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Honey Cottage

6 Coleman Close

Tiverton

EX16 4QE

30th May 2013

To whom it may concern:

TIVERTON EASTERN URBAN EXTENSION – MASTERPLANNING CONSULTATIONS

I write in response to the Masterplanning: Options Report, dated May 2013. I have seen the TEA response and largely agree with many of their views. I do wish here to offer a slightly different perspective when considering some of the questions at hand.

The aim of any development must be to create a functioning and pleasant environment to live in, whilst having a minimal disruptive effect on existing living areas and natural wildlife habitation retaining or enhancing the quality of life for people already there or those aspiring to join a community. At this stage of the plan my overall impression of the Tiverton Extension may jeopardise that balance by being too ambitious and too large, concentrating on maximising potential profit at the expense of the harmony of the new and the old.

With this in mind I would like to address my concerns over some vital questions that we feel have the greatest impact on the residents of our community in Coleman Close.

Footpath to Paradise Wood

This issue is related to the potential damage that would certainly impact on the current public footpath that runs along the lower edge of Blundell's sports fields, providing access to Paradise Woods and the River Lowman. This area is habitat to much wildlife and is a much utilised and safe area for recreation, and it also provides an unspoilt venue for ramblers and dog walkers and such-like.

Current drawings illustrating "Options for Access" show the red routes A and B driving straight through this area. It would be impossible for this not to cause significant damage and severely restrict access to these woods and the River. This would deny residents and all other citizens the right to an area on the edge of Tiverton which provides so much fun and recreation in a safe environment.

Traffic routing (and resultant flooding)

While the T.E.A, have provided a significant input on this question I would like to offer further thoughts on the issue of traffic routing. The most important point is to provide a safe and convenient access to the A361 and the Purple Junction and to be able to meet the requirements of the new development. It would provide access to both East and West traffic flows on the A361 and be the shortest distance encouraging traffic from the new area to take the shortest and therefore most convenient route to the A361.

What concerns us all most are the two red routes A and B. The illustration shows them both positioned directly through the lower Blundell's field; which has flooded significantly in the past few

years, three or four times a year, from the River Lowman bursting its banks. This would seem a weak solution, as any route would surely have significant complications and other issues for both construction and subsequent impact on the environment, especially further flooding both upstream, the Coleman Close properties; and further downstream, for the Tiverton town centre.

These two routes then proceed through the narrow strip of land separating Coleman Close and Gornhay Orchard, this obviously would split the two communities.

As a resident of Coleman Close, we have some major concerns:

- Coleman Close consists of seven dwellings, both new and renovated (grade II listed). The road has a deceptively steep gradient at the top of the Close. I would be very concerned how the plan could provide a safe junction onto the proposed red routes, which would enable access to turn left or right. Particularly when you consider the camber that would be necessary to compensate for the angle of the land. The impact of flood waters here, would be considerable.
- In the recent past, the UK has suffered significant weather extremes. In Coleman Close, even the smallest amounts of snow and ice have meant that residents have been unable to drive in and out of Coleman Close, due to the steep gradient. This results in residents having to park our cars at the top of the Close, in Gornhay Orchard, or in the adjacent lane to Blundell's playing fields, so as to ensure vehicle mobility. We cannot see therefore, how either of the routes A or B would provide safe access.
- A key issue associated with the gradient is the significant water run-off into Coleman Close already, from Blundell's Road, Gornhay Orchard and the Blundell's sports playing fields. This has already resulted in flooding of all the homes and garages in Coleman Close, in some way. This flooding, due to the sheer volume of water, is a sadly regular occurrence and increasing that catchment area with a new road, would serve to worsen matters.
- If the red routes A and B do become the main arterial route, then the very noise hazards and pollution levels which are already cause for concern on Blundell's Road, would only manifest themselves in a different area impacting severely on Coleman Close and its residents. I support of this point, is the fact that some of the seven homes in the Close, would be unable to fit double glazing to reduce noise pollution, due to their grade II listed status.

It seems to us that the currently discarded pink route would provide the option which would have the least impact on any residential area. We feel strongly that this option should be reconsidered. The T.E.A. make an excellent point that a single individual land owner, who does not even live in the area, should not be able to have such an impact on local residents.

Furthermore, with regard to the blue route and the impact on Blundell's School, is it not an option that a foot bridge for pupils could be considered. Also, some form of traffic funnelling restrictions (such as used in Halberton) could be considered for Blundell's Road. This would have a calming effect on speed, but it would also discourage drivers to use that road, with drivers favouring the easier purple junction access to the A361.

During the consultation meeting with MDCC representatives at Tiverton Pannier Market, on 18th May 2013, it was proposed that it would be beneficial to meet with planners *in situ at Coleman Close.*

We could discuss the issues above. It was felt by members of of the Council that this would be possible and that an appropriate team member would be in touch with us the residents of Coleman Close, to arrange such a meeting. sadly this has not materialised, and it is indeed disappointing for us, that no contact has been made with us as yet.

While a well-planned urban extension may be a potentially positive development for Tiverton, both economically and in attracting new families and enhancing those individuals' quality of life by being part of a rural Devon community, we believe very strongly that **due consideration must be given to those residents and communities already established and living in the area**. The impact of such a development must be kept to a minimum.

Yours faithfully,

Peter Gordon