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1 Coleman Close
Gornhay
Tiverton
Devon
EX16 4QE

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

30.05.2013

Dear Sir,

Masterplanning Options Report – Tiverton Eastern Urban Extension

The following comments are made as very concerned members of the public living in an area of Tiverton which will have its peaceful rural aspect totally destroyed if either of the urban extension secondary road routes are eventually deemed necessary. ie. Red Route A or B. Both of these routes would split Coleman Close from Gornhay Orchard, require road junctions, pass through Blundells School sports field or cadet training area / part of the cross country running course, cause environmental damage, increase the flood risk and devalue the locality properties.

Accepting there will be residential and business development within the proposed site, our preference is for option 1 in which fewer homes would be built. However, the scale of the proposed development is enough to upset the balance of the town, creating a suburb in what was a rural area. This is not the location for urbanisation style development of this magnitude.

We have previously commented on various aspects of the proposals contained in the Tiverton Eastern Urban Extension planning document and will only submit our further comments here on the areas of the masterplan of special concern to us :-

Flood Risk Assessment

Flood risk assessment needs to take account of all the surrounding land not confined to the Post Hill development area in isolation. There are existing flooding problems throughout the Lowman Valley created by the periods of heavy rainfall experienced over the past few years, this is before your plans cover a further 378 acres of land, which presently acts as a soakaway, with industrial units, houses, concrete and tarmac. Up to date surveys and assessments of flood risk are essential throughout the eastern area of Tiverton and should be made public before any development takes place.

Options for Access

We were astounded to learn that the “Pink Route” to the E.U.E. through the Lowman Business Park had been abandoned on a costs basis. Exactly why is the shortest route going to be more expensive than the much longer Red Route A or B. Why were residents not consulted / informed that such a decision was about to be made, it certainly should be reviewed.

It is disingenuous to now consult us on “Red Routes A & B”, both of which will affect our lives equally badly. A “C” class road will need to be constructed, with junctions, on land barely of

sufficient width to take such a road, passing on three sides of Coleman Close which would be split from Gornhay Orchard and within very very close proximity to the properties in Coleman Close and at the end of Gornhay Orchard. Why was planning permission granted to develop the Coleman Close area when these proposals were already in existence and subsequently not notified to prospective purchasers in the local searches after the properties had been built? This situation may be legally correct but is morally reprehensible.

It makes good business sense to join the Lowman Business Park with the designated employment zone at the western end of the E.U.E. being :-

- a. The shortest route.
- b. Does not go through either existing or future residential areas.
- c. Joining the 2 business areas would facilitate the development of relocated and new business.

Since the River Lowman would have to be bridged for either routes, there seems to be no advantage for the longer routes Red A or B which have the distinct possibility of increasing the flood risk in the Lowman Valley plus the loss of well used amenity land to both Blundells School and the general public.

Access to the A361 via the proposed "Purple Junction" must be a priority to facilitate development of the site over such a long period.

Government policy of "Localism", not in Tiverton; you may be consulting us but are you really prepared to take into account our considered opinions on this matter and its effect on the locality!

Yours faithfully,

Mr P. Machin. Mrs P.M.Machin.