

Sandra Hutchings

From: Mike Ford
Sent: 03 February 2014 08:15
To: DPD
Subject: Tiverton EUE



I write my comments as a resident of Uplowman road.

From the beginning I have always questioned the need for such a large expansion. I feel that a lot of this proposal has been presented using out of date information. Most of the people that I have spoken with find the SPD contains a large amount of extraneous material which has made it very difficult to follow. The biggest concern that I have is the impact that an extension of this size will have on the traffic and infrastructure of the whole area. This can be seen already in the recent application from Wadderton Park, none of the access proposals in my opinion are suitable for a development of this size. Because of its location, it is likely every dwelling will have at least one vehicle but more likely two. It is an established fact that the existing sewage system of Tiverton can not cope with existing requirements as sewage and sludge is already being moved by road from holding tanks.

In conclusion I consider the whole proposal to be poorly thought out, poorly presented, and not required in its proposed size.

Regards

Mike Ford

Sandra Hutchings

From:
Sent: 03 February 2014 09:07
To: DPD
Subject: Response to Masterplan



I believe that the extent of the proposals for the Tiverton EUE as outlined in the Masterplan, and pared down from the original estimates, still far exceeds the realistic need. The content of the SPD appears to be deliberately unspecific and open to interpretation, and the sheer volume of ephemeral detail is most unhelpful.

Realistically, the majority of the proposed housing is likely to be taken up by older purchasers wishing to downsize from outside the area rather than younger buyers and, as such, the requirement for employment opportunities will be decreased and the financial contribution by this demographic group to the district will be minimal.

Given that the estimated housing and employment requirements have been significantly reduced, there is no proven need to include any additional land for development beyond that originally proposed.

It is apparent from the response to the recent Waddeton Park proposal that there are serious issues of access, all of which can equally be applied to a response to the Masterplan proposals. The concerns of local residents about the resultant traffic issues of the EUE have not been addressed to any degree by the Masterplan. The current highway network is singularly incapable of taking the additional traffic without an enormously adverse impact and the ill-conceived proposals for 'traffic calming' measures do nothing whatsoever to address the problem and will only serve to exacerbate the situation. There is no way that any of the proposals outlined will offer a safe passage to cyclists and pedestrians all the time the space is being shared with vehicular traffic.

Without proper access the EUE cannot function and priority should be given to formulating access which offers a realistic and workable solution and which has least impact upon residents rather than just accepting what is obviously the most convenient and cheapest option for the developers. Furthermore, the lack of any reassurances by the council and the developer that the building of the required highway infrastructure will actually be in place before any development takes place, is of great concern.

Nowhere in the proposed residential area are Gypsy/traveller sites ever going to be appropriate. It is an established fact that these sites soon become particularly unsightly because of accumulations of rubbish left lying around, and this will be unacceptable in such close proximity to a housing development.

The attenuation ponds will inevitably become an additional dumping ground for rubbish as well as posing a serious risk to children from both the site and from the residential development.

Housing in the Eastern Urban Extension should be designed to the highest possible specification, with architectural variety and a mixture of tenures and types, avoiding the uniformity and high densities exemplified in much of the Moorhayes estate in Tiverton – the only redeeming feature of which is that it is accessed by a proper road rather than by something like Uplowman Road or Putson Lane.

It is an established fact that the sewerage system for Tiverton is operating grossly above capacity, to the serious detriment of residents living close to this facility. It is not acceptable to propose developing the town to the extent outlined in the Masterplan without a major upgrading of the sewerage system.

The possible inappropriately placed Waste-to-Energy plant does nothing more than present the opportunity for residents to be seriously inconvenienced by large volumes of traffic without any real benefits. However this scheme is dressed up, the only winner will be the owner of the plant. The costs to householders of connecting and heating homes by this means is expensive and should not be portrayed otherwise.

Mrs G Ford
Uplowman Road resident