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Telephone**

17 March 2014

Forward Planning Team  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
EX16 6PP



Dear Sir/Madam,

**Draft Local Plan Review**

We write to object to Option 1 in the Local Plan Review, the possible further extension of Tiverton eastwards to the Grand Western Canal, which includes a large part of Hartnoll Farm. In our opinion Tiverton has already expanded much too far in this direction. The rural landscape east of Manley Lane forms a natural and attractive Green Belt between Tiverton and Halberton and if Hartnoll Farm were developed this would be destroyed and Halberton would become a suburb of Tiverton.

The development of Hartnoll Farm would also have an adverse effect on the Grand Western Canal, one of Mid Devon's main tourist attractions. We cycle along the tow-path of the canal and enjoy the extensive views across the open countryside. If Hartnoll Farm is developed we and the many other users of the tow-path would lose some of the best country views. Screening the development by creating a green corridor is not an acceptable alternative.

The soil of much of Hartnoll Farm is classified as Grade 1, the best and most versatile farming land, yet you seek to use this land for housing, ignoring guidance to seek poorer quality land for development. In our opinion Hartnoll Farm should be retained as farmland.

Another potential problem is traffic. Halberton already experiences road congestion and has many road safety issues. The extra traffic generated by the building of 1100 houses at Hartnoll Farm would be intolerable for residents of that village. We are also concerned that our small road through Uplowman could become a rat run for traffic en route to junction 27 to avoid the village of Halberton.

Where will the occupants of 1100 new homes find employment?

Yours faithfully,

  
M.D. & M. Manley