

## 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](http://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?

FAR TOO LARGE FOR TIVERTON'S NEEDS, AND FAR TOO CLOSE TO TIDCOMBE FEN. ALSO, THE HOUSING LOCATION WILL FORCE UNACCEPTABLE TRAFFIC LEVELS ON BLUNDELL'S ROAD

**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?

TOO MANY HOUSES, THE RECREATION AREA SOUTH OF THE RAILWAY WALK IS RIDICULOUS.



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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
- Education
- Community infrastructure
- Open space, recreation, play and green infrastructure

Any other comments about infrastructure delivery?

WHO WILL PAY FOR THE INFRASTRUCTURE?  
WHAT PERCENTAGE WILL FALL ON COUNCIL TAXPAYERS?

**Do you have any other comments about the draft masterplan?**

FAR TOO NUMEROUS TO LIST HERE. I SHALL SUBMIT A DETAILED OBJECTION.

**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

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

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

# Tiverton Eastern Urban Extension - Second Consultation

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

**Name**

G OFF WELCHMAN

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

House No.

28

Address 1

GLEBELANDS ROAD

Address 2

Town

TIVERTON

Postcode

EX16 4EB

Thank you for taking part



**Sandra Hutchings**

**From:** Shane Broad  
**Sent:** 12 December 2013 16:50  
**To:** Development Control  
**Cc:** Sandra Hutchings  
**Subject:** FW: Objection to Waddeton Park development



**From:** Goff Welchman  
**Sent:** 12 December 2013 15:22  
**To:** DPD  
**Cc:** Jenny Clifford; 'Jeremy Salter'; 'Councillor Des Hannon'; Neal Davey  
**Subject:** Objection to Waddeton Park development

Dear Sirs,

I wish to lodge an objection to Waddeton Park's planning application for Post Hill Park, for the following reasons.

1/. Tidcombe Fen environmental impact.

Your own website states that water run-

off from this proposed development will be taken up by Ailsa Brook.

This could easily cause flooding in Tidcombe Fen SSSI, and its resultant permanent degradation.

The landowners would then campaign for removal of the SSSI status, and re-

initiate their original plan, from over 25 years ago, to build a large number of homes on the site.

2/. Traffic.

The proposed development would create an increase in local car journeys easily equivalent to a full Tesco car park, and more.

Blundell's Road would become a death-

trap for school children, who, no matter what crossings are in place, will always dash across the road by the most convenient route for them.

Traffic calming measures would only shift the problem to other locations.

Rather than queue in Blundell's Road, cars will try to nip down Tidcombe Lane and on into town via Wilcombe or Canal Hill.

This is totally unacceptable.

In reply to a suggestion some years ago, that Tidcombe Lane should be made one-

way, your own officers stated that traffic levels in Wilcombe and on Canal Hill were high enough.

That has certainly not changed, and has in fact worsened since further building in those areas has taken place.

Therefore, you cannot sensibly propose any traffic calming measures, which would encourage such rat-runs.

Please record this objection and consider it, before any planning approval is given.

Kind Regards,  
 Goff Welchman

28 Glebelands Road  
 Tiverton  
 EX16 4EB



Ack.

Sandra Hutchings

**From:** Goff Welchman <  
**Sent:** 16 December 2013 15:38  
**To:** DPD  
**Cc:** Lucy Hodgson; 'Jeremy Salter'; Neal Davey; 'Councillor Des Hannon'  
**Subject:** Objection to the Masterplan for the Tiverton Eastern Urban Extension

Dear Sirs,

Following nearly 2 hours of discussions with your representatives at the public consultation on Saturday, I wish to object strongly to the Masterplan for the TEUE.

My objections are, of necessity, very similar to those I have already lodged against the Post Hill Park planning application.

They are as follows:-

1/. Tidcombe Fen environmental impact.

The hydrology report on your own website states that water runoff from developments in this area will be taken up by Ailsa Brook.

This could easily cause flooding in Tidcombe Fen SSSI, and its resultant permanent degradation.

The landowners would then campaign for removal of the SSSI status, and re-initiate their original plan, from over 25 years ago, to build a large number of homes on the site.

I feel that the area 18 south of the railway walk, currently earmarked for sports facilities, should be kept as a green buffer-zone.

I also believe that the proposed housing area 7 just to the north of the railway walk should also be kept as a green buffer-zone.

Those measures would at least allow the migration of wildlife to and from the fen.

However, the hydrological effect of the whole proposed site still needs detailed, expert, independent assessment.

I don't believe that the currently proposed attenuation ponds would provide sufficient protection from the risk of over-saturating the fen.

2/. Traffic.

The proposed development would create an increase in local car journeys easily equivalent to several full Tesco car parks.

