

Appendix 2 GWC CAAMP Consultation Responses

Individual / Organisation	Comment	Action/Response
<p>Burlescombe Parish Council</p>	<p>Burlescombe Parish Council Grand Western Canal Public Consultation Response to Draft revision of the current conservation area.</p> <p>Following its meeting on 11th September 2024 and having studied the 82-page draft plan, Burlescombe Parish Council RESOLVED to submit the following response.</p> <p>The Parish Council believes there should be no reduction in the current conservation area's. We would concur with those submissions that suggest an increase in certain areas along the length of the canal.</p> <p>There are several locations which we would wish to keep, extend and conserve, within the Parish of Burlescombe.</p> <ul style="list-style-type: none"> • The Lime Kilns at Canonsleigh - the Parish Council supports the inclusion of these in the Conservation area. • Whipcott Lime Kilns are not included in the draft proposals and are of equal historic value and would urge that these are also included in the revised draft. • Whipcott Tramway. As set out by the FVEG submission there is historic value at this site, and we agree that this should also be included in the revised plan. <p>Whilst not in the Burlescome Parish the council feels it should comment that the Tidcombe Hall area and surrounding land should be included within the conservation plan.</p> <p>Kind regards,</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>Both the Whipcott Lime Kilns and Tramway are not proposed to be included within the designated conservation area as this would necessitate a large area of land not of historic or architectural interest being included. Additionally both are much altered and other structures in the area have been erected which would not contribute to the Grand Western Canal's significance. There is potential for schemes to come forward in the future which could help to achieve the sensitive repair and conservation of the buildings. This may provide an opportunity for the Council to review the buildings against the criteria for Local Listing. Local Listing would result in structures being identified as 'non-designated heritage assets', and their significance would be recognised. This supported by policy within the National Planning Policy Framework.</p>
<p>Individual</p>	<p>To whom it concerns</p> <p>Further to the planning meeting re the above 'Canal Conservation</p>	<p>Thank you for your comments.</p>

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	<p>Boundary Changes’, and Councillor investigation into the state of waterlogging in the fields to the east of Tidcombe Hall and Snakes Wood, I also feel that the removal of these fields from their present conservation status could seriously impact on future flooding and overtopping of the canal. There is 19th century reference to the substantial hydrological reserves of underground water, which still surfaces in great quantity, in some cases naturally along a spring line of Warnicombe Lane and drains towards the canal.</p> <p>The quantity of water is such that <i>‘Despite a reluctance to provide cultural facilities, the Borough Council were making progress on what obviously were more pressing matters. Water consumption was rising in the town all the time, both for domestic and, increasingly, for industrial uses. A plentiful supply was urgently needed. In 1888 permission was sought from the Rev. William Rayer to search for an underground source at Bingwell, but he refused. The Council did, however, obtain the right to prospect on the adjacent property of Warnicombe. Boreholes were sunk and water found. At a depth of 20 feet, the shaft was yielding 11,000 gallons a day, but, although this was considered sufficient to make up the town’s needs, it was decided to drill further into the hillside. By May 1892 68,000 gallons were coming from this source every day, but the hot summer...’</i> Source: Mike Sampson ‘A History of Tiverton’.</p> <p>Showing that the whole of Tiverton’s water supply in the late C19 could be fulfilled by water contained within the southern flank of the canal, at Warnicombe which is to the south of the two fields (existing conservation area), to the east of Tidcombe Hall.</p> <p>This area is drained by streams which recently have been re channelled across these fields and unless this parcel of land</p>	<p>The comments in relation to drainage and flood risk are noted and are helpful to assist the understanding of the area. However, these matters are not directly relevant to the special historic or architectural interest of the canal itself.</p> <p>The Council has been made aware that Tidcombe Hall and the land adjacent was at one time in the same ownership and this contributed to the layout of the canal. The land adjacent to Tidcombe Hall therefore has sufficient special interest to justify its retention in the conservation area and this approach is consistent with the National Planning Policy Framework.</p>

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	<p>alongside the canal is conserved and managed within the canal conservation area the water flow could overflow substantially into the canal creating environmental damage to the residential area of Glebelands to the north (downhill) of the canal, flooding Ailsa Brook, into the river Lowman.</p> <p>Photos of the fields included in the present conservation area, showing land drains and leachate entering the canal and affecting the water levels, quality and indigenous wildlife.</p> <p>These fields need to remain within the conservation area to maintain the viability of the canal remaining a heritage asset.</p>	
Halberton Parish Council	<p>At its meeting on 13 August 2024 and having being part of the Joint Advisory Committee, Halberton Parish Council recognised that such consultations had to be undertaken on a regular basis.</p> <p>The Parish Council noted that the consultation allowed for both exclusions and inclusions to the current conservation area and that any decisions taken should not reduce the amenity value and enjoyment of this historic waterway given its economic value to the local community nor impact any areas of historical significance.</p> <p>The Parish Council reviewed the impact on Halberton itself and noted that the consultation suggested that an area of agricultural land near Rockbridge be taken out of the GWC conservation area. The land was of a steep terrain and the Parish Council believed it had no close links to the canal.</p> <p>Whilst the Parish Council RESOLVED that it was important to preserve the beauty of the GWC and maintain it as an asset, the land in question was more than likely to remain as agricultural land and provided the bio-diversity of the land was maintained and TPOs were requested for any trees of value and hedges retained,</p>	<p>Thank you for your comments.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest.</p> <p>These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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	<p>they had no objection to that piece of land being taken out the conservation area.</p> <p>Regards,</p>	
<p>Individual</p>	<p>Thank you for the opportunity to comment on this document.</p> <p>Having read the document and attended the July meeting, I believe that I understand the assessment of 'significance' and 'historical and architectural interest'. However, it seems to me that your Technical Note also points out that 'setting' is also very important. Given that the canal as a whole is surely the main item of historical (and in places architectural) interest, <u>then the setting of the canal itself (not just specified parts) must be of equal importance.</u></p> <p>I therefore wish to record my specific opposition to the removal of certain areas from the Conservation Area, particularly the Snakes Wood area and along the southern boundary of the canal between Tidcombe Lane and Manley bridge. I believe that these are fundamental to the setting of the canal in these reaches.</p> <p>This part of the canal is among the most used by residents and visitors, being closest to Tiverton centre and the Canal Basin. You will of course be aware of the large numbers of people who visit Tiverton to walk and cycle along the canal and indeed to use it for watersports. The setting of the lengths of canal I've mentioned earlier is a major part of its character. I therefore urge the council to make every effort to retain the status of those boundary areas along the canal which you propose to remove from the conservation area. Removing them will eliminate the (granted, limited) protections that come with the 'conservation area' status</p>	<p>Thank you for your comments.</p> <p>The Setting section of the document describes how this is important and viewed by Policy. An amendment has been made to the document on Page 60 to include reference to the fields adjacent to Tidcombe Hall.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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	<p>and ultimately be detrimental to the canal's setting and therefore the use of the canal itself in its present form.</p> <p>Thank you for considering this.</p>	<p>Snakes Wood is designated as an area of Ancient Woodland and also a County Wildlife Site. The canal and Snakes Wood are protected and managed through these designations.</p>
<p>Individual</p>	<p>Re: Grand Western Canal Conservation area review and proposals.</p> <p>The Grand Western Canal is a lovely place to walk and cycle once you get out of the built up area. It's a valuable part of Mid Devon and in my opinion, the chances of excessive house building should be prevented.</p> <p>Whilst I appreciate that housing needs to be built, reducing the conservation area opens the area up to housing developments - this applies to the fields to the side of Tidcombe Hall. Another area of concern is in and around Snake Woods. This, in my opinion, should be included in the countryside park.</p> <p>As I've already mentioned, the enjoyable part of the canal is when you go beyond the built up area. It's a chance to be in nature away from the hustle and bustle of the town.</p> <p>I'd be grateful if these points could be considered as part of the consultation.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance, and is specifically in relation to the canal's special historic and architectural interest. This technical exercise is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>Land adjacent to the canal will form part of the setting of the conservation area. Planning applications submitted to the Council for determination for development that has the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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		<p>There is currently no public access to Snakes Wood and its inclusion in the Country Park is therefore not justified. There is potential for Snakes Wood to be made a Tree Preservation Order (TPO). However, this is currently unlikely and will require investigation. However, there will remain the opportunity for the Council to assess whether any of the existing trees, or groups of trees at Snakes Wood merit the making of a Tree Preservation Order (TPO) in the interests of amenity.</p>
<p>Individual</p>	<p>To whom it may concern,</p> <p>I would ask the council to reconsider the area to the east of Tidcombe Hall and Snakes Wood and to welcome the addition of Cracker Corner and lime kilns at Westleigh.</p> <p>To keep the Grand Western Canal Conservation Area completely intact, for all future generations of residents and visitors to enjoy.</p> <p>There are other sites more suitable for housing not in a conservation area.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance, and is specifically in relation to the canal’s special historic and architectural interest. It is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>Land adjacent to the canal will form part of the setting of the conservation area. Planning applications submitted to the Council for determination for development that has the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p> <p>Snakes Wood does not form part of the canal’s special historic and architectural interest. However, it is designated as an area of Ancient Woodland and also a County Wildlife Site.</p> <p>Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity.</p>

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Willand Parish Council	<p>Good morning,</p> <p>Please see below Willand Parish Council’s response to the consultation:</p> <p>Concerns have been raised that reducing the conservation area around the canal might lead to additional development that could have a detrimental effect on the view from and surrounding environment of a key tourist asset in the area.</p> <p>Kind regards,</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance, and it is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>Land adjacent to the canal will form part of the setting of the conservation area. Planning applications submitted to the Council for determination for development that has the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p>
Individual	<p>Conservation Area around GWC</p> <p>I write to object to the possible removal of sections of the existing Conservation Area particularly adjacent to Tidcombe Hall and Little Tidcombe Farm.</p> <p>MDDC is required to identify features of special historic and architectural interest “which deserve careful management to protect the character” of an area. As such, this stretch of the Grand Western Canal needs very careful consideration as MDDC could be challenged should it remove Conservation Area status from a part that meets the criteria.</p> <p>As you know, Historic England directs councils to listen to local voices regarding Conservation Areas. You will be aware how strongly local people feel about this from the response at various meetings, online and in local media. When it comes to The Grand Western Canal, we all need to tread lightly. This is a unique and highly valued heritage asset and it is our duty to protect it for the future.</p>	<p>Thank you for your comments.</p> <p>All comments received have been carefully considered by the Council and further investigation has been undertaken where necessary in relation to information provided to the Council and the issues that have been raised.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance and is specifically in relation to the canal’s special historic and architectural interest.</p> <p>A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>It is not proposed to extend the current adopted Conservation Area boundary to Tidcombe Farmhouse as this would necessitate large areas of agricultural land being included. These areas not being of special interest. Furthermore, the farmhouse pre-dates the canal and does not contribute to the understanding of the canal’s</p>

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	<p>It is of concern that the appraisal report overlooked the Grade II listed Little Tidcombe Farm in the relevant section even though it borders the area under review. Nor did the report include in the appropriate section any photographic representations of the historic building as part of the survey suggesting that insufficient consideration was given to this part of the Conservation Area.</p> <p>The Tidcombe fields are an intrinsic part of the canal story and have been included in the Conservation Area from the time of designation. The strong historic links between the farm and Tidcombe Hall and with the Grade II listed Tidcombe Bridge, and the relationship of all three with the construction of the canal, are strong arguments for maintaining the whole within the Conservation Area.</p> <p>Part of the charm and unique nature of The Grand Western Canal is its 'snake-like' course. Tidcombe's iconic 'bulge' exists because the owner of the Hall and Little Tidcombe Farm refused permission for the canal to cross the land here. The shape of the canal at Tidcombe Hall and Little Tidcombe Farm is an important feature referencing their direct historical and architectural links with the canal.</p> <p>The owners of Tidcombe Hall and its home farm of Little Tidcombe insisted the canal be built in this particular way to protect the hall and farm. The natural spring that runs down onto the fields close to Little Tidcombe Farm is a medieval water course and is believed to have fed a fish pond (the remains of which have yet to be investigated) at the time of the construction of the canal.</p> <p>Locals believe that, during the construction of this section of the canal, workers were housed in Little Tidcombe Farm buildings. A</p>	<p>significance. Tidcombe Farmhouse does, however, form part of the wider landscape and 'setting' of the canal. Applications with the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p>

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	<p>footpath, now obsolete, existed at the time along the south bank of the canal leading to a temporary bridge at Warnicombe enabling canal workers to cross during the construction process. This footpath was signed until at least 1989 when Lower Warnicombe Court barns were converted.</p> <p>We need to do all we can to support and protect the Tiverton Canal Company. As well as celebrating Tiverton’s proud canal history with the horse-drawn canal barge experience (one of only two remaining in England), they are creating history for future generations.</p> <p>Little Tidcombe Farm, as we know, is the magical point where the countryside opens out and the glorious Devon views to the south begin. This should remain part of the Conservation Area and there are no reasonable grounds for removing it.</p> <p>In other recent local examples of Conservation Areas, the council has taken on board the views and recommendations of the community. I hope that the Cabinet moves decisively and unanimously to maintain the Tidcombe section of the GWC in the Conservation Area.</p>	
Individual	<p>Sirs,</p> <p>Whilst it may be incumbent upon the MDDC to review the current status of the Grand Western Canal Conservation Area, there is no statutory compulsion necessarily to effect any changes to the existing arrangements. The current plan was drawn up in 1994 when the local scene and the pressures on matters of this sort were unrecognisably different. Since that time, the demands on potential building land and our appreciation of things less material</p>	<p>Thank you for your comments.</p> <p>All comments received have been carefully considered by the Council and further investigation has been undertaken where necessary in relation to information provided to the Council and the issues that have been raised.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest, and it is not about the potential development of land or determination of</p>

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	<p>- considerations often in mutual conflict - have increased immeasurably.</p> <p>To propose a portion of the existing area to be excluded from a revised plan due to a claimed absence of "architectural or historic interest" is, in isolation of the remaining and the wider areas, to misunderstand the ethos of that underlying the 1994 scheme when its authors had the wisdom and foresight to construct a homogenous whole as defined in the present plan. Indeed, to quote the council's own statement, <i>There is historic and architectural quality to the Conservation Area's buildings and spaces, which contribute to a sense of place.</i> I submit that this sense of place should not only be preserved but additionally be extended to incorporate Snakes' Wood.</p> <p>The area of agricultural land lying eastwards of the Hall shares a boundary with Little Tidcombe Farm. Those seeking the changes to the Conservation Area seemingly have overlooked the matter of Little Tidcombe Farm itself being of historic interest, evidenced by its Grade 2 listed status. It made sense to have the Hall land and that of the Barton farm included in the one Area; there is no advantage to be gained from dividing them.</p> <p>The Grand Western Canal possibly is Tiverton's principal tourist attraction - the horse-drawn barge now celebrating its fiftieth anniversary. The canal unquestionably is of particular importance to Tiverton residents for myriad reasons and is a feature unique in Mid Devonshire. The land in question, which borders the canal, is the first open space encountered for more than a mile when travelling eastwards along the canal or towpath and the views to the south towards Newtes Hill are a refreshing change from the blandness of the urban sprawl which confronts the eye to that point. I think it very important to retain this vista and maintain its</p>	<p>planning proposals for development in the vicinity of the canal. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>It is not proposed to extend the current adopted Conservation Area boundary to Tidcombe Farmhouse as this would necessitate large areas of agricultural land being included. These areas not being of special interest. Furthermore, the farmhouse pre-dates the canal and does not contribute to the understanding of the canal's significance. Tidcombe Farmhouse does, however, form part of the wider landscape and 'setting' of the canal. Applications with the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p>

