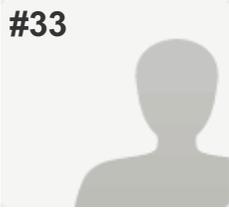


#33



COMPLETE

Collector: Web Link 1 (Web Link)

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PAGE 1

Q1: 1. The proposed masterplan document sets out a series of guiding principles which should be followed in drawing up detailed planning applications. These guiding principles are set out in pages 34-39 of the draft masterplan and relate to urban design, movement and transport, landscape, open space and recreation, socially equitable, economy and employment, energy and resource efficiency and character. Do you agree with the proposed guiding principles as set out?

No,

Do you have any comments about the guiding principles?

I acknowledge what is trying to be achieved here but I don't agree that the scheme will provide anything like it's aiming for. You only have to look at the developments that have taken place already to realise that car parking is a major issue. More people have started to park on the main Willand Road because there isn't enough parking and I'm sure that plan stated that there would be sufficient parking for the residents. Another concern I have is the way that it's going to be achieved.....At the end of St Georges View there is a large Oak tree that must be hundreds of years old. The developers are planning to cut this tree down just to gain access to the site. The tree has a preservation order on it that doesn't allow this but I've been informed that there will only be a £2000 fine if they cut it down - small pence for a large development company! Also the road in St Georges View isn't wide enough for lorries to access the site!!! If all the parking is restricted up the road then the residents will park on the Main Road causing congestion!!! What will happen to all the traffic going to the Motorway when the development is complete? The infrastructure isn't there already with the amount of houses already built over the past 10 years.

PAGE 2

Q2: 2. The proposed masterplan envisages 1100 houses, 10,000 sq metres employment floorspace, a primary school, community centre, local centre, at least 5 gypsy and travellers pitches and more than 28 hectares of green infrastructure including sports pitches, equipped play areas and allotments.

Yes/No

Do you agree with the proposed uses?

Yes

Do you agree with the location of the proposed uses as set out in the framework plan on page 43 of the draft document?

Yes

Do you have any comments on the different uses, their amount or location? Are there any other uses that you would like to see and if so, why?

If the development is to go ahead I agree with the uses and the variety of uses but the proposed primary school is right next to the new relief road.....shouldn't this be further within the development?

PAGE 3

Q3: 3. The Council must ensure that infrastructure is provided in a timely manner alongside the development, without making the development unviable. Of the infrastructure that the development is expected to provide, the masterplan looks to prioritise the delivery of the primary school site and the new road that will link Willand Road with Tiverton Road. Do you agree with the prioritisation of the primary school and the road?

No,

If you disagree, what infrastructure do you see as being the most critical to provide in connection with the development?

I think the prioritisation should go to the infrastructure around the town and towards the town. Realistically the town has become a commuter town and trying to get back down through the town in rush hour is horrendous. If there are 1100 more houses built and the majority will be commuters - how is the road network going to cope?

PAGE 4

Q4: 4. In order to reduce the time taken to build the road linking Willand Road with Tiverton Road it is proposed to construct it from both ends at the same time and then join these ends together. This will require the formation of a temporary vehicular access from St George's View which would be closed to traffic when the through road opens.

	Yes/No
Do you agree with the proposed way of constructing the road from both ends at the same time?	No
Do you agree with the opening of a temporary vehicular access from St George's View?	No
Do you have any comments about the delivery or construction of the road?	Why do you need to build the development from both ends? I accept it would be quicker but I would suggest building the relief road first and then developing that area. To open St Georges View is ridiculous for a number of reasons: 1) The road isn't wide enough for large vehicles to travel up and down the road, 2) There is a large, old Oak Tree at the end of St Georges View that would need to be cut down to gain this access - this has a preservation order on it and it would be scandalous to cut it down, 3) Where would all the people that park along the St Georges View Road park? They will have to park on the main road which then cause more congestion through the Main Road. 4) The road wasn't built as a through road and the amount of traffic going up and down would cause damage to the road, which will then cost to repair. Why can't the relief road be built before the development is started in the area behind St Georges View?

PAGE 5

Q5: 5. The proposed masterplan sets out on page 71 trigger points for when infrastructure is expected to be delivered. Do you agree with the trigger points suggested in the draft masterplan for the following key areas?

	Yes/No
Access and transport	No
Education	Yes
Community building	Yes
Employment	Yes
Local centre	Yes
Green infrastructure	Yes
Gypsy and traveller pitches	Yes
Do you have any comments about infrastructure delivery?	There should be no opening of St Georges View for through work traffic - the access road should be built prior to the commencement of Phase one

PAGE 6

Q6: 6. The proposed masterplan at pages 64-67 identifies that the development is expected to come forward in 2 phases. Do you agree with the proposed phasing?

No,

Do you have any comments on the phases set out in the document?

I have indicated no because I don't believe that the opening of St Georges View is necessary - the developer should be made to pay for the relief road and then build it before development starts.

Q7: 7. Do you have any other comments about the draft masterplan?

I accept that the Town has to grow to meet the needs of the general public but I have a lot of concerns over the infrastructure that is already in place.

The traffic is already horrendous through the town and with more and more houses being built this will only get worse. There is no need to open St Georges View and saw down a beautiful tree that has a preservation order on it.

PAGE 7

Q8: Are you:

A member of the public

Q9: Members of the public only, do you live:

Elsewhere in Mid Devon

Q10: NOTE: RESPONSES CANNOT BE REGISTERED WITHOUT A NAME AND ADDRESSName

Dan Bailey

Q11: Please provide your postal address

House No.

44

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