

COMMENTS ON TIVERTON EASTERN URBAN EXTENSION MASTERPLANNING: OPTIONS REPORT MAY 2013



KEY: Note Types: G=General / C=Criticism / Q=Question / R=Recommendations/A=Answer to Council Questions

Page / Ref	Note No	Note Type	COMMENTS:
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	01	G / R	Density – 145 dwellings 6000m2 of employment floor space per annum over a plan period (2007-2026)..... Site = 153 hectares for mixed use as listed. It is recommended the density should not exceed 8 dwellings per acre.
	02	C	1.3 Report says, "...detailed survey work...might affect ...the amount of development planned". The extent of development should be declared to the public before permissions are provided. Designs & density should not change without the public having their say / chance to influence.
	03	C	There should not be a 'Waste Disposal' energy centre within the urban development. It may well attract vermin , smells, toxics & be undesirable.
	04	Q	As it is stated Post Hill is unique...why is there not 'open' green space allocation for the public recreation? It is noted 'public open space' is allocated next to the main spine duelling A361. That allocation of space is undesirable for the public & next to the employment area. It should be in the centre of the core of residential properties. Allocating green space in an area that is essentially waste land seems like a cynical attempt to comply to urban development regulations & recommendations.
	05	Q	Is the Council & Developer intending to provide 'high end' / high quality estate design solutions to match the UK's best? An example / benchmark is Great Notley development in Braintree Essex. That development provided lots of Public Open Space, a Village Green, an 'open' Amphitheatre, two large lakes for water disposal combined with a nature park, walkways, cycle ways, children's play areas with equipment, doctors, dentists, shopping zones and a Nature & Energy Centre building. What part of those facilities will be provided as part of this proposed development?
	06	Q	Is the Developer being asked to give facilities/buildings/infrastructure to Tiverton for the favour of planning permissions?
	07	Q/C	Noise & traffic density along Blundell's Road and up to / past Post Hill is already very busy & unpleasant. It is of great concern the increased traffic flow will exacerbate the present imposition & speed of vehicles will add danger to a great density of residences. What noise abatement measures & traffic calming measures are to be taken in Post Hill zone to maintain the comfort levels that already exist?
	08	C/Q	I criticise the increased Nitrogen Dioxides levels that will exist by this proposed development. What measures are to be taken in Post Hill zone to maintain the comfort levels that already exist?
	09	C/Q	Developments always seem to bring about a 'drop in water pressure' because capacities & pressures are compromised during the design process. What measures are to be taken in Post Hill zone to maintain the comfort levels that already exist?
	10	C/Q	A partial Arboricultural report is insufficient for the public's awareness. Will this be made available to the public fully prior to an planning decisions.?
	11	C/Q	The south 'zone of visual influence' (ZVI), from our residential dwellings (mine = No 28 Post Hill) across all the fields will be destroyed & eradicated. What design developmental measures are to be taken for the Post Hill residents to maintain the very best ZVI that can be expected given the need to develop Blundell's Road & Post Hill?
	12	Q	Is it proposed NOT to build blocks of flats where the 'rise' levels will further degrade the ZVI?
	13	Q	Given the proximity of the Canal, is it proposed 'grey' water will be discharged into the same; albeit via filter beds?
	14	Q/R	Will every 'established' tree be maintained & become part of the proposed development?
	15	Q/R	Is there a plan to ensure a good number of new trees will be planted & maintained as part of the proposed?
	16	Q/R	What is intended for the dismantled railway cutting?

17	Q/R	What is happening to the stock animals we see daily? Where will they eat / graze?
18	Q/R	What protection measures & accommodations are being provided for the existing wild life to the proposed areas? I want these protected & provided for.
19	A	I do support the inclusion of an Energy Centre provided there is not any windmills that cause an ugly site & provided the noise levels do not impose upon the residences.
20	A	Increase traffic should be kept out of the core of residential areas. Spine traffic routes through residences causes danger & noise.
21	A	A361 junction should be kept well away from the development proposal.
22	A	Traffic calming along Blundell's Road & Post Hill should be implemented by way of zig-zag / offsets / bends so the traffic cannot get up speed.
23	A	Highway improvements should happen at the start in readiness for the increased population.