

Sandra Hutchings

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From: John Bodley-Scott
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To: DPD
Subject: Response to EUE consultation
Attachments: 130514 Eastern Urban Extension.doc

Please find attached by personal response to the EUE consultation. Many thanks

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Eastern Urban Extension: Comments

Q1 Do you feel that the balance between employment and housing development is appropriate? If not, please explain

Yes

Q2 Do you have any comments on this vision?

I don't think we should include a reference to Blundell School in the general vision as it is a selective school

Q3 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 and enhanced?

- As recognised in the options report, the canal / railway walk are key areas for environmental protection, as are the internationally recognised SSSI
- Mature hedge trees are a key feature of the area in terms of visual impact, and should be preserved and enhanced.
- In fact the use of the maximum amount of trees to make a 'green development' would enhance the visual look of the development, and reduce its visual impact on the surrounding countryside.
- There will need to be landscaping and tree belt to limit noise from Link Road for Housing in Northeast.
- Ensure as little light pollution as possible. Tiverton is close enough to Exmoor to take seriously the need to reduce the impact of light pollution. Exmoor has been designated the first dark sky reserve in Europe. The Urban extension should have street lighting which has the highest standard of light reduction / energy saving. The use of security lights particularly in employment area, and lighting of playing pitches should be restricted / regulated to avoid overspill. This already occurs with playing pitch lighting on Bolham Road – which is clearly the most visible part of Tiverton on winter evenings, and can be seen for miles around.
- Promote the use of household solar panels to maintain Mid Devon's excellent record on domestic solar power

Q4 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 system?

First of all, before talking about energy generation need to reduce the energy consumption of the development. Is there any room to enhance environmental build standards of the development or create within it an eco-enclave – with high spec environmental featured new builds?

Encourage the use of household solar panels.

Q5 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?

I am really concerned about the impact on Blundell's Road of journeys into Tiverton, particularly if, as the option report suggests the need for an alternative route to Heathcoat Way may be deemed not be necessary, or may be delayed to a much higher trigger point.

The roundabout onto Grand Western Way and Blundell's school already create bottlenecks, particularly at rush hour periods at the beginning and end of school.

A new link road to Heathcoat Way is in my personal opinion is essential even though the developers will want to wriggle out of it.

Everything should be done to reduce car traffic in and out of Tiverton by enhancing the bus service and pedestrian and cycle routes.

- Try and encourage bus service to go along main routes within housing developments to maximise usage
- Upgrading of railway walk
- Increase number of access points onto railway walk at Black Bridge and Pool Anthony
- Cycle lane on Blundell's Road
- Pedestrian bridge over Blundell's Road at Blundell's school – to avoid endless pedestrian crossing delays at change of class times
- Improving Junction with Tidcombe Lane – already difficult to get out of or into Tidcombe at certain times
- Improve cycle links to Sampford Peverell / Tiverton Parkway
- Access to Tiverton High School potentially a problem without a direct bus service

Ease of use of public rights of way on other side of ND Link Road by ensuring pedestrian link over the new junction – links to Tiverton Footpath 18,19,20

Impact on surrounding lanes

Will West Manley Lane be lost in the new development?

What will be the status of Manley Lane – will the development have its back to Manley Lane, or will it be widened as an access route to the development.

The EUE will certainly increase the traffic up and down the lane towards the canal and future playing fields, and potentially as a rat run to Cullompton.

Need to prevent the use of Manley Lane, Warnicombe Lane and Newt's Hill as rat run to Cullompton.

Q6 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 needs to be some careful thought on where to place the pitches for gypsies and travellers, mentioned in #1.2. In principle, they should not be placed in the most undesirable part of the development, next to the employment space or right up against the Link Road.

Q7 The urban extension proposes employment floorspace. What types of employment should this include and where should it be located?

This should be quality employment space in line with MDDC Economic Strategy bringing in new businesses with higher salaries into the district. Need to make sure new employment space has highest specification for internet connectivity possible.

Potentially room for smaller units for growing businesses (follow on from Petroc business centre)

Not garaging or distribution facilities

Not a Council Depot!!!

Q8 The masterplan will provide major areas of green and recreational space. What should this include?

- A major issue will be ownership and maintenance of open space and sports fields as MDDC will be reluctant to adopt them. May need to develop a community trust to look after open space assets
- Potential for enhancing railway walk by extending it to aqueduct
- Interpretation of Tidcombe Fen as part of Green Infrastructure
- Interpretation of historic Pool Anthony area as part of Green Infrastructure
- Hard to gauge the demand for allotments, but should be some provision, particularly near the lower priced and social housing

In this environmentally sensitive area there should be no or very minimal floodlighting of sports pitches.

Q9 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?

- Retail Facilities - Similar level to Moorhayes
- Local supermarket, hairdressers, takeaway, bank cash point
- Pub / bar?

- Community Centre – ownership and management of community facilities will also be need to be thought out
- Primary School – entrance should not be on Blundell's Road as this will cause another bottleneck at the beginning and end of the day. I like Option 1 where the school is located in from the Road
- Nursery
- Medical Facilities

Q10 Please comment on the two emerging development options. Of the two options put forward, do you have a preference?

Option 2 is clearly less well thought through than Option 1, so it is hard to compare the two.

Option 1

- Like 9 – Green open space breaking up development on sloping ground
- Prefer that the school is not on Blundell's road causing another blockage
- However, school playing fields located on sloping ground !!!!
- Need for green open space in north-eastern section

Option 2

- Without knowing the size / impact, the 'green space network' could be a bit of a nothing.

Q11 Overall, do you agree with the proposed scope and content of the proposed masterplan document?

Q12 Do you have any other comments to make on the proposed masterplan document?

The phasing of the development will be crucial. I would want to see a low trigger point for new link road to Heathcoat Way.

Q13 Are you

- a) A statutory consultee
- b) A community or special interest group
- c) A member of the public - Yes

Q14 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 – Yes (Thurlescombe)

- d) Elsewhere in Mid Devon
- e) Outside Mid Devon