

6139

2 St Georges View

Cullompton

Devon



## Proposed use of St Georges View for access

First and foremost I must state that I would have no objection, as a matter of principle, to this proposed master plan if the infrastructure was in any way adequate. The proposed building of 1100 houses will obviously result in approx. another 1500 plus vehicles using local roads. Have you tried to get on or off the motorway at peak times, obviously not.

I received a letter from DCC inviting residents to a meeting to discuss the use of SGV as access, and in that letter it stated that the proposed link road was to be started simultaneously from Tiverton Rd and Willand Rd, and access via SGV was required to achieve that end. WHY, when SGV is a long way from either end of the link Rd. Access is easier from both ends.

The width of the road in SGV is considerably less than the 6mts recommended for any new development where commercial vehicles have to pass one another.

As can be seen from the enclosed photograph, 'A' vehicles are constantly being parked along the full length of my garden, severely restricting the width of the road.

NB only one of these vehicle shown is a resident of SGV

The whole estate is 'open plan' with young children playing in the gardens and on the footpath, children and commercial vehicles do not mix.

The cutting down of a mature Oak tree for the benefit of builders is a disgrace. I have a 95 year old Oak tree in my garden which is showing signs of decease. I contacted DCC who sent a tree surgeon out to do a report (at a cost of £40) his report said it was in poor condition but could not be felled as there is preservation order on it. So I can't fell a deceased tree but builders can cut down a mature healthy tree. Has money got anything to do with it?

The main sewer for SGV runs through my garden and this has blocked up several times over the years, resulting in raw sewage flowing into my garden. Confirmation of this can be obtained via SWW

The problem occurs because the roots from the oak tree have damaged the pipe and caused a restriction. Bear in mind that the tree was some 40 years old before the bungalow was built.

SWW were to replace the main pipe but were stopped by DCC as ground disturbance would probably kill the Oak tree.

Is the extra sewage to be linked to the existing system or will SGV be dug up at a later date?

Where will the extra water run off go? Will it drain into existing streams?

See photos B C & D these show the stream through my garden in Summer, Winter and the field beyond my boundary, in which cattle graze in the Summer.

There is bound to be extra run off of water with the proposed development, and I am obviously concerned that the extra will cause even more flooding.

The access to SGV from Willand road is pretty restricted and this problem is extenuated by the vehicle that are now parked on the brow in Willand Rd.

See photos E & F

I have complained to DCC on several occasions about this problem to no avail. It is a dangerous situation and skid marks on the road show this.

I now believe the county are proposing 'traffic calming' on Willand Rd at obviously great expense, but can't afford £3,000 to yellow line this stretch of road. The things we will do to appease the building trade.

This traffic calming is for one reason, and one reason only, that is to slow the traffic enough to allow heavy commercial vehicles to enter and exit SGV safely. It means that although visibility is restricted, the slower speed will allow these vehicles to enter and exit within regulations. If speeds are in excess of 30 mph then extra visibility is required. Just another example of favouring business and ignoring the general public.

**IT IS A DISGRACE!!!!!!**

In my mind the only reason you want to use SGV is to build the first 65 houses, and has nothing to do with gaining access to either end of the proposed link road.

Tiverton Rd already has buses and commercial vehicles using it and Willand Rd is more than capable of accommodating heavy commercials. If you want to start the new road at both ends, then start at both ends.

We will not only have site vehicles using our road but residents of the new houses for at least 3 years.

I assume that some sort of compensation will be given to the residents of SGV, as there will obviously be severe disruption and exposure to danger, not to mention the loss of value of our properties. My neighbours house was sold but the purchaser subsequently pulled out when they found out what was proposed, as they have young children.

It must be tempting for the County to think of the extra income that 1100 houses will bring in, but what about the chaos it will cause to the existing infrastructure.

What is your 'Plan B'? as stated earlier, if you want to start the road from both ends simultaneously, then START AT BOTH ENDS.

We are informed that the money for the road will be available before construction starts so what is the problem?

Is the road construction adequate for heavy vehicles?

What is going to happen to residents who park on the road outside their houses?

Are you introducing parking restrictions and if so where do we park, Willand Rd with everybody else?

Where will construction workers park?

Who will clean the mud off the road?

How will 2 commercial vehicle pass on a road 4.9 mtrs wide?

How are you going to stop residents of the new estate parking in SGV after access is closed?

I for one will be withholding my Council Tax payments the day the machinery moves in.

We have a site meeting with Neil Parish MP in October and I am sure our views will be expressed and his comments will be noted, I just hope he has to queue to get off the motorway, and queue up Station Rd and then maybe involved in a 'near miss' on Willand Rd, then he may understand just what the residents of Cullompton have to put up with on a daily basis.

William John Locke.







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