

FAO: Liz Pickering

Tiverton Eastern Urban Extension
Response to Options Report



72/3715

No	Question	Comment
1	Do you feel that the balance between employment and housing development is appropriate?	No. As yet there appears to be no information about the type of employment provision or the types of houses to be developed therefore it is not possible to comment on the balance between the two, until that information is published. Further studies are required to assess current trends in population predictions and employment demands and determine the level of development required. 60% of the houses at Langford Park Cullompton are still unoccupied.
2	Do you have any comments on the vision within the Options Report?	Yes. Your report describes the very attractive environment to the East of Tiverton, presumably planning wish to retain this. To retain this vision great emphasis must be given to sympathetic planning to integrate any new development with existing and so retain that quality of life existing now.
3	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?	It is essential that aspects of the essentially rural environment be protected. This would include retention of mature trees and hedgerbanks which give character to the area and provide a haven for wildlife and species of Devon flora and insect life, particularly bees. Retaining a large proportion of its rural aspects as rural/green corridors would improve the visual appearance of the area, improve air quality, reduce noise pollution and therefore enhance the quality of life for people living in the area and prevent further reduction in declining species. Open spaces accessible by the public should be available within the site not just on the periphery.

4	<p>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?</p>	<p>The energy needs of the development should be provided by PV sells incorporated into the roof structures. Together with energy efficient buildings, including semi-detached and terraced houses.</p> <p>NO, I do not support the proposed Waste to Energy Centre. Several European countries which have investigated or developed these schemes have been unhappy with their efficiency. Such a plant would not be sustainable without 'shipping' in waste from other areas of Devon and Somerset, causing noise and environmental pollution. The hazardous effects of the toxic biproducts of these plants has not been fully investigated. The site would adversely affect all residents to the east of Tiverton particularly those within the proposed development area. Although the southwesterlies prevail in this area, on a greater proportion of days the wind blows from other directions.</p>
5	<p>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?</p>	<p>It is imperative that the Purple Junction or variation of this is constructed before the start of any new development at this site. Unless the site is accessed from its inception directly from the A361, construction traffic and later increased traffic flow will reduce the environmental quality which already exists. If this junction is not constructed the then routes A or B must be.</p> <p>Until such a link is created All Tiverton facilities, Secondary schools, Colleges, Medical centres and GP practices, Supermarkets and Employment opportunities will be accessed along Blundell's Road. This increase in traffic would exacerbate noise and air pollution along the route and create a danger for pupils using the cross road campus area and pedestrian and cyclist access to the town. Particularly if traffic calming is introduced the pollution will increase due to idling traffic.</p> <p>The Purple Junction would occupy the Lowman flood plain, creating an area of hard surface liable to flooding. Surely, particularly if the road is to be flanked by hard landscaped employment units, this would further exacerbate the current flooding of the existing industrial estate.</p>

		<p>Other Mid Devon developments at Cullompton have fallen short of developers' targeted figures and they have therefore withdrawn monies to improve local road infrastructure. This must not happen if the development goes ahead for the EUE.</p>
6	<p>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?</p>	<p>A mixed housing provision should be considered with attention paid to incorporating housing types sympathetically with the existing long term established housing and landscaping the sites appropriately. Houses should incorporate energy efficient and water saving aspects. Particular attention paid to green space and garden provision to maintain rain interception rates, and to provide adequate outdoor play space which is easily accessible to individual households. High rise construction would completely change the existing nature of the area and therefore should be avoided. Noise and landscaping barriers should be created between the housing and areas of employment development.</p>
7	<p>The urban extension proposes employment floorspace. What types of employment should this include and where should it be located?</p>	<p>Some service sector employment would need to be provided within the residential areas. Easy access on foot/bicycle and child friendly would be ideal for small shops. It would be ideal to attract small, hi tech industries to Tiverton. Thought needs to go into incentives to attract high calibre businesses into the area to maintain a broad employment base for the young people of Tiverton.</p>
8	<p>The masterplan will provide major areas of green recreational space. What should this include?</p>	<p>It should include areas where recreation and play areas are accessible easily to families, provide pleasant picnic areas, and allow informal as well as formal sports grounds. Amory Park has become a 'no go' area for young families and the hard standing areas cannot easily be accessed other than by formal groups. Cycle paths and walkways should link areas within the development. These links should be provided also into the centre of Tiverton. Any green space which includes flood storage should be carefully placed as it creates a danger to young children and attracts midges and</p>

		mosquitoes
9	The local centre is proposed to include local shopping facilities, community hall, provision for children and youth. Where should it be located? Are there any community facilities or other services you would like to see in the local centre?	The area must provide a school and health centre/surgery as well as the above services, otherwise these can only be accessed across the town. Recreational facilities need to be in a public area which is open and can be overseen in a way that provides safety.
10	Please comment on the two emerging development options. Of the two options put forward, do you have a preference?	Both Option 1 and 2 have positive design attributes but equally both have negative ones. The ideal solution should embrace the good areas of each.
11	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 generally, but there is no mention of how land drainage and flooding issues are to be dealt with and funded, or sewerage disposal and costing for future upgrading.
12	Do you have any other comments to make on the proposed masterplan document?	No

I am a member of the public.
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