



12 Uplowman Road
Tiverton
Devon
EX16 4LU

29th May 2013

39/2646

**Tiverton Eastern Urban Extension
Masterplanning: Options Report**

Dear Sir or Madam

In this letter we will be expressing our views on the Eastern Tiverton Urban Extension and how this affects us and the surrounding area.

We feel the current balance between employment and housing development is more than appropriate for Tiverton. We think this could help towards new jobs as the project grows, as long as the employment opportunities are selected from the Tiverton area. Therefore we would not want to see employment land reduced to make way for more houses, in this area. We currently have parking issues in Tiverton town as of now, what will happen when Tiverton sees an increase of cars?

This vision for Tiverton is ongoing but you advertise living in post hill 2035 as attractive, but we fail to see the attractive side of Tiverton's recent improvements. This makes us feel unhappy about the changes you wish to make in our area. Post Hill and Uplowman Road is at the moment is already an attractive area, with good natural assents despite the fact we are neighbour to two busy roads. We feel this vision is vast for Tiverton, we feel it should be monitored carefully and kept under control at all times. This will ensure everything is in place correctly before the go ahead.

The area surrounding Post Hill and Uplowman Road is home to many forms of wildlife, and should be protected and enhanced at any cost. The report stated that this area has many natural assets, but you will be removing those assets if the masterplan proceeds.

Regarding energy plants, yes we need energy plants we feel they are the way forward, only if they are situated in the correct place. This means not glossed up to fit in the employment area close to Blundells School, Uplowman Road and other houses. If you have to reduce the size of the plants to make them acceptable and avoid visual pollution just to fit them in certain areas, this cannot be forward thinking. They should be situated in vicinities already operating as industrial areas; this means you can build them as big as need be for the future. The extra traffic created by the plant would then be kept away from the town and surrounding areas. Bearing in mind the traffic we are talking about will be HGV Lorries and other large vehicles. This would also help keep away the pollution caused by such vehicles.

We think the discarded Green Junction should be revisited and looked at again. We do not think this is a cost issue? This would keep the feeder road away from Uplowman Roads residents; also it would keep the traffic away from Blundells road. If you do not get this right all you will be achieving is

moving extra traffic from one area to another, to link up with existing road systems which will not cope. We feel if you take the traffic away from the town at the earliest point, which is the Green Junction this has to be the most sensible place to link up with the A361. The link to the A361 should be in place and working before a single house is built. We feel that if you don't create this link for the traffic and you proceed with building the houses first, the development will run away with its self and Tiverton will become gridlocked.

We believe traffic calming on Blundells Road will not work, slowing down the increased traffic created by this project will cause gridlock. Hartnoll farm planning for industrial units was turned down as DCC Highways said ' Blundells road was unable to take further increase of traffic' .

Uplowman Road now has increased amounts of traffic thanks to the traffic calming put in place at Halberton. Uplowman Road is now used as an alternative route to get to Sampford Peverell. The speed the traffic drives along this road is ridiculous; police have taken note of this before but have failed to act. Leaving our property is now difficult and sometimes dangerous we have had various near misses with speeding cars. This road used to be used by dog walkers and cyclists but not of late because it has become too dangerous. This is a rural road with no pavements and narrow in places, increasing the population in this area is a recipe of disaster, as is the increasing danger along this road. Therefore we feel this is why Uplowman Road should not become part of this new development. Uplowman Road must not take traffic from the houses being built next to Tiverton Golf Course. This road is off limits, and the link to the A361 should be built first.

We agree that it is important that housing reflects the need for affordable family housing, market and social housing as well as providing housing for local families. The project has given 2 housing options for the Post Hill area. These options are very similar and after the infrastructure is in place you may come across a problem, and they may have be altered to fit the surrounding area. This is a reason why we think the roads should be build first.

Most of the employment area is for the field behind Uplowman Road where we live. There are also plans for a link from A361 which would put a feeder road down through this field. We would end up with another road giving off more noise and pollution. This is just not acceptable in any way shape or form. If industrial units are to be placed here they must be sympathetic to the surrounding area. We have put together a list of points on how the units can achieve this;

- **They must be single story only**
- **No windows looking towards Uplowman Road residents dwelling or gardens**
- **For light use only no heavy industry**
- **They must be screened well with trees, banks and acoustic fencing**
- **Working times must be restricted**
- **Light pollution must be controlled**

We prefer to reserve further comments on this development until the A361 link has been accepted.

Mr and Mrs R Sloman Residents of 12 Uplowman Road