Blundell's Road would become a death-trap for school children, who, no matter what crossings are in place, will always dash across the road by the most convenient route for them.

One of your officers at the public consultation said that this would be a problem for Blundell's School to sort out.

Wrong! It is wholly inappropriate for this proposed development to create such a danger in the first place! Traffic calming measures would only shift the problem to other locations.

Rather than queue in Blundell's Road, cars will try to nip down Tidcombe Lane and on into the town centre via Wilcombe or Canal Hill.

I find it amazing that your consultation representatives found this suggestion surprising, and did not in the main agree with me. You need to seriously reconsider this aspect.

In reply to a suggestion some years ago, that Tidcombe Lane should be made one-way, your own officers stated that traffic levels in Wilcombe and on Canal Hill were already high enough.

That has certainly not changed, and has in fact worsened since further building in those areas has taken place.

Therefore, you cannot sensibly propose any traffic calming measures, which would encourage such rat-runs. That situation would be totally unacceptable.

3/. Health risks.

Your representatives seem, at this time, not to appreciate the likely amount of traffic-jamming that will occur if this proposal is allowed.

Therefore I must assume that resultant health risks from the likely increase in traffic fumes have not yet been assessed.

This needs an urgent and detailed review by independent experts.

Poor air quality would have a serious impact on the health of the pupils at Blundell's School and other nearby residents.

It would also have an impact on Tidcombe Fen, where air quality is another key factor, alongside hydrology

#### 4/. Carbon footprint.

None of your public consultation representatives could give me even a rough estimate of who would buy the proposed houses, and where they would work. This also needs a study.

I maintain that, assuming full occupancy of the houses, the majority of residents would work in either Exeter or Taunton. Therefore they would drive to work.

However, we are being encouraged, both by Government and by conservation / environmental bodies, to reduce our carbon footprint by using our cars less, not more.

Therefore, as a local shuttle Taunton - Tiverton Parkway -

Exeter train service is being proposed, this development would make more sense near Tiverton Parkway.

I'm aware that children would have to be taken by bus to school from there, and visits to such facilities as doctors' surgeries and shops would also need to be made by bus or car.

But these would be far less than the daily car-commute to work, which the TEUE would create.

Please record and thoroughly consider these objections, before any approval is given to this Masterplan.

Yours faithfully,  
Goff Welchman

28 Glebelands Road  
Tiverton  
EX16 4EB

**Sandra Hutchings**

**From:** Goff Welchman  
**Sent:** 07 January 2014 09:54  
**To:** letters@middevongazette.co.uk  
**Cc:** DPD  
**Subject:** Clear public opposition



Dear Sirs,

It became clear at the Town Council planning committee meeting yesterday evening (January 6<sup>th</sup>), that there is strong public opposition to the Waddeton Park application to build 330 homes, as the first stage of the Tiverton Eastern Urban Extension. The Council voted not to support the application.

What also became clear, is that our District Council has not thought the whole scheme properly through, and is possibly even misleading the public.

At the previous MDDC Cabinet meeting to discuss the Masterplan, it was stated that South West Water had given assurances, that the existing sewerage system could cope with the whole proposed Eastern Urban Extension.

Yet, at the Town Council meeting, Waddeton Park's own representative admitted that SWW had said to him, that they could only cope with his proposed 330 homes, not the whole 1500 planned. Who is misleading whom?

There is further evidence, that the research into the proposal is not being carried out in the thorough manner required of such a significant alteration to our town.

1/. A planning officer has publicly stated that the 1500 proposed new homes would generate less than 200 cars. What utter rubbish. Try 3000 as a more realistic figure.

2/. A highways department officer was unaware that Tidcombe Lane could become a rat-run, if traffic calming in Blundell's Road goes ahead. What planet is he living on?

3/. I can find no evidence of serious research into the damaging effect of water runoff and increased traffic fumes on Tidcombe Fen.

4/. The original flood risk-

assessment for the Local Structure Plan, which paved the way for this awful proposal, stated that the Lowman only floods once every 100 years. Since then, it has already flooded twice!

In the face of such shoddy background work, and the clear view of many people, that the Tiverton Eastern

Urban Extension plan is being railroaded through for political expediency, it is time to call a halt to the whole scheme, until all aspects of it have received thorough study and evaluation.

When that is complete, it is my opinion that the original Structure Plan will be seen to be hopelessly flawed, calling into question the whole proposal.

Waddeton Park are stating, that as the Structure Plan is already in place, their application should go ahead. I say, that two wrongs don't make a right!

I have copied this to MDDC as a further objection to both the Waddeton Park application, and the wider Tiverton Eastern Urban Extension.

Goff Welchman  
 28 Glebelands Road  
 Tiverton  
 EX16 4EB  
 UK