



Mr & Mrs B Bell, 2 Post Hill EX16 4ND

Response to Tiverton Eastern Urban Extension Masterplan

1. Do you feel the balance between employment and housing development is appropriate? If no please explain.

The balance seems appropriate but until there is more detail on the phasing of the development, it is difficult to conclude either way. See response to question 2.

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

I believe the entire vision is misguided. Having been to one of the consultation meetings, I remain concerned as to how little real detail on the major issues I have, were able to be addressed.

As a resident of Post Hill this development is clearly going to affect the quality of life for my family. However, I also own a rental property in Chapel Street, which suffered flooding during the bad weather during the last few months of last year. When enquiring at the consultation meeting, I was told a lot more research was required into potential flood risks before the development can start. How can I be asked to form a view on the development when I do not know what risks it poses to my rented property?

There is also currently a lack of detail on the infrastructure and phasing elements of the plan which I was told I would have to wait until further consultation later in the year for more comprehensive information. Again, I cannot provide a firm view without this more detailed plan.

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

All trees and hedgerows where possible.

I understand from the consultation meeting that several residents of Post Hill have proposed a 'green buffer' around the development to give them some protection from the building. I would support this view – on the assumption that the plan is going to go ahead in one of its present forms.

4. 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?

I support the inclusion of an energy centre but understand sewerage infrastructure in Tiverton is now running at capacity. How will the new development handle this – there is no mention in the plan? Like the flood risks, this is a concern.

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

The existing road infrastructure is busy already.

The Purple Junction seems like reasonable although I believe adapting the Green Junction bridge would surely more logical as it already exists (even taking account the constraints noted).

Either way, routing all of this traffic down Blundells Road would have a significant impact on the school – I have young children and am already considering whether to move out of the area. This would make me think twice about sending them to Blundells Prep or Blundells School.

In my view, traffic calming measures can work with relatively low levels of traffic. With much higher volumes, there is potential for much greater disruption – the recent minor utilities work in Halberton caused massive disruption when traffic held at temporary lights was then trying to work its way past the existing calming measures.

The whole infrastructure plan needs more detail and thought as to its impact on existing residents. Those at the Horsdon end of Blundells Road will be particularly affected.

6. 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?

A range of housing seems sensible, in terms of affordability and scope. My main contention is that there is an oversupply of houses in the area already and with the current state of the economy – even with Government boosted initiatives like those in the recent budget – I cannot see these houses being purchased at the rate they are going to be built. More over supply would act to suppress prices in the area, which would impact all homeowners.

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

The proposed area next to the link road is sensible. I believe all employment land should be sited here only. Office / Commercial, warehouse and some retail would be a good mix.

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

I would support a 'green buffer' to protect the residents of Post Hill, noted above. I think all existing hedge rows and trees should be maintained where possible. Easy access through the suggested green corridors to the old rail line and canal is important.

In Option 1, the school playing fields are proposed on what looks like higher and therefore probably steeper ground. How about bringing the playing fields up to the road - flatter ground so perhaps more economical to develop - to act as an additional buffer for the existing residents from the development?

Some park area with facilities for children would be make sense.

9. 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 area?

The position suggested in Option 1 is preferred but I would like to see this offset with lower density housing immediately adjacent to these local facilities. Does it make sense to have higher density housing next to a primary school?

Careful consideration for parking and access needs to be given.

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

I prefer Option 1 as it proposes fewer houses in total but remain very concerned that the entire plan is misguided. I need to see more detail on some of the areas noted about – especially on the flood risk assessments, green zones and infrastructure plan – before I can offer a final view.

11. Overall, do you agree with the proposed scope and content of the proposed Masterplan document as shown on page 24 of the report?

As noted, I cannot conclude on this until I have more detail on the scope and critically the phasing of the plan.

I would like to know how soon the land immediately outside my house is going to start being developed so that I can try to assess how it will affect the quality of life for my family (wife and children 3 years and 18 months old) over the coming years.

There is a fair chance that I would look to relocate us should the plan in its current form goes ahead.

12. Do you have any other comments to make on the proposed development?

I would need to see much more detail on the timing / phasing of each element of the development.

I attended a consultation meeting at Halberton but did not feel that the planners were able to answer any of my questions with any degree of certainty.

Are you?

A member of the public.

Do you live...?

a) Within the boundary of the allocated site at Post Hill.

In order for us to register your representation please provide your name.

Mr Barnaby Bell and Mrs Sam Bell.

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

2 Post Hill, Tiverton, Devon, EX16 4ND.

