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Ack  
6.1.14.

**Sandra Hutchings**

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**From:** Development Control  
**Sent:** 03 January 2014 11:16  
**To:** Jonathan Guscott  
**Cc:** Liz Pickering; Sandra Hutchings  
**Subject:** FW: Tiverton Masterplan



**From:** JAMES NORMAN  
**Sent:** 31 December 2013 11:47  
**To:** Development Control  
**Subject:** Tiverton Masterplan

Dear Mr Guscott and Ms Clifford,

I have seen the Masterplan for Tiverton and am appalled by its incompetence and breathtaking arrogance.

I have lived and worked near and in Tiverton for nearly 30 years and watched the gradual decline of a once thriving market town. This decline cannot be laid entirely at the Councils door but it must bear a large part of the responsibility as the welfare of the town is presumably their purpose. Surely the council must learn from the overdevelopment that has already blighted the town and should concentrate on supporting existing businesses and encouraging new businesses by developing the sites that have fallen into disrepair around and within the town.

It is apparent that very few Tiverton residents now work in Tiverton, witness the early morning traffic leaving the town, so building a prospective 1,500 to 2,500 (if the Hartnoll proposal is accepted) homes is to what purpose apart from to satisfy some misconceived political ambition? The small area you designate in the plan for employment gives no idea of whether this will satisfy the existing unemployed or actually create new jobs! The idea that enough employment will be created to absorb the proposed new influx is risible.

We are thus faced with an influx of a minimum 3,000 (assuming just 2 occupants per house) to a town that can offer no employment, apart from the initial building, which will also result in a large increase in traffic (1,500 cars assuming 1 car per household) as people will have to travel to find work! Brilliant thinking!

Combined with developments in Exeter, Cullompton and Taunton where does the Council think the people are going to come from to fill these properties?

The foregoing I believe illustrates the basic incompetence of the plan. There are many flaws in the more detailed plans such as the farcical access proposals but I believe the fundamental issues should be enough to kick this masterplan into the long grass and start a new process to determine the future of Tiverton.

The arrogance is demonstrated by the councils apparent refusal to revisit the original thinking behind these new plans stating that the decision taken some years ago is irreversible. This standpoint smacks of the type of dictatorial stance that President Putin might take and does not offer the residents of Tiverton a fair opportunity of throwing out this absurd plan. That is not to say that in the future the development of Tiverton should not be considered as it is natural that the Town should wish to thrive but this is not the right time or the right policy. The demand for new development must be stimulated and driven by the town itself not by the few who stand to benefit.

Will the Council be transparent and reveal how the Council itself will benefit from this development i.e. do they receive money from Central government to implement such plans and hence secure their jobs and pensions which is understandable as a motive to promote their Masterplan but totally unethical?

I have e-mailed the Council 3 times in the past 10 years or so and never received a reply or acknowledgement and no doubt will be ridden roughshod over again but I do hope that you will not allow the countryside to be destroyed around Tiverton to satisfy your petty political empire building.

Yours  
James Norman