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



Dear Sirs/Mesdames

Local Plan Review,

We wish to submit the following comments with regard to the Local Plan Review. As residents in Pomeroy Road our principal concerns are about the possible allocation of land at Hartnoll Farm. My records show that we have written to the District Council with regard to planning issues relating to Hartnoll Farm on several previous occasions; we have been re-assured that, hitherto, the Council has resolutely refused applications for major developments at Hartnoll Farm. We believe that that policy has been well founded and should not be changed. In our comments on the TUE proposal, we said that we accepted the need for some eastward expansion, as far as Manley Lane and the golf course road, but no further. Manley Lane and the golf course form a natural and readily recognized eastern boundary for Tiverton, which should be maintained.

Additionally, we understand that much, or all, of Hartnoll Farm is on good quality farming land. That needs, in the wider interest, to be maintained in the long term for agricultural use.

Further eastward extension beyond Manley Lane and the golf course road would produce a seriously unbalanced "foot print" for the town as a whole, and would generate unacceptable traffic levels, both on Blundell's Road and towards and through the village of Halberton. Many of our journeys to and from our home are made via Halberton; even under present conditions we repeatedly find ourselves delayed by the traffic calming measures there. It is obvious that, following the expansion already anticipated in TUE, Halberton would not be able to cope with additional traffic generated by as yet another 1000 dwellings or more on the easterly side of Tiverton.

Following the recent closure of part of the canal, there has been much recognition of its importance, both as an amenity to local residents, and as a tourist attraction. It is a walk that we use from time to time. From the Tiverton Road Bridge towards the town, there are some lovely views; including that towards Post Hill, though that is spoilt in just one unfortunate respect by the existing unsightly group of buildings which already cluster at Hartnoll Farm to which I have drawn attention previously. We would be glad to have confirmation that any developments there over the last 10 -15 years have been appropriately authorized. Whatever may have happened over the last few years, the development of the whole of Hartnoll Farm would be very, very seriously adverse to the amenity of this section of the canal.

There is another significant reason why Hartnoll Farm should not be identified as available for development "post the existing TUE". Once allocated for future development, there must be a real risk of an early opportunist planning application by a developer seeking to pre-empt the phasing proposed in the TUE proposals.

We find it difficult to understand why the Hartnoll Farm option is - yet again - being brought forward as a possible site for additional housing. In view of the previous decisions of the District Council (referred to above), we wonder what is driving the need for renewed consideration when there are other, more suitable, alternatives capable of being pursued, either at Tiverton or elsewhere.

As far as the town of Tiverton is concerned, we believe that thorough consideration should be given to the possibility of extension on the north side of the town. This could be achieved without adversely affecting Knightshayes Court and gardens. The argument that the North Devon Link road should be regarded as the northern limit of the town is, we suggest, unsustainable. Presumably, when that road was designed, the primary consideration would have been to identify the most direct route to Barnstaple, at an affordable cost. We question the argument that development on the north side of the NDL would be detached from the town. There already exists a suitable and entirely appropriate means of access at Gornhay Cross.

Outside Tiverton we see considerable merit in the alternative proposals for the Cullompton/Willand area, and urge that they should be pursued. In our perception they appear to offer considerable benefits and opportunities, both to individuals and to the wider community. Hartnoll Farm offers nothing advantageous, either to individuals or to the community.

Yours faithfully,

R Colin Greensmith

Elaine D Greensmith