

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



21 March 2014

Dear Sirs,

I write to you as Chairman of the Grand Western Canal, Joint Advisory Committee (GWCJAC) and on the committee's behalf, to comment on the Local Plan Review, Options Consultation document, published in January 2014.

Following a meeting of the committee held on the 4<sup>th</sup> March 2014, a presentation was made by a Forward Planning Officer, outlining the strategic options and how they might affect the canal at four main settlement areas, these being, Burlescombe, Halberton, Sampford Peverell and Tiverton. The committee was asked to make formal comment as a recognised planning consultee on the options report collectively.

Organisations represented on the GWCJAC may also comment individually in more detail during this process to identify key concerns relating to their specific expertise. A full list of represented groups is appended at the end of this letter.

The Grand Western Canal serves an important social, economic and environmental function in Mid Devon in addition to its substantial contribution to the tourism industry in the County and beyond.

The committee realises growth in housing and employment must be met if settlements are to grow and prosper but not at the detriment of the green infrastructure which is so vital to the well-being of existing and future residents and plays an important role in allowing local settlements individuality.

Following a ten day consultation process the committee feel satisfied to be able to give a measured set of criteria which should be given weight in updating the existing Local Plan.

The committee have identified issues of concern in ten main areas.  
In response we request that:

Additional access points to the canal towpath be restricted in all but essential and justifiable cases. This is particularly important at sites TIV1 and TIV2

A substantial but not unreasonable conservation protection zone on both sides of the canal be mandatory. The committee considered this of paramount importance for two reasons. Firstly to act as an essential refuge and undisturbed habitat for

wildlife and secondly helpful for maintenance both planned and unplanned on both sides of the canal.

#### Eastern Urban Extension EUE

The Country Park is dependent on the rural environs through which it passes after leaving Tiverton to provide much of its character and public amenity. Further development between Tiverton and Halberton, especially on the Tiverton side of the canal between the EUE (already under way) and the canal is therefore highly undesirable. Manley Lane forms a natural boundary separating the old Tiverton borough and the eastward expansion of the town and should be respected. This approach is necessary in order to preserve the separation between the town and its neighbouring village which contributes significantly to the amenity of the country park and the well being of residents in both communities.

#### Public Open Space (POS)

Ensure any planned Public Open Space be in keeping and sympathetic to the canal habitat. The canal's classification is that of a country park and nature reserve with native woodland providing significant natural protection to flora and fauna.

Design of POS should not compromise these objectives.

Future responsibility for POS will increasingly be the responsibility of developers. Legal agreements must be significantly robust and lengthy to ensure protection of the canal and its environs.

#### Pollution, drainage, water management and environmental protection.

The canal's natural infrastructure is a fragile and living entity and sensitive to modern day living. Design, to manage surface water drainage from new development and any threats from pollution must be considered of high importance and addressed accordingly.

#### Protection of historic artefact of world significance.

The National Planning Policy Framework contains policies that apply to heritage assets regardless of whether or not they are locally listed. However, local listing provides a sound, consistent and accountable means of identifying local heritage assets to the benefit of good strategic planning for the area and to the benefit of owners and developers wishing to fully understand local development opportunities and constraints.

#### Preserve the existing character of the canal

The existing defined settlements should retain their identity to canal users. Housing density in any future development should be sympathetic to this aim so as to retain the rural character of the canal corridor between settlements. Any future development in the vicinity of Tidcombe Hall should not come between the hall and the canal in order to protect the vista and setting of the canal park and historic Tidcombe Bridge. The proposed deletion of the settlement limits in Burlescombe is unique in the four areas reviewed by the committee. Of particular significance is the settlement limit adjacent to the canal at Burlescombe and a review of this particular boundary is requested.

### Business support

Assistance in promoting the inclusion of possible new canal enterprises in any future development is considered beneficial to the overall future and viability of the canal. The development of the canal as a leisure and tourism asset should be encouraged in new development but should be symbiotic to its environs.

### Prevent urbanisation of the canal beyond existing settlements.

GWCJAC members identified concerns at any further urbanisation of the canal corridor through possible future allocation sites abutting the canal. It is a matter of record that development up to the towpath at some locations have already partially urbanised parts of the canal. Further erosion of the unique rural unspoilt character must be avoided through insensitive development

### Conservation Area Status

Members are concerned at the close proximity some option sites are to the canal's designated and highly important conservation area zones. Of particular concern is the review sites at Sampford Peverell.

