

Mid Devon District Council
Planning Services
Development Management
Phoenix House
Phoenix Lane
TIVERTON
Devon
EX16 6PP



30th May 2013

F.A.O Ms Liz Pickering – Principal Forward Planning Officer

Your Ref: Tiv/EUE

Dear Ms Pickering

RE: Tiverton Eastern Urban Expansion – Initial Consultation

Thank you for your letter dated 2nd May 2013 and the document 'Next Steps' which was included in your consultation pack.

The Burlescombe Parish Council have some observations which it wishes to bring to your attention, these are: Firstly the Burlescombe parish council received the consultation pack some time after general circulation. This means that we have had very little time to study the document, our response will therefore be less detailed than we would have wished.

Q1.1 Relates to the balance between and housing development; the parish council notes that the number of houses – 1550 to 2000 in this consultation is a massive increase on the 145 dwellings per annum in the Tiverton area of the MDDC Core Strategy adopted in October 2010. Currently it would seem that there is a reasonable balance between employment and housing development. The parish council have serious concerns over the Devon CC waste plan, which is in the early stages of discussion/consultation and which includes an energy centre, one would not have thought domestic housing and the energy centre go together.

Q1.2 Relates to a Vision for Post Hill; the parish council is of the opinion that this vision is seriously flawed, in that the features such as the local landscape and the rural identity. In truth, contrary to the 'vision' of being largely rural the development will lose that identity.

Q2.1 relates to Studies and Survey; all of this section is taken up with the need to identify a large number flora and fauna issues as well as flood risk, archaeology, highways and so on. It is of the utmost importance to ensure these studies are carried out well in advance of other issues.

Q2.1 relates to surveys carried out so far, one of which concerns flood risk, drainage being a method of containment. It is the parish council's view that there should be no development on floodplains.

Q2.5 Site topography; some interesting notes relate to the site topography, one point that has been made is "Carefully consider development on 'Post Hill' ridge. Avoid development on steep slopes" The parish council endorse this comment and suggest that a small but important change is made to that statement 'There should be no development on Post Hill ridge, if that should be agreed then it would somewhat restore the 'rural' feel of the development.

Q2.9 Existing access and movement: The parish council believe that local roads will be inadequate for the increase of dwellings and HGV movements onto the current Blundells road. This increase will result in a good deal more traffic moving through Halberton and Samford Peverill and also increase the traffic at the lower end of Blundells road.

As far as we could see a new access (Green junction) onto the North Devon Link road (A361), which might have eased the problems for HGV's, has been considered but now discarded and replaced with the Purple Junction. It is noted that the Green junction would have been unsuitable for residents. It seems to the parish council that the Purple junction, which takes up a vast amount of land, would also have to go through residential areas.

3.9 Relates to a new school; bearing in mind that there will be at least 1500 new homes built, with a high percentage of them having children of school age, is one new school sufficient to meet the demand.

There are other comments that we would have liked to say but time is pressing, hopefully the next consultation documents will get to us on time, so that we can make a better response.

J Hammond – Chairman, Burlescombe PC