

135/2220

Sandra Hutchings

From: Rob Hagley
Sent: 01 February 2014 10:25
To: DPD
Subject: Concerns and queries of proposed Eastern Urban Extension

From - Rob Hagley
9 Marina Way
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EX164BP



I write to you with concerns over the proposals for the Eastern edge of Tiverton.
General points.

The first thing that strikes me about the proposal is the sheer size of it and how and why Tiverton needs it or can support it. With services either standing still or diminishing how can this be viable. Proposals for extending Farleigh Meadows are gathering pace, surely this is simply a development too far!! Where is the High School facility for the extra young people? (our current School is already more than full). The hospital services are constantly being cut back. Doctors, dentists.....the list goes on. Tiverton is already struggling to fund what it's got. There doesn't seem to be services to support such a development. I can't meaningfully comment on employment in the town as I have no knowledge of it, but I would ask if there are the jobs for all the people that this development would bring. I don't think Tiverton becoming a dormitory or commuter based town would be a positive thing.

Why are there proposals for building on all these green field sites when it was stated by government that brown field sites should be fully exploited first? Building on land that is a natural drain? Is all this flooding recently just a one-off or are we contributing to the problem? All these fields which would normally be a natural sponge and filter for rainwater will be drained, roads put in which will need drains, houses with rainwater being drained....a lot of this water is being condensed and fast tracked into the rivers and surprise, surprise the rivers can't take it. Perhaps a little bit of consideration should be given to this!!!

More detailed points.

I would echo many of the concerns already raised about the density and height of proposed building, situation of new roads and increased volume of traffic etc and so will not repeat it all, but I would just highlight a couple of things. Firstly, the road plans look a shambles. To introduce the A361 junction in stages is ridiculous. Before any building could be done, surely access would need to be established fully.

On a more personal level, I am a member of the golf club and would like to raise concerns around that area. The roads and junctions around the club don't seem to have been given much consideration in the proposals. I can't see that they are suitable to support traffic to and from the proposed development closest to the club. Indeed, a proposed access virtually opposite the top entrance to the club is concerning. Also there would seem to be no provision given to protect property or more importantly residents, from wayward golf balls on the 12th hole which runs along side the lane down toward Uplowman road. At the moment it's just an empty field and so risk is minimal but under the proposal it would be someones back garden or house. Surely something should be included in the plans to minimise risk at this boundary.

I hope some of these concerns will be examined.

Yours sincerely Rob Hagley.