

Copy to
JG
JC.

Plans.



11/2319

33, Sheppard Road,
EXETER,
EX 4 5 DD

9 . 2 . 14

Dear Sirs,

Planning Application : Shopping & Leisure J 27 M 5

I write in support of this Application which has been reported in the "Express & Echo". This is not to be confused with the current Consultation on the Local Plan Review.

I recall that this site cropped up some years ago. It is an obvious strategic location at the junction of the North Devon Link Road and the M 5. There is even a railway station nearby.

The main advantage for me is the easing of congestion in central Exeter, and I notice, from occasional visits, that Tiverton and Taunton are both congested. Not for nothing are these market towns usually described as "bustling"!

The situation in the various towns, in my opinion, is as follows : -

Exeter

There is a continuing muddle over car use in the historic core of the city. The City Council planners want to discourage car use by building on garage sites and allowing non-car developments. On the other hand, they want to encourage the Regional Shopping Centre, which implies car use. There is the compromise solution of "Park & Ride". It is interesting that the road signs indicate that the Princesshay multi-storey car park fills up before the John Lewis which is slightly further away.

There is also a big Degree Factory in Exeter, and I am told it is one of the better ones. There is a rapid expansion of student accommodation in the "Grecian Quarter" around the Odeon Cinema and the Football Ground. I suppose the rest of the city will have to put up with this in the absence of a new campus elsewhere.

There is also an obsession with a redevelopment of the Bus Station area to provide yet more shopping. I suspect that the City Council own a lot of the land in this area and collect substantial ground rent. This affects the judgement of the Planning Committee. Much of the leadership come from Karim Hussan who is now Chief Executive but used to be Chief Planning Officer.

I was pleased that traffic was diverted away from Sidwell Street to encourage visits to John Lewis (formerly Debenhams). There is discontent in the area where the traffic was diverted to, including "Country" bus services.

County Highways is rather inactive. I don't think they have enough money to put yellow lines on the roads or enough office staff to process the various Traffic Regulation Orders. There is certainly too much on-street parking, especially on bus routes. There is a complicated situation with Residents Parking. There is talk of more

"Park & Ride" but I doubt if funds are available. We have known since "Traffic in Towns" was published in 1962 that it is impossible to build enough roads to cater for all the possible car traffic.

Tiverton

I doubt if there is much opportunity to expand retail floorspace to the extent proposed at J 27. The "Sequential Test" and all that.

Taunton

This also appears to be very congested - as with most English market towns. I notice that there is currently a large vacant area known as "Firepool" but it seems that there is a threat of redevelopment there. It appears that the best solution would be a car park for both the railway station and town centre. I advocate nationally the building of large car parks at railway stations than those needed commercially by Network Rail. This would allow "Park & Ride" should the price of road vehicle fuel increase dramatically. It also cater for the limited range problem with electric cars.

Local Access

One wonders if some form of light railway would be desirable to ease access from the railway station across the M 5 to the development. One notices the Seaton Tramway and the "horizontal lift" at Birmingham Airport.

Museums

It is generally the case that museums have much more in store than they can display. One wonders if the farm waggons and "Tivvy Bumper" displays at Tiverton Museum could be relocated here. Okehampton Museum is also rather cramped and no doubt RAMM in Exeter has alot tucked away. Perhaps the empphasis should be on large objects such as buses and railway rolling stock where there is a national shortgge of secure accomodation. Perhaps a s. 106 Agreement requiring the provision of a museum gallery made available free of charge to the various museums is the way forward.

Conclusion

On balance, I support this Application for petrol and diesel car use in the short term and electric car/rail travel in the future.

Yours Faithfully,



PAUL GIBBONS

~~166~~/2319
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Ask

33, Sheppard Road,

EXETER,

EX 4 5 DD

four Ref. JG/slc

8 . 3 . 14

Dear Mr. Guscott,

Press Article : Shopping & Leisure J 27 M 5

Thankyou for your letter of 12th. February.

If there is no "Application" then I would be happy for my letter to be transferred to the Local Plan Review. I notice that this Consultation does not end until 24th. March.

Yours Sincerely,

P. Gibbons

PAUL GIBBONS

