

29 JANUARY 2014

Tiverton Eastern Urban Extension - Second Consultation

The Post Hill area to the east of Tiverton was allocated in 2010 for mixed residential and employment development. Initial consultation took place in May 2013 and a draft Masterplan has now been prepared for further consultation.

In order to take part in the consultation, please ensure you read the draft Masterplan or its summary brochure, available at www.middevon.gov.uk/masterplanning, and submit your response by 1 February 2014. Thank you for your time.

Employment development will be in the northwest of the site, north of Blundell's Road. The rest of the site (excluding large areas of open space) will be developed for housing, with a new primary school and neighbourhood centre located in the centre of the site adjoining Blundell's Road.

Do you believe these uses are being proposed in the right places?

Yes

No

Any other comments about the distribution of development?

Tests already show Noise is above acceptable levels - predominantly from the A361. This will continue to increase with traffic volumes and the proposed new access on and off it.
Thus the entire T.E.U.E. is seriously flawed.

The draft masterplan proposes around 1500 new homes, which is slightly below the adopted policy target. Housing density will vary across the site. Section 5.1 of the draft masterplan describes the different character areas across the site and the existing and proposed density of development.

Do you agree with the design approach set out?

Yes

No

Any other comments about the density of development?

High Density or 'Affordable' Housing can become an overspill from other Urban areas rather than for local families. This must be prevented. Family Housing needs space for growing Families in age and numbers.

It is impossible to accept that the present infrastructure for public utilities, particularly water and sewage services, can cope with this expansion together with other planned developments - e.g. Rackinford Road area.

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The Council must ensure that infrastructure is provided in a timely fashion alongside the development, without making the development unviable. Pages 96-97 of the draft masterplan set out the trigger points for when infrastructure is expected to be delivered.

Do you agree with the trigger points suggested in the draft masterplan for the following key areas?

- Access and transport - No - see Note 1 below
 Education No - " " 2 "
 Community infrastructure No - " " 3 "
 Open space, recreation, play and green infrastructure No - " " 4 "

Any other comments about infrastructure delivery?

1. Access Theoretically relies on the A361 - No alternative when A361 is closed as has happened and will happen increasingly in future. In practice the existing Blundelle Rd network would be used daily by new residents to access

the Town.

Do you have any other comments about the draft masterplan?

1. Access (Contd.) Blundells Rd congestion in the area of the School and Tidecombe Lane is already severe and is worsening as more Day Pupils are driven in and out each day. There have been 2 vehicular accidents in this month alone - Tandott

Detailed discussions should take place with the School authorities on designated drop-off - pick-up points. If any such agreement is already in force it is being flouted daily. "Traffic Calming" is suggested - the horrors of speed humps and chicanes would only aggravate the problems. Blundells Rd is further congested by parked vehicles whenever Sports Events take place. Tidecombe Lane and Glebelands Road cannot be regarded as an access route to the Proposed Sports Fields near the canal. Vehicles cannot pass with ease in Tidecombe Lane and Glebelands Rd. is virtually single line traffic already

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Are you

- a) A statutory consultee (e.g. Town/Parish Council, Environment Agency)
- b) A community or special interest group (e.g. Civic Society, Campaign to Protect Rural England)
- c) A member of the public

Trigger Points - Contd.

1. Access

Contd... Blebelands Rd - due to parked vehicles 24/7 and was never intended to serve more than the adjacent residential area.

2. Education Provision only for primary school only.

The existing High School / College would have to cope with an immediate influx of extra students from incoming established families - very doubtful that they have adequate facilities to cope.

3. Community In practice new residents would look to

facilities in the town or elsewhere - Taunton, Exeter or the like. A community spirit takes a long time to grow.

4. Open Spaces The designated Sports Fields area adjacent

to the Canal are damp marshland and provide a slow natural filter for rainwater from higher ground.

To drain and level these areas will create drainage problems into Ailsea Brook and all other water courses into the town. The Railway walk will become even more mud and waterlogged than at present.

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Members of the public only - do you live...

- a) Within the boundary of the allocated site at Post Hill
- b) Elsewhere in Tiverton - immediately adjacent to the site.
- c) In Halberton
- d) Elsewhere in Mid Devon
- e) Outside Mid Devon

***NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS**

Name

J. E. BENNETT

29 - JANUARY 2014

***NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS**

House No.

Address 1

Address 2

Town

Postcode



Thank you for taking part

Other Comments

I have no doubt that these and many other issues have been raised by other concerned parties.

I suggest you WALK the entire area from the A361 to the Canal to appreciate the concerns raised in reality - rather than merely on paper plans.

I, and many others, would be happy to walk with you.