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Local Plan Review Consultation

Winsfield

Forward Planning

43, Post Hill

Mid Devon District Council

Tiverton

Phoenix House

EX16 4NG

Tiverton

EX16 6PP

March 22nd 2014

Dear Forward Planning Team,

Draft Local Plan Review

I am writing to object to Option 1 in the Local Plan Review, the possible further extension of Tiverton eastwards to the Grand Western Canal, which would include most of Hartnoll Farm.

In my opinion Tiverton has already expanded much too far in this direction already. The rural landscape east of Manley Lane forms an ideal green corridor between Tiverton and Halberton and this would be destroyed if Hartnoll Farm were to be developed. There is a real danger that, if this development were to take place, the individual character of Halberton would be lost and the village would, in effect, become a suburb of Tiverton.

The development would also have a severe adverse effect on the Grand Western Canal, one of Mid Devon's main tourist attractions, as it would mean the loss of many fine country views.

In my view Hartnoll Farm should be retained as farmland: as it is not only situated in an attractive area of Devon countryside, but it is also, in a time of rising food prices and shortages, a potentially highly productive enterprise with valuable Grade 1 soils, which are scarce in this area.

Another potential problem is that existing traffic problems would be exacerbated. Halberton already experiences considerable road congestion and road safety issues, and the building of 1100 houses at Hartnoll Farm would make these problems not only worse but also completely unacceptable. In addition, the development of Hartnoll Farm would result in the building of a new relief road north of Blundell's School, which would adversely affect valuable recreational land, and lead to loss of amenity for residents in Coleman Close and Gornhay Orchard.

In my opinion other options are much more preferable, especially Option 2a, the building of a new settlement at Junction 27/Willand. This would be ideally placed as a transport hub near to the junction of the M5 and A361, as well as Tiverton Parkway station, and its attractive location would inevitably be an attraction for many commercial and retail businesses, while local residential development would be in demand from those commuting to Exeter and Taunton.

Yours sincerely

MRS. GABRIELLE SALTER