



8 GLEBELANDS ROAD, TIVERTON, DEVONSHIRE. EX16 4EB.

Masterplanning Consultation Section
Mid Devon District Council
Phoenix House
Tiverton Ex16 6PP

29 January, 2014

Dear Sirs,

Tiverton Eastern Urban Extension

It is my view that the following points made in connection with the above proposal should be taken into account and I shall be grateful for your consideration of these.

It cogently can be argued that the current proposals for this urban extension fundamentally are flawed due to the inappropriate geographical location of the project.

I quote *Tiverton's New Neighbourhood at Post Hill, 3.1*: "Living in Post Hill means being able to enjoy the best of Devon rural living within a mile of the heart of a bustling market town." This is misleading hyperbole. Tiverton has not been a proper market town for very many years and with so many charity shops, some of whom have been unable to maintain a presence in the town, it can hardly be said to be bustling. Tiverton is in decline and has been for a long time. The Eastern Expansion, despite the inclusion of 35,000m² of commercial premises, in my judgment will do little to vitalise the town and prove to be hardly more than a dormitory for Taunton and Exeter.

Given this and that the needs of the new business community would be much better served by direct access to the motorway, the supposed option of the Junction 27 location would seem obviously superior in many respects to that of Post Hill. Furthermore, such a location would avoid the disruption caused to existing communities, Blundell's School and others; it would obviate the need to expensively upgrade the A361.

Calming measures would impede the progress of traffic and do nothing to alleviate the affects of the inevitable congestion at the lower end of Blundell's Road. The existing infrastructure is unsuitable in this respect and not amenable to change. This last point assumes increasing importance when proposed future expansion plans are taken into account.

Having this development at J27 also would allow the retention of the important rural corridor so necessary to the separation of Tiverton from Halberton. It also would go some way to guaranteeing the protection of Tiverton Fen which obviously would be at risk from any neighbouring development of the type proposed.

A development of 1,500 new homes is likely to bring a local population increase approaching 5,000. The much-respected Tiverton hospital has gone. The new facility managed from Barnstaple is likely to close in the foreseeable future, thus funneling ever more patients to the RD&E in Exeter. A development at Junction 27 could hardly be better situated for this purpose.

However, I gather that the idea of developing J27 has been abandoned so my considering this serves no purpose other than to lament a missed opportunity.

In the event of a site alternative to Post Hill not being selected, there are changes to the current plans which should be instituted.

The houses in the area to the East of Tidcombe Lane, bounded by the old railway line and the canal contains a settled population, some 80% of residents being retired. The only access to this area is via Tidcombe Lane and Glebelands Road. Tidcombe Lane is quite unsuited to larger vehicles, already is a commuter rat run between Canal Hill and Blundell's Road and is nearing its capacity to safely handle current volumes of vehicular traffic. Glebelands Road also is narrow and was never intended for the anticipated increase in use.

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The provision of two hectares of sports fields and a children's playground as proposed under AL/TIV/3 would be of no direct benefit to these residents. Indeed, they would be disadvantaged by the presence of increased traffic, car parking, noise, litter and the general yobbery which usually attends such places.

I imagine these sports facilities are intended for the benefit of the people living on this new estate – it would be facile to pretend that they might be used by the Glebelands community - but there is no mention made of any exclusivity in this respect so that people from elsewhere easily might visit and this would be by car, thus contributing to the unwanted conditions noted above. The Strategic Green Infrastructure scheme should be sited elsewhere.

In any event, given the degree of utilisation of existing sports amenities of this type in Tiverton, one has to question the need for these additional facilities at this demonstrably unsuitable location.

Yours faithfully,

A short, horizontal blue line representing a handwritten signature.

A D Elworthy.