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From: CDC Mail
Sent: 13 January 2014 17:47
To: DPD
Subject: Tiverton Eastern Urban Extension



I would like to comment briefly on the outline proposals for the Tiverton Eastern Urban Extension. At the moment the proposals are very high level so observations must be limited:

1. Has any traffic flow analysis been undertaken? One thousand five hundred properties will probably mean at least 2 000 vehicles and an enormous number of movements per day in and out of the site as people travel to shops, medical centres, work, schools and so forth. Can the surrounding roads cope without significant impact on existing movements or development?
2. How will the proposal ensure that people's direction of travel / focus is towards Tiverton and its facilities and not out of area? Provision of a new junction and enhancements to J27 will only encourage residents away from the area, not grow the immediate economy. This must be top priority if the scheme is to go ahead.
3. Much more must be done to get people out of their cars and onto other forms of transport, particularly which have zero impact on the environment (eg cycling). It is therefore surprising that no cycle links are to be provided until late in the scheme. There should be high-priority cycle routes provided right to key facilities in Tiverton (ie not just on the development site) with strong encouragement to residents to use them.
4. It is vital, looking to the future, that the scheme includes as much infrastructure self-sufficiency as possible. Therefore, for example, every property (residential and commercial) on the site must have solar panels for power harvesting. Similarly, serious thought should be given to ensuring that water is captured and recycled to be used for the development, minimising abstraction from other sources. Heat from ground sources (or air) should also be considered.
5. Energy from waste is identified as a possible option. District heating is a modern and efficient approach to heating provision. With a green-field opportunity, surely this is the time to implement such a scheme?
6. Properties should be built to a high specification. Builders should not be permitted to cut corners or save a few pounds by not implementing the highest possible standards, particularly for energy efficiency.

If this must go ahead, there is an opportunity here to create a truly forward-looking development to be held up as an example of the way things should be done, notably as an environmentally-sensitive, minimum-impact major development in heartland Devon County countryside – a development in keeping with the essence of the area.

Andrew Moore

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