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7 Rayer Road
Tidcombe
Tiverton
Devon
EX16 4EE

Masterplan Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
Devon
EX16 6PP

30 January 2014

Dear Sir,

CONCERNS REGARDING THE PLANNING ACTIVITIES OF THE MASTERPLAN

We are writing to express our concerns over your plans for the Tiverton Eastern Urban Extension. We consider that the entire development is not required. Tiverton does not have sufficient employment opportunities to accommodate the proposed development. It seems that the proposal is more to create a dormitory town than meet the needs of this community. The stated expectation of the increase in population in this area is questionable, especially given the infrastructure will not support this development.

We are particularly concerned over the sports and recreational area planned for the end of Glebelands Road. We object to the proposals in general, but are specifically concerned regarding the development of the Glebelands area. Glebelands does not require this type of facility and it appears to be a long way from the proposed new housing. We believe this development should be placed within the new housing estate.

People using the new football pitches would take a short cut through Tidcombe Lane and Glebelands rather than drive all the way up through the new estate. Tidcombe Lane cannot cope with any more traffic and Glebelands would become a car park. The bus has enough trouble now turning in this area. Where has the parking being envisaged for up to 100 cars which will no doubt be in the area when the sports fields are being used?

We are also concerned that this is a means to establish an area to dump excavation rubbish, and not to seriously develop sports fields which should be built to a high standard. More thought should be put into this aspect of the development. This is a wetland area. These fields flood and excess canal drainage flows through the area. We already have experience of situations when the canal banks are put under pressure. Also, assuming these developments including lighting, then the light

pollution will have a detrimental effect upon existing wildlife. The value of the railway walk and canal appears to have been totally disregarded by the planners.

We are concerned that the bus route through the estate might be diverted due to a high volume of cars and difficulty in turning at Westcott Road.

We are also very concerned that there will be another footpath proposed through this site up to the Grand Western Canal. If this is the case, it should be taken further east as there is already a footpath through the estate and another one so close is not necessary.

Drainage, sewerage, ecology, employment, road networks and local need appear to be being totally disregarded by these proposals. It appears that the wishes of the developers hold far more sway than the community that live here.

We hope the planning committees will take our concerns seriously, and that a greater level of consultation will be entered into.

We are also concerned that hedgerows and trees will not be protected within the development, particularly at the end of Glebelands, and in the West Manley Lane area which is a single track road at present. Also, the traffic calming in Blundells Road needs to be explained in detail.

Yours faithfully

Jim and Christine Lister