It is considered the sites straddling the canal at Whitnage Road and Mountain Oak, if brought forward would have a serious and detrimental impact on the canal and are opposed.

The committee also wish to reiterate that the requests made in the letter dated 6<sup>th</sup> November 2009 titled Allocations DPD Consultation (LDF Preferred Options report) remain and must be considered in conjunction with this new response. (copy attached)

The JAC is pleased that previous comments made by the GWCJAC have been considered. As a committee we are grateful to MDDC for their positive review of these matters and would urge that none of these factors are varied subsequently for the reasons above but are seen as an enhancement to the well being and growth of the area and the value the canal brings to it.

Yours.....



Councillor Kevin Wilson

(For and on behalf of the Grand Western Canal Joint Advisory Committee)

### Enclosures

A full list of represented groups

Letter dated 6<sup>th</sup> November 2009 titled Allocations DPD Consultation (LDF Preferred Options report)

Cllr Des Hannon

2 St Aubyn's Park  
Tiverton  
EX16 4JG

For attention of Mr D Scott  
ALLOCATIONS DPD CONSULTATION  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
Devon  
EX16 6PP

6<sup>th</sup> November 2009

Dear Mr Scott

### **PREFERRED OPTIONS**

I write as vice chairman of the Grand Western Canal Joint Advisory Committee, on the committee's behalf, to comment on the Local Development Framework for Mid Devon dated October 2009. Our committee is responsible for the strategic direction of the country park and its membership represents a wide variety of statutory bodies and stakeholder groups. A full list of represented groups is appended at the end of this letter.

The Grand Western Canal is an important economic, environmental and social asset for Mid Devon dating back nearly 200 years. In addition to its environmental value as a Country Park, it supports a number of local businesses, promotes healthy activity amongst local people and provides attractive green travel options for our communities. Visits to the canal by locals and from outside the district are rising rapidly with roughly 25% coming from out of area.

The Grand Western Canal Joint Advisory Committee makes no objection to the relevant proposals in the new LDF, namely an eastward extension of Tiverton. The purpose of writing to you is to explain which aspects of the current document have been modified in response to our previous concerns, in order to ensure that should you be minded to make any changes you have a clear view of the interests of this vital local stakeholder.

The previous draft LDF caused concern to the committee in three main areas. In response we requested that:

1. Any future development in the vicinity of Tidcombe Hall should not come between the hall and the canal in order to protect the vista and setting of the canal park and historic Tidcombe Bridge.
2. Future development to the east of Tiverton should not extend south of the route of the old railway line, so as to avoid detriment to the GWC Country Park.

3. Future development should stop at an eastern edge along Manley Lane, coincidentally the historic boundary between Tiverton 'borough' and Halberton Parish, so as to retain the rural character of the canal between the two settlements.

The JAC is pleased that comments on the previous draft have been taken up and acknowledges the current version of the LDF meets all these points of concern. As a committee we are grateful to MDDC for their positive review of these matters and would urge that none of these factors are varied subsequently for the reasons above.

Yours faithfully,

Councillor Des Hannon

(for and on behalf of the Grand Western Canal Joint Advisory Committee)

**GRAND WESTERN CANAL JOINT ADVISORY COMMITTEE**

Group Represented	Representative(s)
Devon County Council	<b>Roger Croad, Portfolio Holder for the Environment and Community, Directorate of Environment Devon County Council, County Hall, Exeter</b>
Burlescombe Parish Council	<p>ClIr L Neville, Fosse House, Burlescombe, EX16 7JH</p> <p>ClIr R Bakehouse, 2 Henson's Drive, Westleigh, Devon</p>
Halberton Parish Council	<p><b>Mr K Browse, Boehill Barton Farm, Halberton, Tiverton</b>  <a href="http://www.halberton.org">halberton.org</a>                      Deputy                      Martin Parker, 11 Green Acre, Halberton EX16 7FE</p>
Holcombe Rogus Parish Council	<p><b>Mrs Fiona McIlwain, 51 Twitchen, Holcombe Rogus,</b></p> <p>To be confirmed</p>
Sampford Peverell Parish Council	<b>Mr David Cutts, 1 Ford Orchard, Sampford Peverell, X16 7DA</b>
Tiverton Town Council	<p><b>Clr C. Smith, 2 Blithorn Avenue, Tiverton EX16 6TY</b></p> <p><a href="http://www.tiverton.gov.uk">ov.uk</a></p>
The Tiverton Canal Company	<b>Mr P Brind, Tiverton Canal Company Limited, The Works, Tiverton</b> <a href="http://www.tivertoncanal.com">www.tivertoncanal.com</a>
Devon Wildlife Trust	<b>Mr Jeremy Ison, 40 Willow Avenue, Exeter EX2 8ES</b>
Wildlife Advisory Group	
Inland Waterways Association	<p><b>Miss J Hall, 2 Barnardo Road, St Leonards, Exeter EX2 4NE</b>                      Deputy                      Mrs J Pilgrim, Kestrels, Frog Lane, Holcombe Rogus, Wellington, Somerset TA21 0PG  <a href="http://www.inlandwaterways.org.uk">www.inlandwaterways.org.uk</a></p>
Tiverton and District Angling Club	<p><b>Mr M O Trump, 1 Meadow View, Uffculme EX15 3DS (Tel: 01392 821111)</b></p> <p>Mr E Priest, Crantock, Blundells Road, Tiverton, Devon</p>
Devon Bird Watching and Preservation Society	<b>Mr R Jones, 10 Broom Hill, Tiverton EX16 5AS</b>

