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Tel.



Feb. 1st 2014

Masterplanning Consultation,
Forward Planning,
MDDC,
Phoenix House,
Phoenix Lane,
Tiverton.
EX16 6PP

Dear Sir / Madam,

Please find my response to the Consultation Draft of the Masterplan SPD.

1. Distribution

I am particularly concerned about environmental and amenity issues concerning the Grand Western Canal Country Park. I would find it preferable that the buffer zone between the dis-used railway track and the canal could be retained without development, (including sports areas) in order to conserve and retain the natural environment and unique ambience of the area.

I am encouraged that emphasis has been laid on the retention of green areas of various types on the plan, and trust that these areas should not be sacrificed to other interests as the plans develop. Every effort should be made to ensure that the green corridors are joined up.

2. Density

I remain unconvinced of the need for such large-scale housing development to take place in the area, and would quote the RTPI Research Briefing NO3 (Jan. 2014) which states that the 2011 Census found 375,000 fewer households in England than anticipated in the 2008 projections. Close monitoring should be carried out of these trends, and the actual demand for future housing in the Tiverton area..

3. Provision of infrastructure

As a previous primary school headteacher in Tiverton, I am concerned that there should be sufficient 'slack' in the rolls of schools in neighbouring catchment areas in order to accommodate pupils from the Post Hill development before the primary school opens. Support should be given to these schools during the transition period. The primary school should be in place as early as possible. I am

pleased to note the provision of foot / cycle routes to the school on the development.

4. Comments

The Post Hill area is not the only one affected by the proposed development

One of my primary concerns is that Manley and Warnicombe Lanes should not become a 'rat-run'. Warnicombe Lane is a narrow road, with dangerous bends. Any additional volume of traffic would create risk to residents and noise. I feel clarification is needed on the proposed restriction of access to Manley Lane.

I can find only passing reference to respecting the needs and quality of life of current residents who will be affected by the proposed development. I must strongly commend that MDDC should consider the interests of current residents as carefully as they have those of the new ones.

Yours faithfully,

Joan C. Cudmore