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Marsh Cottage, Lower Washfield EX16 9 PD

The Masterplanning Consultative Body
Tiverton's New Neighbourhood at Post Hill
The Planning Department

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21 JAN 2014

21 January 2014

Dear Sirs

In response to the invitation to present observations to the Masterplanning Consultative Body we offer the following (see attached sheets)

Yours faithfully

Robert & Mary Jullier

Tiverton's New Neighbourhood at Post Hill The Draft Masterplan

GENERAL The requirement of local authorities to submit plans for large scale development of land for employment and residential purposes has led to an obsession with the process and, clearly, the planners are heading too hastily, driven by that obsession.

As many parcels of land have been developed in Tiverton over recent years so we now find ourselves with the intention to build 300-330 houses on prime land to the east of the Rackenford road. This speculative development assumes a MARKET DEMAND.

All of the post Hill project must assume a market demand which, given the tenuous nature of employment in the area, may well leave infrastructures abandoned, overgrown by weeds and potential targets for unauthorised settlers and vandalism.

PARTICULAR

- 1 Whilst good access to the A361 must be most necessary, Blundell's road will present problems. Traffic reduced from 40 mph, to 30 mph and then to 20 mph will meet the pedestrian crossing, a chicane and the cobbled surface. During school term time, between 0815 and 0900 there will be a tailback to Post Hill and considerable frustration. A costly and unpopular redevelopment of the railway track as a bypass may provide an alternative.
- 2 We can assume that much new residential

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Cont / Particular 2

building will be bought by individuals and corporate enterprises and to be let. To what extent can the local authority have some control over the rentals demanded and the ability of tenants to meet their obligations?

- 3 Whilst this is a draft masterplan, we shall all want to be assured that generous space will be uncompromisingly allowed for the school and its recreation areas and that a satellite village quality is to be generated through its social centre, its shops and very importantly by an impeccable maintenance of all amenities.

CONCLUSIONS

- The planners must not allow the exercise to become an OBSESSION
- In the excitement hasty decisions may be made and the considerations of the people of Tiverton ignored
- Development on this scale will surely change the ethos of an ancient market town
- All importantly, is there really a need for the post Hill development when Exeter's satellite town, Cranbrook, is far from complete and the market demand has yet to be realised

FINALLY

One recalls a pledge from the Prime Minister that there will not be building on green field sites |