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TIVERTON EASTERN URBAN EXTENSION

- response to "Masterplanning: Options Report May 2013"

Both Option 1 and Option 2 propose a new junction on the A361 North Devon Link Road. This road now carries much more traffic than when first opened. The noise nuisance from this traffic already adversely affects existing residential property in Uplowman Road and Pool Anthony Drive to the extent that successful claims for reductions in Council Tax banding have been made in recognition of this nuisance and the effect of it on property values. This noise pollution is most noticeable when the wind is from the NW, N or NE: the generously tree lined embankment of the Link Road does little to lessen the problem for local residents.

Clearly, the proposed Eastern Urban Extension development is expected to generate significant additional traffic on this road. The existing Uplowman Road over-bridge is apparently deemed too narrow to accommodate the forecasted traffic and is thus unsuitable to be incorporated in the proposed new junction. This traffic will serve to increase the present noise nuisance.

If a new access is to be created to the north of Uplowman Road the noise nuisance will become even worse, firstly because of the necessary cutting away of the present embankment of the A361 for the on- and off-slip roads which will remove natural screening, and secondly by bringing the highway nearer to existing residential properties.

The concentration of heavy goods vehicles bringing waste materials to the proposed energy centre, with its 24/7 operation, together with associated light and atmospheric pollution, so close to a residential area and to a school, make the proposal for the additional A361 junction, a part of both options, totally unacceptable.

There already exists a perfectly adequate junction with the A361 at Gornhay Cross/Heathcoat Way with access to the existing industrial estate affording a means of access to the development area for commercial use. The proposed energy centre should not be allowed to be developed because of the pollution nuisances that it would bring to the area – noise, light and atmospheric pollution – so close to established residential areas and to Blundell's School.

The route into Tiverton from Halberton through Blundell's campus is delightful. A weight restriction applied to this road would remove HGV's. The provision of one or two footbridges, long overdue anyway, for the pupils would improve safety even with greater use by light vehicles on this road.

The Options Report published in May 2013 as part of the preliminary consultation on the Eastern Urban Extension Masterplan offers two options which differ only in several minor respects. We, the public, are asked to state a preference for one option or the other. To select either would appear to indicate acceptance of such matters as the new A361 junction and the energy-from-waste centre. I accept neither. The proposed position of the A361 interchange and the inclusion of the waste plant are totally inappropriate for the proposed development and would adversely affect existing residents to an unacceptable degree.

The preliminary consultation was far too rushed, poorly organised and with public exhibitions in unsuitable locations. Why not use Phoenix House, rather than the crowded market on market day? It was exceptionally difficult to examine displays and to question staff of MDDC and DCC being jostled by people buying potatoes and other vegetables.

I note that the public consultation on the draft masterplan is scheduled for August-September, significantly, as with past important MDDC consultations, during the main holiday period. This proposed period must not be curtailed: it should extend over the full 8 week period. Public exhibitions must be staged in more suitable environments.

M J Aspray
13 Pool Anthony Drive
Tiverton