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	<p>inclusion in the Area which would allow its protection from future ravages such as the present assault on the Tidcombe Hall estate which, whilst repulsed for the time being, applications for housing development there will continue.</p> <p>Nevertheless, given that the resistance to development is not a function specific to a Conservation Area, the question of the Conservation Area revision should not be considered in isolation of this point. Removal of the section in question obviously would facilitate future building applications and clearly would be of advantage to LVA or any successor in their quest to develop the Tidcombe Hall holding.</p> <p>Notwithstanding the over 4,000 public objections already lodged in respect of this proposal, it is imperative that the present boundaries of the Conservation Area be maintained, if only for the reasons outlined as well as the many others submitted in rejection of this pernicious proposal.</p>	
Individual	<p>I have read the bulk of the Council's proposals for the Canal conservation area & management & overall I think it is a very comprehensive and well written & illustrated document & it does make interesting reading. However its main focus is on the protection of areas of historic & architectural interest & sadly in my opinion has very little regard for protection of the natural environment in the proposed boundary changes in what it refers to as "a robust strategy towards the Conservation Area".</p> <p>As a local resident to the Tiverton end of the canal I am very concerned at the proposal to remove the south side of the canal & Snakes Wood from its current conservation protected status without justifiable cause. This is such an important natural area for wildlife generally and particularly water dependent birds such as</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation areas is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of</p>

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	<p>kingfishers. It horrifies me to think that their natural habitat is likely to be lost forever if this aspect of the proposed plan is approved. I strongly object to this element of the proposal & I am sure many others will too.</p> <p>Removing this protection for nature will open the doors for developers pushing ahead with new building projects. Tiverton already has huge new build housing estates going up on so many previously greenfield sites & nature is rapidly being squeezed out as the years go by while the landowners and building companies rake in big profits. This cannot be allowed to happen to such a small but important area for our native species.</p> <p>The canal brings in many tourists and the horse drawn barge is one of the many reasons they visit the canal & come to the town. Visitors want to be able to enjoy a quiet and natural environment along the canal and this is a major consideration for the future if Tiverton values the income that the tourists bring.</p> <p>I was so pleased to learn that the Council refused permission for the umpteenth time from developers wanting to build houses adjacent to Tidcombe Hall & that Les Cruwys is hoping to remove this area as a contingency site in the future. This action clearly indicated that the Council is supportive of what local residents want and I hope that they will have a similar acceptance of the need to protect the south side of the canal from any development in the future.</p>	<p>Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>Hello, I am emailing to express my concern about the plans to build an estate in the conservation area around the canal. Please do not give permission for this to happen. It would also mean that the horse drawn barge trips would be badly affected let alone the effect on the wildlife there.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and</p>

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	<p>Best regards</p>	<p>guidance, and it is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>Land adjacent to the canal will form part of the setting of the conservation area. Planning applications submitted to the Council for determination for development that has the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p>
<p>Individual</p>	<p>Dear colleagues,</p> <p>Thank you for the thorough work involved in the new proposed Conservation Area Appraisal and Management Plan, the sensitive assessment of the historical and architectural features of the canal itself and buildings along it, as well as the comments on its setting and the importance of the views overlooking the rural landscape. Overall I wish to make 3 comments.</p> <ol style="list-style-type: none"> 1. I support the inclusion of the historic Canonsleigh limekilns, which are already Listed. 2. Advised by local residents, a major concern is whether reductions in the Conservation Area would facilitate development of an unsympathetic character close to the canal within its setting. Residents of Sampford Peverell did not mention to me reservations about any of the proposed exclusions of buildings within their village. However they did not wish any exclusions to have the effect of allowing substantial development of an urban character to take place near the canal. Hence there is nervousness about excluding the fields to the east of Tidcombe Hall. One person mentioned that these fields have a close historic connection with the canal, providing fodder and servicing the former horse-drawn barge transport in the days of the 	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>Amendments have been made on Page 25 of the document, which relate to the layout of the canal in this area and the nearby fields and Tidcombe Hall. The Council has been made aware that Tidcombe Hall and the land adjacent was at one time in the same ownership and this contributed to the layout of the canal. The land adjacent to Tidcombe Hall therefore has sufficient special interest to justify its retention in the conservation area and this approach is consistent with the National Planning Policy Framework.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes</p>

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	<p>canal’s commercial operation, and the possibility that archaeological investigation might find artefacts related to the early life of the canal. I would therefore favour the continued inclusion of these fields within the Conservation area.</p> <p>3. I oppose the removal of the woodland to the east of Tidcombe Hall, the excision proposed because ‘it has little architectural or heritage value’. I would support the retention of this area.</p> <p>On the latter point, the canal passes through peaceful countryside, rich in bird life and with natural vegetation along its edges. The stretch which passes through this particular woodland is especially quiet and beautiful, and is a notable part of the setting of the canal, itself of heritage value.</p> <p>I have been fortunate to have been a guest on a trip put on for dignitaries by the horse-drawn canal boat company, a delightful experience which many visitors to the area enjoy. As is the usual practice, when the boat approached the woodland, the guide ceased his commentary and invited us to enjoy the tranquillity of the wood and the sound of birdsong. Several passengers on the canal trips have reported this episode as the high point of the trip.</p> <p>To preserve the canal as a Conservation Area without key elements of its setting would be to lose part of the value of that heritage. On the grounds that the Canal itself is of heritage value I would suggest that this element is also part of that value. The canal boat trip is a particularly attractive to tourists and nothing should be done to diminish this attractiveness.</p> <p>The granting of planning permission for building on the woodland area in the open countryside is unlikely, but as there are other possible reasons for the land use to change, additional protection</p>	<p>through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>Land adjacent to the canal will form part of the setting of the conservation area. Planning applications submitted to the Council for determination for development that has the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p>

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	<p>is advisable. As an element of the heritage value of the canal itself I object to the removal of the wood, and I hope that in the outcome of this review the Conservation Area status of the woodland will be retained.</p> <p>We are very fortunate in Mid Devon to have a heritage asset of this quality and I hope that it will continue to delight visitors well into the future,</p> <p>Kind regards</p>	
Individual	<p>I would like to comment on the draft Review paper, specifically the proposals to change the boundary of the first character area. These are the removal of the agricultural land to the east of Tidcombe Hall and the relatively small patch of woodland further to the east and south of the canal.</p> <p>I would argue that they contribute importantly to the setting of the canal and hence the boundary should not be moved. I understand that legally the appearance and character of a conservation area should be preserved or enhanced, not diminished, as in the current proposal.</p> <p>Much has changed in the past thirty years, but somethings do not change, such as the surrounding landscape, and this must be recognised.</p> <p>In the case of the Grand Western Canal the setting is extremely important, as is recognised in many sections of the paper. Much of the setting of the canal up to Tidcombe Bridge is highly urbanised and it is not until Tidcombe Hall that the rural setting of the canal is reached and the views and natural vegetation can be appreciated. This rural setting is established by this patch of</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance, and it is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>Land adjacent to the canal will form part of the setting of the conservation area. Planning applications submitted to the Council for determination for development that has the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p> <p>The repair and maintenance of Tidcombe Hall is not a matter that is within the scope and purpose of the Grand Western Canal Conservation Area Appraisal and Management Plan.</p>

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	<p>agricultural land and the small wood, known as Snakes Head Wood. To the passengers on the horsedrawn barges, it is a dramatic change from the urban aspect they have encountered from the canal basin so far. It is the start of the true story of the canal and can demonstrate why it was built nearly two hundred years ago. Also, the view of Tidcombe Hall itself is a welcome change from the fenced off housing hiding behind hedges that they have passed so far. This point is the first of the rural ‘key views’ that the draft review paper stresses so heavily.</p> <p>Additionally, if Tidcombe Hall itself could be repaired and maintained the conservation area would be enhanced.</p> <p>From this point canal visitors, and local inhabitants, can see the surrounding landscapes and how it makes an important contribution to the rural setting of the canal within the conservation area.</p>	
Individual	<p>Dear sirs, We the residents of..., would like to register our discontent at the proposed removal of the conservation status of the south side of the canal. This includes the beautiful snakes wood and habitat for a lot of wild life, we have enough homes in the area without spoiling the great western canal country park. We would almost certainly loose the horse drawn barge which brings a lot of tourism to the area. So please reconsider your plans for this incredible part of Tiverton. Yours in anticipation</p>	<p>Thank you for your comments.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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Individual	<p>Dear Sirs,</p> <p>I understand that the Council have proposed removing the Conservation Status applying to the South side of the G.W.Canal and Snakes Wood.</p> <p>This proposal should be rejected by the Council and the status quo maintained, the area is home to many wild life species, many of whom I have seen while out walking my dog. This Conservation Area offers ideal cover for the wildlife the result being due to the many mature trees that make up the woodland area, these trees have taken many years to grow to their current levels and should be preserved. With the national plan to plant 3 million trees this year to help absorb carbon as a preventive measure to help with 'climate change' reduction, it clearly makes no sense at all to potentially make it an easier decision to enable planned development to take place, the result being the loss of this mature woodland.</p> <p>The Grand Western Canal is a popular attraction for both the local population and tourists alike, it would lose its appeal if the 'countryside' was removed by development, people would not use the Horse Drawn Barge if all they had to look at was the back gardens of new homes, it is worth recording that this local attraction is one of the most popular attractions the Tiverton Area has to offer and must be preserved.</p> <p>Please do not make a bad decision, leave the 'Conservation Status' in place on the South Side of the Canal and Snakes Wood for it is best for our future generations.</p> <p>Kind regards,</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance, and it is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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Individual	<p>"The Grand Western Canal is a vital part of our local heritage, and it's essential that we take careful steps to preserve its unique character for future generations. For this reason I am strongly in opposition to proposed changes to the boundaries of the conservation areas along the canal.</p> <p>I also oppose any planning applications to build on the Tidcombe Hall site.</p> <p>Yours faithfully</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance, and it is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>Dear Forward Planning,</p> <p>I would like to add my thoughts to your consultation on the Grand Western Canal conservation area.</p> <p>It seems that only historical or archaeological interest, or ties to the canal itself have any relevance. Surely that narrow remit is not going to protect the unique qualities of the canal.</p> <p>But my comments do align with the concept of the canal's setting and key views.</p> <p>I live near the canal, regularly walk and sometimes cycle the towpath, and am familiar with views and the setting year-round and in all weathers!</p> <p>Snakes Wood: There is a palpable feeling of magic when this section of the canal is reached, whether by foot, bicycle or boat. Of course it is deeply shaded and heavily wooded compared to other sections of the canal, and bursting with birdsong those times of</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance</p>

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	<p>day and year when the birds are singing. One really notices the big increase in the variety of birdsong when entering this section. I once went on a bat walk from the canal basin. Although we saw and heard bats the length of the canal, they really increased in number in the Snakes Wood area – once again, a magical experience.</p> <p>The fields to the East of Tidcombe Hall: Once again, the word magical is the first that springs to mind. Looking up through these fields and high up onto the hill in the distance is something that lifts the heart. This is an experience that should be guaranteed to Tiverton residents and visitors. Not everyone has the time or mobility to walk very far along the towpath, and this is the first view of green open countryside when walking from the canal basin.</p> <p>In recent years there has been much emphasis on the importance of green views and beauty for good mental health. So these two views/settings absolutely must be protected. I fear if they are taken out of the conservation area, they will be prey to destructive development.</p> <p>Yours sincerely,</p>	<p>habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>The Devon County Council website describes The Grand Western Canal - Country park and local nature reserve as such:- <i>“The Grand Western Canal is an attractive stretch of isolated canal, winding its way through the soft rural landscape of Mid Devon, enticing an abundance of local wildlife. Although the canal is wholly man-made, its plant and animal communities are mostly natural, having colonised the site as it has matured and</i></p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p>

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	<p><i>suitable habitats have developed. In recognition was declared a Local Nature Reserve in 2005".</i></p> <p>And under visitor information, describes Warnicombe Bridge/Snakes Wood, as such:- <i>"Particular features in this section are the mature oak trees, and the short, wooded section (on both sides) of Snakes Wood itself. Most of this wood lies to the south of the canal, is privately owned and is a County Wildlife site. It has a secretive and enclosed feel which contrasts with the more open landscape at either end".</i></p> <p>We strongly object to any Mid Devon District Council plans that would remove conservation status of the above "County Wildlife site".</p> <p>MDDC, please let us not pay lip-service to protecting the wildlife and bio-diversity of Mid Devon for future generations, and in particular all stretches of, "The Grand Western canal - Country park and local nature reserve".!!</p>	<p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
<p>Individual</p>	<p>My comments are in relation to pages 12/13 of the above document.</p> <p>Pondground Cottage at present lies within the Conservation Area adjoining the Grand Western Canal, but is proposed to be removed having limited historic and architectural interest, according to your consultation document.</p> <p>The house had strong connections to the quarry and canal, being occupied by quarry employees dating back to the mid-1800s.</p>	<p>Thank you for your comments.</p> <p>This document has been amended in Section 4.2.4 Character Area Four (page 43) in the light of the comments provided about the occupancy of Pondground Cottage and the use of the land.</p>

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	<p>There is a tunnel which originally led directly into the quarry, passing under the lane. Its construction and materials used are similar in appearance to other bridges along the canal. Remains of small horseshoes have been found and there are other signs of industrial use in the area between the quarry and the canal, e.g. concrete slabs.</p> <p>All this demonstrates how Pondground Cottage and land are linked to the local industrial heritage of the canal and lime kilns. For this reason I believe it is worthy of remaining within the Conservation Area.</p>	
<p>Individual</p>	<p>Hello</p> <p>I refer to:</p> <p>Grand Western Canal Conservation Area Conservation Area Appraisal and Management Plan</p> <p>Page 11 Para 2.4: Area of Tidcombe Hall and Woodland to East thereof</p> <p>MDDC accepts that the Grand Western Canal is of special historic interest, as well having examples of architectural interest. The alterations under consideration should be rejected applying the criteria indicated below as the changes to the spaces would have a strikingly significant impact on the cumulative impact and character of canal.</p> <ul style="list-style-type: none"> • MDDC description of conservation areas, "... cumulative impact of groups of buildings and spaces ..." (emphasis added). 	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p>

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	<ul style="list-style-type: none"> Historic England, "...area of special architectural or historic interest, which deserves careful management to protect that character ..." (emphasis added). <p>Kind Regards</p>	
Individual	<p>Dear Sir / Madam</p> <p>I understand that The Council is proposing that the south side of the Grand Western canal and Snakes Wood should no-longer have conservation status. I wish to voice my concerns about this proposal and in particular the impact it would have on the flora and fauna that currently exists here and the effect it would have on the horse drawn barge tourist attraction and subsequent impact on the local economy.</p> <p>Tiverton, in common with many towns in the area, is seeing a huge expansion of new housing developments and the local wildlife is being squeezed into ever decreasing areas. The south side of the canal is currently home to bats, water voles, badgers, waterfowl, kingfishers, herons, wild birds, deer and woodland species. Please don't threaten this habitat and please preserve this green and peaceful space for current and future generations of local people and visitors.</p> <p>Kind Regards</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>Dear Planning Committee,</p> <p>It is with great frustration that I am finding it necessary for you to record my extreme disappointment and strong objection to proposals for reducing the Grand Western Canal Conservation</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural</p>

