



## TIVERTON EASTERN URBAN EXPANSION

**Question 1. Do you feel the balance between employment and housing development is appropriate.** I am not competent to answer this.

**Question 2. Do you have any comments on this vision.** 1) Are you sure that all brown field sites have been considered. 2) How much land has already been allocated for housing development to firms, who have not as yet started building as they wait for the most profitable time for them? Newspaper reports suggest there are as many as 400,000 houses nationwide fall into this category. How many houses does this include in the Tiverton area? These should be included in the local house-building targets and not ignored as in Ottery St Mary and Feniton.

**Question 3. Environmental Issues.** The recent State of Nature report which is a collaboration between 25 UK conservation and research organisations states" *that 60% of the 3,148 UK species have declined over the past 50 years. The threats to the UK's wildlife are many and varied the most severe acting to destroy the quality and value of what remains. Climate change is having an increasing impact on nature...We should act to save nature both for its intrinsic value and the benefits to us all. Targeted conservation has produced inspiring success stories and with sufficient determination and public support we can turn the fortunes of our wildlife around"* see the full report online at [www.rspb.org.uk/stateofnature](http://www.rspb.org.uk/stateofnature)

How wonderful if we could do that in the proposed expansion., A wildlife corridor from Snake Wood down to the SSSI in the Tiverton fen would support the deer,foxes,badgers bumble bees along with a planned increase in hedgerow and meadowflower cover, protecting plants and wild flowers, Cuckoos which have disappeared over the past few years might return.

I urge you to get the expert advice of conservationists and wildlife experts to give advice on the environmental issues that will be affected by the expansion.

**Question4. Energy needs .** Sewage disposal will be the most difficult problem. Maybe some form of energy production from this source should be considered

**Question 5 Traffic problems and access** **This is without doubt the most important issue and there appear to be no sensible proposals to this.** Blundells Road is already very busy and there should be **NO** increase of traffic on this road. Traffic calming installations are a nonsense. Uplowman Road also should not be considered as an alternative. It already floods quite badly. The discarded green junction is the only possible way of reducing traffic congestion on Blundells Road and the road to Uplowman.. It could be taken across the golf course with suitable compensation paid to the Golf Course with a flyover across Blundells Road, as it approached the boundary of the Expansion nearest to Hartnoll Farm, thereby entering the new expansion without disruption to Blundell's Road. Community buses should be planned to take people to work and shopping in Tiverton and to the railway station at Tiverton Parkway. I fear the objection of Golf Club members will pay too large an importance in this idea as no doubt they will mount a formidable anti lobby especially as it would disturb the Golf House. Perhaps they could be offered some land on the new expansion and suggest that it becomes a public golf course.

**Question 6 Types of housing and location** In view of the governments decision to make people move if they have too many spare rooms, small bungalows should be planned especially for the elderly, whose number is expected to rise by 50% in the next 20 years (although bungalows are generally the most popular type of housing for about a third of the population anyway) The elderly tend to hold on to houses which are far too large for them as there is a real shortage of housing suitable for downsizing in old age. ( information obtained from "The Week") Communal gardens could be planned around the bungalow area to avoid an excess amount of land being needed for gardens. The elderly find gardening a problem anyway and allotments for those who would like to grow their own food should be provided. It is important also that there should be housing available for first time buyers which would be affordable.

**Question 7 Types of employment and location** I am not competent to discuss what type of employment, except that more and more people are working from home and a good IT centre would be helpful. It seems to me there are many empty shops in Tiverton and these should be used for employment purposes. Any new locations for employment should be near the incoming road proposed above with adequate and frequent public transport to cut down on the number of private cars being used.

**Question 8 Recreational and green space – what should this include** An extension of the old railway line with a link to the canal footpath would give good walking possibilities . Green spaces should include the environmental comments made above. Sport facilities should be included. Maybe a small leisure centre would cover this aspect. **I think it very important that some farmland** should be included with perhaps the possibility of children especially being allowed to visit it and maybe get hands on experience always bearing in mind the Health and Safety issue,. It is shocking that large numbers of children know nothing about where the large bulk of their food comes from and persist in thinking that even milk somehow is made in supermarkets - the idea that it comes from a cow is unknown to them. It is important that children especially, but adults too, realize the important part farmers play, the variety of work they have to do, and how hard their lives can be. Despite the difficulty of earning enough to live on, most good farmers love the land and its wildlife and take care of it for us all.

**Question 9 Community facilities what should this include.** Most of the above plus an IT centre and small library or a visiting mobile library. Eventually a village hall when enough houses are built. Village Halls can be a source of income for communities. I do not think a school is needed now. Three Primary Schools are within easy reach.

**Question 10 The two development options- what preference do you have**

I don't find the options easy to understand and the plans on page 21 are very muddled. As both seem to include the use of Blundells Road as a major traffic route, I don't approve of either.

**Question 11. Overall do you agree with the proposed masterplan.** Not without more consultation and a clearer idea of what is involved. How many residents are we talking about. How many houses.

**Question 12. Any other comments.** A lot more needs to be made clear.

Question 13 I am c) a member of the public

Question 14 (a) and (b). I live on the boundary of the development site in Glebelands Road