

Tiverton Eastern Urban Extension (TEUE) Second Consultation**Responses to questions****January 2014****Employment Development and Housing****Do you believe these uses are being proposed in the right places? Yes**

I agree that employment should be in the northwest of the site as it is sensible to have access to the A361. Which brings the question of when the access road will be built? There is much misleading information about when and how this will be funded. Surely no building can start anywhere in the EUE until this basic question had been answered. What happens to this whole project if adequate funding cannot be obtained? It has been difficult to obtain satisfactory answers from representatives of all parties concerned at the recent exhibitions, firstly because it was difficult to work out who represented who as no-one was wearing a badge and secondly when asked no-one had definitive answers. I appreciate that everything is still at a planning stage but feel that the residents within the TEUE catchment area are not being properly informed about important facts that will alter all their lives.

Housing**Do you agree with the approach so far? No**

The draft masterplan proposes 1500 new homes will be built. This figure varies with each document produced. Will the planned new **Strategic Housing Market Assessment** give us a definitive number? Does the final planned number of dwellings reflect accurately the type of housing required bearing in mind the demography of the people likely to acquire them? It is a well known fact that the largest group are the elderly requiring one bedroom bungalows. These, with the necessary numbers of affordable homes that must be provided, are not the most attractive financial proposition for any developer. This type of housing also dictates how much land will be required; already more of the Green Infrastructure south of West Manley Lane has now been sacrificed to fulfil these needs which go against what the MDDC stated about the importance of providing recreational areas and protecting existing historical features.

Infrastructure**Do you agree with the trigger points suggested in the draft masterplan for the following key areas?****Access and Transport**

The most important fact is the access to the A361 is constructed before **any** of the planned TEUE commences. Without this promise the MDDC puts the lives of residents of Halberton, Post Hill and the children at Blundells School at risk with the inevitable increased traffic flow.

The infrastructure phasing in the draft masterplan makes no mention of the access to West Manley Lane. This access has been altered between this and the previous masterplan to take into account the 'possible vehicle link' to the additional housing south of WML and the proposed playing fields at Glebelands. This access will have to be suitable for coaches etc going to the playing fields which in turn will mean destroying the hedgerows and natural habitat of flora and fauna that the MDDC purports to hold dear. There is no mention of the detrimental effect of drainage on Tidcombe Fen and the SSSI that this building and construction will inevitably have. There is talk of SUDS and attenuation ponds but no plans as to where these will be situated or that the very construction of them will harm the SSSI. I understand that a land survey has been undertaken for the land north of Blundells Road but if building etc is proposed south of WML it would be imperative that there is a suitable survey carried in the south of the road first.

Education

I agree with the proposed phasing of the primary school although I would question, with the likely demography of the future residents of TEUE, that a primary school should take preference over facilities for the elderly. I am concerned that the phasing of the calming scheme on Blundells Road, the improvements to the roundabout at Heathcoat Way and Lowman Way plus the completion of the access to the A361 are completed well in advance of the inevitable additional traffic for the preparation, building and consequent use of the proposed school and other amenities.

Community Infrastructure

The phasing of this would seem to be in order providing the access and infrastructure plans are adhered to.

Open space, recreation, play and green infrastructure

It is still unclear what the actual plans for the recreation and green infrastructure areas are. With my particular interest in preserving the already established open space, recreation and green infrastructure that is West Manley Lane, I am concerned that this is being eroded and new sites are planned that can in no way provide the character and history of what has been in existence for many years. In the LP3 it is stated that the Council will protect areas of biodiversity value and green infrastructure, notably Tidcombe Fen, and yet already this appears to have been by-passed. It also states that it will enhance the tourism and visitor role of the town and surrounding area and yet they are in danger of spoiling their very areas notably the SSSI, railway walk and surrounds and view from the canal.

Comments about the masterplan

1. When will the final housing numbers be published?
2. If funding is not forthcoming for TEUE would the council look at other suggested areas of development i.e Junction 27 or Willand or Cullompton where cost of expensive links to major roads and other objections are not a problem? Also all these options are more easily accessed by those seeking industrial premises.

3. When are the plans for the SUDS, attenuation ponds and pumping station to safeguard the SSI and Tidcombe Fen going to be made public?
4. Who will be in charge of the overall management of this project to avoid a repeat of the design and scale of Moorhayes?
5. As a resident of West Manley Lane will there be some assurance that this attractive, narrow lane will not become a through road therefore destroying its important character?
6. When will there be a masterplan for Area B and will it have the same airing publicly that the current one has?

I live within the boundary of the allocated site at Post Hill with particular interest of the impact that the proposed masterplan will have on West Manley Lane.

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