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	<p>Area. It is inconceivable that any reduction should be considered in the first place when in the cold light of day the area should actually be increased to further protect the wonderful tract of countryside surrounding the canal!</p> <p>The conservation area should be further increased to incorporate the land in front of Little Tidcombe as possible remains of Romano – British occupation along with medieval streams and fishponds which have not yet been investigated are thoroughly protected!</p> <p>Sincerely,</p>	<p>interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council has investigated the archaeological potential of the land adjacent Tidcombe Hall by consulting the Historic Environment Record.</p> <p>The Devon County Archaeologist suggests from the study of LiDAR that the area has been used as pasture and wet wood management. These features do not contribute to the architectural or historic interest of the canal, or further contribute to our understanding of its significance.</p>
<p>Individual</p>	<p>To Whom It May Concern</p> <p>Please record and consider my strong objection to any reduction in the Grand Western Canal Conservation Area.</p> <p>I am shocked as a local resident you would even consider this. Even today I have seen local businesses promoting this area to increase there business such as the Tiverton hotel and the barge. Are you genuinely trying to cripple them too??</p> <p>This beautiful area is vital for the local economy with regard to tourism and the visitors that come to enjoy the walks and the horse drawn barge trips, as it is one of the last of its kind in the country. It is essential that this generation and future generations may be allowed to enjoy and hence protect the many species of animals (badgers, bats, herons, kingfishers, water voles and many species of wild birds) that live in this area. If this area is built upon and the habitats of these creatures destroyed there will be nothing for people to come for or enjoy.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance</p>

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	Yours sincerely	habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.
Individual	<p>Dear</p> <p>Your Ref: 24/00045/MOUT</p> <p>We write again to reinforce our objections to the application of 100 plus houses in the Tidcombe Hall area and now to bitterly object to changing the conservation status of the Grand Western Canal.</p> <p>In addition to the topographical and environmental objections already detailed to you, we wish to emphasise the importance of the Conservation status which is highly valued and maintained in other locations.</p> <p>We ask you to respect a quiet, peaceful and tranquil area of Tiverton which is greatly important to people and wildlife alike and should be preserved for future generations.</p> <p>The Canal Area, as it is now, brings revenue not only for the horse drawn barge but also by hotel services and town centre amenities.</p> <p>Do not allow this to be frittered away for developers who have no interest in the area and are only here for a fast profit then to move away leaving the town to retrieve what little can be rescued.</p> <p>Yours sincerely</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance, and it is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>To Whom It May Concern</p> <p>Please record and consider my strong objection to any reduction in the Grand Western Canal Conservation Area.</p>	Thank you for your comments.

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	<p>This beautiful area is vital for the local economy with regard to tourism and the visitors that come to enjoy the walks and the horse drawn barge trips, as it is one of the last of its kind in the country. It is essential that this generation and future generations may be allowed to enjoy and hence protect the many species of animals (badgers, bats, herons, kingfishers, water voles and many species of wild birds) that live in this area. If this area is built upon and the habitats of these creatures destroyed there will be nothing for people to come for or enjoy.</p> <p>Yours sincerely</p>	<p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>The reason coach loads of visitors come to Tiverton is the Grand Western canal with its unspoilt countryside and horse drawn barge. To remove Tidcombe Hall from bring a contingency site would put an end to this. . The south side must retain its conservation status. Councillor was not elected to help developers.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance, and it is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses.</p>
Individual	<p>Dear Councillors.</p> <p>Why on earth would you want to remove conservation status from areas that need it most?</p> <p>I was at the meeting on 23 July and heard no valid reasons why the conservation status on both the south side of the canal and Snakes Wood should be removed.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p>

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	<p>The UK has the unwelcome accolade of being the worst country in Europe for the decline of wildlife and their habitat, and here you are considering adding to that decline.</p> <p>By retaining the conservation status you will be helping to preserve a beautiful part of a national heritage site from appalling development applications like that of Tidcombe Hall.</p> <p>Please retain the conservation status.</p> <p>Regards,</p>	<p>The Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>Land adjacent to the canal will form part of the setting of the conservation area. Planning applications submitted to the Council for determination for development that has the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p>
<p>Individual</p>	<p>Dear sirs</p> <p>Please take note of my objection to the Grand Western Canal conservation area development. The area is a precious commodity that we must protect at all costs! I feel it should even be made bigger so that our beautiful countryside will always be there for my grandchildren and their children to enjoy. Plus of course all the wildlife that calls the area home.</p> <p>There are many other areas that can be used for building new houses so leave this wonderful area alone.</p> <p>Thank you</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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Individual / Organisation	Comment	Action/Response
Individual	<p>Please record and note my strong objection to any reduction in the Grand Western Canal Conservation Area, on the following grounds. This area is extremely important with regards to both historical importance and green space. It would be a disaster for the GWC and Tiverton to lose this important resource. We should be conserving this type of areas not putting them under threat.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p>
Individual	<p>Dear Planning Department,</p> <p>I am writing to express my strong objection to any reduction in the Grand Western Canal Conservation Area. I believe that, instead of reducing the area, it should be expanded to include the land in front of Little Tidcombe. This expansion would ensure the thorough protection of any possible remains of Romano-British occupation, as well as medieval streams and fishponds that have not yet been investigated.</p> <p>Thank you for considering my objection.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council has investigated the archaeological potential of the land adjacent Tidcombe Hall by consulting the Historic Environment Record.</p> <p>The Devon County Archaeologist suggests from the study of LiDAR that the area has been used as pasture and wet wood management. These features do not contribute to the architectural or historic interest of the canal, or further contribute to our understanding of its significance.</p>
Individual	<p>To Whom It May Concern,</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or</p>

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Individual / Organisation	Comment	Action/Response
	<p>I am writing in response to the ongoing community campaign opposing any review of the conservation area around the Great Western Canal.</p> <p>I urge the committee to consider that there may be a silent majority in favour of development who are less likely to engage in the often bureaucratic process of public consultation. The canal area between Exeter Hill and Tidcombe Bridge has seen development without significant detriment, and there has been no active campaign to revert this area to an undeveloped conservation status.</p> <p>I am concerned that the proposed plans are not sufficiently visible in the forums where objections are most vocal, such as the Tiverton community Facebook pages. Many who see the minimal changes proposed might reconsider their stance. Unfortunately, alternative viewpoints on these forums are often met with bans and hostile responses from administrators, discouraging open and balanced discussion.</p> <p>In your decision-making, please consider the needs of current residents seeking more modern housing options and the future generations who are unable to participate in this debate. It is essential to balance the preservation of the conservation area with the evolving needs of the community.</p> <p>Sincerely,</p>	<p>historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>Good morning,</p> <p>Please record and note my strong objection to any reduction in the Grand Western Canal Conservation Area, on the following grounds. The area should in fact be increased, to incorporate the land in front of Little Tidcombe, so that any possible remains of Romano-</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or</p>

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Individual / Organisation	Comment	Action/Response
	<p>British occupation, along with medieval streams and fishponds, which have not yet been investigated, are thoroughly protected.</p> <p>Kind Regards,</p>	<p>historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council has investigated the archaeological potential of the land adjacent Tidcombe Hall by consulting the Historic Environment Record.</p> <p>The Devon County Archaeologist suggests from the study of LiDAR that the area has been used as pasture and wet wood management. These features do not contribute to the architectural or historic interest of the canal, or further contribute to our understanding of its significance.</p>
<p>Individual</p>	<p>I wish to have my comments added for consideration in the Grand Western Canal Conservation Area and Management Plan.</p> <p>Having attended the Consultation event regards the proposals for the Grand Western Canal Conservation Area and Management Plan I feel I must comment.</p> <p>The Tidcombe Hall development objectors have done a great job of promoting the Consultation (thankfully) but which had led me to believe the removed areas were contained in Tiverton.</p> <p>Now I understand that there are pockets of land for proposed for removal along the whole stretch of the canal!</p> <p>I trust that conservation status provides security to preserve the land, and as such that is what I believe is important.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>

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	<p>That it be preserved for future generations.</p> <p>These areas are necessary to protect the long-term integrity of the canal, whether that be in Tiverton or in the more rural areas along its entirety.</p> <p>I only have my opinion; I do not have evidence (I was told by the Officer this is what is needed for it to be considered) but I submit this in the hope that it will be recognised and logged appropriately.</p> <p>I object to the removal of any of the existing parts of the Conservation areas.</p> <p>With kind regards,</p>	
Individual	<p>I understand that the conservation status of Snakes Wood is under threat. At a time when there is concern about species decline, this seems to be a poor decision. The canal by the wood supports many species, including heron and probably otter to name but a few. If the wood is threatened at any time in the future, it would be a loss of a peaceful stretch on the canal easily reached from Tiverton. Please keep the Conservation status.</p>	<p>Thank you for your comments.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	Hi	Thank you for your comments.

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	<p>Please don't change the boundary and shrink it, if anything you should expand it so new building alongside the canal, that is not solely for the community/wildlife conservation is banned.</p> <p>No new housing estates, no housing developments, you have already the eastern urban extension, put facilities, housing, infrastructure there.</p> <p>Do not for the sake of extra council tax, ruin the green areas and wildlife around the canal.</p> <p>The canal is a jewel in the crown, for tourism and wildlife, nobody wants to canoe or use a trip boat past a building site in the " countryside "</p> <p>Think long term don't kill the wildlife, encourage wildflower planting along the canal as well.</p> <p>Hoping that you'll listen, but I expect to be disappointed and more concrete will cover the green areas and a few token trees will get planted somewhere instead.</p> <p>Go on surprise me.</p> <p>Best regards</p>	<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>The conservation area is a valuable asset for the town for amenity, for wildlife and for access. The environment for the conservation area is not replaceable it cannot be offset. The heritage asset should be retained and protected. The setting is as important as the heritage asset, the view in and out of the canal should not be eroded.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. Land adjacent to the canal will form part of the setting of the conservation area. Planning applications submitted to the Council for determination for</p>

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		<p>development that has the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p> <p>All heritage assets have a setting and this is defined by the National Planning Policy Framework. Section 4.5 (pages 60 and 61) of the Grand Western Canal Conservation Area Appraisal and Management Plan explains the setting of the canal and this has been amended to explain elements of the setting which can contribute to the overall significance of a conservation area.</p>
Individual	<p>We feel we should preserve all of the landscape to the canal woodland. To help keep the wildlife protected and with drainage from Warnicombe lane over land to the canal.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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Individual	<p>Tiverton’s reputation is going downhill, needed portas project to generate interest in the town- still full of empty shops. Antisocial behaviour problems, parks and public spaces not safe The one good thing to celebrate about Tiverton- The Canal!!</p> <p>How can you possible consider reducing the conservation area when it’s the only selling point of our town?!</p> <p>It’s beyond belief and I find the whole thing ludicrous. I am absolutely appalled that our council are reducing this area. I do not see any other reason for this other than to line the pockets of the development companies wanting to build on these areas. SHAME ON YOU!</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>I object to the proposed changes as it will have an adverse effect on the wildlife in the area, particularly in the Manley wooded part of the canal bank.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance</p>

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Individual / Organisation	Comment	Action/Response
		habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.
Individual	<p>Firstly, this meeting is being held as all working people are in fact AT WORK! This is not right all meetings in the past have been held on a Saturday so everybody can attend and to be told the council wants to “wrap it up” as there is a meeting tonight, shows no consideration for the people who reside in this area and are entitled to be able to see the display and talk to the officers.</p> <p>Secondly, Snakes Woods has been a conservation area since 1993 because a developer wanted to build 350 houses along the canal. Now are told that it should have been reviewed every 5 years but never has been, but hey ho suddenly an area of outstanding beauty needs to be reviewed now. If Mr from the Great Western Canal horse drawn barge company loses his business, I wonder if the council will be sued?</p>	<p>Thank you for your comments.</p> <p>The Council has fully met the requirements for public engagement with this exercise through the 8 week consultation period. This has included the publication of the document on the Council’s website and making printed copies available in the reception area of the Council’s offices and the public library at Phoenix House, Tiverton. The public consultation has involved two ‘drop -in’ events where members of the public have been able to find out more about the Grand Western Canal Conservation Area Appraisal and Management Plan, and discuss the proposals with the Council’s officers. The second public drop on 5th September was held between 5 pm and 7 pm specifically to provide an opportunity for people to attend during the evening.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is the duty of a local planning authority from time to time to review the conservation area and Historic England’s guidance advises this should be undertaken every five years, resources permitting.</p> <p>A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	We wish to express our objection, in the strongest terms, to the proposed removal of the conservation status concerning Snakes Wood and the South side of Tiverton Canal.	Thank you for your comments.

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	<p>The thought of losing this wonderful area of natural beauty and the wildlife that it supports is abhorrent, not to mention the loss of revenue which the Horse Drawn Barge brings to Tiverton, and the pleasure of enjoying walks along the Canal with family and friends.</p> <p>We note that King Charles, Sir David Attenborough, Chris Packham and Alan Titchmarsh, to mention a few, tell us we must look after our trees and wildlife for future generations. How then can it even be a consideration that this conservation be removed as this will lead to its destruction. The sole intent of developers is to make money and not necessarily to enhance the area, often this is to the detriment of the countryside and local residents.</p> <p>We hope that the MDDC, whose interests we assume should be to protect woodland and wildlife area, will therefore deny any attempt to remove the conservation status. It must remain in place so that our future generations can enjoy this wonderful area of Tiverton.</p>	<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>We can't allow any further loss, of land or reserve from our wildlife and biodiversity without collapse.</p> <p>The councils could and should protect greenspaces, one option is to donate the land to a CIC, attached every possible protection to each plant, tree, and animal and put in a clause that means if the CIC failed in the future the land ownership moves to DWT or similar. The councils can still opt to fund upkeep just as with the parks in Tiverton where District has claimed ownership from the town and residents, but still require the town council and its residents to pay to maintain them, even now without toilets and facilities.</p>	<p>Thank you for your comments.</p> <p>The potential acquisition and ownership of land are not matters that are within the scope of the Grand Western Canal Conservation Area Appraisal and Management Plan.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses.</p>

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		<p>However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>The reasons for removing areas from the existing conservation areas seem spurious. The tiny portion added looks like a sop to dampen opposition. In Map 7.6 particularly the area being removed looks like an invitation to developers to apply for PP in an area very poorly provided with adequate safe access.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>The canal is an asset to tourism. I have seen Barn Owls, Deer, Foxes and the resident heron in the area being removed on page 75. This is also the only area where my bird song app picks up 8 species at the same time. The changes as a whole show you no longer represent the people of Tiverton. Public accessible nature area are ever dwindling, it would be disgraceful to lose this one.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest.</p>

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Individual / Organisation	Comment	Action/Response
		<p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>Removal of areas of conservation opens to the door to building along the canal destroying the natural habitat and views. In fact the conservation area needs to be wider for the full length of the canal.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid</p>

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		<p>Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
<p>Individual</p>	<p>Dear Sir or Madam</p> <p>We wish to register our objections to the proposed removal of the conservation status to the south site of the canal including Snakes Wood.</p> <p>This would cause great loss of wildlife which includes deer, bats, water voles, badgers, wildfowl, kingfishers, herons, wild birds, mice and the woodland.</p> <p>The following are legally protected:</p> <ul style="list-style-type: none"> • All bat species are legally protected by domestic and international legislation. This means you may be committing a criminal offence if you disturb a bat in its roost. • Badgers are a protected species. In 1992 the Protection of Badgers Act made badgers a protected species. They are protected today under a dedicated piece of legislation. • Barn owls are a schedule one species and have legal protection. • Dormice are protected under schedule five of the Wildlife and Countryside Act 1981. <p>We moved down from London forty five years ago and consider ourselves very fortunate to live close to the canal and enjoy the amazing range of wildlife. In our opinion to remove the</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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	conservation status would be a serious error of judgment and request the conservation status remains.	
Individual	I totally oppose any buildings around Tidcombe Hall and the Grand Western Canal. I also oppose the removal of any woodland or destruction of wildlife habitat. Any building alongside our canal would spoil the countryside, would have an adverse effect on canal tourism. People pay to see our canal and its wildlife they do not pay to see concrete and brick.	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	This conservation area absolutely must be retained in its entirety. Any reduction will send a green light to developers and in no time the whole south canal bank will be built up from Tidcombe to	Thank you for your comments.

