



Tiverton Master Planning Exercise

Representations by Mr.R.C.Greensmith and Mrs E.D.Greensmith of 13 Pomeroy Road, Tiverton.

1. **Broad Strategy** – we accept the need for extension of Tiverton in an easterly direction as far as Manley Lane and the Golf Course – but no further. Not only do we accept it as necessary to meet housing need and the provision of land for employment,; but - at a time when there is more shopping via the internet - it is also necessary to help maintain the viability of the existing town centre, and local businesses.

We also support, not only the two-stage approach adopted by MDDC in programming development on the south side of Blundell's, before development on the north side, but also the proposed timing of that in relation to infrastructure provision – **especially roads.**

2. **Infrastructure** – as the District Council must know, there is widespread concern that development, both residential and for employment, must not be allowed to precede the infrastructure necessary to support it. We share that concern relating to a whole range of infrastructure services; the most obvious of these is the proposed new access to A361. The design of that access must be capable of servicing the new development on the northerly side of Post Hill, as proposed in the Draft Masterplan.

That proposed junction with the A361 is sufficiently far from our property to avoid any substantial impact on us, but we are acutely aware of the quite unacceptable impact which, as presently designed, that junction will have upon residents in Pool Anthony Drive and Uplowman Road. We urge that their concerns should be imaginatively addressed. Even at this late stage we suggest that an option, via the existing junction at Gornhay, previously discounted, should be re-examined. This appears to have been rejected on grounds relating to land acquisition costs, but we question whether that possibility has been as rigourously investigated as it might have been.

- 3 **Development along Uplowman Road and behind Post Hill and Fairway** – this is the area which will have the greatest impact on us:

- The proposal for 330 dwellings in this location is grossly excessive. That number would dictate smaller houses, with limited garden space – wholly out of character with the character of the area. The Draft Masterplan provides that ***“Development Densities should reflect location....”*** and ***“the structure of the development should be shaped around the existing character.....reinforcing the qualities of the neighbourhood”*** and other similar requirements to which we have drawn attention in more detail in our response to the current Waddeton Park application.
- We recognise that the road layout proposed by the developers is replicating that shown in the Draft Masterplan, but that does not make it right. In no other area in the Draft Masterplan is a precise road layout shown. As the Draft Masterplan was prepared ***“on behalf of the two principal landowners”*** (one of whom – Waddeton Park Limited has submitted a premature application) it suggests that this part of the

Draft Masterplan has been virtually dictated by Waddeton Park Ltd, in order to pre-empt and facilitate the planning application which we knew they were preparing. It cannot be appropriate, in the preparation of the District Council's Masterplan to tailor it to suit one particular speculative and opportunist application.

- This part of the town is widely recognised as being a location which presents a diversity of individual dwellings – predominantly a mix of bungalows, and two storey houses. Many with medium sized or large gardens, which avoids a “regimented” road structure such as that shown for this site on the Draft Masterplan. The approved Masterplan should merely identify a location for residential dwellings, and indicate that these should satisfy the stipulations identified above.
- We recognise that, in presenting these arguments about the character of this development, we may be accused of “eliteism” by seeking to preserve the quality of the existing area – but that is a desire that the Draft Masterplan itself recognises (see extracts quoted above). Tiverton needs to preserve some “quality” areas if it is to attract and retain people who look for this sort of accommodation, and who are needed to contribute to the building of a balanced community.
- We understand that it may be argued that it is necessary to provide in this location a fixed proportion of “affordable housing” (which – from the nature of the dwellings – are very likely to be relatively small). We suggest that, as long as the required proportion of affordable housing is achieved over the whole of the Masterplan area, it need not be achieved over every separate part. Smaller family houses would be better placed near to the community centre and the proposed school.
- Both Uplowman Road and the “Golf course road” are totally inadequate to serve this proposed development area. It should rely as much as practicable on a direct access to the A361, whilst any access to Blundells Road should be via the hospital site.

4 Phasing - we strongly support the Draft Masterplan's proposals for phasing of development particularly as set out in Section 6.5 of the Draft Masterplan. There should be no relaxation of the requirements set out there; and we deplore the attempt by Waddeton Park Ltd to disregard the requirements of a policy document which has been prepared “on their behalf”.

5. Miscellaneous – we make the following comments:-

- We welcome the recognition in the Draft Masterplan of the need to protect the interests of Blundell's School. Not only does the school provide employment for a significant number of people, but it also enhances the town in the eyes of those are looking for private education for their children.
- We also welcome the proposal for improved traffic management proposals (which may need to be further developed) for Blundell's Road – particularly speed limits.
- A 20mph limit in the vicinity of the Uplowman Road junction will be necessary. The proposal in the Draft Masterplan shows this starting very near the entrance to Pool Anthony Drive. The controlled area should extend much further along Uplowman Road.

--- END ---