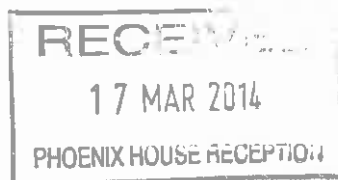


245 / 4169

Hdy

CARTREF
20 Uplowman Road
Tiverton
Devon
EX16 4LU

Mid Devon District Council
Planning Services
Development Management
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP



12th March 2014

Dear Forward Planning Team,

I am writing concerning the Master plan for Tiverton's New Neighbourhood at Post Hill. I understand this includes building new homes in the Hartnoll Farm land.

Having lived here for 27 years, I try to avoid the C769 road between Post Hill and Halberton. It is a narrow road with no footpaths. It is joined by the Golf Course Road and Manley Lane, and there is a nasty hump back bridge before it enters Halberton, where it is joined by Ash Thomas Road. There is also a car park for Canal walkers, which has appallingly poor visibility either way – I have barely escaped being hit on a few occasions. Add to this the great and essential restrictions on speed through Halberton, and there will be huge traffic delays from both ends if we add hundreds of cars coming from Hartnoll. Tail backs will affect Blundells Road/School. I therefore object strongly to this planned development as stated.

Yours faithfully,

(Dr. M. E. Coulter)



245 / 4107

Actu

CARTREF
20 Upplowman Road
Tiverton
Devon
EX16 4LU

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

19th March 2014

Dear Forward Planning Team,

I am writing to object to Option 1 in the Local Plan Review, the possible further extension of Tiverton eastwards to the Grand Western Canal, covering much of Hartnoll Farm.

My reasons are as follows:

- 1) Hartnoll Farm is 2km from Tiverton and some distance from urban services. Tiverton is already being squeezed further and further eastwards and such a development would only exacerbate the problems that arise from unsatisfactory linear shaped towns.
- 2) The soil of much of Hartnoll Farm is classified as Grade 1. Surely alternatives must be found to using such good quality farmland when there is so little land of this grade in this area of Mid Devon and good quality farming land is in short supply? I refer you to paragraph 112 the NPPF (National Planning Policy Framework) which states that 'Local planning authorities should take into account the economic and other benefits of the best and most versatile agricultural land. Where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality.'
- 3) The development at Hartnoll Farm totalling 1100 dwellings will have a serious effect on traffic congestion in Halberton. The village has already reached capacity levels and is not designed to cope with the traffic that the developments will inevitably bring.
- 4) There will be a serious increase in the risk of flooding from surface water runoff into the Ailsa Brook. I understand that this has frequently flooded in the West Manley Lane area and is the main source of water to the environmentally sensitive Tidcombe Fen. With the additional proposed developments as outlined in the Master Plan for Tiverton's New Neighbourhood at Post Hill, I am most concerned that the facilities to cope with surface water runoff are totally inadequate. As I stated in my letter in January 2014 I was not satisfied that the attenuation ponds are sufficient for the task having only a free board of 28mm. With the recent changes in weather patterns as witnessed on the Somerset Levels as well as the breaching of the Grand Western Canal following sudden rainfall in 2012/13, I suggest that the proposed storm water plans be thoroughly examined and upgraded before any development can be contemplated.

- 5) I suggest that the sewage and waste water facilities are inadequate for the development. I am concerned about whether the existing bore capacity of the sewage pipe work is sufficient. I am also concerned about the capacity of the sewage treatment works in Tiverton to cope with the increased demands. As far as I know these works have not been updated or enlarged for years. In the meantime Tiverton has expanded and the population has grown. I had the impression that the extremely helpful and pleasant staff when I visited the site in 2006 were already fully stretched if not over stretched.

Before any expansion is considered at Option 1, the MDDC must plan for expansion and at the very least commission an independent consultant not affiliated to the developers or any stakeholders.

- 6) Alternatives to Hartnoll Farm should be considered. Option 2a (Junction 27/Willand) in the draft LPR has greater advantages for future development than Hartnoll Farm. It is a transport hub, being close to the Junction of the M5 and A361 and Tiverton Parkway station; it could also prove to be an attractive site for industrial, commercial and retail development and it would be a good residential location for people commuting into Exeter, Taunton and elsewhere along the M5.

Yours sincerely,