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Individual / Organisation	Comment	Action/Response
	<p>Crownhill. The flooding risk to existing homes below the canal will be horrendous, given the increasing severity of winter storms due to the climate emergency.</p>	<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
<p>Individual</p>	<p>We came to Phoenix House today to see what was proposed re the canal. The canal is an area of historic and architectural interest. We talk it, cycle it and occasionally boat along it. We feel it must not be seen as a single entity and not parcelled up with some parts being protected and other parts not. The canal barge has just had its 50 years anniversary, people go on it to experience all of it, from its history, to its beautiful natural surroundings. The story of how the canal was brought back to life is inspirational and embedded in Tiverton’s history. The aesthetics and the peace is what brings the tourists here and adds to resident’s quality of life. We realise that this planning consultation doesn’t take into account the wildlife. I would be grateful if you would send us details of who in the council is and how we can contact them.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
<p>Individual</p>	<p>No. Please leave things as they are.</p>	<p>Thank you for your comment.</p>

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Individual / Organisation	Comment	Action/Response
		<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is the duty of a local planning authority from time to time to review the conservation area and Historic England’s guidance advises this should be undertaken every five years, resources permitting.</p> <p>A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p>
Individual	<p>2.4 Revisions to the Boundary Tiverton Basin Tidcombe Hall: Why is it the conservation area and agricultural land is being reduced at the same time as Tidcombe Hall owners looking to building 100 houses on this very land? How convenient for the planning application! I strongly object to the proposed reduction of existing boundary. If this does go through it opens the flood gates for development. The owner of Tidcombe hall must be laughing! “The Council has a robust strategy to protect and enhance the conservation area. The council proposes some changes to have a robust strategy for the conservation and management of the area” WHY? What difference does it make if not to allow more building on these removed areas!</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>A conservation area is surely just that. The Council’s duty must be to conserve it.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p>

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Individual / Organisation	Comment	Action/Response
Individual	<p>I am deeply, deeply concerned about any area being removed from the GW Canal conservation area. Under No.3 of the FAQ for proposed changes “What do the changes mean in practice?” I do not have faith that “careful consideration will be given to the determination of planning applications...”</p> <p>MDDCs recent track record especially in the 3 Rivers development, the Bio digester debacle and other areas where developers have been allowed to renege on building facilities in new developments have left with with a deep mistrust that residents wishes are taken into account. In other words I have no faith that in 10 years’ time there will not be yet another development on the field next to Tidcombe Hall. Sorry, no faith that MDDC has our real interests at heart. Get back the 12 million (approx.) lost and I might reconsider.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<ol style="list-style-type: none"> 1. My feeling is that if the land at Little Tidcombe farm is taken out of the conservation area then the potential exists for the non-conservation area to creep into the Tidcombe Hall development. 2. As to lack of historical evidence that the land at Little Tidcombe Farm has historical links to Tidcombe Hall, I suggest the Planners contact the Bishop of Exeter as Tidcombe Hall was built as a residence for the Bishop of Exeter before the canal was constructed. 	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The history of the land adjacent to Tidcombe Hall has been investigated further. Amendments have been made on Page 25 of the document, which relate to the layout of the canal in this area and the nearby fields and Tidcombe Hall.</p>
Individual	<p>There are so few beautiful places left. Taking conservation areas from the canal and building on them should not be done. The canal</p>	<p>Thank you for your comments.</p>

Appendix 2 GWC CAAMP Consultation Responses

Individual / Organisation	Comment	Action/Response
	<p>is an asset to Tiverton. More new building alongside the canal is a no no!!!</p>	<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
<p>Individual</p>	<p>Regarding the land adjacent to Tidcombe Hall which is now under review for removal as a conservation area. It is suspicious and highly coincidental it is adjacent to the land proposed to be built on at Tidcombe Hall. I suspect the forthcoming planning application for TH are linked. It is odd to say the least that no record can be found as to why the area at TH was designated as a conservation area in the first place. In the absence of a record I strongly suspect it was to ensure that there could be no chance to build on the red hatched land thus expanding to housing south. I fear the removal of the conservation area risks the TH development being expanded further in the future. The original decision for the conservation area should be respected and adhered to.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
<p>Individual</p>	<p>Why was it declared a conservation area? We should be increasing the conservation area not decreasing it. The area concerned is not suitable for any other used. It would be better to use up to date maps and larger print so that we can read it.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p>

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Individual / Organisation	Comment	Action/Response
		<p>The Council has sourced and used the latest maps that are available for the purpose of preparing the document.</p>
<p>Individual</p>	<p>An excellent well-written report which includes many recommendations I agree with. However, I regret the suggested removal of the area of farmland between the Grand Western Canal and Little Tidcombe Farmhouse in the Conservation Area. Frankly speaking there is no evidence of a link between this building and the canal but I would like to see the conservation area extended to include both Little Tidcombe Hall and Little Tidcombe Farm, the former unlisted and the latter Grade 2.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of area that lack special interest.</p> <p>It is not proposed to extend the current adopted Conservation Area boundary to Tidcombe Farmhouse as this would necessitate large areas of agricultural land being included. These areas not being of special interest. Furthermore, the farmhouse pre-dates the canal and does not contribute to the understanding of the canal's significance. Tidcombe Farmhouse does, however, form part of the wider landscape and 'setting' of the canal. Applications with the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p>
<p>Individual</p>	<p>If the areas being put forward for removal from the conservation area were good enough to be included before I do not understand what has changed. The canal and the surrounding area is a public amenity- what will the public gain with these changes? It aint broke-please don't fix it.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is the duty of a local planning authority from time to time to review the conservation area and Historic England's guidance advises this should be undertaken every five years, resources permitting.</p> <p>Section 2.2 of the Grand Western Canal Conservation Area Appraisal and Management Plan explains the reasons why the review of the conservation area designation is necessary.</p>

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Individual / Organisation	Comment	Action/Response
Individual	<p>I am horrified that such a naturally beautiful section boarding the GWC is to be removed. The woodland concerns provided endless vital habitats for the countless species of wildlife and fauna- some of which is endangered. This total disregard for the value of the area for nature, tourism, health and well-being of those many many people that use the country park for the leisure and recreation is astonishing and short-sighted, Conservation is not just about architecture and historic interest, it is about protecting all that is naturally there and not necessarily man-made. Please don't do this!</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>I am totally against taking any action to reduce the conservation area around the canal. I feel this will lead to the development of more houses and the only people to gain will be the developers. Taking any more nature well be bad for the wildfire, tourism and Tiverton, as a Tivertonian I want the town to prosper and building more homes that people can't afford is not going to help. I hope MDDC listens to the voice of the people FOR A CHANGE and leaves the canal and its wildlife alone!</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p>

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Individual / Organisation	Comment	Action/Response
		<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>It seems a done deal yet again. Why build yet more houses when we still haven't got enough infrastructure to deal with that we have currently. Still no other primary school on Blundell's road area or no doctors there, Tiverton simply cannot cope as it is . Still no new secondary school to cope with the influx of these houses, Who is buying them? Why would you move to an area with no NHS dentists, no appointments to see Doctors, not enough schools!</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>I do not feel well served by MDDC or DCC. The attitude of the councils towards the people is paternalistic "we know best". I do not trust you. To change the status of the canal and surrounding areas. This refers to all of the areas is trickery. You are trying to steal the heritage and soul of Tiverton. This beauty spit is being destroyed. The development of the banks of the Exe in Tiverton is a disgraceful failure. You are all a disgrace. I protect against all of the proposed changes/plans/consultations links to the canal and its surrounding areas. We would be better off without local authorities or district authorities.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	Dear Sir or Madam,	Thank you for your comments.

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Individual / Organisation	Comment	Action/Response
	<p>Please accept by objection to the council changing the conservation status of the above area. We have a beautiful place there, this is important to me as I go up to see the canal every day. It is a therapeutic place for me, peaceful, interesting and free. I think that many humans, animal and insects use this place 24/7. I don't agree that the council have the right to change this conservation status. The council are servant of the people. Do not spoil people's special place. We are still waiting to hear what is to become of the piece of land next to the Exe where the Council built hideous white elephant flats and have shown huge incompetence.</p>	<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
<p>Individual</p>	<p>It is not exactly clear why these two fields are being considered for being removed from the conservation area of the canal. The timing of this proposed change cannot be considered anything other than note a coincidence with the proposed development of Tidcombe Hall. If protection of the conservation area is removed what is to stop Tidcombe Hall spreading further along the canal. This seems expansion by the backdoor, lets remove the restrictions and then</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning</p>

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Individual / Organisation	Comment	Action/Response
	<p>we can build as many houses as we want- regardless of the wishes of the local community.</p>	<p>authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>Section 2.4 (page 11) of the Grand Western Canal Conservation Area Appraisal and Management Plan sets out the reasons for amending parts of the conservation area boundary.</p>
<p>Individual</p>	<p>Thank you for giving us the opportunity to comment on this updating of the conservation area plan. My concern was with regard to the shrinking of the wider landscape covered and I understand that you may not be able to prove the historical and architectural interest of the canal sufficiently to preserve these sections. However, the preservation of historic institutions like the horse drawn barge and the public interest and enjoyment of this country park area could be put at risk by this change. The importance of the biodiversity and nature corridor the canal creates is vital to the setting which the canal sits. Just past Tidcombe Hall is where the canal opens up and a wider range of birds are found. The woodland leading down to the water is a vital resource. I was concerned that the only enhancement mentioned referred to painting railings or parts of existing buildings, surely enriching the biodiversity enhances the setting.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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Individual / Organisation	Comment	Action/Response
Individual	<p>Part of the criteria of a conservation area is “the character, appearance and setting of which is desirable to preserve or enhance”. This encompasses our canal.</p> <p>We have at present a conservation rea to the East of Tidcombe Hall. Now you want to change its status, Nothing has changes since the area became a conservation area – so why change it. It is said that it ‘should’ be assessed not must. Leave it as it is. I wonder if the pressure of the proposed building at Tidcombe Hall and surrounds have influences MDDC. In fact after talking with so many people it’s obvious! Listen to the electorate. Leave things as they are.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>Public concerns over the changes to the canal conservation area and to the proposal to build 1000 or so homes at Tidcombe which has focusses on wildlife, traffic and so forth. I would like to emphasize the importance of Tidcombe Hall and its surroundings. The four trenches by AC Archaeology after the first planning application revealed the size and importance of the settlement and by the documentary evidence (outlined in the TAG comments on the original planning application) make out that medieval and early medieval archaeology is still be to found in the fields between Tidcombe and Little Tidcombe Farm. Before any re-designation takes place, thorough investigation of the archaeology should be undertaken.</p> <p>Incidentally, the medieval Chapel at Tidcombe was not, so far as we know, dedicated to St Laurence. This is a mistake on the OS map!</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The information provided about the archaeology of the area is noted. However this relates to the medieval period and predates the canal’s construction and use. It is a separate issue to the Grand Western Canal and its significance as a nineteenth century feature.</p>

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Individual / Organisation	Comment	Action/Response
Individual	<p>Most of the proposals seem very sensible and look to be needed. However, the proposal to remove the area to Tidcombe Hall I do not agree with. The whole area is tranquil and there is a great deal of natural woodland that would be lost. This seems to be going against the aims of the canal conservation area and should be scrapped.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>Help the animals in the area near to the canal and not have more houses built.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p>

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		<p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	I feel the Tidcombe Hall site is totally unacceptable being so close to the GW Canal conservation area and access is so limited.	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>

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Individual / Organisation	Comment	Action/Response
Individual	<p>The purpose of this letter is to express our concern regarding the councils proposal to reduce the conservation status at the canal bank and the south side, this proposal will affect the area including Snakes Wood.</p> <p>The canal is a haven for walkers, joggers, cyclists, angler and passengers on the barge trips. A huge variety of wildlife can be often spotted in the vicinity of Snakes Wood. This includes foxes, deer, swans, ducks, moor hens, herons and king fishers. We live within 200yrd of the canal and have done so for 51 years. Our uses have included waling our own children, grandchildren and our dog. I fish on the canal and other anglers can be seen fishing in the Snakes Wood area. The canal and the beautiful area it travels through is truly a great asset for Tiverton and is a real benefit for everyone to make use of. Please be mindful of the damage this proposal would cause. I would imagine there would be a loss of income to the barge owners and local tea rooms etc. The area cannot cater for more housing as the road system is presently inadequate. Please do the right thing and drop this proposal.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>I am concerned with the proposed exclusion or reduction of the areas of agricultural land at Tiverton Basin, Halberton, Ayshford and the woodland at Lowdwells & Burlescombe. Although other protections may be in place, I worry that their removal would make them more vulnerable to loss through development and this will have an impact on the quality of this historic and important local asset. Since they were included in the current plan, it seems logical to infer they were done so for a reason. I would therefore urge the council to maintain the current protection.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p>

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Individual / Organisation	Comment	Action/Response
		<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>Canal is becoming bad as it is with that more housing around the area having a major impact on wildlife etc the old Devon crest site needs to be developed before anywhere else and more conservation areas needed and should be expanded not taken away.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>Please register my strong objection to this proposal. The whole area is one of outstanding beauty with trees, wildlife including</p>	<p>Thank you for your comments.</p>

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Individual / Organisation	Comment	Action/Response
	<p>deer and prolific bird song. There are only two horse drawn barges in the country one of which is in Tiverton – probably our sole tourist attraction bringing in coach loads of visitors. With no countryside to see Mr business will be critically affected, visitor numbers will decline with a consequent effect on local revenue. Surely we need more conservation areas not desecration of ones still in existence.</p>	<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
<p>Individual</p>	<p>Having looked at the information and listened to the arguments, this makes even less sense to take the conservations status away from this beautiful and environmentally important part of Tiverton. I am simply going to have to trust you, our council to ensure that you maintain the conservation status to protect the canal area and now bow to pressure from developers or those looking to make financial gain from our canal. It’s the 21st century we have to learn to protect our environment before it’s too late.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>

