

Tiverton Eastern Urban Extension
Response to Options Report
May 2013



I attended the public exhibition at Halberton which was well laid out but did not contain accurate plans, no definite time lines, a lack of data and insufficient knowledge of the area concerned by the two presenters of the options. I therefore find it difficult to answer the questions accurately in the report. I agree that we do need to provide housing and industrial space but question the size of the proposed EUE.

1. Do you feel that the balance between employment and housing development is appropriate?

I understand that there is a move to reduce the space required for both housing and employment and I welcome this reduction. National statistics have proved that the proportion of older people (65+) will increase by 50% - 60% in the next twenty years. The leisure, welfare facilities and sheltered housing for this age group has not been adequately provided for in either option. Should we be looking at reducing the employment space and increasing the facilities for this age group?

2. Do you have any comments on this vision?

I do not think that either Option 1 or Option 2 actually provides a vision. Both are answering the brief from MDDC by providing what the council thinks Tiverton needs but have the actual needs been taken into account? Are we in danger of creating a satellite town rather than an integrated extension to the market town of Tiverton? Post Hill will be the entrance to the EUE and where possible should retain its present rural identity. Unless the link to the A361 is a priority to any building of any description in the EUE the dangers for residents of Blundells, Halberton and Post Hill will be immense. It is not clear in either option where the funding for the link road will come from.

3. The Masterplan will need to take account and enhance natural/environmental features of the site and its surroundings. Are there existing features that you would like protected or enhanced?

The Grand Western Canal and the Railway Walk. Both these areas fall in the green infrastructure but the vistas from both do not. The canal is a major tourist attraction for Tiverton and part of the attraction is not only the canal itself but the views surrounding it. A walk used continually takes in the Canal, Railway Walk and West Manley Lane all of which have ancient hedgerows, mature indigenous trees, wild life, flora and fauna that should be preserved.

Tidcombe Fen SSSI It is assumed that no adverse development will take place in this area. Has there been enough research done on the excessive run off and other waste from the proposed building entering Ailsa Brook and consequently polluting the SSSI? The area round West Manley Lane is subject

to flooding now without the added water run-off from roads and housing proposed in AL/TIV1-AL/TIV/7.

4. How do you think the energy needs of the development should be met? Do you support the inclusion of an energy centre and district heating scheme?

It is unclear from either option what type of waste disposal facility is needed. I would support an energy centre and heating scheme but question of it has to be situated near or in a residential area. Not enough is known about the size of facility, the emissions, the danger to the health of the residents through general pollution and large trucks driving through narrow lanes delivering waste. Mention has been made of building this facility at Junction 27 which would make more sense with all access by road and rail already in place.

5. The development will increase traffic. How should this be dealt with and where should the new highway junction to the A361 be located? How should traffic calming and environmental enhancement of Blundells Road take place? Where should highway improvements be made.

It is clear that there has to be a junction to the A361 to avoid the inevitable increase in cars and heavy duty vehicles gaining access to the EUE through Halberton and Blundells School. The traffic using both these roads is already excessive, it creates bottle necks at peak periods and is a danger to pedestrians. Without the figures for the cost and indication of available funds I cannot make an informed comment on question 5.

6. The residential element will provide a range of housing types and affordability. What types of housing would you like to see? Where should they be located?

There should be a variety of housing both in design and type. There has to be affordable housing, single storey homes for the elderly, housing with gardens for children based within a green infrastructure. A lesson should be learnt from Moorhayes and an urban sprawl avoided.

7. The urban extension proposes employment floorspace. What type of employment should this include and where should it be located?

As mentioned earlier there is an over provision for employment floorspace. The obvious place for industrial units would be close to the A361. It depends what is defined by employment floorspace presumably shops, health centres, offices, restaurants, schools all fall into this category so the actual area cannot be defined until research has been completed on the employment requirements.

8. The Masterplan will provide major areas of green and recreational space. What should this include?

It is difficult to answer this question without the findings of the Green Infrastructure Plan. Both options highlight 'green' suggestions without defining exactly what they are. Option 2 appears to leave untouched some of the more beautiful and established 'green' areas such as the Railway Walk, land south of West Manley Lane and the canal. The established hedgerows, wildlife habitats, popular

walkways, flora and fauna must be preserved. It will take years, not to mention expense and the danger of losing wildlife native to these parts by planting saplings etc that will take generations to mature to adequately provide these facilities.

9. The local centre is proposed to include shopping facilities, a community hall and provision for children and youth facilities. Where should they be located? Are there any community facilities or other services you would like to see in the local area?

I agree with the proposed facilities with the inclusion of more for the 65+ group. A health centre or care centre would be appropriate. Until a decision has been made where each type of housing is to be built it is not possible to make accurate suggestions of where facilities should be placed.

10. Please comment on the two emerging development options. Of the two options put forward, do you have a preference?

Does a decision have to be made either /or? Presumably there is a long way to go before either option is accepted, as mentioned earlier there is still a lack of detail and data so having to choose one is impossible. Overall, at this stage, I favour Option 2.

11. Overall do you agree with the proposed scope and content of the proposed Masterplan document as shown on page 24 of the report?

This list gives an adequate start to the procedure of producing a Masterplan. More detail, research on flooding, suitability of areas, historic interest, costs and many other considerations should be made before the next draft is discussed at MDDC level. These considerations should also include more public input and discussion as to the actual needs of the future residents and beneficiaries of the proposed EUE.

12. Do you have any other comments to make on the proposed development?

As a resident living within the proposed EUE I am anxious that the planners, developers and council officers do not just fulfil an obligation to provide, under a government decree, new housing and facilities that in years to come they or their children will live to regret. There is a danger that the EUE will not be an extension to Tiverton but will turn out to be a dormitory town to Exeter and Taunton with no heart of its own.

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