

22/1213

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Ack 3.6.13



From: TIMOTHY WARE
Sent: 31 May 2013 23:06
To: DPD
Subject: RESPONSES TO THE QUESTIONS RAISED IN THE TIVERTON EASTERN URBAN EXTENSION, MASTER PLANNING: OPTIONS REPORT

RESPONSES TO THE QUESTIONS RAISED IN THE TIVERTON EASTERN URBAN EXTENSION, MASTER PLANNING: OPTIONS REPORT	
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1	No, I consider the balance between employment and housing to be misjudged. If one considers the number of houses which have been built in Tiverton over the last thirty years relative to the size of the Business Park, where there is still vacant business space, I think the balance should shift towards residential development. This may serve to produce higher land values thereby releasing more value to help fund the necessary infrastructure improvements
2	A nice vision but threatened I believe by the prospect of significant development being allowed to take place prior to the provision of adequate infrastructure improvements. I am concerned that the necessary road improvements will fail to materialise due to the associated costs, leaving the residents of the new development facing a slow and frustrating trip into and out of the town centre. I am also concerned that too much emphasis on the provision of local facilities will undermine the town centre as a focal point for Tiverton as a whole. I thought the aim of planning policy was protect the vibrancy of town centres, not weaken it by establishing competition on the periphery
3	It is unrealistic to expect a development of this scale to enhance the natural/environmental features. The only means of retaining some sense of rural identity is to keep development to a low density and retain as many hedgerows and visible green space as possible. Clearly, the Grand Western Canal, the Golf Course and the green buffer between Manley Lane and the Halberton are all within striking distance and worthy of protection as they will become even more vital to the rural setting of the area.
4	Although I can understand why an energy centre is being considered, I sense that pursuit of this aspiration will only serve to diminish delivery of the scheme in other respects by directing investment away from elements which I consider to be more important to meeting the 'vision', such as the necessary road improvements and keeping density at a level which is conducive to maintaining a sense of 'rural living'.
5	The report is tending towards allowing a significant amount of development to take place before substantial road improvements are provided for. I think this points towards a realisation that the scheme is unviable in its overall context insofar as it will fail to release sufficient funds to finance the infrastructure needed to achieve the 'vision' thereby putting the existing infrastructure under undue pressure. For this reason I believe the highway improvements, and the A361 purple junction in particular, should take place prior to the development as if the development is allowed to progress without it I sense the required improvements will fail to materialise and we shall be left with the existing road system overloaded and the vision of a harmonious and sustainable environment in which to live and work completely undermined. Clearly, the process of traffic calming in Blundells Road will be designed to slow the movement of vehicles. In my view the achievement of this objective is incompatible with a scheme

	<p>which is simultaneously increasing the amount of traffic using this road and so this is another good reason why an alternative route into the town centre needs to be provided before significant development is allowed to progress and any traffic calming measures are implemented.</p> <p>Good road links are an imperative for employment uses and so the early provision of direct access to the proposed employment sector from the Lowman Way/Heathcoat Way and the A361 Junction are fundamental if the proposals for employment uses are to succeed.</p>
6	<p>I appreciate that density will be governed to some extent by the need to fund infrastructure. Post Hill is characterised by a combination of bungalows and a range of three and four bedroomed houses on fairly generous plots. This low density sub-urban pattern of development tends to achieve a better balance between built and open space than the high density driven development of the last twenty years or so and it produces a good mix of family and retired households without placing too much pressure on the rural surroundings. I would certainly like to see some of the more prominent and visible elements of the site allocated to such development, perhaps with small pockets of higher density, but high quality, development interspersed.</p>
7	<p>Good road access to the employment floor space from the A361, town centre and residential areas is vital and so I consider the area nearest the A361 to be the most appropriate for such uses. I think a residential/green buffer between Blundells Road and the proposed employment land should be maintained as this will help to preserve the sub urban/semi rural characteristics of the Post Hill area. Storage and distribution uses produce low employment relative to floor space and are more suited to sites along the motorway corridor. I think manufacturing and office uses should be encouraged as these will produce higher employment numbers and a full range of employment opportunities. In order to attract such employment the locality must appeal to the decision makers in such organisations and offer an environment which catches the imagination of a diverse and skilled employment base. I think this is another good reason for focussing on the provision of residential development at a density which is more respectful to the rural setting.</p>
8	<p>I think the green space should include green corridors suitable for use by walkers, cyclists and runners providing links to the canal and the town centre and between the various land uses. I would also like to see some space devoted to sporting pursuits such as tennis and football. I think the development would be better served by more generous spacing and gardens than by allocating large areas to allotment use.</p>
9	<p>Clearly, the location of the local centre should be easily accessible from all elements of the site and so a central location is a natural choice. However, I do think careful thought needs to be given to its size and the range of facilities it encompasses as I would not want it to undermine the role of the town centre or become too self sufficient as this would isolate the community from other elements of the town.</p>
10	<p>I found it difficult to draw comparisons between the two options as a consistent form of illustration has not been used. On balance I think I probably prefer Option 1 but this is not a strong preference as I consider the pro and cons of the two options to be poorly presented.</p>
11	<p>I found elements of the document confusing, poorly presented and lacking detail. I assume this is because the process is at an early stage.</p>
12	<p>Hard copies should have been made freely available</p>
13	<p>A member of the public</p>
14	<p>a) I live at Post Hill</p>