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		<p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>We need to be keeping more of our conservations areas and in fact looking to improve them. It is concerning that in management proposals that you mention redevelopments which would lead it to being developed in the future. We don’t know how future council will want to preserve or conserve our natural environment and it will be too late once it have been taken out of the conservation area. It needs to be preserved as a wildlife corridor that attracts bats and other protected species.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>Section 6.2. of the Grand Western Canal Conservation Area Appraisal and Management Plan includes guidance for planning proposals for development in the conservation area and its setting.</p>
Individual	<p>People are suspicious of this because they fear it will be easier for developers to move in. I understand that his consultation is a statutory event to examine the criteria for justifying conservation status. I’ve been told that these two fields have no features which justify conservation status. Two things, can the landowner be</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or</p>

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	<p>persuaded to enhance the land and if we lose the conservation status can we be sure that future development will be turned down by the MDDC planning dept?</p>	<p>historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The history of the land adjacent to Tidcombe Hall has been investigated further. Amendments have been made on Page 25 of the document, which relate to the layout of the canal in this area and the nearby fields and Tidcombe Hall. The Council has been made aware that Tidcombe Hall and the land adjacent was at one time in the same ownership and this contributed to the layout of the canal. The land adjacent to Tidcombe Hall therefore has sufficient special interest to justify its retention in the conservation area and this approach is consistent with the National Planning Policy Framework.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
<p>Individual</p>	<p>Please leave info boards in lobby for duration of consultation, couldn't get near them today and they would be useful even without explainers.</p>	<p>Thank you for your comment.</p> <p>The public consultation has involved two 'drop -in' events where members of the public have been able to find out more about the Grand Western Canal Conservation Area Appraisal and Management Plan, and discuss the proposals with the Council's officers. The second public drop on 5th September was held between 5 pm and 7 pm specifically to provide an opportunity for people to attend during the evening. The information boards were removed from the Council's reception area following the close of the second public drop in event but information about the consultation, including the Grand Western Canal Conservation Area Appraisal and Management Plan, a technical note and frequently asked questions has remained published and available for inspection on the Council's website.</p>
<p>Individual</p>	<p>I am concerned about the change in conservation status especially regarding the land adjacent to Tidcombe Hall. This area is not really suited to more development due to access issues and the</p>	<p>Thank you for your comments.</p>

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	<p>water being so close. I am worried that by agreeing this area is not historically important to the canal we will be sowing the weed that is it to be developed. Please could someone find out why this was originally in the conservation area 30 years ago as this seems to be the reason why we are reviewing it now? It appears not clear but surely adjoining land that is in the conservation area should be enough to warrant it as historically important?</p>	<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>It is the duty of a local planning authority from time to time to review the conservation area and Historic England’s guidance advises this should be undertaken every five years, resources permitting.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
<p>Individual</p>	<p>I am writing to you today to register our string objection to the proposal that the conservation status should be lifted for the south bank and Snakes Wood. This area is totally unspoilt countryside, which is so easily accessible by Tiverton residents due to the two path alongside the whole length of the canal. It is very special to our daily lives as we’re able to enjoy the flora and fauna and wild life all year long. Please never allow this unique part of our countryside to be used for building houses on it, it would be a complete tragedy for Tiverton. Please let our small area of English countryside, which has so much precious beauty and tranquillity remain as so- for ourselves and future residents.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and</p>

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		<p>Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>This is so incredibly sad. To watch “progress” destroying the most beautiful part of Tiverton purely to line the pockets of the few. We live in Devon, not the north. We need this area to be set aside to protect our wildlife, our birds, animals, plants, trees and architecture. We do not need more buildings and tarmac. Use the factory site for new housing, keep Tiverton as it should be.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9</p>

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		<p>Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
<p>Individual</p>	<p>We are truly horrified to hear that the south side to the Great Western Canal including Snakes Wood may no longer have conservation status and could potentially become a housing development. We very recently move to the area near the canal especially because it was a conservation area, to enjoy the beautiful walks and amazing scenery and to watch the many wildfowls, kingfishers, herons, ducks, swan, etc. If this is allowed to happen and this beautiful area is littered with new houses it would be an absolute tragedy for the residents of the area and the tourists who enjoy the scenery and wonderful sight of the horse drawn barges slowly making its way along the canal. We can only hope that Mid Devon District Council does not let this happen and the Great Western Canal stays intact as a conservation area for future generations to enjoy.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
<p>Individual</p>	<p>I am concerned that this plan does not adequately reflect the overall importance of the area for people in Tiverton. Removing</p>	<p>Thank you for your comments.</p>

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	<p>some sites from the conservation area will impact aesthetically, ecological and reduced the continuity of the area. Some buildings should indeed be listed and preserved, It seems to one that the public consultation on this is inadequate late in the date and restricted. Today in the foyer only a handful of documents were available. We had to queue for some time to view the display. It feels rushed and that this is preparation for yet more house building without proper infrastructure. I worry that this is not really in the interest of the town.</p>	<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>The proposals are totally unacceptable! The word conservation means to conserve not to destroy and remove. As a frequent user of the canal it would be disastrous to reduce the conservation area and potentially allow development. This would have a dramatic impact on the wildlife and environment. I have touched on the economic impact to the canal as a whole and the local business that has just celebrated 50 years trading. Sorry, you do not have my approval and I do not support your proposals.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p>

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Individual	<p>This should not be allowed and does not represent the wishes of the public and lack of historical importance does not mean that nature and woodland should not be removed. It is irresponsible and damaging in a time when you position yourselves as eco-friendly, Management of this place should consider more than what is convenient for housing plans. The canal as it is an integral part of the Tiverton community and source of benefit due to the natural value.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>

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Individual	<p>We would like to register our objection and concerns regarding the proposed conservation status removal from the south side of the canal also including Snakes Wood. It’s a lovely part of the canal and should be preserved for future generations, otherwise we could very soon find a property developer (Tidcombe Hall) submitting a planning application to build on the site. And then what future for the horse drawn barge company. Please reconsider your plans and keep the whole area as a conservation protected site.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>There is potential for Snakes Wood to be made a Tree Preservation Order (TPO). However, this is currently unlikely and will require investigation. There will remain the</p>

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		<p>opportunity for the Council to assess whether any of the existing trees, or groups of trees at Snakes Wood merit the making of a Tree Preservation Order (TPO) in the interests of amenity.</p>
Individual	<p>I think you have failed to recognise the significance of this canal in terms of the habitats it provides and the benefits it has to the animals and eco systems it supports. Removing this land because it is without historic interest is a mistake and does not properly consider the situation the climate is currently in. Removing more land from the conservation area will also have a negative impact on the canal experience.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>1. I fully support the response to this consultation that has been submitted by Mr... My own comments below develop two points that he has made. 2. Mr identifies (in his paragraph 37) some of the permitted development rights that would apply to his property should the re-drawing of boundaries proceed as proposed in</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning</p>

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	<p>Section 2.4 of the CAAMP consultation document.</p> <p>2.1. The CAAMP has failed to acknowledge and take into account a significant change in legislation that impinges on its proposals: this is The Town and Country Planning (General Permitted Development) (England) Order 2015 or GPDO 2015 for short.</p> <p>2.2. These permitted development rights must be given explicit mention in the CAAMP, especially in the light of paragraph 75 of the Historic England Advice Note 1 (Second Edition), which says: "<i>Before finalising the boundary, it is worth considering whether the immediate setting also requires the additional controls that result from designation, or whether the setting is sufficiently protected by national policy or the policies in the Local Plan</i>".</p> <p>2.3. Mr has given a clear and helpful exposition of harms that could ensue should boundaries be changed as proposed at his own property but the similar or worse harms could well arise at several properties where similar boundary changes are proposed. In each case, the property appears to have land to its rear or side that is bounded by, or almost adjacent to, the waters or towpath of the canal. In other words, they all qualify as <i>the immediate setting</i> referred to in Paragraph 75. (See pages 77, 78, 80 (right hand map) and page 81).</p> <p>2.4. The CAAMP argues in section 2.4 that 16 Turnpike and other properties lack historic or architectural merit in their own right. But this is of secondary importance. The crucial point is to ensure that the merits of the canal itself are preserved, especially in a time when permitted development rights have been extended. To achieve this, it may be necessary to draw (or retain) the boundary of the conservation area around land within the immediate setting whose otherwise legitimate development would be detrimental to the canal. This is probably why these plots were included in 1994. Since then, changes in legislation have made it</p>	<p>authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>Regarding Permitted Development rights, the Council would assess on a case-by-case basis whether planning permission is required. The Grand Western Canal Conservation Area is without an Article 4 direction therefore certain Permitted Development rights are not restricted.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>All heritage assets have a setting and this is defined by the National Planning Policy Framework. Section 4.5 (pages 60 and 61) of the Grand Western Canal Conservation Area Appraisal and Management Plan explains the setting of the canal and this has been amended to explain elements of the setting which can contribute to the overall significance of a conservation area. This section also includes elements which may have had a negative contribution. Land adjacent to the canal will form part of the setting of the conservation area. Planning applications submitted to the Council for determination for development that has the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p> <p>The development known as "SP2" is a site allocation in the adopted Mid Devon Local Plan. This site allocation and its potential impact on the setting of the Grand Western Canal conservation area was subject to testing through the independent examination of the Local Plan by the Planning Inspectorate. The site allocation has been granted planning permission and is currently being implemented. The site allocation is outside the designated conservation area boundary.</p>

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	<p>even easier for these plots to be developed if left` out of the conservation area - but the CAAMP is blind to this.</p> <p>2.5. The CAAMP fails to consider the potential impact of permitted development on land that it proposes to remove from the conservation area – land that must be considered to be <i>‘immediate setting’</i> in the light of Historic England paragraph 75 quoted above. If the CAAMP offers no convincing explanation as to how the LPA will use national or Local Plan policies to prevent schemes such as those that Mr Drew has used by way of illustration in his paragraph 37, all the areas concerned should be retained within the conservation area.</p> <p>3. Section 4.5 of the CAAMP says: <i>“Where urban development has expanded into the countryside, this has a detrimental effect. There are ... areas where the setting has been urbanised including the significant change to Sampford Peverell in recent decades, with extensive and prominent residential development. Much of the rural character of the setting of the Conservation Area has been lost here. There is little architectural quality to much of the development which can be prominently viewed from within the Conservation Area”.</i></p> <p>3.1. The CAAMP fails to identify these harmful developments in countryside at Sampford Peverell. Its argument for excluding 16 Turnpike cannot be accepted unless it clearly identifies which developments have harmed the rural character of the canal conservation area at Sampford Peverell.</p> <p>3.2. In his paragraph 28, Mr rightly reminds the Local Planning Authority of statements made by its officers concerning the Sustainability Assessment for the Local Plan Review by which Policy SP2 was allocated.</p> <p>3.3. Objectors to the SP2 allocation argued that, by failing to make any mention in the its sustainability appraisal of this allocation’s impact on the canal conservation area, officers had failed in their duty to assess potential harm to that designated asset.</p>	

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	<p>3.4. In response, the LPA insisted to the Inspector at preliminary hearings in September 2018 that it had no duty to include any written assessment of potential harm where it deemed any such harm to be insignificant. It offered a written submission that can be seen at www.middevon.gov.uk/media/352249/ed06-mddc-responseto-ed05.pdf .</p> <p>Within that statement it said that ... <i>'If an effect isn't covered in the SEA then the inference is that the authority does not think that there is a material effect (as with the Grand Western Canal Conservation Area)'</i>.</p> <p>3.5. In October 2018, the Inspector's interim findings gave his view of the matter by saying ... <i>'I am content that the Council's conclusion that development of the site proposed for allocation [ie SP2] could take place with very little or no harmful impact on the setting or the significance of the Grand Western Canal Conservation Area is not an unreasonable one'</i>.</p> <p>3.6. When the main hearings were held in February 2019, I referred to the Inspector's finding quoted above and asked (through the Inspector) whether the LPA was saying that the allocation at SP2 would cause <i>'little'</i> harm or <i>'no harm'</i>, knowing that any harm to heritage assets has implications for later planning applications. The LPA's 'Forward Planning Team Leader' answered by saying that the LPA believed that the allocation would cause <i>'no harm'</i> to the Grand Western Canal Conserva5on Area.</p> <p>3.7. Despite this, the same LPA now seeks to remove that part of the canal conservation area that is closest to the SP2 allocation on the basis that urban development has expanded into the countryside around Sampford Peverell and that the detrimental change is <i>'significant'</i>. Without offering any supporting evidence, the CAAMP contradicts the judgement of its own officers in the Local Plan Review and the formal conclusions reached by the</p>	

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	<p>Inspector under intensive investigation and debate. This is unacceptable.</p> <p>3.8. The CAAMP must drop its proposal to remove the land around 16 Turnpike from the conservation area as the LPA has provided written evidence to one of His Majesty’s Inspectors that completely undermines the CAAMP’s justification for that boundary change. If it does not drop the proposal, the LPA has demonstrated that, in matters of heritage protection, it is inconsistent, unreliable and ineffective.</p> <p>12/9/2024</p>	
Individual	<p>Dear Sirs Grand Western Canal Conservation Area</p> <p>Land to the east of Tidcombe Hall and adjacent to the canal. I believe that the two field should be included as part of the Conservation Area. Any building on this area will seriously impact on the open view to the south of the canal and of Tidcombe Hall when approaching from the East.</p> <p>Land to the east of Glebelands. believe should be included as it has a predominance of wildflowers during the summer making it a feature of the Canal especially for those walking the Canal. Although not directly related to the Canal, consideration should be given to incorporating it into the Conservation Area to strengthen the buffering of Glebelands from further development adjacent to the northern side of the Canal.</p> <p>Snakes Wood: Although the springs within the land and the streams from the south that cross south to north existed prior to the creation of the Canal, the wetland that currently exists to the south of the Canal and encompassing most of the wood, came about because of the obstruction caused by the canal. The unique nature of this directly related to the Canal — which should justify keeping both of those as part of the conservation area.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest. While the land to the east of Glebelands and Snakes Wood are noted these lack special interest for inclusion in the conservation area designation.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance</p>

