

Ask
30.5.13

**8 FAIRWAY
TIVERTON
DEVON
EX16 4NF**

25 May 2013

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



Dear Sir/Madam

Tiverton Eastern Urban Extension

60/2275

Please find our responses to the questions posed in the Options Report, as follows:

1. We wonder whether there is a need for any further commercial “employment” development within Tiverton when there are already empty shops, offices and light industrial units. Why do we need more? No doubt the answer is “for all the people who are going to live in the new houses”. We do wonder how many of the new residents will work in the employment facilities provided? We suspect most will actually work elsewhere and commute to Exeter, Taunton and Barnstaple. In which case why do we need all these new houses? There appear to be plenty of houses for sale in Tiverton so we wonder if there are other influences driving the need for this massive destruction of greenbelt land. Where is the evidence to justify development on this scale please, particularly in an economic downturn?
2. Living in Post Hill in 2013 means being able to enjoy the best of Devon rural living within a mile of the heart of a bustling market town. You do not need to substitute 2013 with 2035 in your quote. We live here already and can tell you that is far more “rural” now than it will be in 2035 after all the development. A much smaller amount of development would help protect this most beautiful part of Tiverton instead of potentially ruining it forever for future generations.
3. The area around the Grand Western Canal and old railway line in the South of the EUE must be dealt with sensitively and preserved as much as possible. The area of Blundell’s School is historic, beautiful and iconic and must not be blighted with ugly traffic calming measures (see later re the need to protect this area and perhaps close the road to through traffic).
4. If there is to be an “energy from waste” plant this must be cited in the employment land zone and close to the A361 North Devon Link Road.

5. We feel that the proposed purple junction is the most appropriate location for the new junction with the A361. This must be completed before any of the development takes place so as not to create havoc at Blundell's School and in Halberton. The safety and well being of pupils at Blundell's School is paramount and it is inconceivable that development that will require access to and from Tiverton via the existing road through the School should be undertaken. Blundell's School is a jewel in Tiverton's crown. It brings people to the town and we suspect contributes considerably to Tiverton's GDP as well as being a fantastic advert for the town. Will this be the case if there is total grid lock at drop off and pick up times, heavy goods/construction traffic passing through the heart of the school as well as associated noise/pollution/safety issues. We fear the wonderful environment that the School has enjoyed for the past 400 plus years is about to be ruined forever if fundamental new road links are not constructed at the outset to make sure traffic is diverted away from the School. The same applies at Halberton – this is already overburdened by traffic and any more just does not make sense.
6. The development must be sympathetic in design and pricing to current housing in the area. It will not be appropriate to have affordable housing backing on to existing properties in the Post Hill/Uplowman Road/Fairway and Mayfair – adjacent new homes should be of similar design – detached 3 and 4 bed rooms for example. There are a number of bungalows in Fairway – perhaps there can be bungalows in the field immediately behind Fairway. This will fit well with the existing and also be less visually impacting to the skyline when viewed from the A361 and from across the valley in Chevithorne and Craze Lowman.
7. We dispute the need for employment floor space as already mentioned above.
8. Green walkways, benches, trees, preserved hedgerows and wildlife areas should be included together with an area suitable for children and ball games such as football.
9. We do not believe the development needs to be of a size sufficient to require separate shops and community hall.
10. Option 1 is preferred for lower density of housing development BUT the greenways in Option 2 (particularly north of Post Hill/ Blundells Road need to be included in the final design.
11. We believe the scale of development to be totally unnecessary and would like to see the firm evidence that supports the need for housing and employment land for LOCAL people when there already appears to be vacant homes and business premises within the town. Could it be that some mass migration of residents is planned from other parts of the UK or Europe? Beyond this fundamental concern, there is a distinct lack of detail in the Options Report and all of the survey work and reports do not appear to have been completed yet – how can we or anyone else make informed decisions on this basis. We cannot believe that any traffic survey could support the fact that either Blundell's Road or Halberton can serve any part of the new development without new roads from the A361 and to Heathcoat Way being constructed first.

12. No other than to say the future of the beautiful part of our town lies in your hands. You have been elected to represent the people of the town and there is a significant percentage of the electorate that are not in favour of what you are proposing.

13. Members of the public.

14. We live within the boundary of the proposed site.

Yours faithfully

Peter and Alison Green