

Lower Branscombe
Warnicombe Lane
Tiverton
Devon EX16 4NZ



Tel: (

20th March 2014

Local Plan Review Consultation

Forward Planning

Mid Devon District Council

Phoenix House

Tiverton EX16 6PP

Dear Sirs

Policy TIV 10 Tidcombe Hall

I would like to object to the proposal to upgrade this site from its status as a contingency site as approved in the existing Local Plan.

This site is not practical for a number of reasons.

- 1 The policy states that there would be two vehicle access points from Canal Hill. As the site has no access to Canal Hill, I do not see how this would be possible. The site is bounded by Tidcombe Lane, and Newtes Hill.

Newtes Hill is a fairly narrow road. It has a gradient of 1 in 4 and has numerous bends.

It has no pavement and no street lights and already suffers from an increased flow of traffic, presumably as a result of the new build in Cullompton.

It would be highly dangerous to introduce traffic from 200 new dwellings on to this hill.

Tidcombe Lane is very narrow in places. The bridge over the canal reduces it to one lane at that point. During school term it is regularly blocked at Sunningmead school during drop off and pick up times, and it is virtually single lane again as it goes through Blundells playing fields.

2. There has been frequent flooding at the corner of Newtes Hill and Tidcombe Lane in recent years and building over the hill would only exacerbate this.

3. While the site does not impinge directly on Tidcombe Hall or the Grand Western Canal, it would be right up against the Hall,s boundary on two sides, and would be only one narrow field away from the canal. This would have a detrimental impact on the settings of both areas.

Yours faithfully

George Harvie