

Brookfield
Uplowman Road
Tiverton
EX16 4LU

120 / 2847

31 January 2014

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



Dear Ms Pickering,

Tiverton Eastern Urban Extension – Second Consultation
Access to the area

We wish to place on record the following observations regarding the Draft Masterplan.

Major attention needs to be given to the transport proposals in Section 4.3 of the 2nd Draft Masterplan. Devon County Council Highways Department has stated that at least part of the new junction on the A361 must be completed prior to any development of the site. It is essential that this is made a requirement in the plan for the safety and continued free access of local residents.

In this Section mention is made of enhancement to Uplowman Road. This was previously, and more accurately, known as Uplowman Lane. It is already subject to congestion and blockages requiring HGVs and other large vehicles to reverse. Devon County Council has stated that it is not possible for this road to be improved to take any additional traffic. The proposal to make Uplowman Road a cul-de-sac just to the east of the last house on the north side of this road, with access limited to the small number of properties to the east of the extension site should be adopted. A turning area should be provided at the end of the cul-de-sac, rather than further west as suggested in the planning application submitted by Waddeton Park. This would preserve more of the road bank and hedge to the south side of the road and the ecological corridor would be maintained.

Devon County Council Highways Department's preferred option of the main access to the north-east area of the Extension through the old hospital site should be made a requirement and completed before any construction commences.

It is vital that suitable access to the north-east area of the Extension is provided prior to any other development as the existing Putson Lane and Uplowman Road, both of which are used by dog walkers and other pedestrians and cyclists are already unsafe and unable to cope with additional traffic. Adding heavy construction traffic increases the risk of a fatality as the 30 mph limit is regularly flouted by commercial vehicle drivers.

Yours sincerely,

R W George

M E George

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Dear Ms Pickering,

Tiverton Eastern Urban Extension – Second Consultation
Density and nature of housing

We wish to place on record the following observations regarding the Draft Masterplan.

Section 2.0 of the 2nd Draft Masterplan recognises that adjacent to the eastern part of the northern parcel of land there is the detached housing in Post Hill. Section 3.2 of the Masterplan states that development densities should reflect the location. The existing housing in this area comprises of detached houses and bungalows in relatively large gardens. The indicative housing density for phase 1A is given as 34 dwellings per hectare. This has been estimated to be at least 2½ times the current density over the whole of the Post Hill area. It is even higher in relation to the housing in the areas of Uplowman Road and Pomeroy Road near the development.

This area is separated from the proposed neighbourhood centre by the barrier of Blundell's Road and also the existing Post Hill housing and Section 4.1 of the Masterplan implies that the density should be lower.

In Section 5.1 character area D states that the housing will be similar to the residential core with terraces and semi-detached houses. The proposals for terraces and semi-detached properties will be totally out of character with Uplowman Road and Pomeroy Road.

However, on page 81 there is recognition of the challenging nature of this north-eastern area of the site and that the housing should comprise mainly semi-detached and detached properties in gardens. There is also recognition that landscaping will need to be structured to break up and soften the proposed housing and also respect the long barrow, which is described as of historical and cultural interest. Section 4 on page 61 states that the plan ought to work with the existing houses and gardens in Post Hill, and also the long barrows within the vicinity of the northern area of the site. It is essential that, if these factors are taken into consideration, a lower density of housing is implemented in keeping with the surroundings. The figure of 20 dwellings per hectare that is mentioned should be considered the absolute maximum.

In seeking to achieve the softer landscaping the existing rich hedgerow to the south side of Uplowman Road where the road turns east should be protected as much as possible. It is also of ecological value.

We also note that the plan on page 58 in Section 4.1 of the Masterplan shows a children's play area immediately adjacent to the A361. This is a noisy and polluted road. The position is totally unsuitable and unsafe for this purpose. We would not encourage our grandchildren or other children to use it.

Yours sincerely,

R W George

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M E George