

29 May 2013

Masterplanning Consultation
Forward Planning
Mid Devon District Council
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Dear Sirs

Options Report - Tiverton Eastern Urban Extension

We act for and make this submission on behalf of, Christine Scotchmer, the freehold owner of Horsden Garage, Blundells Road, Tiverton in response to the Tiverton Eastern Urban Extension Masterplanning: Options Report (the 'Report'). The views expressed in this letter relate predominantly to Question 5 of the Report.

We write specifically to express the view that strategic access for Tiverton East should be via the proposed Purple Link Road Junction and that the proposed connection to Heathcoat Way via Red Route A or B is unnecessary. Further traffic studies show that the "highway link to Heathcoat Way may only be needed towards the end of the development, *if at all*, dependent upon the level of housing and employment provided" (Paragraph 3.4 of the Report emphasis added). Blundell's Road, with careful traffic management, is capable of handling the modest increase in traffic.

Purple Link Road Junction

The location of the Purple Junction on the A361 North Devon Link Road appears to be best placed to meet the urban extension's needs. As a full movement junction it is easily accessible from the centre of the development. The proposed design of the junction means that there will be no impact on the traffic travelling on the A361.

We understand that the nature of the design means that the junction could be built in stages. A left-in/left-out on the southern side of the A361 could be built to accommodate some development before the bridge and north slip roads are required.

New Link Road via Red Route A or B

The proposed connection to the new junction via Red Route A or B will add significant infrastructure cost to the development for a very marginal benefit.

It is recognised in 3.13 of the Options Report that Red Route A will be the more expensive option as it would need to be raised out of the floodplain. AL/TIV/2 of the Allocations and Infrastructure

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Development Plan Document ('AIDPD') states further that a bridge over the River Lowman would be required as well as improvements at the Lowman Way/Heathcoat Way roundabout.

AL/TIV/2 of the AIDPD states that Red Route B is longer and lies close to a number of dwellings, but that it could open up additional areas for development including "currently unattractive brownfield land." However, the cost of the new road is disproportionate to the area of land being opened up.

Both routes will be costly and the money could be better utilised for the provision of other infrastructure (e.g. for schools, public transport and affordable housing).

Blundell's Road (Blue Route)

Blundell's Road, with careful traffic management, is capable of handling a modest increase in traffic which the new development would inevitably bring about; A new link road from Heathcoat Way to the Purple Junction is unnecessary.

We agree with the Report's assertion that the route could benefit from certain improvements by prioritising pedestrian movements and managing traffic speeds to minimise the vehicle impacts.

We strongly support a further enhancement of the existing bus service through the site at Blundell's Road as suggested in AL/TIV/6 of AIDPD at 5.51. The modest increase in traffic would be further offset by the implementation of strategies contained in AL/TIV/5 including the use of car clubs, lift sharing and provision of infrastructure for low emission vehicles at the new development.

Closing Blundell's Road to through-traffic but continuing to allow buses and cycles through with access to the school and houses in the area would mean that access to the town centre for the residents of the Tidcombe area would be via Canal Hill or on a long detour out toward the purple junction. Our client objects to this proposal.

We suggest that a similar footbridge to the one built over Bolham Road for the benefit and safety of students and pedestrians at Tiverton High School could be built for Blundell's students. Bolham Road is not dissimilar from Blundell's Road in that it runs to the centre of the town from the North Devon Link Road and is a major access road passing by large schools. The number of students attending those institutions are approximately equal in number to the students at Blundell's School. The footbridge on Bolham Road works very well and a bridge on Blundell's Road could be built, for example, to replace the existing pedestrian crossing and/or to replace the traffic island by Blundell's Preparatory School.

We trust that these comments will be taken into consideration.

Yours faithfully

Ashfords LLP

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