

ACK  
3.6.13

Masterplanning Consultation  
Planning  
Mid Devon District Council  
Phoenix House  
Tiverton  
EX16 6PP



34 Fairway  
Post Hill  
Tiverton  
EX16 4NF

May 30th 2013

45/3703

Dear Forward Planning Team

**Re: Tiverton Masterplanning Consultation May 2013**

We appreciate that some form of EUE may be appropriate at some future date. However since 2006/2007 when the current proposals were first formulated as a response to the then government's requirements a number of significant changes have taken place including the current government's rescission of those requirements and changes in National and local economic and social conditions which we believe have completely undermined the original basis on which the plans were conceived.

In the light of these we would therefore request, in the first instance, that MDDC review their position and if after doing so still decide to proceed that they provide detailed and up to date evidence as to why such development is required at this time.

In the meantime and in response to the present consultation process we would comment as follows:

**1. Do you feel the balance between employment and housing development is appropriate? If no please explain.**

Notwithstanding that the genesis for this was central government driven we feel the present proposals both with regard to employment and housing are inappropriate, unnecessary and totally out of scale with present demands or indeed the foreseeable needs of the community.

There is no apparent evidence of homelessness in Tiverton and furthermore Devon District Council itself predicts that only circa 3,000 would be added to the town population in the period 2006 to 2021 the majority of which being in the over 65 age group. Given this fact we ask is it really realistic to proceed with a plan that will result in the destruction of such a large area of productive agricultural land which is an increasingly valuable asset the loss of which will almost certainly contribute to compromising the ability of future generations to meet their own needs.

**2. Comments on the vision within the Options report.**

In our view the Options report is totally lacking in realistic vision and in constructing this plan the drafters have ignored the fact that Post Hill and its environs including Fairway and Mayfair, are at present, because of its rural outlook, considered to be one of the most sought after areas to live in with property values reflecting this fact. The majority of the property owners are in the higher income bracket, members of professional bodies either active or retired, who both through their

business environment and personal spending contribute in no small way to the Tiverton economy. The implementation of any such proposed plan would result in Post Hill and its environs becoming a suburb of Tiverton with a marked decrease in property values and in this event ourselves and I believe from the straw poll which I have taken, a large majority of our neighbours would certainly apply for and expect to get a reduction on our Council Tax Bill.

**Sections 3 to 11 (inclusive).**

We feel that the information provided in the Options Report is on the drafter's own admission somewhat limited in that within the report there are a number of references to missing or incomplete reports e.g. Air Quality, Ground Levels, Ground Conditions, Landscape and Visual Impact Assessment. also as yet there is no mention of any traffic survey reports for any of the affected roads in the area.

Consequently therefore we will not be commenting any further on these sections at this juncture and trust that we will have the opportunity of seeing these outstanding reports for comment in the near future.

**12. Do you have any other comments to make on the proposed masterplan document?**

There is no doubt that politicians appear to be seeing the provision of large new infrastructure and a massive increase in house building as the panacea for the UK 's economic ills. Indeed this may be so in the case of over crowded Southeastern Counties of England. However the associate relaxation of planning requirements is meaning that the survival of our countryside is in danger as never before.

We believe that committing any local council to a specific level of building year on year over a 20 year period is both flawed and misguided. In our view whilst it is good practice to carry out annual reviews as to the suitability and need for housing or commercial development. Given the actual economic, population and national policy changes that have occurred in recent years and very likely to continue long into the foreseeable future it must be the County and local Council's such as Mid Devon District Council responsibility and obligation to fully consider their constituent's and local electorate's interest and very carefully re-consider the necessity for such a proposed massive development on valuable greenfield land.

Your sincerely

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Trevor and Marisa Manley