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Mr & Mrs A Pryce  
3 Coleman Close  
Tiverton  
Devon  
EX16 4QE



37/2461

30<sup>th</sup> May 2013

**Ref: Masterplanning: Options Report, dated May 2013.**

I intend only to focus on the area of the report that directly impacts our current personal circumstances. There have been a number of responses regarding the wider issues of the development and therefore I will not dwell on these. Our focus is the proposed arterial road to connect the development to the existing road network.

Our main concern is either of the proposed roads that would run between Coleman Close and Gornhay Orchard. This would have a huge impact on both communities for the following reasons:

1 - The access from Coleman Close onto the proposed road would be on a very steep gradient making it difficult and dangerous to access, particularly in winter. Having casually surveyed the area we cannot see how it would be possible for our close to have access in and out without joining directly to this route. This would be dangerously unacceptable.

2 - We already experience flooding in the close from flood water run off from above the close. A hard surfaced road would only increase this run off.

3 - The road would run through an environmentally sensitive area in Paradise woods. This area is used extensively by the local community for recreation and dog walking. There would be an impact on the flora and fauna of this area (indeed there are a number of badger sett's on the proposed route).

4 - The field belonging to Blundell's is susceptible to flooding and the new road would be at risk. We do not have expertise in this area, but would assume it would be very expensive to elevate the road to a safe height.

5 - It appears that there is a reluctance to properly consider the option through the existing business park for fear it may upset the landowner. Indeed it could be inferred that there is a fear that the land owner could hold the access to ransom to ensure he is well paid for this land. Why should he be any different to any other property owner? If it were a field belonging to a farmer there would be a compulsory purchase order placed on the land and that would be the end of the matter. We consider this option to be the best route, and therefore should receive equal consideration to the two routes being considered.

6 – There would be a significant amount of noise pollution for the residents of both Gornhay Orchard and Coleman Close with a main arterial road there. Both communities have young families and a new road adds more danger.

7 – Why has the option of upgrading Blundell's Road not been given fuller consideration? There is a much busier arterial road running through and past the Tiverton High School. This school has managed with a footbridge and there are no other significant impacts.

8 – Finally, we must consider the potential financial aspects of this. We consider that a main arterial road close to our property would significantly affect its value, and would make it difficult to market should we ever choose to move.

I trust that these points will be taken into consideration and look forward to the council's response.

Yours Sincerely

Mr & Mrs A Pryce