



Devon

Campaign to Protect Rural England
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MID DEVON CPRE GROUP

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To: Ms. Liz Pickering,
Principal Forward Planning Officer,
Mid Devon District Council,
Forward Planning & Conservation Development Management,
Phoenix House,
Phoenix Lane,
Tiverton EX16 6PP.

28th January 2014

Dear Ms. Pickering,

Re: The Tiverton Eastern Urban Expansion –
Consultation Draft of the Masterplan Supplementary Planning Document (SPD).

I am writing on behalf of the Mid Devon CPRE Group as the Group's secretary to thank you for kindly sending the Group a copy of the summary for the above document, the SPD Tiverton Eastern Urban Expansion. CPRE has read the full Masterplan document as well as Mid Devon's responses to the 1st Consultation Options Report. CPRE would like to congratulate Mid Devon on once again providing a good comprehensive document.

I am enclosing the Mid Devon CPRE Group's response to the SPD document which I hope will be helpful.

Yours sincerely,

Mrs. Julie Rudge: secretary for the Mid Devon CPRE Group.

Urban Intervention:-

1) Industrial Development & Energy from Waste Plant - Summary Map p.6, nos..5 & 9.

CPRE welcomes that the main employment land is shown on the above map to be sited in the North Western area of the development (no.5, employment uses). This would be close to the A361 proposed Access Point thereby providing easy access and avoiding employment traffic having to pass through residential areas. CPRE believes that it is important that there should be relevant planting of shrubs and trees in order to (a) mitigate the adverse effects of CO2 emissions from related traffic uses and (b) to improve the visual aspect of the industrial employment buildings.

Planting would also be very important to modify the visual effects of the Energy to Waste Plant (no.9) proposed in the area. It is hoped that it will be possible to further comment on the scale and size of the Plant as it could have the potential to have a detrimental affect in the landscape which would include views from the surrounding area in particular Knightshayes, the National Trust property (reference noted p. 33, the main Masterplan under Heritage and Archaeology), an important employer and source of revenue to the District.

2) A New Junction link with the A361 - Summary Map p.6, no.6: phase A1a & 1b, p.12.

CPRE considers that it is vital for there to be a link connection with the A361, at least Phase A1a, to be made prior to any development as the local network system is inadequate at present to accommodate any increase in traffic. It is also necessary to protect the Blundell's School area road from increased traffic especially taking into consideration heavy works traffic needed for the building of the residential and employment development. The road to the east over the Grand Western Canal passing through Halberton and Sampford Peverell has been recognised as inadequate for increased traffic.

3) Location for gypsy/traveller pitches - Summary Map 6, no.10.

CPRE supports the siting of the above at the location no.10 as shown on the above map in the north east of the development. This seems a sensible location as it is near an existing private pitch location (MDDC's responses to the 1st Consultation p.9). It would also not be far from the proposed link to the A361 so that gypsies and travellers would have good access for moving about rather than passing through the main development area.

4) Neighbourhood Centre etc. - Summary Map p.6, nos.1-4 & p.7.

CPRE supports "the mixed use neighbourhood centre" (no.1) which includes "Community facilities and shops" (no.3) with employment uses (no.4), presumably of a suitably related need and size to the centre. CPRE also welcomes the Primary School (no.2) which can in itself offer community advantages as a centre for pre-school activities and be a focal point for other social activities. CPRE is also pleased that the school would be "safely accessible by foot and bicycle from the whole neighbourhood" etc. (p.7). CPRE notes and welcomes that under MDDC's responses to the 1st Consultation, p.6, that illustrative material for the neighbourhood centre includes "a green that can be designed to act as a focal point."

The children's play area (no.19) which CPRE supports appears very small in comparison with "the Sports and Recreation areas" (no.18) shown on Map p.6 as situated in the south west and south east of the Masterplan.

CPRE is further pleased to see other facilities for the neighbourhood centre as mentioned in the main Masterplan such as a Doctor's surgery but CPRE would like to see provision made for a skate park if not in the centre but somewhere in the development. Skate parks provide healthy activity for youngsters and teenagers as well as sociable meeting points. The present skate park situated near the swimming pool is a big distance away from the development and the access to it being along busy town roads. Would a skate park qualify under one of "the sports and recreation areas"?

Continuation of the response to the Mid Devon District Consultation Draft Masterplan Supplementary Planning Document.

