

Local Plan Review Consultation

Blue Cedars

Forward Planning

2 Mayfair

Mid Devon District Council

Tiverton

Phoenix House

Devon

Phoenix Lane

EX16 4NQ

Tiverton

EX16 6PP

24th March 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.

My objection is based on the following :-

- 1) To expand Tiverton further in this direction would look like urban sprawl, with little distinction between Tiverton and Halberton. I'm not convinced that the necessary infrastructure will be in place to support this expansion (main drains, roads).
- 2) The existing roads would not be able to cope with the increase in traffic, Blundells road in particular would be a bottle neck and effect the safety of the children attending the school which straddles the road.. The other roads are at present merely lanes.
- 3) The development would have a detrimental effect on Tiverton's only tourist attraction, at the moment it does not take long to escape the urban area and walk in a rural setting.
- 4) The land at Hartnoll Farm is grade 1 agricultural land and should be used for agriculture not residential development.

In my opinion other options are much more preferable, especially Option 2a, the building of a new settlement at Junction 27/Willand. As a new development the infrastructure would be easier to provide (drains), being placed near to the junction of the M5 and A361 the roads can already cope with the increase in traffic. It is also located near to Tiverton Parkway station which could provide an added commuter link to Exeter and Taunton. Businesses would also prefer this location with its ease of access to the M5.

Yours sincerely Gill Ware