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South Looseland
Cruwys Morchard
Tiverton
EX16 8QS

Local Plan Review
Forward Planning,
Phoenix House,
Phoenix Lane,
Tiverton,
Devon EX16 6PP



24th March 2014

Dear MDDC Planning,

We, Philip and Jacquie Brind from Tiverton Canal co (Horse-drawn Barge) strongly object to major development as outlined in the Local Plan Review between Manley Bridge and Tiverton Road Bridge (Hartnoll Farm). We believe development would be extremely detrimental to the Grand Western Canal Country Park and Local Nature Reserve, our business, Tiverton and Mid Devon.

- The Grand Western Canal is a historic waterway of national interest and significance, as well as a unique Country Park and Local Nature Reserve. Often described as a 'jewel' in Mid Devon. An unpolluted, unspoilt, green space, highly valued by local people and by thousands of UK and international visitors every year. All adding to the local economy.
- The horse-drawn barge is one of only 4 remaining in the UK today, this heritage tourist attraction, also brings many thousands of UK and international visitors to the canal and Tiverton. Today 50% of the horse-drawn barge trip along the canal is through housing development, should development continue from Manley Bridge to Tiverton Road Bridge nearly 100% of the trip would have "housing as a view". We would be seriously concerned about the future longevity of the horse-drawn barge business, as visitors expect a countryside experience on a canal that has the title of Country Park and Local Nature Reserve. Hartnoll Farm acts as a natural buffer zone protecting the historic Grand Western Canal.
- It is vitally important to maintain the individual identity of Tiverton Town and Halberton Village.
- It is prime agricultural farmland and should remain that way and benefit farming and agriculture.

Throughout England there are restrictions on planning when building next to historic monuments, and we believe this should be the case when building next to the canal. Should our request for no development be dismissed, we would respectfully ask for a minimum of a 200 meter buffer zone to be created and treated as a 'Nature Curtilage' with very limited access to maintain the environmental integrity of the Grand Western Canal, Country Park and Local Nature Reserve status. A suggestion might be for the buffer zone/nature curtilage, to be encompassed within the Country Park and Local Nature Reserve, and thereby protecting the canal and wildlife from future development. But We want to be extremely clear . . . a 200 metre buffer zone is an absolute minimum response and is NO substitute to the countryside that exists at present.

The Grand Western Canal Country Park and Local Nature Reserve is not just Mid Devon's Canal, it is part of England's heritage, of which we are all custodians. We all must protect our local heritage assets and not submit to development in inappropriate areas. We would therefore respectfully request that the current environment of the Grand Western Canal be retained for the benefit of visitors today, tomorrow and for Mid Devon, Tiverton and its future generations.

We do think that Cullompton and Willand are both very good places for development and would boost the local Mid Devon economy and have little effect on the countryside.

Yours Sincerely

Philip & Jacquie Brind