

Subject: Tithebarn inadequacies

Via email 20.02.2023

Apolgies for the round robin approach but I'm not sure you are all aware of the issues in Tithebarn. Many decisoins have been made and many things haven't happened and we need help to get this sorted. Henry is being very helpful but I wanted to make thoose of you who aren't aware of the problems we have.

I am one of the original residents of the Minerva development in Tithebarn EastDevon, the first development (built by Barretts David Wilson). We moved here over four years ago. The failings of this development has led me to become a Parish Councillor for Broadclyst.

The marking material suggested we would be buying a green home supplied with a district heating system provided by Eon, fuelled by climate friendly wood pellets. We were told there would be a pub, community. space, shop, primary school, and some sports pitches. All to be built in due course, we had no idea that due course would still not have started over four years later.

After some digging into the East Devon planning portal by another Minerva resident we have discovered that when 500 homes have been completed the building of the local centre should be triggered why has this not happened?

County counsellor, Henry Gent asked this question of Eagle one recently, and they said they can't find a builder to build it! Do we believe them?

A shop, café, play area looks great on the plans but they have shoe horned a community space above the shop and café. It's completely useless for community use in its design and facilities. There is nowhere for pushchairs or prams and the space is two squares offset with an adjoining area, which makes means the area isn't large enough for yoga or baby classes for example.

There is also room for a health facility upstairs but there has been no uptake for this.

The developer also wants a substantial rent from the community space that would never make it viable to fund from these sort of classes and would be a ball and chain round the parish councils neck forever. How was this allowed to happen?

What is happening about the school? The Department for education won't fund it. There are children and babies everywhere on the estate, they drive to schools in and around Exeter which leads to a dysfunctional community where kids know no one when they get home and there are no sports pictures or community space to organise things for them to do and be part of. Or the adults for that matter.

The planning application for the school runs out in 15th November 2024

The planning application for the pub has been removed.

The planning application for the shop and community space runs out in 5 months and was supposed to be triggered at 500 house build completions and finish within two years. We are at 500 houses but we have no shop and nothing has started.

The pitches are hopefully happening, though the clubhouse was deemed to be too small so a rethink is happening we hope.

This community has a mass of cycle paths and pavements to facilitate active travel to combat the climate emergency. If the amenities that were planned actually happen Tithebarn could be a great sustainable place to live. Where is planning enforcement from EDDC to action their own climate policy.

Eon have been given permission to roll out the heat network across East Devon's new developments. It is not staffed well enough. When problems happen. They can't fix it quickly as they don't have enough engineers. It doesn't appear resilient enough to cope with sharp cold spells and they don't communicate with their customers when there are problems. After we suffered five outages between December and January, they said there were only three and offered me a one-off compensation payment of £20. It's poultry and should be offered to every customers affected not just those that can be bothered to complain. In fact I don't believe they have systems to say which customers actually were affected. The remote meters on the HRU doesn't appear to work so we have to ring them up to give our meter readings which seems very low tech.

Eon are not burning wood pellets as we were promised, they are burning gas. In the future this is planned to be switched to the burning of business waste material. This will hopefully will have a limited lifespan as a circular economy develops.

As you can see I and our local residents are deeply frustrated at what is not happening. We want answers, people being held to account and most importantly we want the facilities we were promised.

Thank you for reading this any help gratefully appreciated.

Thanks

Paula