

Tiverton Eastern Urban Extension - Second Consultation

The Post Hill area to the east of Tiverton was allocated in 2010 for mixed residential and employment development. Initial consultation took place in May 2013 and a draft Masterplan has now been prepared for further consultation.

In order to take part in the consultation, please ensure you read the draft Masterplan or its summary brochure, available at www.middevon.gov.uk/masterplanning, and submit your response by 1 February 2014. Thank you for your time.

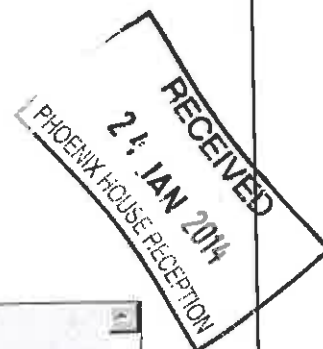
Employment development will be in the northwest of the site, north of Blundell's Road. The rest of the site (excluding large areas of open space) will be developed for housing, with a new primary school and neighbourhood centre located in the centre of the site adjoining Blundell's Road.

Do you believe these uses are being proposed in the right places?

- Yes
 No

Any other comments about the distribution of development?

But subject to the comments below



The draft masterplan proposes around 1500 new homes, which is slightly below the adopted policy target. Housing density will vary across the site. Section 5.1 of the draft masterplan describes the different character areas across the site and the existing and proposed density of development.

Do you agree with the design approach set out?

- Yes
 No

Any other comments about the density of development?

I am concerned about the overall number of new homes, which I think is still too great a number; and about the likelihood that the density will be too great.

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The Council must ensure that infrastructure is provided in a timely fashion alongside the development, without making the development unviable. Pages 96-97 of the draft masterplan set out the trigger points for when infrastructure is expected to be delivered.

Do you agree with the trigger points suggested in the draft masterplan for the following key areas?

- Access and transport
- Education
- Community infrastructure
- Open space, recreation, play and green infrastructure

This appears to be too little and too late. There are major and serious potential consequences for the neighbouring communities of Blundell's Road, Blundell School, Post Hill, Halberton, and elsewhere.

Any other comments about infrastructure delivery?

The provision of sufficient suitable infrastructure is my major concern (a) for the sake of those living and/or working in the TEUE (b) for the sake of everyone else affected in and around Tiverton. I think it is essential that proper infrastructure, and particularly truly adequate access and transport, are provided very early.

Do you have any other comments about the draft masterplan?

I am aware that the Council is required to respond to the requirements of Government housing and other policies. However, in order for the concept of localism (another Government policy!) to be meaningful and beneficial, I think it is essential for the Council to respond to the interests and needs of the locality (i.e. Tiverton) and its existing residents, institutions and businesses.

Are you

- a) A statutory consultee (e.g. Town/Parish Council, Environment Agency)
- b) A community or special interest group (e.g. Civic Society, Campaign to Protect Rural England)
- c) A member of the public

Members of the public only - do you live...

- a) Within the boundary of the allocated site at Post Hill
- b) Elsewhere in Tiverton
- c) In Halberton
- d) Elsewhere in Mid Devon
- e) Outside Mid Devon

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***NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS**

Name

ANTHONY LONGBOURNE

***NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESS**

House No.

Address 1

Address 2

Town

Postcode

Thank you for taking part

