

102/3954

CARTREF
20 Uplowman Road
Tiverton
Devon
EX16 4LU



13th December 2013

Dear Sir,

I write concerning the proposed development of land at NGR 298671 113603 Uplowman Road, Tiverton.

We attended the recent afternoon meeting at Phoenix House, and were surprised by the numbers present and the diversity of objections to the Master plan for T.E.U.A. They ranged from traffic tailbacks on Blundell's Road and Manley Lane to concerns about safety on cycle links. We deplore the loss of prime agricultural land on Uplowman Road, which until autumn was grazed by sheep, and used to grow barley, corn and other crops. One large field was sold due to the pressure of constant meetings. The other, opposite our house, was sold to prevent a compulsory purchase.

Our house is outside the town boundary, and our septic tank drains into a ditch/copse which my husband can access if necessary. We will be directly opposite some of these homes. Our concern is that part of the field opposite may be used as gypsy/traveller pitches. We already have Mr Wannell not a gypsy, his wife (a Romany) and family, in an encampment a few hundred yards from us. He received retrospective planning permission. It has high walls, metal gates, rampant lions, and is now connected to the town's water supply and the national grid. We previously lost the sale of our house due to gypsy phobia. My husband is a retired teacher, and I am a retired G.P. (Dr Coulter).

I would like to think we have contributed something to the community, and as those who pay high rates, deserve a fairer deal when we come to sell our home and down size.

Thank you for your attention.

Yours faithfully

Mrs. M. E. Richardson

(Dr. M. E. Coulter)

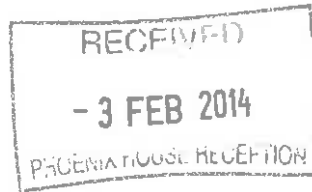
MRS M.E. RICHARDSON
(Dr. M.E. Coulter)

P.S. The current and proposed exits from the gypsy site are on dangerous bends!

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31st January 2014

Dear Forward Planning Team,

I am concerned about the impact on Blundell's Road and on Blundell's School by the development outline in the Master Plan of Tiverton's New Neighbourhood at Post Hill (TNNP).

The Master Plan along with the Waddeton Park proposals will result in a considerable increase in traffic along Blundell's Road. It has been suggested that the Waddeton Park Development alone at NGR 298671 113603 will result in an increase of 11.5% mornings and 13.1% evenings. Add the heavy site vehicles which will be channelled down the road and the result will be serious disruption and an increase risk to pedestrians and school children. Already information has been provided via the local paper that Blundell's School has suffered due to the splitting of the campus by the road, effecting the school's saleability and viability. It ought to be born in mind that Blundell's is one of Tiverton's major employers and its success will benefit the town.

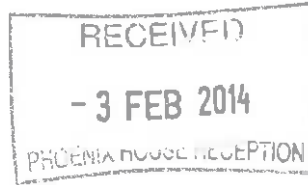
The serious impact T.N.N.P will have on Blundell's Road and on the school will therefore need to be reviewed.

Yours faithfully

102/395+

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31st January 2014

Dear Forward Planning Team,

I am writing concerning the Master Plan for Tiverton's new Neighbourhood at Post Hill.

I am concerned about the risk of flooding. The areas near Ailsa Brook and the Fen have drainage problems. I am not satisfied that the attenuation ponds throughout the area are sufficient for the task. If they have a free board of 28mm it is an insignificant amount of spare capacity to cope with the rapid run off created by 1500 dwellings with their hard surfaces.

Added to which we have to face recent changes in weather patterns such as those causing the problems on the Somerset levels. Nearer to home we witnessed the effect of sudden rainfall in 2012/13 on the Grand Western Canal, resulting in the breach on the eastern side of Halberton. The culvert on the A361 below the proposed Waddeton Park development blocked in 2012/2013. The culvert is 825mm in diameter and could not cope then.

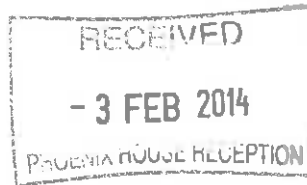
With the likelihood of increased rainfall and the increased run off from 1500 dwellings, I suggest that the proposed storm water proposals in the Master plan are inadequate for the development.

Yours faithfully

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31st January 2014

Dear Forward Planning Team,

I am writing concerning the Master plan for Tiverton's New Neighbourhood at Post Hill.