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	<p>The wood is also a considerable wildlife resource. Many types of bird are to be seen, owls have been seen to fly through and bats have been seen at dusk. Deer use it as cover and it would likely provide cover for other species such as foxes. Squirrels are always seen crossing through the trees in search of food. I firmly believe that the three areas above should be brought into the conservation area for the benefit for us humans and the wild life. Yours faithfully</p>	<p>habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
<p>Individual</p>	<p>I write regarding your review of the Grand Western Canal’s conservation status. I am very much against any proposal to remove this status from some areas of the boundary such as the south bank and Snakes Wood.</p> <p>I fervently agree with your assessment that “the rural setting of the canal makes a highly beneficial contribution to the Conservation Area’s special interest and allows for its historic significance to be appreciated.” Let’s not risk this by downgrading the south side near Tidcombe Hall and the woodland area. The report is correct in saying that rural views surrounding Tidcombe Hall’s agricultural land and rural landscapes “contribute to our appreciation of its special interest.”</p> <p>The canal barge passes along this route and people flock to this for the unique and special experience of seeing the beautiful countryside and soaking in the magic and stillness of Snakes Wood. Being the only horse drawn barge in the South West and one of only four in the country, this attracts a lot of visitors to Tiverton. People generally visit the coast when they come to Devon but the barge trips draw in tourism when otherwise Tiverton would not. I don’t know if any of you have experienced the horse drawn barge but when nearing and passing Snakes Wood the commentary ceases so all can be silent to experience the stillness and sounds as one would have heard 200 years ago – the clip clop of the horses hooves; the sound of the water and wildlife. This is a magical moment and needs to be preserved. One feels one has travelled</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest. Snakes Wood does not form part of the canal’s special historic and architectural interest. However, it is designated as an area of Ancient Woodland and also a County Wildlife Site.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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	<p>back in time to witness a simpler time. This is also important for locals' wellbeing as well as visitors, in our modern times of stress and busyness to take time out to enjoy these delights. The benefits of blue space have been widely documented, being near water and wildlife. Removing the conservation status could threaten these benefits, when developers return to try and decimate our landscape.</p> <p>You say that these areas lack special architectural or historic interest; I do not agree. The report includes mention of the historic interest of the original aqueduct, the bridges with their historical English bond and high quality historic joinery of the timber windows on historic buildings. In addition to the trees and hedgerows, open fields and rural views, are all vital to retain; in your words a country park teeming with nature and tranquillity.</p> <p>As your report points out, Mid Devon contains the only surviving section of the canal. I urge you against reducing and adjusting the proposed areas which you describe as attractive but of little historic interest – this judgement is flawed, you must commit to preserving this part of the canal. The thousands of visitors each year cannot be wrong.</p> <p>Thank you for reading.</p>	<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>The following is a statement to counter some of the proposals as follows: -</p> <p>The report identifies specific areas of concern in bold. Maps have been copied from the published document.</p> <p>Tidcombe Hall and land to the East of Tidcombe Hall</p> <p>Historical data reveals that prior to the construction of the Canal, Lower Tidcombe Farm was owned by Tidcombe Hall. When the canal was proposed, it was initially refused permission to cross the land owned by Tidcombe Hall, but subsequently the resulting</p>	<p>Thank you for your comments.</p> <p>The history of the land adjacent to Tidcombe Hall has been investigated further. Amendments have been made on Page 25 of the document, which relate to the layout of the canal in this area and the nearby fields and Tidcombe Hall. The Council has been made aware that Tidcombe Hall and the land adjacent was at one time in the same ownership and this contributed to the layout of the canal. The land adjacent to Tidcombe Hall therefore has sufficient special interest to justify its retention in the</p>

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	<p>'bulge' was incorporated to mitigate the impact and also resulted in the building of Tidcombe Bridge. The 2 fields being in joint ownership became part of the Canal due to the canal reducing their practical size. Because of the historical tie to Tidcombe Hall and the later construction of the Canal, Lower Tidcombe Farm and the land around it should be included as part of the Conservation Area as it gave the shape of the canal, otherwise it would have run in a straight line to the South of Tidcombe Hall.</p> <p>There is also a question regarding the archaeology, as the 2 fields have never been investigated to see if they were of interest. To date we do not know where the chapel was or where the nuns lived or whether there was an extension to that. It was an historical property and had sufficient historical significance. The Hall was served by a medieval water course that came down from higher ground resulting in a damp patch in one of the fields that was very waterlogged. This may have been a medieval fishpond serving the Hall such that the remnants of the fishpond could still remain. The medieval water course still runs through the land to the south of the Hall.</p> <p>The proposal to remove the 2 blocks of land to the south of the Canal and east of Tidcombe Hall does not appear to take into account that the second block of land contains a syphon that was installed when the Canal was constructed. This was necessary to drain under the Canal water that issued from beyond Warnicombe Lane (an old reservoir is located in the higher field that used to service the properties along Tidcombe Lane as well as Lower Tidcombe Farm). This runs down to the east of Lower Tidcombe Farm ultimately discharging under the Canal via a syphon. This syphon discharges into a stream that runs behind Rippon Close (eastern end of Glebelands) discharging into the stream by the bridge on the old railway line at the end of Glebelands (eastern</p>	<p>conservation area and this approach is consistent with the National Planning Policy Framework.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest. While the land to the east of Glebelands and Snakes Wood are noted these lack special interest for inclusion in the conservation area designation.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p> <p>It is agreed that general maintenance is important for the area and this is included within Section 5.7. (page 64) of the document.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>

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	<p>end). This water eventually finds its way into the Ailsa Brook that runs through the SSSI. Water is also collected from the first block of land during heavy rainfall via a ditch that takes it to this syphon.</p> <p>The removal of these 2 parcels of land from the Conservation area is to be resisted. Not just because of the historic drainage constructions (syphons) constructed at the time of the Canal but, as the land to the south of the canal and above Tidcombe Hall is currently identified as a 'Contingency Site', the 2 planning applications made (currently 1 has been and another due to be rejected) plan to use the identified land for attenuation ponds. Analysis of the fields and the areas further south (by the applicants) has identified that they have high water tables that will make 'in the ground' attenuation ponds impractical. As stated previously, the wet nature of the ground may well have been 'fishponds' related to the Hall. To have any chance of retaining storm water, the attenuation ponds will need to be raised impacting on the natural view of the Canal.</p> <p>A further issue if they are no longer designated as part of the Conservation Area is that there could be a proposal to build on them. This will seriously impact on the open view to the south of the canal and of Tidcombe Hall when approaching from the East. Two Landscape & Visual Impact Statements have been prepared in relation to the recent Planning Applications to develop the land to east and south of Tidcombe Hall. The first for an application that encompassed the whole of Lower Tidcombe Farm - 20/01174/MOUT/Review/of/Landscape/and/Visual/Impact/Assessment-1733907 and the 2nd that encompassed the land South & East of Tidcombe Hall 24/00045/MOUT/Independent/Landscape/Review/2049459.</p>	<p>All heritage assets have a setting and this is defined by the National Planning Policy Framework. Section 4.5 (pages 60 and 61) of the Grand Western Canal Conservation Area Appraisal and Management Plan explains the setting of the canal and this has been amended to explain elements of the setting which can contribute to the overall significance of a conservation area.</p>

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	<p>These were both prepared on behalf of the Planning Department when considering the planning applications at Tidcombe Hall. Both state that the land south of the Canal has important historical features and development of the land would have a serious impact on the Canal setting. On this basis, rather than removing land that would protect the setting of the Canal, consideration should be given to extending the area currently part of the Conservation Area further.</p> <p>At the beginning of the 21st Century I was commissioned by the then owner of Tidcombe Hall to investigate the possible development of the Hall and Grounds. My dealings with MDDC were with the Deputy Chief Planning Officer, Mr. It was agreed that the only development that could take place was to be limited to the immediate grounds and walled garden so that the Conservation Area (as it then stood) was protected. It was considered that due to the nature of the ground and the importance of the Canal, that no other development should take place due to the impact on the Canal, its nature, appearance and appreciation. The removal of these 2 parcels of land would be detrimental to that view. I would refer to the Photographs – View 2 in the report that shows the open views across currently protected land to Tidcombe Hall. If this protected land was removed, then development could take place as part of the ‘Contingency Site’ that would close off this view.</p> <p>Land to the East of Glebelands. There is a small paddock to the east of Follett Road that historically was considered for development. This paddock, used by the Canal Company for occasional wintering of their horses, has a predominance of wildflowers during the summer making it a feature of the Canal especially for those walking the Canal.</p>	

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	<p>Although not directly related to the Canal, consideration should be given to incorporating it into the Conservation Area to strengthen the buffering of Glebelands from further development adjacent to the northern side of the Canal.</p> <p>Snakes Wood The shape of the Canal created by the change of direction also resulted in the wood known as ‘Snakes Wood’ being so named. Although the springs within the land and the streams from the south that cross south to north existed prior to the creation of the Canal, the wetland that currently exists to the south of the Canal and encompassing most of the wood, came about because of the obstruction caused by the canal. The unique nature of this directly related to the Canal – which should justify keeping both of those as part of the conservation area.</p> <p>The Canal can be seen to cut through the northern part of the wood that is on the lower levels matching the adjoining fields. Having tried to access the wood some 60 years ago and over the years, it is obviously older than many of the current trees as the dead and decaying trees that lie throughout the wood are obviously much older. It is possible to consider that the wood can be said to be at least 250 years old. As the Tythe Maps post-date the wood, whether the wood is a natural creation or was planted as a source of fuel for Tidcombe Hall and its predecessors cannot be established.</p> <p>The wood is also a considerable wildlife resource. Many types of bird are to be seen, owls have been seen to fly through and bats have been seen at dusk. Deer use it as cover and it would likely provide cover for other species such as foxes. Squirrels are always seen crossing through the trees in search of food.</p>	

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	<p>Because of the springs within the wood and the water course that enters the wood from the south, when the canal was constructed, a syphon was constructed to carry the water from the springs in the wood and the water course under the Canal. The very fact that a syphon exists is further evidence that Snakes Wood existed BEFORE the Canal was constructed. Otherwise, why is there a syphon under the Canal?</p> <p>Wharf House and land to the west of the Canal. The setting of Wharf House in the canal cutting leading to the proposed tunnel (to link to the Taunton stretch of the Canal to the north) and the land around it is part of its setting. The steep banks are an important feature resulting from the development of the 'cutting' leading to the proposed tunnel. These banks need to be maintained as part of the Conservation Area. To take the western bank, slopes and path out of the Conservation Area increases the risk of the land becoming unmanaged and creating a risk to the canal from falling debris, branches and trees. Taken out will reduce the pressure on the landowner to maintain the bank and trees. These banks/cuttings are also a natural wildlife resource area.</p> <p>Planning Policy and Guidance National Policy The national legislative framework for the conservation and enhancement of conservation areas and listed buildings is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 (HMSO 1990). Section 69 of this act requires Local Planning Authorities to designate areas which they consider to be of architectural and historic interest as conservation areas, and Section 72 requires that special attention should be paid to ensuring that the character and appearance of these areas is preserved or enhanced. Section 71 requires the Local Planning</p>	

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	<p>Authority to formulate and publish proposals for the preservation and enhancement of these areas.</p> <p>National Planning Policy in relation to the conservation and enhancement of heritage assets is outlined in Chapter 16 of the Government’s National Planning Policy Framework, or NPPF (DLUHC 2023). The NPPF highlights good design as one of twelve core principals of sustainable development. Sustainable development relies on sympathetic design, achieved through an understanding of context, along with the appreciation of the immediate and larger character of the area in which new development is sited.</p> <p>The following is taken from the published document that supports my comments.</p> <p>DM25 Development affecting heritage assets Heritage assets and their settings are an irreplaceable resource. Accordingly, the Council will: a) Apply a presumption in favour of preserving or enhancing all designated heritage assets and their settings; b) Require development proposals likely to affect the significance of heritage assets, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design.</p> <p>4.5 Setting of the Grand Western Canal The setting of the Conservation Area is a contributor to its significance, allowing for the Grand Western Canal Conservation Area to be understood and appreciated. Setting is defined within the NPPF as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset,</p>	

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	<p>may affect the ability to appreciate that significance or may be neutral. (NPPF: Annex 2: Glossary)</p> <p>To the southeast of the canal from Tiverton, views across the agrarian landscape can be appreciated and this includes views of Tidcombe Hall, a prominent building and historically located in an isolated position. The pastoral character of the setting of the Conservation Area can also be appreciated from Warnicombe Lane to the south, which is of an elevated position. To the north of Tidcombe Hall and to the west, the area has altered from a rural undeveloped landscape to residential, thus the open landscape character to the east and south remains an important link to the rural setting of the Conservation Area</p> <p>Much of the Conservation Area is experienced within the rural landscape, positioned between settlements. The historically open and agricultural land positively contributes to the pastoral character of the Conservation Area’s historic setting, as shown in View 3. There are noteworthy buildings in the setting of the Conservation Area, often within views from the canal across the agrarian landscape to settlements such as The Parish Church of St Andrew, Halberton. Historic farmsteads such as Tidcombe Farm and Battens Farm set within the rural landscape are positive elements within the Conservation Areas setting.</p> <p>5.8 Public Realm</p> <p>Open Spaces The open and verdant spaces in the Conservation Area make a positive contribution and are integral to its character. The towpath itself is the predominant area of open and public space which allows for an appreciation of the special interest of the Conservation Area. Other important open spaces include areas where views are afforded across the rural landscape which contributes to our experience of the asset.</p> <p>Trees and Planting Areas of the Conservation Area are heavily wooded, and the presence of mature hedgerows and veteran trees</p>	

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	<p>make a positive contribution. Invasive foreign species should be resisted, and an appropriate level of maintenance should ensure that the footpath is not obstructed.</p> <p>Acknowledgements Copies of the maps have been taken from the MDDC proposed Conservation Document. Some wording has been copied from other contributors with their permission. The sections on Planning Policy and Guidance has been copied from MDDC published documents.</p> <p>Yours faithfully</p>	
<p>Four Villages Environmental Group</p>	<p>Dear Mid Devon District Council Please find our feedback on the Grand Western Canal Conservation Area and Management Plan. We are concerned about the cost associated with this consultation and the resulting actions that may impact public finances, as Mid Devon District Council like all Local authorities are struggling for funds. Considering that, it would seem sensible to leave the Conservation area as it is for now. If, however, Mid Devon District Council feel they must make some changes, we have supplied comments relating to specific areas within the proposed plan, as well as a general statement.</p> <p>The limekilns at Canonsleigh (locally known as Cracker Corner) We would support this addition to the Conservation Area due to their listed status and the fact that the limekilns are also on the site of an ancient graveyard belonging to an old village church that was once part of the wider Canonsleigh Abbey Estate. There are, however, also limekilns at Whipcott and along the road from Cracker Corner to Westleigh that aren't included in the current or proposed Conservation Area Plan. It would be useful to</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest. Both the Whipcott Lime Kilns and Tramway are not proposed to be included within the designated conservation area as this would necessitate a large area of land not of historic or architectural interest being included</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in</p>

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	<p>ensure that protection of all these historical limekilns be considered, as they're part of the local historical environment.</p> <p>There should be some consistency within the Conservation Area Plan. At Whipcott there is also historical evidence of an old tramway leading from the quarry to the old Whipcott Wharf, as seen below on the OS map from 1840's to 1860's. This area isn't in the conservation area either.</p> <p>1&2 Quarry View Burlescombe We see no issue with the removal of this part of the conservation area, as long as the Mineral railway and the old water tower directly next to it – between Black Bridge and the Main Railway line – are kept within the existing conservation area. FVEG Grand Western Canal Conservation Area and Management Plan response, August 2024</p> <p>The woodland to the north of Whipcott Farm Whilst this may seem to lack any buildings that make up “<i>architectural interest</i>”, this field does have historic interest as part of the wider historical quarrying and lime transportation site. It is abutted on all sides by the canal, an old quarry face and old limekilns. There are also springs in this section of the canal, between Whipcott and Waytown – as noted in the book <i>Exploring the Grand Western Canal by Jean Hall and Joy Yeats</i>. It's important to ensure that the natural state this area has been returned to is protected, so there's no risk of expanded building / development, that would detrimentally affect the surrounding area or historical aspect.</p> <p>Lowdwells – woodland Whilst this may lack any buildings to make up “<i>architectural interest</i>”, the woodland is incredibly important, as it's an area of</p>	<p>terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p> <p>This document has been amended in Section 4.2.4 Character Area Four (page 43) in the light of the comments provided about the occupancy of Pondground Cottage and the use of the land.</p>

