



2 Fairway
Post Hill
TIVERTON
Devon EX16 4NF

Local Planning Review Consultation
Forward Planning
Mid-Devon District Council
Phoenix House
TIVERTON EX16 6PP

20 March 2014

Dear Forward Planning Team,

Draft Local Plan Review/Hartnoll Farm

As a resident at Post Hill, where our property is already fully surrounded by suburban development, I write not in a spirit of nimbysism to protect a privileged view but out of a wider concern for this area, its character and the seemingly relentless creep of Tiverton eastwards with all attendant problems.

Almost all my objections to Option 1 in the Local Plan Review were expressed in letters I wrote prior to and specifically on 28 January 2009 with regard to application ref: 08/02295/MOUT at NGR 299320 113106 (Hartnoll Farm). The recent Waddeton Park pre-emptive bid alerts us to the need for sensitive, prudent planning in all that will affect Tiverton East in perpetuity for the hereafter. There having been no discernible changes (other than an extension of the land grab) to the factors in that above-mentioned application, I rehearse my objections again. These are:-

- .1 The inadequate infrastructure to support such an extensive development: the Halberton, Uplowman, Sampford Peverell, Crown Hill, Warnicombe and Tidcombe lanes cannot be expected to accommodate the increased volumes of construction and residential traffic. The easiest access inevitably falls on Blundell's Road where the pinch points at Horsdon and the head of Tidcombe Lane are already dangerous and inconvenient. Increased volumes of traffic through Blundell's School and the Blundell's Prep School raise obvious concerns for pupil and staff safety.
- .2 The sacrifice of much grade 1 agricultural land contradicts other policies that urge us to be more self-reliant in feeding a growing population and securing our own food. To take Hartnoll Farm out of agricultural provision would seem to disregard para. 112 of the National Planning Policy Framework (NPPF).
- .3 At a time when flooding is much in our consciousness, an extended development raises threats to the Tidcombe Fen SSSI and to run-off flooding down the Ailsa Brook towards Tiverton. NPPF paras 103 and 118 advise on this issue.
- .4 The negative impact on tourism that is central to the attraction and economy of this area: these include views and vistas; the whole rural aspect, environment and amenity; air, noise and light pollution; and, crucially, the effect on the Grand Western Canal. Its significance is highlighted by its being re-opened on 19 March - a recognition of its importance as a Conservation Area, a County Wildlife Site and Countryside Park and a part of the National Cycle Network.

- .5 The continuing threat of linear creep eastwards from Tiverton towards Halberton; the inevitable eventual subsuming of that village into a Tiverton ribbon development with consequent loss of a sense of community with no advantage to the village or to the town. The present green belt at Hartnoll Farm and the Golf Course that separates Halberton from Tiverton should be protected, not encroached upon.

I am aware that there is a need for MDDC target provision of housing and other development but with Options 2A (Junction 27/M5) and 2B (Cullompton East), both bringing infrastructure and community benefits – especially Option 2B – I suggest that there is no call to break out eastwards beyond the Manley Lane-Putson Lane boundary. For this and all the reasons listed above, I write to object to Option 1 in the Draft Local Plan Review. Thank you.

Yours sincerely,

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R.N. Swarbrick