I wish to raise the need for sewage upgrade. I am concerned about whether the existing bore capacity of the sewage pipe work is sufficient. If the sewage pipe working needs to be replaced with greater capacity it needs to be carried out prior to the urban development starting. A substantial development such as T.E.U.E. should not commence until all the authorities have sufficient sewage and storm water facilities in place. To allow the proposals as outlined in the Master plan or any other site development to take place without carrying out drainage utilities programme first, will cause considerable disruption and chaos particularly on the roads.

I am concerned about the capacity of the Sewage Treatment works in Tiverton to cope with the increased demands. As far as I know these works have not been updated or enlarged for years. In the meantime Tiverton has expanded and the population has grown. In my capacity as a geography teacher, I and my pupils were conducted around the sewage plant in 2006. The staff were pleasant and helpful, but I couldn't help but notice that parts of the plant were elderly and that the staff were fully stretched if not over stretched.

M.D.D.C must be sure and plan for expansion and at the very least commission an independent consultant not affiliated to the developers or any stakeholders. I question whether this has been done. Vague statements that it is the responsibility of South West Water are not sufficient.

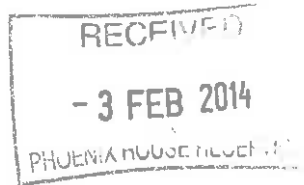
The Master plan must stipulate that no work be started before the T.E.U.E sewage disposal is properly evaluated.

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31st January 2014

Dear Forward Planning Team,

I am writing concerning the Master Plan for Tiverton's New Neighbourhood at Post Hill, in regard to flood risk.

The fields between Uplowman Road and the A361 are very poorly drained, and in recent heavy rain the larger one has been flooded. With the addition of run off from 200+ new houses between Uplowman and Fairway, necessitating lots of concrete, even attenuation ponds will not be adequate. The culvert on the A361 is often blocked, so the road will flood causing a traffic hazard. I therefore oppose building this number of houses there until adequate drainage has been proven to exist.

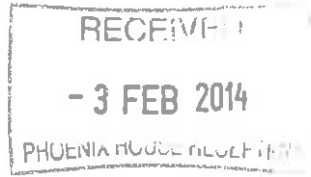
Yours faithfully

Mrs M. E. Richardson
(*Dr. M. E. Coulter*)

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Dear Forward Planning Team,

I write concerning the Master Plan for Tiverton's New Neighbourhood. Several years ago, I suspected from a guided tour that the sewage works were understaffed and the capacity becoming inadequate. Perhaps since 2006 there has been new installation and further improvements.

We attended three public forums on the above plan, and were told that South West Water was now responsible for this vital work. But no-one was able to explain if there had been any changes, and if so, what these were. I do not feel this is satisfactory when we may be dealing in the future with sewage/waste water of thousands more homes. I would therefore suggest that the outworking of the Master plan be delayed until verification is available to the public as to the current situation.

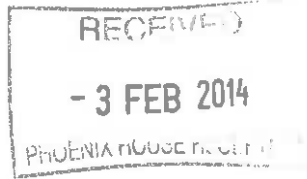
Yours faithfully

Mrs M. E. Richards
(*Dr M. E. Barber*)

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Dear Forward Planning Team,

I write concerning the Master Plan for Tiverton's New Neighbourhood. I am assuming that, with around 1500 new dwellings to be built, most of these will have at least one working adult. I am not aware that Tiverton is actually able to offer viable employment to these people, in which case they will commute possibly to Exeter, Barnstaple, Taunton etc. If they travel by road, this is going to cause more chaos on already overstretched roads (like the A361) – as well as the feeder roads e.g. Blundell's. Should they wish to travel by train, there is scarcely room to park a car for 10 minutes at Parkway Station! I seldom use it for this very reason, sadly.

Should Tiverton end up as a commuter town, these folk will probably also shop there as well as being employed there. I therefore have grave reservations that the Master plan is addressing these issues, and oppose it.

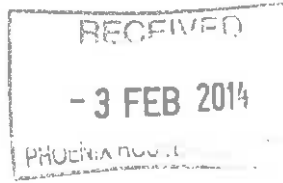
Yours faithfully

Mrs M.E. Richardson
(Dr M.E. Boulter)

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31st January 2014

Dear Forward Planning Team,

I write concerning the Master Plan for Tiverton's New Neighbourhood at Post Hill.

As you see, we live on Uplowman Road, and often use the Golf Course Road, but know to our cost that these are not designed for even the amount of traffic currently using them. We drive out of our gate extremely slowly and carefully!

