



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

14th March 2014

Dear Sir/Madam

LOCAL PLAN REVIEW OPTIONS CONSULTATION - TIVERTON

We have the following objections regarding policy G1 (Existing Green Infrastructure)

1. The fields between the canal and the railway walk should remain in agricultural use. This is because their agricultural character is an essential feature of the rural setting of the canal conservation area. Any public access to these fields would interfere with their agricultural use.
2. There are already adequate existing pedestrian accesses between the railway walk and the canal. Another one is unnecessary.
3. There should be no vehicular access to the fields at the end of Follett Road and Glebelands Road except for farmers machinery. These roads and Tidcombe Lane are unsuitable for any additional traffic.
4. There should be no pedestrian access to the fields at the end of Follett Road and Glebelands Road except for farmers. These roads are unsuitable for additional street parking which would result from pedestrian access for visitors to these fields. Buses also have to use and turn in Glebelands Road which is already congested.

We have the following objections regarding policy TIV 10 (Tidcombe Hall)

1. The eastern half of the area spoils the setting of the canal conservation area. The canal and it's setting is one of Tiverton's greatest assets.
2. The road system is inadequate to serve the area. Tidcombe Lane is very narrow for the traffic it takes. It's lack of footpaths makes it dangerous for it's many pedestrians.
3. Road improvements to Tidcombe Lane would involve much disruption to many adjoining properties.
4. Tidcombe Lane is a good existing boundary of development south of the canal.

We have the following objections regarding policy TIV2 (Hartnoll Farm)

1. The area should remain in agricultural use to preserve the setting of the canal conservation area. (It is first class agricultural land).
2. Halberton would need a bypass.
3. The area near J27 would be a better area for development. It has much better accesses both by road and rail.

Yours faithfully,

Mr & Mrs D'Alessandro
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