

File 46 / 873

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17 February 2014

Local Plan Review Consultation,
Forward Planning,
Mid Devon District Council,
Phoenix House,
Phoenix Lane,
Tiverton, EX16 6PP



Dear Forward Planning Team,

Draft Local Plan Review.

We write concerning the Masterplan for the Tiverton Eastern Urban Extension. Two local areas particularly concern us as they close to our home. The impact on Tiverton, as a whole, however, is detrimental.

1. Concerning the Waddeton's Development at Post Hill, is there a real need for this type housing on such valuable agricultural land in an area of Tiverton where the quality of the houses, their spacing and the surrounding countryside results in high property prices?

The access proposed to this development is most unsatisfactory. The possible route through the Post Hill hospital is little better than those proposed by Waddetons, as it will do nothing to reduce the traffic through Blundell's, or the narrow parts of Blundell's Road between the school and Tiverton.

The apparent difficulties of building a road direct from the proposed new junction to the A361, across Uplowman Road, to the new development must be overcome. Until such a route is constructed no building should be started on the Waddetons site.

The whole concept of more than 300 houses on the Post Hill site is completely out of character with the area and, so far, seems to repeat the worst areas of the Moorhayes estate.

There seems to have been little planning of the essential utilities, drainage, sewerage, and flood prevention, which must be considered alongside the whole of the Eastern Urban Extension.

2. The development at Hartnoll Farm has again raised its ugly head.

This is prime farming land adjacent to the much valued Grand Western Canal Country Park Conservation Area. The prospect of 1100 houses below it, is tragic.

Access to this site seems to be very difficult without increasing traffic through Halberton (already a difficult village to negotiate), and up Blundell's Road (see above).

The green belt between Halberton and Tiverton does much to enhance the approach to Tiverton. To develop to the east of Manley Lane would remove this asset to the town.

With such large scale development, Tiverton is bound to become a dormitory area. Houses around Junction 27 would provide a much easier access to the Exeter and Taunton areas.

3. Before Public Consultation ends clear answers must be given, publicly, to the eight questions posed by Mr. Ian Bruce in his letter to the Tiverton Gazette of Tuesday, 11th February 2014.

D.J.Park & J.M. Park.