golf Course Lane onto Post Hill is very hazardous because of the speed at which traffic comes over the brow of the hill from Tiverton. It is bound to lead to collisions. This is a 40 mph speed area and the limit is continually abused. The crossing points here and at the Fairway junction are, even at present, very difficult for residents crossing to catch the bus, especially if elderly or are handicapped in any way.

3. .At a Council Consultation Meeting residents were assured that any development to the north of Fairway would be in keeping with existing housing. This assurance seems to have been completely ignored. 330 houses of the type proposed is completely out of keeping with the area. Any comments by existing residents seem to have been totally disregarded.

It seems to me that the need for this extensive development is highly questionable. It is yet another encroachment into our beautiful, precious Devon countryside and will be another scar on the landscape.

Jennifer Park 4 Fairway, Tiverton, EX16 4NF.



POST HILL DEVELOPMENT

1. The proposed development by Waddeton Park Limited at Post Hill seems premature. I understood that Waddington's were prepared to wait until the full Tiverton Eastern Urban Extension had been approved before submitting their planning applications. Surely it cannot be legal for Waddington's proposal to be considered by the Council before the full consultation on the EUE has been completed. Their application should be rejected until the whole EUE has been approved by the Council.

There are many implications relating to their Post Hill Development which have wide implications for the whole area - Roads, drainage, sewerage, utility supplies, schools, medical facilities, and the lack of local shops etc. The total plan must be considered first.

2. A major reason for rejecting the Waddeton's application is the lack of adequate roads for the considerable traffic which would be generated by 330 houses.

Uplowman Road is completely inadequate for the volume of traffic generated by the development. It is too narrow in places for vans and heavy vehicles to pass. The proposed addition of essential pavements would make the situation worse. It would appear impossible to widen the road to the required width without the removal of large parts of private gardens. The proposal that part of the road should become a pedestrian/cycle path would impose considerable problems for traffic to and from Crazelowman and Uplowman.

The "Golf Course lane" presents similar problems. The lower part is hardly wide enough for tractors or large lorries. The part between the Golf Club and Blundell's Road is also too narrow and widening would again involve the removal of considerable areas of private land. The Junction onto Blundell's Road is at present difficult, due to road curvature.

The Fairway would become a "Rat Run", unless it is made into a cul-de-sac. Parking on the Fairway already makes travel along the road difficult at times.

The road access for Emergency Vehicles would seem completely inadequate.

As a former member of Blundell's staff and Blundell's Road resident I know the problems presented to the school by the traffic on Blundell's Road. The proposed development would only make the situation far worse.

The whole road position requires a thorough independent review. Inadequate roads raise the possibilities of claims and legal proceedings against the Council and developers.

3. As a resident of the Fairway I was assured at a Council Consultation Meeting that if development were to take place in the field to the north of the Fairway the houses and aspect of the buildings would be in keeping with present Fairway. The

Waddeton plans seem to completely ignore this, with blocks of houses immediately behind the Fairway houses. This appears to be another Moorhayes development and would remove yet another pleasant residential area in the town

It appears that Waddetons are rushing this Post Hill development through as quickly as possible, no doubt to avoid any restrictions or additional expenses which might occur when, and if, the whole Tiverton Eastern Urban Extension is approved.

It is vitally important the Council rejects this application until such time as the whole picture for the future of Tiverton is considered and approved. The apparent greed and haste of Waddetons must be resisted for the benefit of the whole town.

David Park

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Tiverton Eastern Urban Extension - Second Consultation.

1. Do we believe that uses are being proposed in the right places? Yes.

Unless the need for all the proposed housing can be verified the most north eastern development should end at Uplowman Road.

2. Do we agree with the design approach set out? No.

We question the need for so many houses to be built in the near future, particularly as there is talk of a third new town in Devon, which would considerably reduce the demands on Tiverton, and other Devon towns.

It also seems hard to justify a large expansion in Tiverton housing, with the limited employment available in the town. Tiverton is in danger of becoming a dormitory town for Exeter.

Having seen the outline plans proposed by Waddetons for the Post Hill area, it seems completely out of keeping with area. This is an expensive residential area with well spaced houses and bungalows, but what is being proposed is another Moorhayes type development. Should the Council agree to development in these fields we hope it will demand a completely different concept of the development, although will, no doubt, considerably reduce the profits of the developer.

3. Access to the Waddetons Post Hill Development also needs a complete re-think.

Uplowman Road and the Golf Course Lane are completely unsuitable for any increase in traffic. These routes, including a possible route through the Post Hill Hospital, would increase Blundell's Road traffic. The lower part of Blundell's Road is already too narrow for the flow of traffic and considerable consideration should be given to the pupil safety, and future of Blundell's School. The suggestion that a direct link between the

A361 interchange and the Post Hill development may well solve these problems.

Access roads, education, utilities, sewerage, adequate land drainage, etc. must all be in place before any extensive building is commenced.

We hope that the Waddeton Planning application is considered only after the infrastructure is in place, particularly education.

Mr. And Mrs. D. J. Park

Tiverton Eastern Urban Extension - Second Consultation

Are you

- a) A statutory consultee (e.g. Town/Parish Council, Environment Agency)
- b) A community or special interest group (e.g. Civic Society, Campaign to Protect Rural England)
- c) A member of the public

Tiverton Eastern Urban Extension - Second Consultation

Members of the public only - do you live...

- a) Within the boundary of the allocated site at Post Hill
- b) Elsewhere in Tiverton
- c) In Halberton
- d) Elsewhere in Mid Devon
- e) Outside Mid Devon

***NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS**

Name

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Thank you for taking part