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Herne Place Farm
Ash Thomas
Nr Tiverton
Devon
EX16 4NL

Master Planning Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Tiverton
EX16 6PP



28th January 2014

Dear Sirs,

Re: Tiverton's New Neighbourhood at Post Hill

As stated in my previous letters to Mid Devon District Council I object to the overall large scale eastern urban extension of Tiverton, the above only being part of thereof, on high grade food producing land. This urbanisation is to the detriment of one of Tiverton's main assets, Blundell's School with its immaculate buildings and grounds. This urbanisation will engulf Halberton in the not too distant future.

Tiverton has in recent years had a large urban extension, Moorhayes Park. Exeter (the new settlement Cranbrook) and Taunton are expanding rapidly and are only 15/20 miles distant. Tiverton should pride itself on being a Market Town and use all poor quality land, and brown-field sites for urban expansion, before swallowing up more high grade food producing land.

Should Junction 27 be expanded, this valley will become one urban sprawl in the course of time. Tourists will bypass this area heading to areas of Devon that remain unspoilt, is this what Mid Devon want?

Has the Council evidence for even more industrial development. Willand only a few miles away has in recent times expanded its industrial sites, coupled with the ribbon development of large industrial buildings from Willand heading towards Junction 27. Industrial sites have powerful lights, often burning all night for security, and even 24 hour operation. We see the powerful lights which have increased in recent years from the industrial Willand sites. Light pollution, and noise will be to the detriment of the existing and future Post Hill residents.

The waste site location is again to the detriment of Blundell's School.

The increased vehicle movements to this site will affect Blundell's School traffic together with all those from the Halberton direction wishing to access the Town.

Yours sincerely

MRS J.A. SMITH

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?

See letter attached

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?

Tiverton Eastern Urban Extension - Second Consultation

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

Any other comments about infrastructure delivery?

Do you have any other comments about the draft masterplan?

See letter attached

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 *Member of CPRU*

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 *ALTHOUGH MY ADDRESS IS ASH THOMAS I AM NEARER TO HALBERTON*
- d) Elsewhere in Mid Devon
- e) Outside Mid Devon

Tiverton Eastern Urban Extension - Second Consultation

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

Name

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Thank you for taking part

