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Tiverton Eastern Urban Extension



BALANCE BETWEEN EMPLOYMENT AND HOUSING DEVELOPMENT.

It is accepted that the town can benefit from local employers but it also has to accept that there are better locations such as J27 on the M5, which would reduce the need for some of the biggest lorries coming into Tiverton. In addition we have to accept there are many more employment opportunities to be found in Exeter and Taunton. In our opinion we think the proportion of land set aside for industrial use could be reduced.

COMMENTS ON THE VISION WITHIN THE OPTIONS REPORT.

With the proposed development so far out from the centre of town we think there is a need for general service shops and post office. A junior school would also be important at a later stage if transporting children to school by car is to be avoided; walk and keep fit.

TAKING ACCOUNT OF NATURAL/ENVIRONMENTAL FEATURES.

Tiverton is an important rural town in an important holiday area, it would be tragic to see it spoilt in the same way as Cullompton has been in recent years and Tiverton when you approach from Barnstable, we refer to the eyesore of the three story flats built on the skyline. Increased tree planting along the A361 boundary would not only help to reduce noise levels, if wide enough, as well as enhancing the visual aspect and improving the wild life corridor. Putson lane bordering the golf course is also of significant importance to wild life with its Devon bank. Living at the junction of Putson lane and Uplowman road we have recorded 38 bird species visiting the garden, which includes 11 species nesting, the most important being Spotted Flycatcher and Gold Crest. Mammals also frequent the area 12 recorded including Dormice over wintering nests in the Devon bank. Hedge banks are very important features that should be retained for their habitat both for mammals and plants that in turn supports pollinating insects and others that are the food source for birds and bats.

ENERGY NEEDS AND DISTRICT HEATING SCHEMES.

We do not think it appropriate to have district heating schemes. To maintain a power or heating scheme it requires a constant source of fuel which has to be delivered from afar if it is to be of use seven days a week. This would necessitate large roads for transport into a residential area. We do agree that producing electrical power from waste material is a good idea but it should be located in an existing suitable area such as an existing waste tip area. Hot water schemes are fine if you have an industrial user who can make use of the heat year round day and night.

NEW CONECTION ONTO A361.

Option 1 would appear to be the best option and linking in to Heathcoat Way if possible as soon as possible. Blundell's road is a problem but will inevitably have to accept some increased traffic if the eastern urban extension is to go ahead. It is preferable that the new junction onto the A361 should take place before the commencement of any building.

NEW RESIDENTIAL HOUSING AND TYPES.

If it is really essential to build so many houses then the plans as set out in Option 1 look to be reasonable. Building on the north side of Uplowman road should be in keeping with the existing properties and preferably with the elderly taken into account for example with some bungalows in the scheme.

URBAN EMPLOYMENT AREA.

We think that any employment area should be located close to the junction onto the A361, reducing the amount of heavy transport on the residential roads. Light industrial would be the preferred type of employment, any major industrial or distribution industries being located at J27.

MAJOR AREAS OF GREEN AND RECREATIONAL SPACE.

Maintain and improve existing cycle and foot path routes for example through a new wooded area adjacent to the A361 and returning at some point to Blundell's road. Adequate open space for children to play must be incorporated in the area of higher density housing.

OTHER FACILITIES TO BE PROVIDED.

Any shops should be of a size that does not weaken the shopping centre of Tiverton. A community hall of some sort that could be used for youth activities but not exclusive. Inclusion of facilities for Doctors to hold surgeries would also be useful.

DEVELOPMENT OPTIONS

If there has to be a development Option 1 would appear to be the better of the two options.

PROPOSED SCOPE AND CONTENT OF PROPOSED MASTERPLAN.

Although the draft plans have been set out in a reasonable manner, it all seems rather pointless until the main access road of the A361 has been settled and the question of the Devon waste power situation has been settled. No consideration has been taken of the wastage of good farm land. Any expansion of Tiverton into the country side will drastically reduce the land available for the production of food. We have not seen a real argument as to why the town needs to expand at such an alarming rate, other than as dictated by the last government. It is accepted that more houses need to be built but not why and for whom. With people living longer suitable accommodation should be taken into account.

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