

**Sandra Hutchings**

Ack

**From:** . . . . .  
**Sent:** 23 March 2014 16:40  
**To:** DPD  
**Cc:** n  
**Subject:** Local Plan Review



From Walter Brown, 20 Prince of Wales Rd, CREDITON EX17 2AG. 01363 774913.

&gt;

I have 2 comments on the Crediton section, both to do with ensuring that policies on convenient pedestrian movement are achieved.

&gt;

On AL/CRE/2 (Red Hill Cross), policy "c" and para 7.18 seem to be misleading or incomplete.

&gt;

Planning Committee required an additional footpath link in addition to that shown on the plans; this became Condition 17. Policy "c" needs to state that 2 footpath links are required, while para 7.18 should make it clear that in addition to the link to Exhibition Road (as already shown), another is needed linking through or adjoining the Cemetery; this would reach Old Tiverton Road at some point south of its junction with Stonewall Lane, in order to provide a direct walking route to the town centre.

&gt;

Re CRE 15(b) for possible housing "East of Exeter Road", I am not all in favour of this. I have not found any text about it, only the Crediton map. But if this allocation were to go ahead, it would be essential to have pedestrian access onto Exeter Road at both NW and S extremities of the site (which are at different heights). There is no other way in which the site as a whole could conform to policies on convenient pedestrian routes and good links to public transport.

&gt;

In respect of a S-end pedestrian access (for the railway station, and convenient bus stops for the lower-lying end of the site), it would also be necessary to specify highway improvements in order to enable pedestrians to cross A377 Exeter Road itself; otherwise the access will lead pedestrians into too hazardous a situation. It is almost impossible to cross the road safely here. Even if a pedestrian manages to do so after walking eastwards away from the sharp corner (or if a controlled crossing were installed), there is then no pavement to walk back along. The highway appears to be wide enough to allow such a footway to be provided, at the expense of part of the right-turn-lane markings, and with hatched or other markings across the two petrol-station frontages also required.

&gt;

I dare say this would be seen as difficult to do, and/or too expensive to make the site viable for housing. However, in my view, there must be an overriding objection to the site (additional to whatever other objections there may be) unless this can be done.

&gt;

Regards - Walter Brown.