

## Planning Consultation (DPD)

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**From:** [REDACTED]  
**Sent:** 28 January 2022 17:32  
**To:** Planning Consultation (DPD)  
**Cc:** nplan@tivertontowncouncil.org.uk  
**Subject:** Tiverton Neighbourhood Plan Consultation  
**Attachments:** 20\_01174\_MOUT-Review\_of\_Landscape\_and\_Visual\_Impact\_Assessment-1733907.pdf; 20\_01174\_MOUT-Decision\_Notice-1739113.pdf

Dear Sirs,

Please add my following comment to the above consultation.

I have studied The Tiverton Neighbourhood Plan and would recommend further input on the need to protect the expansion of the town boundary to the East and especially the land surrounding and adjacent to Tidcombe Hall which is at risk from housing development.

A stated objective of the plan is to protect valued green spaces such as that to the South of the Grand Western canal. In fact, taking Tidcombe Lane as a historic barrier to the East of Tiverton (the earliest tythe maps show its' existence in the C18<sup>th</sup>), supported by the Historic Canal which forms a natural East-West boundary (started in 1810 and completed on the 25th of August 1814), the area was until recently (in the last 60 years) largely unaffected by the expansion of Tiverton. Recent proposals have placed this historic area at risk of development. With Tidcombe Lane and the Canal forming the only physical boundaries to the East and south of Tiverton, should development be allowed beyond Tidcombe Lane, then, as stated above, there is nothing to stop ad-hoc development continuing eastwards.

The application in the recent planning application made 2020/2021 ref: 20/01174/MOUT clearly shows the area to the East of the Town is at risk. The LVIA prepared for the District Council in response to the applicant's identified serious issues with the impact the development to the East of Tidcombe Lane and South of the Canal would have on the landscape and historic setting. This was further re-iterated in the refusal of the application (attached are copies of the these 2 documents).

The area described provides a beautiful scenic backdrop to the Grand Western Canal, the area's most important tourist attraction as emphasised in the LVIA. There are also serious issues with the impact that any development on this land would have on the Canal and development to the North of the Canal despite 'optimistic' assurances by various parties. The 2012 collapse of the Canal bank at Halberton was almost repeated East of Tidcombe Bridge and above Glebelands when water was seen at tow path level prior to large pumps being brought in. As a vital natural soak-away in times of heavy rainfall, the land to the East of Tidcombe Lane should remain un-developed.

Finally, Tidcombe Lane and the surrounding area is totally unsuited to the proposed massive increase in traffic which any additional housing estate would bring to the area. The dramatic impact that the increase of traffic from private vehicles, business traffic, vans, and the occasional large vehicles, especially since on-line shopping has become more of a norm since the epidemic, will exacerbate the risk to all users of the surrounding roads. Already, the only reasonable collector road, Canal Hill, experiences problems at peak times with queuing at junctions and the Great Western Way. With improvements difficult, if not impossible to make, the extension of Tiverton beyond Tidcombe Land and South of the Canal should be resisted, if not refused.

I and many others urge you to protect the Tidcombe area in your plan.

Yours sincerely

David Randell RIBA (retired)

[Redacted text]



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