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**From:** Sarah Lees  
**Sent:** 27 April 2015 08:51  
**To:** Local Plan Review  
**Subject:** FW: Response from the Grand Western Canal Cttee to the Local Plan consultation  
**Attachments:** LP consultation - JAC response Apr 15.doc

194/2154 / TIV3

Please find attached the official response from the Grand Western Canal Joint Advisory Committee to the Local Plan consultation.

Kind regards,

Sarah.

Sarah Lees  
Member Services Officer  
Mid Devon District Council  
Phoenix House  
Phoenix Lane  
Tiverton  
EX16 6PP

Tel: 01884 234310



## Local Plan Consultation – response from the Grand Western Canal Joint Advisory Committee (GWCJAC)

*(The following response represents the consensus view of the GWCJAC and is not necessarily shared by the Canal's owner, Devon County Council....)*

The JAC welcomes the proposal not to have development on the Halberton side of Manley Lane. This is a good and necessary safeguard for the canal and must not be changed as a result of consultation.

The JAC is very keen to know the exact nature (and in who's ownership it is to be placed) of the green infrastructure next to the canal on the edge of Tiverton. Parkland space is favoured - possibly managed by the canal - rather than sports fields etc.

The past has seen the 'over-urbanisation' of the Canal towpath being allowed, particularly at the Tiverton end, without any real controls being imposed. The grubbing out of wild hedgerows, erecting of unsightly fencing, the planting of invasive species and general gardening that has been allowed to encroach over the boundaries of the Canal are now, in some places, creating considerable problems with the day to day activities of Canal users and Ranger service.

The JAC feel that, in hindsight, this is detrimental to the general ambience of the Country Park and are anxious to ensure that this is not allowed to be extended any further than presently exists. The creation of a 'buffer zone' within the Local Plan is seen as a welcome move towards this stance being supported.

Development extending east of Manley Lane would also reduce the countryside gap (or buffer zone?) between Tiverton and Halberton; increasing the risk of Halberton being absorbed into Tiverton's suburbia and losing its identity and individuality.

Many historic canals have been wrecked and de-valued by over urbanization and the JAC feel, we all have a duty as individuals of this generation to save the integrity of this very important historic asset in Tiverton, not for us but for future generations as it is they who will look back and judge us.

The canal is now over 200 years old and itself is a much valued historic monument to the industrial past. It is a major asset to Tiverton, Mid Devon and the West Country as a whole and the Grand Western Canal is being promoted as part of Visit England's current campaign to encourage foreign visitors to rural England.

Allotments, tennis courts, car parks are not natural green buffers, they do not contain grazing cows, sheep, horses, and all the things that you would naturally see when walking, cycling, boating the canal. It is essential to create natural field buffer zones thereby preserving a strategically important asset to Tiverton and Mid Devon for future generations.

Future generations do need homes, **but not at the expense of the canal.**

JAC members – 27 April 2015

