



Bradninch Town Council

The Guildhall Bradninch Exeter Devon

Clerk: Mrs L J Knowles 19 Fore Street Bradninch Exeter EX5 4NN

Mrs Liz Pickering
Forward Planning and Conservation
Phoenix House
Phoenix Lane
Tiverton
Devon
EX16 6PP

3 June 2013



Dear Mrs Pickering

Please find below the response to the Tiverton Eastern Urban Extension – initial consultation. Apologies for the late submission but it is hoped that it can still be included.

Question 1: How will you ensure the employment space is used? Tiverton Business Park always has vacancies, what incentives will be put in place to ensure uptake of the proposed additional employment space?

145 dwellings per year for the best part of 20 years equates to approximately 3000 dwellings. Where and when do you plan to slot in the other half not covered by this proposal?

Question 2: Nice vision, but it sounds rather Utopian. A vision does not reflect reality and won't do so unless it is given the ongoing support and nurturing (including probably funding) to enable it to thrive and realise the dream.

Question 3: Bradninch Town Council (BTC) would like to ensure the varied and rarer wildlife species are protected such as the dormouse. Features such as the fen and canal should not be spoiled in any way as they are a great asset for both biodiversity and recreational pursuits. BTC would not like to see any development of higher land, the area is attractive and restricting development to lowland areas will help to reduce the negative visual impact of building.

Question 4: Yes BTC would support the inclusion of an energy centre and district heating scheme.

Question 5: Highway improvements should be implemented before development begins so as to minimise disruption to existing residents' daily lives. Any junction with the A361 should be masked behind the employment zone, the main road from the junction into the new development should go through or above the employment zone (ie along the A361 border) rather than across the front of any residences. The residences should be screened from the employment zone (presumably an industrial and office site) as it is undesirable to look upon and a tree screen will mask any noise from the A361.

Question 6: Affordable and low end open market houses should be closer to the employment areas, more expensive, private dwellings should be built in more attractive areas and in sympathy with the existing higher end properties in that area. There should be sufficient open market houses to pay for the bulk of the development rather than funds coming mostly from housing budget coffers.

Question 7: BTC is not in a position to answer this, but any decisions should consider what types of business would most likely be able to provide apprenticeships. These are the industries you should be promoting.

Cont.

Question 8: Green space should include areas left largely untouched to encourage biodiversity. Any recreational areas should cater to a wide age range, i.e. not just swings and see-saws or just a skate park.

Question 9: Tiverton already has a substantial youth centre which is well funded and equipped, further provision for a town of this size would be unbalanced as there are many other communities with nothing provided for youth. Public toilets should be included, they are so often left out these days.

Question 10: Of the two options BTC would prefer Option two. However, please note BTC's comment regarding the placement of the major road stated in answer to Question 5.

Question 11: BTC feels this development is rather over-ambitious. Large developments that are grown too quickly rarely develop that vital sense of community that comes about when a town grows organically. The master plan document largely covers most of the points to be considered.

Yours sincerely

Lorna J Knowles
Clerk