

AKK 30.5.13



Longburrow  
16 Uplowman road  
Tiverton, Devon EX16 4LU

Mid Devon District Council  
Masterplanning: Options Report  
Eastern Urban Extension  
Tiverton

MAY 25<sup>TH</sup> 13

59/2311

### Masterplanning options Response

Dear Sirs

#### **Response**

We refer to the MDDC Masterplanning questionnaire and prefer to submit our response in letter form.

We have read the full and concise responses from Dr Christopher Bell and the Chairman of Tiverton Civic Society, Mr Jeremy Salter and endorse most aspects of their submissions. We assume that their suggestions and questions will be studied in detail before any further progress is made to this expansion project.

#### **Uplowman Road**

As residents of Uplowman Road, our main concerns in the past have been the increasing amount of traffic. Over recent years this problem has worsened with more cars, trucks and giant farm equipment preferring to use our road in order to avoid the TRAFFIC CALMING set up through Halberton thus transferring one problem area to another. The majority of entrances to properties on Uplowman Road are "blind" with very poor traffic visibility and there is potential for a serious accident. Our own front garden wall has been damaged many times and it is imperative that no further development should add to this problem. A further point to consider is the fact that 38% of properties on Uplowman Road and area have no main foul drainage and a much higher percentage have overhead power and telephone feed. Finally, there is no footpath provision at all and if installed would reduce the carriageway to single lane. This is a attractive RURAL area and as such has attracted many people over the years to settle here.

#### **Connection to A361 Purple option**

The noise and vibration level at this PINCH POINT position between the busy A361 and Uplowman Road is already well above the acceptable decibel rate as recorded in a recent survey and not conducive to everyday living and health. Now it would seem that it is intended to make this problem far worse by siting a "mini spaghetti" junction leading off the A361 and ending with a new road into the field alongside garden boundaries.

The suggestion to use earth baffles is ludicrous in this situation due to the space required and the fact that they would need to be 8-10 metres high casting shadows and creating a very high north west horizon to the surrounding properties. They would not solve the noise and vibration problem.

Why has the original Craze Lowman junction been discarded? We would challenge the fact that it would be too expensive to develop this site due to the design of the existing bridge structure and would appreciate the details for our consultant.

By using this route there would be little intrusion to existing residents and would not encourage more traffic to use Uplowman Road.

It must surely be more costly to create a new enlarged and complicated junction causing mayhem to many existing properties when there does not seem to be a need for it.

### ***Preparation of Masterplan***

Whilst discussing the masterplan with MDDC members at various meetings, it has become clear that Land owners and Developers are greatly influencing these plans without the required regard to any residents or the countryside itself.

### ***Tiverton and Blundells school***

Tiverton is an old market town and as such we should all work to retain its image. Blundells school is a prestigious establishment attracting pupils from all backgrounds uk and overseas bringing wealth and employment to the town which may well be diminished if surrounded by houses and industry.

### ***Future expansion***

Finally, if the requirement can be proved that there is a need for additional housing and industry then the site south of Blundells road well away from existing residents could be designed and planned to reasonable standards with open green corridors.

Dennis Cook  
Patricia Yates