

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, 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.

1.

As far as possible areas used by most employment areas are best kept away from residential areas. Why cannot the area around Junction 27 of the M5 be used for this purpose?



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

2.

We need proof of the exact requirements for this area at this time. Pressure from Government and the offer of government grants should not severely alter the lives of present Tiverton inhabitants.

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?

3.

Living adjacent to fields to the north of the Fairway and the old Post Hill Centre, we feel strongly that this is an important natural area. The mature trees around the field, and the grounds of the old Post Hill Hospital should be protected. The hospital grounds contain beautiful old trees, and the remains of an orchard, as well as abundant bird life. Was this site not considered for an environmental area which could be incorporated in the plans?

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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?

4.

The most economical source of energy supply would be the National Grid and the present natural gas grid - bearing in mind that there is to be a new nuclear power station at Hinkley Point.

We do not want wind power, fields of solar cells in the immediate area, or district heating run by energy from waste disposal plants or other large heat producing sources.

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?

5.

If a link to the A 361 is to be built the proposed Red Route certainly seems the best option. Any new roads built must be used and not result in extra traffic on Uplowman Road, Blundell's Road and the road between the fields and golf club. These roads could easily become "rat runs", (they are too narrow for any heavy traffic and unsuitable for many more cars).

Highway improvements must be made before any building is planned in detail. To build even 200 houses without adequate new roads is not an option.

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?

6.

It is vital that the present character of the Post Hill residential area maintained. Any new development must be in keeping with area, with well spaced bungalows or two story houses. Due regard must be given to the beautiful Devon landscape and the vista it provides.

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

7.

As far as possible new areas of employment should be situated close the A361, but clearly separated from existing and new housing.

The future developments should provide office accommodation and light industry. There is no place for heavy industry in the immediate area being considered.

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

8.

Green and recreational areas should, as far as possible, be of parkland. Organised football, and other field games should be kept away from housing. See answer to question 3.

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?

9.

These extra facilities depend largely on the rate and size of the development, and should be provided as required.

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

10.

Option 1 is in many ways preferable, the provision of green corridors is essential and should be included in any further plans.

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

11.

The size proposed scope is unrealistic at this time. Future years may provide a very different picture of the needs of the area and the nation.

Surely it is a legal requirement to provide full survey reports and future detailed plans for roads, sewerage, drainage, school etc. for public consideration before any development is started.

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

12.

A proper noise survey at busy times and holiday periods should be undertaken by the District Council. We understand that the only one so far was briefly carried out in winter on behalf of the developers.

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 - *on the boundary*
- 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

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

House No.

Address 1

Address 2

Town

Postcode

Thank you for taking part