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

The Anchorage
30, Fairway
Tiverton
Devon
EX16 4NF



18th March 2014

Dear Sir/Madam,

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.

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, and there is a real danger that the individual character of Halberton would be lost and that it would, in effect, become a suburb of Tiverton. The development would 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 potentially a highly productive enterprise with valuable Grade 1 soils. Another potential problem is that traffic problems would be exacerbated. Halberton already experiences considerable road congestion and the building of 1100 houses at Hartnoll Farm would make further traffic problems completely unacceptable.

In view of the terrible problems that have occurred this winter because of flooding, partly caused by over building on flood-plains, I feel that plans to build so much both on Hartnoll Farm and the rest of the Tiverton Urban Extension should be rejected for this reason.

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 it would inevitably be an attraction to many commercial and retail businesses, while local residential development would be in demand from those commuting to Exeter and Taunton.

Yours sincerely,

Paul Roberts.