

**Sandra Hutchings**

**From:** JohnRosie  
**Sent:** 29 January 2014 10:51  
**To:** DPD  
**Subject:** TEUE



### The Masterplan

I object to the implementation of the Draft Masterplan on the following grounds.

The overall size of the proposed development is far in excess of both the needs of the community at large and of Tiverton in particular. The very limited increase in employment will be unable to absorb the additional workforce. There is a real prospect of increased unemployment with all the social and financial problems this will bring.

The traffic generated by approximately 1,500 new homes will swamp the road network during peak periods despite so called calming measures.

It has already been shown by numerous objections to the premature Planning Application by Waddeton Park for the development of the North-eastern section, that the use of the existing roads would create major problems. If the traffic from the whole of the development was fed into Blundells Road, the congestion at peak periods would cause unacceptable delays not only to normal traffic but particularly to the emergency services, not to mention the increased pollution.

Traffic travelling towards Willand and Cullompton and beyond would add to the already congested Halberton. The so-called calming in the narrow road through this village is regularly ignored with the potential for road rage and accidents.

The proposal for the road through Blundells School to mix vehicular and pedestrian traffic is totally unacceptable. It is incredible that the main thoroughfare from the development and Halberton and the East into Tiverton can be likened to a mixed use shopping precinct.

The pedestrians involved are largely school children, some as young as 5 years, hurrying between classrooms etc.

The Masterplan is very short on the specific requirements for the improvements and enlargements to the services and infrastructure that will be needed. The costs for at least a proportion of this is likely to fall on existing householders without them receiving any benefit.

It should be remembered that the prime concern of both the Planning Department and the Councillors is for the local community.

The Masterplan proposes a new "cloverleaf" junction on the A361.

It appears from the layout that it will not relieve any of the increased volume of traffic from the residential development to and from Tiverton.

It is presumably intended to feed heavy traffic generated by the industrial area and the "possible" waste disposal unit.

This element of the Masterplan should not even be considered until the siting of the waste disposal unit has been finalised.

It is possible that a less obtrusive solution could satisfy the requirements of the employment element of the development.

If the "cloverleaf" is considered to be essential, some of the unacceptable impact of it on properties in Uplowman Road and Pool Anthony Drive could be greatly reduced by the relatively simple expedient of skewing it N.E./ S.W.

Any additional cost would be outweighed by the relief given to the occupants of these properties.

The current layout shows a noise reduction bund and barrier at eaves height less than 30 metres from the back of some houses.

No reasonable person, be they Planner or Councillor, should contemplate imposing this inhumanity on anyone.

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