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	<p>the canal that was part of the historical lock, cottage, and wharf site. It also includes the last quarry wharf as well as a leat, in this section of the Canal – as noted in the book <i>Exploring the Grand Western Canal by Jean Hall and Joy Yeats</i>. There is historical evidence of old quarry workings and quarry tunnel between the canal and Pondground quarry, next to the old cottage, as marked on the OS map from 1840's to 1860's below. It's also important to ensure that this area of natural habitat woodland is protected so there's no risk of expanded building / development, that would detrimentally affect the surrounding area and historical aspect. Again, there are old limekilns in Beacon Hill Copse that haven't been added to the conservation area. Whilst these proposed areas of removal of conservation area aren't in our parish, we do have concerns about the proposed removal plans. There has been significant development creeping into the boundaries of the canal. Whilst we understand the need for more housing, removing these conservation areas will greatly risk them being used for potential expanded building / development, that would detrimentally affect the surrounding area. It would also have major repercussions along the length of the canal, opening the door for the same thing to happen elsewhere along the Grand Western canal length. FVEG Grand Western Canal Conservation Area and Management Plan response, August 2024</p> <p>General follow up statement from FVEG The Grand Western Canal and environs is an important part of Mid Devon. All along the canal is extensive evidence of important buildings and history, which are a vital reminder of the uniqueness of this place. This is why a considered and meticulously put together Conservation Area was put in place. Now a country park, the Grand Western Canal needs as much protection as possible along its boundaries, to ensure it retains</p>	

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	<p>these important historical and natural features, that not only brings visitors to the county, but also allows the nature and wildlife to thrive. Much of the canal boundaries are filled with numerous hedgerows, plant and wildlife species – including endangered species – which is incredibly important for the area’s biodiversity and continued survival as a country park. Not only does the canal conservation area allow the combined heritage and wildlife to be protected, it also provides planning stipulations to ensure that history is protected and the countryside isn’t swallowed up by building and development that would negatively impact the area. The Grand Western Canal forms a continuous wild corridor all the way from Tiverton to Lowdwells. Reducing some of these conservation areas along the canal will have a detrimental effect and set a precedence for further future conservation area reduction. This would leave the Grand Western Canal at risk of negative developmental encroachment and it’s incredibly important that this isn’t allowed to happen.</p> <p>If you have any questions regarding our response, please don’t hesitate to contact our Assistant.</p>	
Individual	<p>I am pleased to see that Tidcombe Hall will no longer be building houses in the grounds there. I wish to ask that you keep the fields along the Grand Western Canal to Snakes Wood building free. The Canal and those fields are an asset to Tiverton. If building is done there it will stop the tourists coming to the town hotels as well as the canal. Please keep these areas building free.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>

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Individual	<p>I am writing to protest strongly about the proposal to remove any of the conservation status of the area around the Grand Western Canal and the proposed building of 100 houses in this area.</p> <p>Our canal is a vital part of our town’s heritage from both an environmental point of view and a source of revenue for the town. The history of the canal goes back many years to the time before the introduction of the railways and in the 1970’s local people fought long and hard to prevent it being closed over. We now have an amazing attraction here for both local people, who walk their dogs, cycle, and simply come to enjoy the tranquillity, the landscape, and the amazing flora and fauna and also for visitors to our town to enjoy. Snakes Wood in particular is a haven for wildlife of all descriptions.</p> <p>In addition to this our Horse Drawn Barge is now almost unique in this country, there being only two in the whole of England and it draws tourists from far and wide who bring revenue to the town and pleasure to all who visit. It is such a lovely sight to see this barge with its beautiful horse quietly plodding along the tow path and a trip on the barge is a wonderful experience for locals and visitors alike.</p> <p>If any of the conservation area is removed this will endanger the wildlife there and will open the door for development which will completely destroy this tranquil area. The likelihood would be that the barge company would not be able to survive as the whole experience of a trip on the barge would be ruined. A large part of the pleasure it to see the beautiful countryside and who would want to see that ruined and be looking at a housing estate!</p> <p>The additional problem which the building of the houses would create is the amount of increased traffic in Tidcombe Lane and Warnicombe Lane, neither of which can withstand this extra burden. Tidcombe Lane is already taking far more traffic than it can</p>	<p>Thank you for your comments</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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	<p>sustain and it will be even more dangerous for the school children with the increased amount the development would cause.</p> <p>We have a very large new estate now with Braid park and the surrounding area which is still increasing and with still no extra infrastructure such as schools, doctors, dentists etc. We do not need another development in this area to add to this.</p> <p>I would urge the Planning Committee to think long and hard when considering this development and realise what a detriment it would have on our canal area our heritage and the economy of Tiverton in general and to vote against this proposal.</p> <p>Yours faithfully</p>	
<p>Individual</p>	<p>If this development goes ahead it is going to have an impact on the wildlife traffic, the horse drawn barge and also the infrastructure in Tiverton. It will harm/destroy wildlife and its habitats and the ancient woodlands. We have deer, foxed, swans, ducks, herons, kingfishers etc that this will affect and which bring such joy to people out waling and observing these beautiful creatures and birds. Traffics is always an issue along Tidcombe lane especially with parking at the school. I have witnessed delivery vans not able to get over the bridge due to parents paring right up to and virtually on the bridge. It causes a lot of congestion when Canal Hill has to be closed for a while trying to get down Tidcombe lane was a nightmare as tractors, buses and lorries were having to use this narrow winding lane. Then there is Blundell's school where children have to step right onto this road to get to and from their halls of residence to reach the sports fields. If there is an accident on Canal Hill or on Tidcombe Lane it will bring the area to a complete standstill. The barge trips which are a part of Tiverton's heritage and a source of joy to the locals and visitors will be at risk as no one wants to travel along the canal to see modern houses. Visitors take trips on the barge to be in the serene countryside to enjoy the peace and quiet and to observe all the wildlife alongside its banks. Building alongside the canals is a totally inappropriate</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance, and it is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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	<p>place to put more housing, It is an area of outstanding natural beauty and has been so for many generations. Building aloof the canal will undoubtedly affect visitor numbers into Tiverton.</p>	
<p>Individual</p>	<p>As a resident of Tiverton and residing in a property with Canal access, the future Plans for the Canal affect me considerably. I also live within the area of Tidcombe Hall and Tidcombe Lane. The Canal has an interesting history right back to when lime was transported by horse drawn barges. The land adjacent to it behind Tidcombe Hall also has an amazing history. There was once a Nunnery, and a lake fed by a water course down to the Canal and in the recent past water has been an issue in and around Tidcombe Lane and Newts Hill. Not good places for building houses but wonderful for the ecology of the area.</p> <p>1. We need to be using Canals for local access for a number of reasons. Mental health, physical wellbeing, for education and supporting our rapidly depleting insect and mammal life as well as supporting Ramblers, Anglers and Tourism. I believe Isambard Kingdom Brunel designed the aqueduct at Fossend Wharf. But does that have a Conservation Area?</p> <p>2: All of the aforesaid means that we need to keep the Conservation Area currently in existence in place for the future for Snake Wood and Tidcombe East and possibly extend it even further not decrease it or take it away.</p> <p>As Councillor Steve Keeble, who is a cabinet member for planning and economic regeneration, said: “The Grand Western Canal is a vital part of our local heritage and it is essential that we take careful steps to preserve its unique character.” I wholeheartedly support his statement.</p>	<p>Thank you for your comments.</p> <p>The aqueduct and Fossend Bridge/wharf is included within the Conservation Area.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
<p>Individual</p>	<p>Dear Sir, I am wondering if anyone has done a nature survey of this area. I think you would be surprised at what a treasure of wildlife that calls this area home, which means it is well supported with food. The birds, owls and warblers to name a few are visitors of my</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and</p>

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	<p>garden. A readymade nature reserve on Tiverton’s doorstep is a real asset. I am sure there are volunteers who would keep up with maintenance. As it is a small area and ready-made why not keep the conservation status. People need homes and so doe’s wildlife, people also need wildlife which is quite happy to cohabit if we give it a chance. That chance is in your hands. Thank you for reading this.</p>	<p>guidance. It is not able to action a nature survey of the area, and this would be a separate matter for the Council to explore.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
<p>Individual</p>	<p>Basis of objection 1. I object to the proposed reductions to the geographical extent of the Grand Western Canal Conservation Area including, but not limited to, (i) Snakes Wood, and (ii) 16 Turnpike, Sampford Peverell. I object to the failure of the Appraisal to recognise the positive contribution that these existing designated areas make to its special interest. What has changed 2. Section 2.2 of the Appraisal says that the Conservation Area was first designated in October 1994. It continues by asserting that: "<i>There has been a great deal of change since the Conservation Area was first designated</i>", but no such change is identified to support the claim. In this document I shall therefore review whether there have been any material changes in the last 30 years to support the claim. This approach is consistent with and informed by section 7 "<i>Review</i>" of Historic England Advice</p>	<p>Thank you for your comments.</p> <p>The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon local planning authorities to, from time to time, to review their conservations areas, see Section 69 (2). The process of reviewing the existing conservation area is one which needs some measure of continuing re-appraisal, though the need for the review will be proportionate to development pressures inside and outside the conservation area. The Grand Western Canal Conservation Area was designated in October 1994. It has not had written or published proposals for the preservation and enhancement of the area as directed by the 1990 Act or any review of the area prior to this date. There is a need to review the conservation area against current legislation, national and local planning policies, and following best practice and using appropriate methodologies. It is equally important to review conservation areas to measure change and to understand potential pressures on them. Other changes since 1994 include the National Planning Policy Framework (NPPF) which was first introduced in 2012. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an</p>

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	<p>Note 1 (Second Edition) which, at paragraph 105 says: "<i>With appropriate management procedures in place, the character and appearance of a conservation area should not change rapidly for the worse</i>", but where a review takes place it should record "<i>what has changed</i>".</p> <p>Legislation</p> <p>3. It is beyond dispute that the statute has not changed. The Planning (Listed Buildings and Conservation Areas) Act dates from 1990 and none of the relevant statutory provisions set out in Part II of the Act have changed, see: https://www.legislation.gov.uk/ukpga/1990/9/section/69</p> <p>4. The key provision is section 69(1) which requires a Local Planning Authority to: "<i>determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance [and] shall designate those areas as conservation areas</i>". Subsection (2) imposes a duty: "<i>to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated</i>".</p> <p>5. It follows that when the District Council identified the geographical extent of the Grand Western Canal Conservation Area in 1994 it was satisfied that this definition was met.</p> <p>Planning policy</p> <p>6. The starting point is that policy cannot change the statutory test. Although planning policy and guidance has changed in name over the last 30 years it has not materially changed in substance. This can be illustrated by quoting from the key documents.</p> <p>7. Paragraph 4.3 of Planning Policy Guidance (PPG) 15 "<i>Planning and the Historic Environment</i>", which was extant in October 1994, said: "<i>...it is important that conservation areas are seen to justify their status and that the concept is not devalued</i></p>	<p>area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>Historic England as the government’s statutory adviser provides and updates guidance on the Historic Environment. This includes the 2019 Conservation Area <i>Appraisal, Designation and Management</i> Second Edition, Historic England Advice Note 1. Local Authorities ensure the conservation of our Historic Environment through the application of the latest guidance, national and local policy and legislation.</p> <p>The document has been amended on Page 11 to include reference to 16a Turnpike. With regards to protecting trees at both Snakes Wood and 16 Turnpike, Historic England’s guidance <i>Conservation Area Appraisal, Designation and Management</i> states that '<i>a designation made solely to protect veteran trees is unlikely to meet the criteria of special architectural or historic interest as set out in the NPPF, and Tree Preservation Orders (TPOs) would be a more appropriate route for protection</i>'. Therefore, areas must be of sufficient architectural or historic interest to warrant designation in order to not devalue the concept of conservation, in accordance with the NPPF.</p> <p>Snakes Wood does not form part of the canal’s special historic and architectural interest. However, it is designated as an area of Ancient Woodland and also a County Wildlife Site. It is acknowledged that it provides an attractive setting and this is mentioned within Sections 2.4 and 4.5 of the document.</p> <p>On the proposed de-designation of 16 and 16a Turnpike, it is important that areas meet the criteria as set out in legislation and guidance – this being historic or architectural interest. In line with Section 69(2) of the Planning (Listed Building and Conservation Area) 1990 Act, the Council is undertaking the first review of the area since designation. 16 and 16A Turnpike are modern buildings which do not contribute to the Grand Western Canal Conservation Area’s special interest or significance. There is no known association to the Grand Western Canal in terms of the canal’s construction, use for transportation, its history and significance as a heritage asset.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and</p>

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	<p><i>by the designation of areas lacking any special interest. Authorities should...periodically review existing conservation areas...cancellation of designation should be considered where an area or part of an area is no longer considered to possess the special interest which led to its original designation".</i></p> <p>8. Paragraph 4.5 of PPG 15 continued: <i>"The principal concern of a Local Planning Authority in considering the designation of a conservation area should be to form a judgement on whether the area is of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance".</i></p> <p>9. Paragraph 197 of the National Planning Policy Framework now says: <i>"When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest".</i></p> <p>10. Paragraph: 024 Reference ID: 18a-024-20190723 of the Planning Practice Guidance says: <i>"Local planning authorities need to ensure that the area has sufficient special architectural or historic interest to justify its designation as a conservation area. Undertaking a conservation area appraisal may help a local planning authority to make this judgment. See the Historic England website for further advice on conservation area designation, appraisal and management".</i></p> <p>11. So, to summarise, when the Council designated the extent of the Conservation Area in October 1994 it must have been satisfied that the statutory test was met and that, amongst others, Snakes Wood and 16 Turnpike were of special architectural or historic interest or else, applying PPG15, it would not have designated those areas as part of the Conservation Area. Nothing in current policy and guidance, including Historic England</p>	<p>guidance, and it is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal. The development known as "SP2" is a site allocation in the adopted Mid Devon Local Plan. This site allocation and its potential impact on the setting of the Grand Western Canal conservation area was subject to testing through the independent examination of the Local Plan by the Planning Inspectorate. The site allocation has been granted planning permission and is currently being implemented.</p> <p>Any variation to the boundary and the maps used are the most up to date maps and follow clearly drawn boundaries, including that of the canal. With regard to Local Land Charges and any land subject to change, the Local Land Charges Register shall be updated by Mid Devon District Council.</p> <p>Regarding Permitted Development rights, the Council would assess on a case-by-case basis whether planning permission is required. The Grand Western Canal Conservation Area is without an Article 4 direction therefore certain Permitted Development rights are not restricted.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park. Additionally, there will remain the opportunity for the Council to assess whether any of the existing trees, or groups of</p>

