

Sandra Hutchings

From: Adam Pilgrim <...>
Sent: 23 March 2014 18:11
To: DPD
Subject: FAO Forward Planning - Local Plan Review Comment

My comments below are personal opinions.

I am concerned about the effects of new development on the Grand Western Canal corridor in Devon.

Significant buffer zones between proposed domestic or commercial developments adjacent to the Devon section of the Grand Western Canal seem highly desirable. The bitter pill of an urban extension can be sweetened for the canal user if it is set back from either bankside.

I ask that Mid Devon Forward Planners refer to a Representation from the Grand Western Canal Joint Advisory Committee dated 6th November 2009 in which it is requested that development on sites Tiv 1 & 2 (on the Policies Map – Options) should be limited in area to allow for suitable buffer zones between the development and the canal.

The character of the buffer zone needs careful thought. While acknowledging the benefit of public play areas in new developments, I feel that keeping the "open space" aspect to a minimum would be appropriate, perhaps by establishing some indigenous woodland which would provide greater flora and fauna colonisation opportunities than the canal's current maintenance strips and towpath hedges provide. New residents could benefit from their proximity to it.

Access to the canal should be more or less as now; the existing access points are adequate.

There has been considerable Press coverage of the impact of the Tiverton Eastern Urban Extension on the canal corridor. I ask that similar buffer zone criteria be applied to any development on the eastern outskirts of Sampford Peverell; land off Mountain Oak Farm on the towpath side and land off Whitnage Road on the offside of the same stretch of canal. Development on these sites should be limited in area to allow for a suitable buffer zone. The scales of the Tiverton and Sampford Peverell maps as shown in the Policies Map – Options are not the same. This makes it more difficult to see that the potential development area at these sites is comparable with the Tiverton sites.

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