

From: Jenna Thomas [mailto:]

Sent: 02 May 2018 16:57

To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>

Cc: CLLR Wood, Duncan <Clr.Duncan.Wood@exeter.gov.uk>; hilary.ackland@devon.gov.uk; Pete Tucker <>

Subject: Re: 17/1320/FUL - Planning Application for 'Construction of 62 dwellings with associated public open space, infrastructure and landscaping. (Revised)' At Land at Sandroock, Gipsy Hill Lane

Hello Matthew,

While that is a detailed response, it is still working on the assumption that only 25-30 vehicles will leave the site at peak times, which we doubt very much will prove to be accurate.

It states that Pinn Lane used to carry a much higher volume of traffic, but it was shut exactly because it wasn't considered to be suitable for that volume of traffic. If it is now considered suitable again then they should reopen the link to the Tithebarn Link Road. It also has not been maintained in the last few years, causing it to become much narrower.

It states that lots of business areas have roads as congested as Grenadier Way, but could they tell us how many new housing estates in Exeter have been given planning permission, where the only access is directly through the back of a congested business park?

Finally, it does not in any way address our concerns about how the workers and their vehicles will reach the building site on a daily basis, nor how they intend to undertake any of the work on the roads without preventing us from leaving or accessing our properties?

Regards,
Jenna

Sent from my iPad

On 2 May 2018, at 16:35, Matthew Diamond <Matthew.Diamond@exeter.gov.uk> wrote:

Dear Jenna

Please find attached the comments of the Local Highway Authority and Green Infrastructure Project Manager, Exeter and East Devon Growth Point, for your information.

At present, we are targeting the Planning Committee on 25 June for determination.

Regards

Matt

Matthew Diamond | Principal Project Manager (Development)

City Development | Exeter City Council | Civic Centre | Paris Street | Exeter | EX1 1NN

Tel: 01392 265214 | Email: matthew.diamond@exeter.gov.uk | Web:

www.exeter.gov.uk/planning

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From: Jenna Thomas []

Sent: 19 April 2018 21:12

To: Diamond, Matthew <Matthew.Diamond@exeter.gov.uk>

Cc: CLLR Wood, Duncan <Cllr.Duncan.Wood@exeter.gov.uk>; hilary.ackland@devon.gov.uk; Pete Tucker < >

Subject: Re: 17/1320/FUL - Planning Application for 'Construction of 62 dwellings with associated public open space, infrastructure and landscaping. (Revised)' At Land at Sandrock, Gipsy Hill Lane

Dear Sir

Please find attached a further letter of objection on behalf of the Gipsy Hill Lane residents, which covers points not in the first letter.

Kind regards,

Jenna Thomas

From: Diamond, Matthew <Matthew.Diamond@exeter.gov.uk>

Sent: 13 April 2018 14:14

To: Diamond, Matthew

Subject: RE: 17/1320/FUL - Planning Application for 'Construction of 62 dwellings with associated public open space, infrastructure and landscaping. (Revised)' At Land at Sandrock, Gipsy Hill Lane

Dear Sir or Madam

Further to your representation regarding the above planning application, please be advised that further revised plans have been submitted to incorporate a pedestrian/cycle connection to Pinn Lane.

The revised plans have been uploaded to the Council's website today and will be available to view tomorrow.

<https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=17/1320/FUL>

A rectangular box containing the text '<image001.jpg>', indicating a broken image link.

Related Documents - Exeter City
Council

exeter.gov.uk

Planning application or appeal documents

Should you have any further comments please could you send them to me by 20 April.

Yours faithfully

Matthew Diamond | Principal Project Manager (Development)

City Development | Exeter City Council | Civic Centre | Paris Street | Exeter | EX1 1NN

Tel: 01392 265214 | Email: matthew.diamond@exeter.gov.uk | Web: www.exeter.gov.uk/planning

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From: Diamond, Matthew

Sent: 16 March 2018 11:32

To: Diamond, Matthew <Matthew.Diamond@exeter.gov.uk>

Subject: 17/1320/FUL - Planning Application for 'Construction of 62 dwellings with associated public open space, infrastructure and landscaping. (Revised)' At Land at Sandrock, Gipsy Hill Lane

Dear Sir or Madam

Further to your representation submitted in regard to the above planning application, I'm writing to inform you that revised plans have been received. The revised proposals have amended the internal road layout and increased the number of dwellings from 61 to 62. The vehicle access to the site has also been changed from Pinn Lane to the west to Gipsy Hill Lane to the south. This is to avoid vehicles crossing the Pinn Lane/Gipsy Hill Lane junction, which has limited visibility. The revised proposals also include a 3.5m wide segregated pedestrian/cycle path to prevent vehicles on Gipsy Hill Lane coming into conflict with pedestrians and cyclists. The revised access has been designed to give priority to pedestrians/cyclists on the segregated pedestrian/cycle path. It's proposed to widen Gipsy Hill Lane to 4.8 metres from the Pinn Lane/Gipsy Hill Lane junction to the new access to allow two vehicles to pass each other, with a passing place provided to the east. It's proposed to 'close off' Pinn Lane to vehicular traffic at the junction with Gipsy Hill Lane, so that it is pedestrian/cycle only to the north.

The Local Planning Authority is also in discussions with the Local Highway Authority (Devon County Council) and the developer regarding the provision of a segregated pedestrian/cycle path to Pinn Lane via the land to the west, as indicated (partly) on drawing number 1135 SK03 P6.

The revised plans are available to view on the Council's website
<https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=17/1320/FUL>

If you wish to comment on the revised plans, please feel free to send me your comments by replying to this email or using my contact details below. Please note all written representations can be viewed by the public, however your signature, telephone number or email address will not be shown on the Council's website.

Please can you send me any comments you may have before **Friday 23 March 2018**. We will still take into account representations made after this date, provided the application has not been decided.

Yours faithfully

Matthew Diamond | Principal Project Manager (Development)

City Development | Exeter City Council | Civic Centre | Paris Street | Exeter | EX1 1NN

Tel: 01392 265214 | Email: matthew.diamond@exeter.gov.uk | Web: www.exeter.gov.uk/planning

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<2018-05-02 - Local Highway Authority (DCC).pdf>

<2018-04-30 - Green Infrastructure Project Manager, Exeter & East Devon Growth Point.pdf>