5) Residential Development at varied densities & Employment Uses – Summary Map p.6 (no.5,no.7)

Having read the main Masterplan document, p.12, CPRE is pleased that housing and employment numbers will be lower "as there is less developable land than anticipated" due to "significant site constraints" which includes the topography, trees and hedgerows, archaeology and cultural heritage amongst other factors. CPRE therefore hopes that the whole area will have more green areas which will offset such a vast development. CPRE would also like to see the removal of the residential area, no.7, proposed for the south west of West Manley Lane in order that the integrity of West Manley Lane is protected with residential development being limited to the north of the lane. West Manley Lane is a traditional Devon lane which is to be valued for its hedgerow banks and special quiet green quality. If there is residential development to the south west of the lane this would bring about a large detrimental traffic increase along a lane unsuited to such use. There would also be an adverse impact on the listed buildings in the area such as West Manley.

Landscape Interventions:-

6) Summary Document, Map p.6, nos. 12 – 25 & Map p.8.

CPRE very much supports and welcomes the proposed Landscape interventions as shown on Map p.6, as they are important for bio-diversity and the health, well-being and enjoyment of those who will live in the area as well as those wishing to gain access with the Sustrans cycle route and the important Tiverton Grand Western Canal.

6.1) As an overall comment regarding Map p.6 it is not clear as to where some of the green infrastructure routes are situated unlike one of the 1st Consultation Options Report Maps which clearly demarcated the routes. For instance West Manley Lane which is in fact a minor county road is shown on Map p.6 as blue grey along its eastern section and green along its western section. As another example it is also difficult to know whether the routes from no.23 south to no.22 linking to West Manley Lane would be a new road or a green infrastructure route. Similarly Map p.8 shows a symbol for open space and landscape but no such area is shown on the Map. CPRE considers it is important for the green infrastructure routes and open space areas to be clearly shown so that future planning applications can be checked via the Masterplan for inclusion of green infrastructure.

6.2) CPRE is pleased to see in the main Masterplan that regard is taken for bat movements and other bio-diversity factors and that veteran trees and species rich hedgerows are noted which it is hoped will be integrated and retained within planning development sites. CPRE would also welcome, with reference to Hydrology p.33 mentioned in the main Masterplan, "a series of attenuation ponds across the site" besides just the one shown on Map p.6 no.12. These ponds besides accommodating surface water run-off (SUDs scheme) will be valuable for bio-diversity as well as giving enjoyment for the communities.

6.3) Summary Map p.6 – Play areas, nos.19, and Landscape community hubs, nos.21.

CPRE very much welcomes children's play areas, nos.19. Two are included within development near the neighbourhood centre but the other four are on the edge of the residential developments whereas CPRE believes that they would be better sited more centrally within developments as they could therefore be more easily accessed. They would also act as small social hubs.

CPRE further welcomes the Landscape community hubs (nos.21) as valuable green areas and would like to see the inclusion of more green spaces as squares or small greens interspersed in the development sites (nos.7). A good example of this is the Iler Park development at Bow, Mid Devon, as well as at Poundbury, Dorset.

Continuation of the response to the Mid Devon District Consultation Draft Masterplan Supplementary Planning Document.

6.4) Summary Document, Map p.6 – Buffer zone, no.23, Landscape spine, no.22, and other southern green areas, nos. 18, 24 & 25.

CPRE is particularly pleased to see buffer zones, such as no.23, being proposed which also includes the landscape spine, no.22, which will further act as a buffer zone. They are very important as green space areas in such a large development. Also especially valued is the green areas to the south of the development for their social opportunities which includes the allotments (nos.24), community orchards (no.25) and sports and recreation allocations (nos.18). The continuation of these green allocations southwards are vital as a buffer zone to protect the setting of the Tiverton Grand Western Canal with its bio-diversity, so important to the region's economy as well as the enjoyment it brings to both visitors and local people alike.

Summary:-

CPRE welcomes the employment development being mainly situated in the north of the plan and the importance of the link with the A361 being implemented prior to any development. The Mid Devon CPRE Group in particular supports and welcomes the Landscape intervention proposals – especially the green infrastructure and the large green areas to the south of the development which will also act as buffer zones for the Grand Western Canal.

CPRE would like to see provision made for more small green areas interspersed throughout the development e.g. small greens or squares and the children's play areas within the development rather than on the edge. CPRE would like to see the removal of the development area, no.17, south west of West Manley for the reasons given in para. 5, p.2.

The Mid Devon CPRE Group are grateful to the Mid Devon District Council for the opportunity to express the Group's views and hopes that the above comments are helpful.

Yours faithfully,

Mrs. Julie Rudge: Mid Devon CPRE Group secretary.
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