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From: Forward Planning
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From: _____
To: planningconsultation@middevon.gov.uk
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Eastern Urban Extension

For most Tivertonians, such a big development is not going to be welcomed with open arms, but given that it has to be, I think this location is the best option and the challenge in the coming months and years is for MDDC Planning to rigorously ensure that this becomes what is envisaged in the Masterplan...a community with a countryside feel, a pleasant village on the edge of town.

I live in Tiverton, near the Moorhayes Estate and know the area designated for development very well, having taken my daughter to and from Uplowman Primary School via Post Hill for seven years.

My main concerns are that the design and architecture of both residential and employment areas are strenuously scrutinised and that local residents are consulted and considered. The current and understandable resistance of the Post Hill community can be channelled into a positive feel if they are listened to with regard to how their new community develops.

Public open space

It would be a crying shame to lose the beauty of this area, especially to the south. There is a huge responsibility and opportunity for this to be developed in a sensitive way i.e. not building homes more than two storeys high, especially to the south, and not cramming them in as little space as possible (as per Moorhayes). This would not only be of benefit aesthetically and to wildlife, but would also allow that countryside feel described in the Masterplan. Proximity to current housing should be as far away as possible...these

residents are going to feel their loss of landscape acutely and their interests should be protected.

The development should be as sustainable as possible. I support the notion of an energy centre, but the Masterplan does not describe the options. Again there is an opportunity to construct something which could blend with the landscape rather than detract from it.

Good that allotments are included in the plan. It would be nice to see some more green corridors Milton Keynes (Tattenhoe) has achieved this through the creation of redways (cycle and footpaths) and pocket landscaping (small copses and bridges) which encourage wildlife.

Residential development

This development will need to cater for private and social housing, terraced, semi and detached, bungalows for elderly people, though not necessarily within each sector. All housing should be no more than two storeys high unlike Moorhayes, where 3/4 storey blocks of flats dominate and overshadow the two storey houses. The building should take account of the landscape contours, so that no housing is prominent. Materials used are going to be of paramount importance...to ensure the countryside feel. It is crucial to consider the longer term look of the development, and some of the example architecture is quite worrying. The use of wooden cladding and large areas of plain render only look good for a limited period and I would site the block of flats at Oakfields with the curved corner which is in desperate need of painting (not easy given the slope) and which dominates the entrance to Tiverton from Barnstaple. It is such an eyesore! Even worse it is a newly built eyesore. The developers will want to build as much as they can for as little cost and huge profit. Please don't let this happen in such a beautiful area and insist on the highest standard of design and construction to make this a place people really want to live and work.

Employment areas

There is a huge absence of small light industrial units (less than 1000m square) in the Mid

Devon area, so this is a fantastic opportunity to generate lots of small businesses for the town. If the number of units currently empty in the area is examined, it will be obvious that the larger units are more difficult to populate and are therefore plentiful. Furthermore, as this will be so close to residential development, it is important that the industrial development is in keeping. Small units would give it more of a community feel. Units for food production should be separate from those for light industrial use. Why not install solar panels on all industrial units to provide a further saving incentive for new businesses? This would also tick an eco box!

Thank you.

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