<p>Mid Devon District Council</p>	<p><b>Cllr C J Eginton, Cabinet Member for the Environment, 3 Chestnut Court, Chewleigh, EX18 7HH</b>  <u>.v.uk</u></p> <p><b>Cllr Mrs S Griggs, the Old Vicarage, St Andrew Street, Tiverton, EX16 6PH</b>  <u>ov.uk</u></p> <p><b>Cllr M A Lucas, 38 The Brendons, Sampford Peverell, Tiverton EX16 7BG</b>  <u>uk</u></p> <p><b>Cllr R F Radford, 1 Townsend Gardens, Willand Road, Halberton, Tiverton EX16 7LP</b>  <u>uk</u></p> <p><b>Mrs H Bainbridge, Quarry Hockford, Hockworthy, Wellington, Somerset TA21 ONL</b>  <u>v.uk</u></p> <p><b>Cllr K D Wilson, 23 Besley Close, Canal Hill, Tiverton EX16 4JF</b>  <u>.uk</u></p> <p><b>Cllr P F Williams, 1 Pugsley Road, Tiverton EX16 4LR</b></p>
<p>Devon County Council</p>	<p><b>ons Park, Tiverton EX16 4JG</b></p> <p><b>Cllr R F Radford (Address as above)</b></p>
<p>Canal Awareness Group</p>	<p><b>Mr A Pilgrim, Kestrels, Frog Lane, Holcombe Rogus, Wellington, Somerset TA21 0PG</b></p> <p>Deputy  <b>Mr S Threlfall, East Manley Farm, Tiverton, EX16 4NJ</b></p>
<p>Grand Western Canal Trust</p>	<p><b>Mr T White, Orchard View, Chapel Street, Tiverton EX16</b></p> <p>Hugh Dalzell, 1 Town Hill, Culmstock, Cullompton, EX15 3JQ</p>
<p>Mid Devon Hireboats and Moorings</p>	<p><b>Mrs P Brind, Orchard Farm, East Manley, Tiverton, Devon EX16 4NJ</b></p> <p>Deputy  <b>Mr S Threlfall, East Manley Farm, Tiverton, EX16 4NJ</b></p>

Mid Devon District Council	<b>Mr Paul N Williams – Head of Environmental Services</b>
Devon County Council	<b>Ros Mil. ham Road,</b> <b>Exeter,</b>
Canal Manager	<b>Mr M Baker, The Moorings, Canal Hill, Tiverton EX16 4HX</b> <b><u><a href="mailto:mark.baker@devon.gov.uk">mark.baker@devon.gov.uk</a></u></b>
Canal Businesses Group	<b>Z re Close, Tiverton</b> <b>Z.</b> Deputy - Nigel Cuthbert Abhntishood Farm, Greenway,
Sea Cadets	<b>Peter Saupe, 2 The Hams, Sycamore Road, Tiverton, EX16 6HA</b> Deputy - John Annan Tiverton EX16 8LW
Sustrans	<b>Paul Hawkins</b> <b>Devon and Torbay Area Manager</b> <b>Sustrans, 36 Rivermead Road, Exeter EX2 4RL</b>
Robert Hodgson	<b>Robert Hodgson, Friends of Grand Western Canal.</b> <b>Email link to agenda when published, do not send hard</b>

(FILEREf: MISC/CANAL/LIST)