

Land at NGR 298671 113603 Uplowman Road Tiverton

Submitted by Joyce S. Bellamy, 15 Pool Anthony Drive, Tiverton EX16 4LT

1. Concern that the 330 dwellings would not properly reflect the quality of the Post Hill area and houses should not become an urban sprawl tightly squeezed together as per Moorhayes.
2. The density of house building for the 330 dwellings was said to be a greater density than the Masterplan.
3. Concerns are expressed that the 330 dwellings planning application did not properly or sufficiently create an environment in keeping with the local area and it is not creating a happy and healthy community feel.
4. There are insufficient space allocations for facilities for 330 dwellings in respect to play areas & safety of children. Green spaces are virtually non-existent & those that do exist are aside trafficated roads.
5. It is not accessed properly, it does not account for special rural traffic that uses very narrow roads, it does not have sufficient car parking spaces, it does not have the right balance of ecology protection, sustainability design, health and safety awareness, greenery, trees cycle/walkways, play areas and much more for modern living & modern urban design. All in all, it is a high density housing site that shows scant regard for modern comforts and needs but shows much support for financial profit.
6. The road layout for 330 dwellings comes off country lanes that are already very busy and congested due to existing local traffic and usage. Often the golf course patrons park on the Golf Course Rd being a very narrow lane and it would become an impossible situation to service another 330 dwellings with, at times, 400 – 500 vehicles about the area.
7. This area is a Pluvial flood plain zone and water 'ponds' in times of rainfall and drains along the A361 become full and blocked. The proposed shows water catchment method with outfalls & holding ponds. The proposed method cannot work because surface water will overflow the ponds during times of heavy rainfall. The location of the 'holding' ponds are within the proposed development site, which will make it dangerous for children. The proposed 'holding' ponds being juxtaposition to residential houses will attract children and vandalism and the ponds will become dirty and unsightly because they will get neglected and not maintained properly by the Council. Vermin will therefore breed. Debris will get thrown into the ponds and the whole zone will become a health hazard. The site is sloping & acts as a 'sponge' for rain.



Land at NGR 298671 113603 Uplowman Road Tiverton

Waddeton Park Application 13/01616/MOUT

Submitted by Dennis Bellamy, 15 Pool Anthony Drive. Tiverton EX16 4LT

1. The area is becoming inundated with new builds. This was raised this week in the House of Commons by some of the local M.P.s. and reported on in the Daily Telegraph and Western Morning News. Neil Parish MP has taken up the case against the proposed development at Feniton for the same reason.
Devon and Cornwall are accepted as an, if not the holiday area of the U.K. but is now rapidly becoming urbanized over large areas.
2. Noise pollution: We have lived here for 40 plus years and since the arrival of the NDLR have had to put up with an ever increasing noise level of traffic. We live in a chalet bungalow and two of our bedrooms are upstairs. It is impossible to sleep in these rooms with the windows open. For health reasons, I walk up the Uplowman Road every evening, and have done so for most of our time here. I can truthfully say the noise of the NDLR traffic is predominant especially from the Junction 27 end. It is essential that noise levels are investigated and recorded but not by the developer.
I challenge any planning officer or councilor to come here at 6.30 a.m. and on to listen to the roar of traffic on the NDLR to prove I am not exaggerating !
3. I am told that the MDDC can only insist on the style of new houses but not the quality which is appalling considering the existing properties.
4. Instead of a slip road from the cloverleaf to the new development why cannot a slip road from the development be made to the NDLR thus obviating using Uplowman and Golf Course Hill Roads ?

