

Brookfield  
Uplowman Road  
Tiverton  
EX16 4LU

ACK  
30.5.13.

Telephone  
Email:



27<sup>th</sup> May 2013

65/2847

Planning Department  
Mid-Devon District Council  
Phoenix House,  
Phoenix Lane,  
Tiverton,  
EX16 6PP

Dear Sirs,

#### Tiverton Eastern Urban Extension Planning Consultation

Although we are responding to this planning exercise we are not at all confident that regard will be taken of the views and interests of the existing residents in the Post Hill area.

The initial proposals for the Tiverton Eastern Urban Extension were formulated some six years ago. Since then there have been significant changes to the factors that were taken into consideration in formulating this plan. As a consequence there is a need to go back to re-examining the basic premises underlying the proposal rather than to plough on regardless.

In the last few years there have been substantial new housing developments in Tiverton, at Cullompton and at Cranbrook, which all calls into question the need for such a large development.

The Vision for Post Hill 2035 speaks of 'being able to enjoy the best of Devon rural living within a mile of the heart of a bustling market town'. It continues with 'its outstanding natural assets' and the 'diverse local green spaces which dominate Post Hill'. The Vision also speaks of being able to live 'within an area with a genuine rural identity'. This effectively describes the current situation, however the proposed development will result in Post Hill simply becoming yet another large residential development with employment opportunities and this will be achieved at the expense of what is here at present.

Many of the surveys that have been undertaken are very superficial and appear to have been written to justify decisions already made as they do not reflect reality. In paragraph 2.2 the Options Report is quite clear that there is a need for surveys or assessments on: some species of fauna, air quality, water and sewerage capacity, arboriculture, ground conditions, land and visual impact, drainage, and heritage. This brings into question how meaningful decisions can be being made.

Our specific comments relate in particular to the area to the north-east of Post Hill/Uplowman Road. It appears that development in this area will take place in the very near future without any regard to the effects this will have. There is no logic in starting with a development at the extreme of the overall Extension site.

#### **Ecology:**

The range of fauna in the area is far from moderate. We have seen evidence of foxes, rabbits, field mice and shrews in our own garden and are aware of badgers and bats in the vicinity. This is the main hunting area for a pair of buzzards who we have seen on the ground in our garden. We also see a wide range of the more common birds including green woodpeckers and carrion crows. A flock of fieldfare collect in the field to the east of the last house on the north side of Uplowman Road.

There is a wide variety of vegetation that, in addition to its value in its own right, provides a range of habitats for fauna. The hedge along the south-east side of Uplowman Road is well-maintained and particularly valuable in this respect. This wide variety of vegetation: hedges, trees and green corridors should be protected at all costs.

#### **Roads:**

The local roads in the area already have difficulty in accommodating the existing traffic levels. Uplowman Road has to accommodate excessive levels of through commuter traffic, goods vehicles and large farm vehicles for a narrow lane. There is often congestion on Blundell's Road at the school and at the roundabout junction with Heathcoat Way.

These roads are unable to safely cope with even a modest increase in traffic. It is essential that traffic solutions are in place before any construction of residential or employment buildings commences.

**Noise:**

Limited noise impact surveys that did not include the busiest times on the A361 demonstrated that levels on a part of the site were above those that would normally preclude any development. Throughout the north-east part of the site noise levels have increased over the last few years and are very intrusive. Recent re-surfacing, that could have been done in a way that helps to reduce noise, has in fact increased this. Construction of a new junction to the north or east of existing housing in Uplowman Road will increase the problem as will employment development near this housing.

**Ancient monuments:**

The northern part of the Extension area completely encloses the site of a Neolithic barrow that is a listed ancient monument. A further barrow is situated to the north of the North Devon Link Road. Digs in the north-east part of the site disclosed evidence of burnt material from at least as far back as the early bronze age. In the construction of the Link Road further evidence from this era was disclosed and we have been advised by English Heritage that, under current regulations for the protection of archaeological remains, the road construction would not have been permitted. These facts indicate that the fields to the north-east of the site should not be subject to development. Pits dug on behalf of a potential developer should not be taken as evidence that construction should be allowed.

**Drainage:**

In spite of reports that suggested drainage in the fields near Uplowman Road was adequate, the evidence was clear that once the pits were filled surface water took months to drain away. The south-west part of the field adjacent to the last house on the north side of Uplowman Road is permanently wet enough because the poor drainage through the soil encourages the growth of reeds.

**Possible housing development:**

As it appears certain that development will take place in the north-east part of the site, where there are existing residential properties any, new housing should be in character with these properties. This includes design, quality, size and construction.

**Options:**

As the planning will continue without regard to the inadequacies of the work undertaken so far, the major question over the need for a development of this size and the views of residents, we believe that Option 2 is least damaging. Of the two this is nearer to meeting the overall vision with diverse green spaces, pseudo-rural living and the protection of the outstanding natural assets of the Post Hill area.

Yours faithfully,

  
R W George BSc, MSc.

  
M E George BEd

## 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.**

We do not feel qualified to comment

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

The "rural" aspects of the vision currently exist for present residents but will be considerably reduced, if not destroyed. Post Hill will simply become another large residential development, very little different from the existing large estates in Tiverton.

**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?**

The range of existing flora, that support the very varied fauna, as exemplified by the hedges, trees & open areas in the north east part of the extension area.



## Tiverton Eastern Urban Extension

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?

As environmentally responsible as possible without destroying other aspects of the environment in the process.  
An energy from waste plant should not be large and intrusive.

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?

Restrict through traffic coming into the area via Halberton & Uptonman Rd. The junction should be as far west as possible taking into consideration the distance required from Cornhay Cross, & as far as possible from the residential area of Uptonman Rd & Pool Anthony. The Blue Route cannot be enhanced to accommodate the traffic levels. A hybrid going west from Route A into Route B would be suitable. ~~Improvements should be implemented before any development takes place~~

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?

There should be a wide range, both in terms of affordability & size. Social housing should be included. This should cater for those who are attracted by & can afford the quality & rural lifestyle described in the vision. Development should be sympathetic to existing dwellings, especially in the north east sector of the dev. Open green spaces should be maximised.

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

It already seems to be established that the main employment area will be to the N of the site with access to Link Rd. Heavy engineering & other noise-generating employment is inappropriate in the proximity of residential areas, including those already in existence. Hi-tech employment should be encouraged, especially to attract businesses away from Exeter to a more rural environment.

## Tiverton Eastern Urban Extension

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

The vision statement proposes that the dev. will be able to enjoy the best of Devon rural living.  
Both formal & informal recreational opportunities are needed  
The range of green spaces should be maximised & supported by a green network that enhances the diversity of natural fauna & flora that can be enjoyed.

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?

Location as proposed in Option 2.  
Consideration should be given to :-  
providing separate appropriate facilities for the elderly  
or need for a medical centre with GPs.  
shopping facilities should not be so large as to be a further drain on the existing shops in town.

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

Although both will result in considerable environmental damage, of the two options, option 2 is the less harmful.

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

yes.

## Tiverton Eastern Urban Extension

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



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.

# Tiverton Eastern Urban Extension

## 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

ROBERT GEORGE

## \* 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

