
From: Planning Consultation
Sent: 15/03/2018 15:02:09
To:
Subject: FW: ERADE Site, 50 Topsham Road, Exeter - Revised Plans re Application No: 17/1640/FUL

From: Robert McLarin [mailto:rwm@kingwilkinson.co.uk]
Sent: 06 March 2018 15:10
To: Planning Consultation <consultations@Exeter.gov.uk>
Subject: ERADE Site, 50 Topsham Road, Exeter - Revised Plans re Application No: 17/1640/FUL

FAO Mr M Higgins

Dear Sir

Further to the submission of revised plans, I am writing with additional comments to the objections raised in my letter of 23 November 2017 following the initial application.

Density of Development and Parking Provision - There has been a reduction of only one dwelling from the total and the development continues to have an extremely density. Provision for visitor parking remains completely inadequate for a development of this size and scale.

Traffic Impact - There continues to be no measures to deal with the high level of vehicle movements using the single access point into the main residential development. As a minimum, to prevent congestion, there should be provision for a right-hand turn into the development which can easily be accommodated by widening the carriageway along the boundary line with Topsham Road.

Furthermore, having considered the access into the care home element off Weirfield Road, there is no provision to widen the road up to the access point. Weirfield Road is very narrow and there is adequate land within the development site to allow the road to be widened up to the entrance to prevent accidents and reduce congestion with residents in the vicinity.

Surface Water Flooding - It still remains unclear as to the provisions for adequate drainage once such a large area of land, which currently soaks up and retains water, becomes predominantly hard-surfaced with associated run-off issues.

Impact on Trews Weir Reach - There have been very minor changes to the properties backing onto the Eastern and Southern boundaries. The design remains bulky and, being arranged over three storeys, will overlook the existing properties to the significant detriment of their privacy.

All in all, the revisions made have been nominal and do nothing to address the concerns expressed previously.

Yours faithfully

Robert McLarin
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