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JAN 31st 14



Mid-Devon District Council
TEUE
Masterplanning Consultation
Forward Planning
Phoenix House, Phoenix Lane
Tiverton EX16 6PP

Dear Sir

Tiverton East Urban Extension
Masterplan Planning Document for Consultation

I refer to my previous letters dated May 25th 2013 and Nov26th 2013 detailing my many concerns about the manner this whole project is evolving. It is apparent there is a lack of independant monitoring of content and detail illustrated by the recent Wadderton Park planning application for 330 Houses on land in Uplowman Road. It is understood that the MDDC/Developer/Landowner are a working group sharing the input of the Planning brief and contributing all aspects of the future Project.

In view of this interpretation it is difficult to understand how this totally inappropriate proposal was prepared and submitted.

The subject of the A361 Exit and Entry Slip Road positions and the serious effect on many of the properties in Uplowman Road and Pool Anthony Drive have been discussed at many of the Consultation meetings and in correspondence over a long period. The proposal to reduce the impact is **not acceptable** due to the continued close proximity of the road system to many properties. This would create an intolerable level of additional Traffic noise, Ground vibration, Carbon emissions and Visual traffic movement.

To persist in proposing Banks, Baffels, etc. only illustrates the poor standard of planning involved. This type of solution will not provide the protection we need. There is only one way to solve this problem, the main Slip Road must be extended to take the new Roundabout further West to maximise the road distance from existing properties. This would not change the planned Exit & Entry positions on the A361 .

As an alternative to the above ,from the existing Gornhay Bridge North roundabout a new road North side of the A361 going East and then crossing South into the development. It completely avoids existing settled residential areas and would be far more cheaper to construct.

At the Nov 29th Cabinet Meeting to consider the approval of the next stage of Masterplanning document it was very clear from the input by Councillors that they had many queries on principal and detail , and required clarification on certain aspects of the document.

I still consider that the whole scale of the TEUE is out of proportion to the existing town and will , in the long term damage the TOWN image. This is further confirmed with new proposals to extend linear development to the East of Tiverton

Finally ,the TEUE Masterplan as drafted should be subjected to the scrutiny of the Devon Design Review Panel who should, I hope apply some common sense into the project and instill good professional judgement.

D A Cook