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S072

Mr & Mrs P Splatt
14 St George's View
Cullompton
EX15 1BA

17 September 2015

NW Cullompton Master Planning Consultation
Forward Planning
Mid-Devon District Council
Phoenix House
Tiverton
EX16 6PP

PLANNING
21 SEP 2015
TIVERTON

Ref: Temporary vehicular access St George's View

Dear Sir or Madam

My wife and I are writing to lodge out total rejection to the planned temporary vehicular access through St George's View as proposed in the NW Cullompton Urban Extension 2 Masterplanning Consultation.

We moved here over 35 years ago, raised two children and were looking forward to a happy and peaceful retirement in an area we truly love. However if this access road is approved this dream will be shattered. St George's View is an open plan quiet cul-de- sac with many of the residents having lived here as long as ourselves some from when the estate was built in the late 1960's. The age demographic of the residents ranges from the elderly to families with young children.

Mid Devon planners plus developers have used their computer models and decided that using St George's View will provide the easiest and cheapest access to a proposed building plot for 40 houses. We strongly believe that the modelling outcomes totally ignore the massive negative effect all residents will suffer. We are being told that this access road will be open for between 2-3 years, we see this is a minimum figure and are not convinced that cul-de-sac status will be returned after this period.

With reference to your document,' A Summary of the Consultation Draft of the Masterplan Supplementary Planning Document' August 2015 we would like to refer to Phasing, page 14. It states that the District Council will have regard to and I quote "or result in an unacceptable impact on existing residents". With this important point in mind we would like to share with you the reasons we reject this proposal.

Health and Safety

- Noise pollution.
- Dust and mud pollution.
- Safety of pedestrians, potential of lorries mounting pavements.
- Air pollution from diesel emissions.
- Potential traffic congestion on Willand Road leading onto estate.
- Tomography of estate causes a number of blind spots with many residents having to reverse up steep driveways.
- Access for Emergency vehicles.
- The estate road is only wide enough for a utility vehicle and car to pass at the same time.

Personal Impact

- Devaluation of property.
- Inability to sell our property.
- On road parking for residents, visitors and trade vehicles.
- Access for Utility vehicles in competition with heavy plant machinery and lorries.
- Security of property.
- Delivery of mains services to new houses.

General

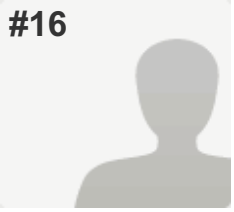
- Removal of 60+ year old oak tree.
- Pollution of water meadow due to construction run off.
- Council and or contractor public liability with respect to personal safety, property and vehicles.

In summary we feel our existence will be blighted if this proposal is accepted with our daily life being under the control of construction traffic.

We strongly urge you to reconsider this proposal.

Yours faithfully

Mr Peter Splatt



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Q1: **1. The proposed masterplan document sets out a series of guiding principles which should be followed in drawing up detailed planning applications. These guiding principles are set out in pages 34-39 of the draft masterplan and relate to urban design, movement and transport, landscape, open space and recreation, socially equitable, economy and employment, energy and resource efficiency and character. Do you agree with the proposed guiding principles as set out?**	No

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Q2: **2. The proposed masterplan envisages 1100 houses, 10,000 sq metres employment floorspace, a primary school, community centre, local centre, at least 5 gypsy and travellers pitches and more than 28 hectares of green infrastructure including sports pitches, equipped play areas and allotments.**

	Yes/No
Do you agree with the proposed uses?	No
Do you agree with the location of the proposed uses as set out in the framework plan on page 43 of the draft document?	No

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Q3: **3. The Council must ensure that infrastructure is provided in a timely manner alongside the development, without making the development unviable. Of the infrastructure that the development is expected to provide, the masterplan looks to prioritise the delivery of the primary school site and the new road that will link Willand Road with Tiverton Road. Do you agree with the prioritisation of the primary school and the road?**	No

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Q4: 4. In order to reduce the time taken to build the road linking Willand Road with Tiverton Road it is proposed to construct it from both ends at the same time and then join these ends together. This will require the formation of a temporary vehicular access from St George's View which would be closed to traffic when the through road opens.

	Yes/No
Do you agree with the proposed way of constructing the road from both ends at the same time?	No
Do you agree with the opening of a temporary vehicular access from St George's View?	No

Do you have any comments about the delivery or construction of the road?	Reasons for objecting to temporary vehicular access through St George's View. Health and Safety • Noise pollution. • Dust and mud pollution. • Safety of pedestrians, potential of lorries mounting pavements. • Air pollution from diesel emissions. • Potential traffic congestion on Willand Road leading onto estate. • Tomography of estate causes a number of blind spots with many residents having to reverse up steep driveways. • Access for Emergency vehicles. • The estate road is only wide enough for a utility vehicle and car to pass at the same time. Personal Impact • Devaluation of property. • Inability to sell our property. • On road parking for residents, visitors and trade vehicles. • Access for Utility vehicles in competition with heavy plant machinery and lorries. • Security of property. • Delivery of mains services to new houses. General • Removal of 60+ year old oak tree. • Pollution of water meadow due to construction run off. • Council and or contractor public liability with respect to personal safety, property and vehicles.

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Q5: 5. The proposed masterplan sets out on page 71 trigger points for when infrastructure is expected to be delivered. Do you agree with the trigger points suggested in the draft masterplan for the following key areas?

	Yes/No
Access and transport	No
Education	No
Community building	No
Employment	No
Local centre	No
Green infrastructure	Yes
Gypsy and traveller pitches	No

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Q6: 6. The proposed masterplan at pages 64-67 identifies that the development is expected to come forward in 2 phases. Do you agree with the proposed phasing?	No, Do you have any comments on the phases set out in the document? Phase 1: Start at Willand Rd near surgery as per plan. Start at Tiverton Rd as planned but bring forward the Phase 2 houses to be built in this area into Phase1. Move the development of building plot adjacent to St George's View to Phase 2 negating the need to use St George's View as an access road.
Q7: 7. Do you have any other comments about the draft masterplan?	*Respondent skipped this question*

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Q8: Are you:	A member of the public
Q9: Members of the public only, do you live:	Within or immediately adjacent to the boundary of the allocated site
Q10: NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESSName	Peter Splatt
Q11: Please provide your postal address	
House No.	14
Address 1	S George's View
Town	Cullompton
Postcode	EX15 1BA