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Local Plan Review Consultation
Forward Planning
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP
16.02.14

Mrs L. J. Dainton
Swallows Mead
Ash Thomas
Tiverton
Devon
EX16 4NT



Dear Sir/Madam,

Re: Draft Local Plan Review

I **strongly object** to Option 1 in the Local Plan Review, the possible further extension of Tiverton eastwards to the Grand Western Canal, for the following reasons:

1. The beautiful and ancient rural landscape east of Manley Lane and including Hartnoll Farm provides a stunning and natural green division between Tiverton and Halberton. This will be permanently lost if the proposed development were to go ahead. The village of Halberton will no longer be the unique and individual settlement that it has been for hundreds of years but will disappear as it is absorbed into the ever expanding town of Tiverton. The beautiful green views of the land around Hartnoll Farm provide us all with a wonderful entrance to the town on leaving Halberton and these views would be a great loss to Tiverton.
2. The development will have a hugely detrimental effect on the Grand Western Canal. I have regularly walked along this part of the canal for many years and always think how lucky we are to have such stunning views stretching across ancient farmland to the hills beyond. It seems ironic that millions of pounds are being spent on repairing the breach in recognition of the canal's importance both culturally and as a tourist attraction yet a large part of it will be permanently blighted by the proposed development.
3. The Grade 1 agricultural land at Hartnoll Farm is valuable in terms of potential future food production and because such top quality farmland is so rare in this area. It seems a

contradiction that when it is generally acknowledged we need to be producing more food plans are been made to destroy the most productive land.

4. The local infrastructure is already suffering due to increasing volumes of traffic. Since moving to Ash Thomas ten years ago we have noticed a steady increase in commuter traffic using the local, often dangerous, lanes around us as a short cut between Cullompton and Tiverton via Brithem Bottom and Ash Thomas. The proposed development will mean significantly more vehicles using these lanes putting other road users, including cyclists, walkers and horseriders, at even greater risk than already exists. Many of the lanes are a single car width so there is often little room to manoeuvre and driving can be hazardous with many cars being driven inappropriately for the local conditions. Any increase in traffic in this area and around Manley and Warnicombe will be detrimental to local residents and road users. Halberton already has major problems with increasing traffic flow and pedestrian safety. The resulting increase in traffic produced by the building of 1100 houses would make the existing problems significantly worse.

I believe the proposed development will be completely detrimental to the local area in many ways. It is unnecessary to develop an area of beautiful, ancient and highly productive countryside when there are other nearby options available such as the land at Junction 27. The loss of ancient and productive and at Hartnoll Farm and the detrimental effects, as detailed above, of such a significant development on the surrounding communities really do need to be seriously considered during the review process.

Yours sincerely,



Louise Dainton