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COMMENTS ON THE PROPOSED TIVERTON EASTERN URBAN EXTENSION SCHEME.

The concept to concentrate development mainly in Tiverton, Bampton & CREDITON is, I believe, fundamentally flawed & as a direct result of this policy this scheme threatens to repeat mistakes made by planners in other parts of the district most notably in Cullompton.

Here we see a large swathe of poorly designed and poorly built rabbit hutch housing built from Station Rd. towards Willand. These estates are virtually disconnected from the town centre. This mistake was compounded by the building of a Tesco supermarket in the area removing any need for the people of this area to visit the centre with dire results to the town centre.

Cullompton today is little more than an overnight rest stop for people who work away.

I believe that the housing needs for the period of the plan have been exaggerated and that the burden should be more evenly distributed. Our villages are dying as the young people move away unable to afford housing. Altering the housing strategic plan to encourage small developments related to the size of the village or hamlet would help to address this problem whilst allowing, for example, a smaller eastern extension.

The houses built on this site should as a minimum, adhere to the old Parker Morris standard in terms of space. As a matter of interest the current average floor space in a UK house is 76, France 113, Denmark 137 & Australia 206 square metres.

I suspect however that the wishes of the landowners and their developers to cram as many modern day slums into a given area will win through and we shall have once again have "little boxes made of ticky tacky, little boxes all the same" - to quote the pop song.

. Mid Devon District Council have shown that they are either unwilling, unable or do not have the knowledge or *chutzpah* to ensure that well designed, high quality housing is built in our area. As a Tivertonian I can honestly say that in the last 50 years no large scale, well designed good quality housing is to be found in the town.

On the assumption that a development will take place I make the following points:-

The eastern extension is too large and should be scaled back.

The incorporation of industrial premises in the plan is totally inappropriate, industry and housing do not mix.

A waste to energy plant is shown as part of this plan and although the DCC waste management plan does not specify what type of plant this will be, any waste to energy plant with its need for regular lorry loads of waste and the pollutants given off, should an incinerator be part of the scheme, in the middle or adjacent to housing & schools, is stupid. In addition the plant is far too small & is without any really long term vision

This plant should be built along with any industrial units at junction 27.

A large scale industrial & technology park should be created and the waste to energy plant built near to the railway and motorway. This plant should be large enough to sort & process all types of waste with the unusable waste burnt to provide heat and power. The heat would be piped via a district heating scheme to Tiverton & the surrounding villages. Electricity generated by the plant would be used to power the site with excess capacity sold to the national grid.

Creating this large scale plant would enable waste from Plymouth, Exeter, Taunton and Tiverton and district to be transported via the motorway and a new railhead to the plant.

Spreading the initial cost with other local authorities would minimise the capital cost input required by each local authority, although looking to the future a shrewd council would find the necessary capital and reap the rewards of sole ownership- perhaps forming a energy services company (ESCO)- as the pressure to recycle continues to increase in the coming decades with a commensurate increase in the financial returns of this plant giving the council an ever increasing revenue stream . See:- The Carbon Trust website

Road Access

I believe that the purple route option is the best one with extensive landscaping around the existing houses being a top priority. To often the existing residents of an area are ignored with the council and developers going through the "consultation " process and then totally ignoring the results if they do not meet with their plans. As the co-founder of the ANGEL PROJECT- a renaissance plan for the town hall /St. Andrew St. area , which had widespread public support -I know this to be true.

I would further suggest that instead of a roundabout on Blundell's Rd., an underpass taking the new road under the existing road would allow traffic to flow on Blundell's Rd as now with site traffic using the new road. This would obviously remove the necessity for the so- called traffic calming measures (given the very low accident rate on this road) thus saving money. A pedestrian & cycle link onto the existing road would give access to a bus stop. I would also suggest that the so called neighbourhood centre & associated shops should be moved off of Blundell's Rd. and built in the centre of the site with the roadside part of the site planted with shrubs and trees close behind thus shielding the unattractive little boxes which WILL inevitably be built , from traffic coming into the town. At present the open fields make a nice break before the Mayfair estate and the planting would in a very small way start to make up for the loss.

In conclusion this scheme is too large and inappropriate & I believe un-necessary. The countries ageing population linked to the increasing hostility to mass immigration will force the politicians to curb the influx of migrants . These factors could well lead to a substantially reduced need for new housing in the long term.

The provision of so many local facilities will have a severe & detrimental effect on the town centre which is already struggling. The easy access from the site to the motorway will make this a commuters suburb and it is highly unlikely that enough employment will be created in the Tiverton catchment area let alone on this site, given the woeful record in this area over the past thirty years, to employ the people who will live on this site, This will further hasten Tivertons decline & drift towards dormitory status.

R. Davey