

88/3948



**24 The Fairway
Tiverton
Devon
EX16 4NF**

Mid Devon District Council
Planning Services
Development Management
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

Your Ref: 13/01313/MOUT

Date: 13th January 2014

Dear Sirs

Re: Proposed Development of Land at NGR 298671 113603 Uplowman Road Tiverton

Further to the above mentioned proposed development, I am writing to express my extreme concerns.

The planned entrances for the development of this site are not feasible. The splays to go onto the main roads do not allow for sufficient vision of the oncoming traffic. The proposed network of roads will struggle to cope with the volume of traffic and smaller roads eg Fairway will become 'rat runs' for drivers trying to avoid the congestion. There are several elderly residents living along Fairway and this will have a dramatic effect on their lives. The developers had agreed for the Master Plan to be developed first which would have allowed for a stronger road network system to support the area.

I am concerned about the rise in noise levels from the increased volume of traffic. I would like to see an independent assessment of the impact such a development would have on the immediate and surrounding environment.

Can the drainage system cope with another 330 houses? During storms a stream of water already gushes down the Golf Club Lane and water lies on the higher points of the proposed development site. This needs to be assessed by an independent body.

I trust you will take my concerns seriously and look at the objections in an unbiased way.

Yours faithfully

Mr R L Clarke

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Further to the above mentioned proposed development, I am writing to express my extreme concerns.

The application has clearly been made before the infrastructure has been properly set up.

The Developer had previously signed a document stating that they would wait for the master plan for the area to be developed. This is clearly not the case as they have pre-empted this plan.

Furthermore, the volume of traffic without major new road layouts cannot be coped with on the planned road layout. The surrounding roads around the site are rural roads and in parts are not passable by two cars. Adding to this, during the summer months these roads are heavily used by agricultural machinery. The high density of houses planned means that there would be an increase of at least 660 cars (two cars per household) using the small roads! There is no way at present that the current road layout could cope with this volume and even the planner's proposed route has serious flaws.

Another concern in relation to the road proposal is will the emergency services be able to cope on such poor roads when they need to get to emergencies quickly without obstruction.

I would like to see a health and safety assessment carried out by an independent consultant on the road network proposed for this site, together with an assessment of the impact this will have on the surrounding areas.

With this development being proposed for out of town, new utilities connection pipes would need to be laid, as houses in this area already experience regular power surges and there have been several drainage issues. If this was not to be corrected and you continue with the existing utilities pipes, surely this would contribute to these problems.

On a personal note, I have previously been restricted on a planning application based on the height of my roof, due to restrictions on keeping the height in line with the other dwellings in my end of the Fairway. Surely, this now seems a bit laughable when two storey houses are proposed to be built at

the end of my garden! How is this keeping in line with the existing dwellings? If anything, it is taking away all of our privacy. If this development is to go ahead I presume this restriction would be lifted?

I am putting my faith in the elected members of Tiverton Council, trusting that they will take all of my concerns about this development into consideration before proceeding any further. I would hate to think that the planning services are putting the interests of a private company before the well-being of a beautiful market town. There clearly are a lot of things to consider before this development is railroaded through.

I look forward to acknowledgment of my concerns.

Yours faithfully

Mrs C A Clarke