Also there are many elderly residents, as well as mothers with prams and children, who walk along the Blundell's Road end. With the overhang of trees, this can result in hazards for drivers and pedestrians I therefore object to the Master Plan on the grounds of increasing dangers due to increasing volume of traffic.

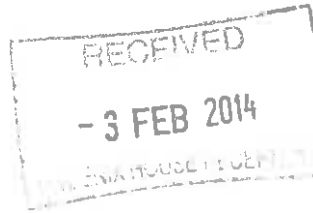
Yours faithfully

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31st January 2014

Dear Forward Planning Team,

I write concerning the Master Plan for Tiverton's New Neighbourhood at Post Hill in regard to road safety. I feel it is essential that a full junction on to the A361 is complete before any development begins. Master plan Area A, Phase 1a indicates a partial junction only.

Both Uplowman Road and the Golf Course Road are narrow country roads with no footpaths, not designed for construction traffic or increased traffic, as would be happening with 200 or more extra houses requiring to access this junction. The result will be major safety problems on these roads.

I reiterate that a full junction is required from the outset.

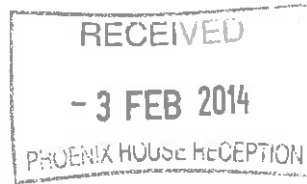
Yours faithfully

Mrs M.E. Richardson
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31st January 2014

Dear Forward Planning Team,

I am writing to raise my concerns about the size and density of Tiverton's new neighbourhood at Post Hill.

My reasons for my concern are as follows:

- * Both the size of the development and the density of the development need to be reviewed. High densities as for example in much of the Moorhayes estate in Tiverton need to be avoided.
- * In order to accommodate good design, public and private spaces to make the development better for people, the number of proposed buildings needs to be scaled down.
- * The proposal to build 1500 dwellings with the existing infrastructure is unrealistic. The Master Plan does not sufficiently clarify how the existing water, energy supplies, roads, sewage and waste water disposal to name a few but some will cope with a development of this size.
- * There is also the question of employment for the occupants of 1500 dwellings. The Master Plan does not clarify where this number of people will find employment. There is a danger of Tiverton becoming another dormitory town to other sizeable centres of population and employment.

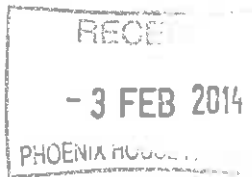
Yours faithfully

F. D. Richardson.

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31st January 2014

Dear Forward Planning Team,

I am writing concerning the Master Plan for Tiverton's New Neighbourhood at Post Hill.

I wish to stress the need for the full junction to A361 to be completed before any development takes place. On the Master Plan Area A Phase 1a, limited development is proposed with the provision of a partial A361 Junction. With the narrow roads such as Uplowman Road, and the Golf Course Road, as well as problems with Blundell's road, no development should be started until the completion of the full Junction to A361. Anything less will only exacerbate existing safety problems and the unsuitability of the local roads for a development of this size.

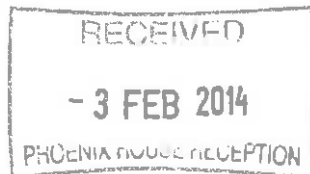
Yours faithfully

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Dear Forward Planning Team,

I am writing concerning the Master plan for Tiverton's New Neighbourhood at Post hill.

I wish to raise the issue of increased traffic on roads that are already unsafe. The Uplowman Road was designed originally for agricultural use. As a resident in the area I know that this road has to be driven with care and frequently I have to slow to a crawl or stop altogether to allow oncoming traffic to pass. The considerable increase in the volume of traffic and the large site vehicles resulting from the development would make the width of this road totally inadequate. If pedestrian paths were added (at present it is dangerous for pedestrians) the road would have to be widened by a considerable amount necessitating the removal of trees and hedges along residents' properties. The issue of compensation would then have to be addressed.

The Golf Course Road presents many problems. The entrance to the Golf Course can be extremely busy especially at weekends. The problem is compounded by the exit from Fairway being almost directly opposite to the exit from the Club House. The road itself is a steep single track lane in some parts which became totally impassable when a lorry or a tractor with a silage trailer use it.

Furthermore the visibility lines of a number of properties along Uplowman Road and the Golf Course Road, do not comply with the visibility line regulations. The problem will be exacerbated by the volume of traffic which the proposals in the Master plan will produce.

I therefore object to the Master Plan on the grounds that the roads are inadequate and unsafe for the volume of traffic it will cause.

Yours faithfully

F.D. Richardson