

Sandra Hutchings

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Ack 3.6.13

**From:** Mike Ford  
**Sent:** 30 May 2013 17:43  
**To:** DPD  
**Subject:** Tiverton Masterplan consultation May 2013



I write to comment on the first stage of the Tiverton Masterplan consultation May 2013, the main obvious concerns of which are 'need' and 'access'.

Firstly I should make clear that I accept there is a need for some degree of expansion of both housing and industrial for Tiverton. However, the proposed development is grossly excessive.

The proposed plan would mean an increase in the size of Tiverton of approximately 30%. This is a huge increase and the proposed site for the majority of the development is prime agricultural land. Since the plans proposed for the EUE were started in 2006/7, the basis on which they were formulated is now completely out of date and no longer relevant to the current needs of the community. A complete review of the current needs of the Town and associated traffic issues and requirements should be undertaken before any planning is given.

The EUE plans are being put forward for consultation despite the fact that they are in direct conflict with the clear Government guidelines which clearly state they are in favour of '..... *sustainable development, not development at any cost*'. Re-generated empty homes and 'brownfield' sites as well as under-used offices should all be used for housing stock long before good agricultural land is built over and it would appear to me that the Council is choosing to ignore these official guidelines.

Speaking with the officer at Halberton, the phrase 'phased development' was used several times. This, to me, indicates that the Council are seriously considering allowing the development to take place without any of the necessary infrastructure being in place first. There is no evidence provided to consultees that the funding for the entire development and infrastructure is actually available and allocated, and the probability is that there will be no funding left to finish the proposed roads with the result that this huge development could actually be achieved with no additional, or incomplete, road infrastructure to cope with the enormous increase in traffic. In my opinion it is essential if any development work is to take place on the Northern side of the proposed plan then a full access road to the A361 should be in place before any work is commenced.

Given that consultees require far more information and reassurances about this proposed development than is currently available before they can support something so ill-considered, the speed at which the Council and the developer are trying to push this plan through is extremely concerning.

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