

## Tiverton Eastern Urban Extension

The Post Hill area to the east of Tiverton was allocated in 2010 for mixed residential and employment development. The initial consultation on the Masterplanning of the urban extension is now underway and you have an opportunity to influence the design of the new development. The comments we receive will be used to inform the preparation of a draft Masterplan, with further consultation taking place before the Masterplan is adopted.

In order to take part in the first stage of consultation, please ensure you read the Options Report available at [www.middevon.gov.uk/masterplanning](http://www.middevon.gov.uk/masterplanning), and submit your response by 31st May 2013. Thank you for your time.

**Do you feel that the balance between employment and housing development is appropriate? If not, please explain.**

It's debatable whether we need more office space or so many houses. Industrial units have been empty for well over six years - NOT in a recession. Why do we need so many new homes - in an area of outstanding beauty?

**Do you have any comments on the vision within the Options Report?**

I think it is FAR TOO BIG. (see above) While accepting the need for new homes - where are all these people to come from - bearing in mind a new town being built on the edge of Exeter. Or are we going to be just a dormitory town for Exeter + Taunton?

**The masterplan will need to take account of and enhance natural/environmental features of the site and its surroundings. Are there existing environmental features you would particularly like to be protected or enhanced?**

Very much so!. The fields from the Grand Canal down to the Railway Walk are a natural barrier and should remain apart from any development or any attempt to open them up. I strongly object to any provision for gypsy or traveller sites.

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How do you think the energy needs of the development should be met? Do you support the inclusion of an energy centre and district heating scheme?

Use the Scandinavian model + build new houses with energy efficient features i.e solar panels for heating + water.  
If an energy centre or waste centre is approved it should be as near as possible to the A361 away from houses + look like any other industrial unit.

The development will increase traffic. How should this be dealt with and where should the new highway junction to the A361 North Devon Link Road be located? How should the traffic calming and environmental enhancement of Blundell's Road take place? When should highway improvements be provided?

On no account should Blundell's road have more traffic. Why has the thorough road in the industrial estate been shelved. Development to the north should NOT access Blundell's Road at all - likewise to the southern development.  
Access roads from the A361 junction should be built *immediately!*

The residential element will provide a range of housing types and affordability. What types of housing would you like to see? Where should it be located?

Because of the beauty of the housing along Blundell's Road / Post Hill / Uplowen road - housing should be of high spec + high quality. It is the nicest area of Tiverton + should remain so. Lots of trees / green spaces along Blundell's Road + social housing to the north near the A361.

The urban extension proposes employment floorspace. What types of employment should this include and where should it be located?

See earlier comments. If local industry has not been taken up present units in years - where are companies + people coming from. The proposal is far too LARGE!

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The masterplan will provide major areas of green and recreational space. What should this include?

It should include trees/green spaces on either side of Blendells Road + should be included within the proposed development. Why the urge to open up use of fields - just because they are there! Please leave them in their natural state to be enjoyed by all.

The local centre is proposed to include local shopping facilities, a community hall and provision for children and youth facilities. Where should it be located? Are there any community facilities or other services you would like to see in the local centre?

I think it is a great mistake to plan further shops out of town. Tiverton is suffering badly with so many empty shops (taken up by charities!) + is a ghost town in parts. Youth facilities should be within the development as should a community hall. Nat of Blendells Rd.

Please comment on the two emerging development options. Of the two options put forward, do you have a preference?

Yes, option 2. Less housing, and not access via Blendells Rd to town. However, both are too large.

Overall, do you agree with the proposed scope and content of the proposed masterplan document as shown on page 24 of the Options Report?

No. I don't see the need for such a huge housing development. I strongly object to opening up fields - just because they are here at the end of Blendells Rd. The extra traffic, noise, pollution etc created is unnecessary.

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Do you have any other comments to make on the proposed masterplan document?

I hope any idea of opening up Glebelands Road via Tidcombe here will be shelved. The roads are far too narrow + dangerous to allow for traffic increase. It would be dangerous. Also the fields down to the railway walk been with wildlife (including migratory birds) + should be left as they are.

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

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**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

**\* In order for us to register your representation please provide your name**

MRS V. STUCKEY

**\* In order for us to register your representation please provide your postal address**

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Thank you for taking part