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	<p>Advice Note 1 (Second Edition), has materially changed the policy set out in PPG15. Have there been any changes on the ground at Snakes Wood?</p> <p>12. Dealing initially with Snakes Wood, whilst I acknowledge that I did not know the area in 1994, it stands to reason that it was a wood when it was designated and it remains a wood now. On the balance of probability, thirty years on the woodland has matured into an even more attractive sylvan setting to the canal. Paragraph 2.4 of the Appraisal says: "...although the woodland provides an attractive setting it is of little historic or architectural interest", so it is common ground that it is valued as an attractive setting to the canal. Moreover the claim that it is of little historic or architectural interest confirms that the wood has such interest and implies that there is a judgement to be made about its value. This approach is consistent with paragraph 10 of Historic England Advice Note 1 (Second Edition) which says prior to appraisal a decision needs to be taken about the significance of an area. It identifies the first step in answering that question to be: <i>"whether an area has: a) sufficient architectural or historic interest for the area to be considered 'special'? [my emphasis].</i></p> <p>13. In considering the answer to that question it is clear that nothing has materially changed on the ground since the same Council answered this question in the affirmative in 1994. Since neither the statutory test nor planning policy and guidance has changed since that judgement was reached 30 years ago the Council needs to explain what it is that has led to the opposite conclusion being reached because as it stands it appears to be perverse.</p> <p>Have there been any changes on the ground at 16 Turnpike?</p> <p>14. In the case of 16 Turnpike, paragraph 2.4 of the Appraisal dismisses this as a <i>"modern building"</i>, but the fact is that it is 30 years older than when the same Council decided to designate it as part of the Conservation Area. The house was extended with a first</p>	<p>trees at Snakes Wood and 16 Turnpike merit the making of a Tree Preservation Order (TPO).</p> <p>Officers undertook several site visits of the Grand Western Canal and the property 16 Turnpike was assessed from the public realm, as viewed from the canal. The Council has published the proposals within an 8 week consultation and held two 'drop-in' events to allow the public to comment and provide information to inform the final document.</p> <p>Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 Planning (Listed Buildings and Conservation Areas) Act 1990 (legislation.gov.uk) sets out the requirements placed on the Council for the formulation and publication of proposals for the preservation and enhancement of conservation areas. It does not include a requirement to notify households that may be affected by the proposals to review the conservation area boundary.</p> <p>There is no requirement to notify households of reports to be considered by the Council's Cabinet. However, public notification of such reports is provided through publication of the Council's Forward Plan Browse plans - Cabinet, 2024 - MIDDEVON.GOV.UK and forthcoming decisions - MIDDEVON.GOV.UK on its website.</p> <p>The public consultation on the Grand Western Canal Conservation Area Appraisal and Management Plan has been publicised through a press release by the Council on 17th July 2024.</p>

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	<p>floor extension and balcony in the late 1970s and so at the point of designation in 1994 the built form and mass of the dwelling was identical to that which exists today. Whilst a double garage was erected at No 16 in 2012 pursuant to a grant of planning permission this lies to the north of the dwelling and is therefore screened in views from the towpath and the canal. The only other material change has been the addition of solar thermal panels in 2012, and subsequently photovoltaic panels, but these are all seen against the plane of the roof and so again do not alter the building's mass or scale.</p> <p>15. It is nothing short of astonishing that the Appraisal fails to make reference to any other physical feature of this part of the Conservation Area but since the Conservation Officer failed to visit my property and the Council failed to notify me about this entire process perhaps I should not be surprised. As a landowner who pays around £4000 in Council Tax every year I should not have to rely on a phone prompt on 'Devon live' to alert me to such a fundamental change that affects the designation of my property. The Council's approach is directly contrary to the advice in paragraph 76 of Historic England Advice Note 1 (Second Edition), which says: "<i>Involving the community at an early stage is advisable. Local planning authorities may wish to consider how best to inform owners...</i>".</p> <p>16. Moreover there is a whole section in Historic England Advice Note 1 (Second Edition) that relates to "<i>Community and owner consultation and involvement</i>" that seems to have escaped the attention of Officers. The clear message underpinning all the advice is that consultation and engagement is important to build consensus. One only has to look at the tone of the reports on 'Devon live' to realise that the Council has completely failed in this respect and has alienated large sections of its community by its approach, see for example "<i>Locals fear disaster as protected Devon area under threat</i>" at:</p>	

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	<p>https://www.devonlive.com/news/devon-news/passionate-locals-rally-protect-beautiful-9451907</p> <p>17. If the Conservation Officer had actually visited my property he would have noticed a second dwelling now known as 16A Turnpike, which is a separate area that has a different title registered with the Land Registry. No 16A was erected in around 1980 to serve as the village doctors' surgery. Again at the point of designation in 1994 the built form and mass of this building was identical to that which exists today. A single garage was erected pursuant to planning permission at No 16A in 2013 but this too lies to the north of the dwelling and is therefore screened in views from most directions. The only other material change was the addition of photovoltaic panels in 2011 but these too are seen against the plane of the roof and so do not alter the building's mass or scale.</p> <p>18. The most obvious feature of the property that the Appraisal fails to make reference to is trees. The Council's website says: "<i>All trees in Conservation Areas are protected if they have a stem diameter of 75mm (roughly 3 inches) measures at 1.5m (roughly 5 feet) above ground</i>". Applying that definition I estimate that there are approaching 1,000 trees on the property. I submit that this is the largest concentration of trees actually within the Conservation Area along the central stretch between Swans Neck and north of Ayshford, which is approximately 7 kilometres. Mature trees include ash, wild cherry, copper beech, field maple, oak, birch, willow, silver birch, alder, aspen, rowan, yew, pine, cedar, larch, hornbeam, acer, beech, conifer, maple and a swamp cypress. There are a variety of ornamental trees, such as catalpa [Indian bean tree], laburnum, rhododendron, bay, magnolia, holly, spindle and davidia [handkerchief tree]. There are also fruit trees such</p>	

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	<p>as apple, pear, damson and a medlar which was planted 70-years ago. This is apart from more common species such as elm, cornus, elder, hazel, blackthorn and hawthorn.</p> <p>19. Prior to our purchase of the property in 2011 we notified the Council who agreed to the removal of approximately 200 conifers from the property and these have been replaced by a mix of predominantly native broad leaved trees that have now achieved a degree of maturity to the extent that the trees largely screen and/or filter the built form when seen from the towpath. This is illustrated by the fact that the Appraisal is completely silent about No 16A and so it is clear that the Conservation Officer did not notice its existence.</p> <p>20. I consider that the principal reason why my property was included in the Conservation Area in 1994 is because of the trees. I acknowledge that the dwellings date from the twentieth century but it is clear from the Appraisal's comments with regard to Snakes Wood [see analysis of 'little' at paragraph 12 above] that it is common ground that trees rather than buildings can be a basis for meeting the statutory test. In reaching this view I note the contents of paragraph 74 of Historic England Advice Note 1 (Second Edition), which says: "<i>A designation made solely to protect veteran trees is unlikely to meet the criteria of special architectural or historic interest...</i>". However I am not aware that I have any veteran trees on my property. Rather it is the group value of the many trees that is important and that can best be conserved by the designation of a Conservation Area.</p> <p>21. It is also worth recording that Historic England Advice Note 1 (Second Edition) contains numerous references to the importance of trees and gardens within a Conservation Area. For example paragraph 56 says: "<i>Trees, hedges, boundaries and street greenery are important elements of many Conservation Areas, not only in public places but on private land as well</i>". It goes on to talk about the importance of identification, including species,</p>	

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	<p>age, assessment of condition etc, which the Council has failed to undertake at the most elementary level because it didn't notice there were any trees.</p> <p>22. In my view the failure to even notice and record the existence of almost 1,000 trees is a fatal flaw in the Appraisal because, just like at Snakes Wood, they make such a positive contribution to the character and appearance of the Conservation Area. They are what makes this section of the canal, to the south west of Sampford Peverell, special. So again returning to the question posed at paragraph 10 a) of Historic England Advice Note 1 (Second Edition) it is clear that nothing has materially changed on the ground since the same Council answered this question in the affirmative in 1994. The trees on my property provide an attractive sylvan setting to the canal and conversely if those trees were removed [see below] the canal and Conservation Area would be diminished. In the absence of any material change what has prompted the Council's about turn?</p> <p>23. Against a clear finding that the statutory test, planning policy/guidance and the areas themselves have not materially changed over the last 30 years, I rhetorically ask what underpins the Council's change of position? I consider there are 2 possible alternatives.</p> <p>24. The first is that the Council, corporately, seeks to remove a constraint to the erection of houses. After 30 years of not doing anything it can be no coincidence that the Council chooses to review the extent of the Conservation Area and de-designate numerous areas thereof at the same time as there is a national debate about and, post-election, a renewed focus upon increased house building. Unlike listed buildings a Conservation Area is a designated heritage asset that the Council has control over in terms of designation. Whilst I acknowledge that the existence of a designated heritage asset</p>	

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	<p>does not preclude house building it is a constraint, as illustrated by the Council's own Policy DM25 a), which applies "<i>a presumption in favour of preserving or enhancing all designated heritage assets and their settings</i>". In the absence of any other explanation this appears to be the most likely explanation for removing numerous areas from the designated Conservation Area and applies particularly to the area defined in section 2.4 of the Appraisal as the "<i>Tiverton Basin</i>", which includes Snakes Wood.</p> <p>25. In saying this I record that I have direct experience of the deceitful manner in which the Officers of this Council conduct themselves. The most recent of many examples is the processing of application No 22/01688/MOUT, which sought a variation of planning conditions so that the trigger would be first occupation rather than the commencement of development. The Agent agreed to my suggestion about re-wording the conditions such that my objection was withdrawn but the application was reported to the Planning Committee because others maintained their objection. The Planning Committee report talked about consequential changes to the legal agreement: "<i>to ensure the planning obligations apply to this S73 application</i>", which was entirely to be expected. However when the legal agreement was posted online post decision what the Council had actually done was delete a separate legal agreement that offered monies towards a 30-mph speed limit that was agreed to be necessary. In other words, despite the fact that there was no mention of deleting the speed limit in the application, no consultation in this respect and no mention of it in the Committee Report, the Officers schemed to delete the speed limit that the Highway Authority agreed to be necessary at the Public Inquiry. As a result of this and other experiences I no longer trust this Council to do anything properly and I strongly suspect that there is an ulterior motive underpinning this exercise.</p>	

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	<p>26. The second alternative is that existing urban development has already harmed the setting of the Conservation Area. Section 4.5 of the Appraisal deals with this and says: <i>"Where urban development has expanded into the countryside, this has a detrimental effect. There are further areas where the setting has been urbanised including the significant change to Sampford Peverell in recent decades, with extensive and prominent residential development. Much of the rural character of the setting of the Conservation Area has been lost here. There is little architectural quality to much of the development which can be prominently viewed from within the Conservation Area"</i>. This reference to "further areas" appears to be a reference back to the sentence that starts: <i>"To the north of Tidcombe Hall and to the west..."</i>. So, generically, the claim appears to be that the areas of harm to the setting are at Tiverton Basin, as defined, and at Sampford Peverell.</p> <p>27. The only reasonable interpretation of the phrase <i>"recent decades"</i> can be to the last 30 years. Since 1994, when the Conservation Area was designated, I have established that the only <i>"significant change"</i> in Sampford Peverell has been as a result of the residential allocation SP2 as other housing, such as Fairfield, was completed years before 1994.</p> <p>28. The site at SP2 was chosen by the Council at a secret, private meeting of the Planning Policy Advisory Group [PPAG] for which the Council holds no minutes and the inadequate appraisal that informed that decision failed to even identify the existence of the Grand Western Canal Conservation Area. At all material stages the Council asserted that SP2 would not have any significant effect on the setting of the designated Conservation Area and throughout the processing of subsequent applications it has maintained that housing would preserve the setting. By making the statement at Section</p>	

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	<p>4.5 of the Appraisal the Council now appears to admit that its judgment was wrong.</p> <p>29. The built forms on the allocated site at SP2, including those that are complete and under construction, dominate this part of the Conservation Area, breach the skyline when seen from the canal towpath and detract from its setting. In that context it would be ironic if the Council were to de-designate my property from the Conservation Area because of its failure to identify and appraise the effect of that development on the Conservation Area.</p> <p>Miscellaneous other matters</p> <p>30. Paragraph 68 of Historic England Advice Note 1 (Second Edition) says: "<i>As spaces contribute to enclosure, as well as framing views of assets and defining settings, a unified approach is desirable to their management as well as suggesting that in almost all situations the conservation area boundary runs around rather than through a space or plot. It will generally be defined by physical features...</i>" [my emphasis]. Paragraph 73 also talks about protecting open areas and makes a distinction with wider landscapes, notably with agricultural land, and so my property can be distinguished from most other areas of the open countryside through which the canal passes because our garden has a direct open frontage onto the canal that wildlife, such as moorhens and ducks, traverse daily up to our feeders. Allied to this it is worth noting that many of the gardens that back onto the canal within the village are within the Sampford Peverell Conservation Area.</p> <p>31. As in so many other respects, the Council's proposed approach runs directly contrary to this advice from Historic England because whereas the boundary around Nos 16/16A is defined by a physical means of enclosure, including a stone wall and fences, the proposed boundary would run through an open space at the bottom of my garden. For example, would it include the landing</p>	

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	<p>stage, the lawn, the pond, the flower border or the wooden carving of a Heron? Would it include the wild cherry on the bank of the canal or the copper beech slightly further back? Given the scale of the map of my property on page 77 of the Appraisal how could I tell? Given these ambiguities and the fact that the Conservation Area designation is a local land charge, would it be revealed and form part of my deeds or not? Put simply because there is no physical feature on the ground the Council's proposed approach is highly unsatisfactory and it has not attempted to explain why the clear advice "<i>in almost all situations</i>" does not apply.</p> <p>32. Section 4.2.3 of the Appraisal deals with character area 3, Sampford Peverell. It says: "<i>The Grand Western Canal to the west of Sampford Peverell is an area of valuable open space, the views across the landscape contribute to its character and sense of tranquillity. Areas of the hedgerow is overgrown however its presence and that of mature trees reinforces this rural character</i>" [sic]. The comment about the hedgerow being overgrown is factually incorrect as it is regularly maintained by the Country Park team of Rangers at Devon County Council but only cut outside of the bird breeding season.</p> <p>Moreover it illustrates that the Conservation Officer failed to apply advice in paragraph 24 of Historic England Advice Note 1 (Second Edition), which suggests making several visits to identify, amongst other things, the difference between summer and winter. So not only did he not visit private property but he will have missed potentially important vistas across open land because he only visited when the hedges were high.</p> <p>33. However the key issue in this respect is that the most important mature trees along this stretch of canal are in the garden of No 16 Turnpike. In particular the line of ash trees at right angles to the canal is highly visible for a considerable distance and unusual along a stretch of canal where ash dieback has resulted in many such trees, such as those near Battens Bridge, being</p>	

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	<p>removed. In addition to the ash, the cherry and copper beech next to the canal are crucial components to this finding. All of these trees, together with many of those identified at paragraph 18 above, pre-date what are generally more modest and relatively immature trees that stand next to the towpath within the hedgeline.</p> <p>34. The section goes on to identify boundary treatments on page 41. Most of the boundaries around Nos 16 and 16A comprise mature hedgerows. The only exception is the stone wall to the rear of the village cemetery that currently demarcates the northern boundary of the Conservation Area at this point. This is another notable example of stone walling within the Conservation Area but because the Conservation Officer failed to visit he failed to identify it and the positive contribution that it makes to the designated area.</p> <p>35. Section 5.8 identifies opportunities for enhancement and says: <i>“Areas of the Conservation Area are heavily wooded and the presence of mature hedgerows and veteran trees make a positive contribution”</i>. In this respect I refer back to paragraph 18 above and my evidence that the main area along the central 7 kilometre section of canal that is <i>“heavily wooded”</i> is in my garden. Moreover the main area along the entire length of the canal that is heavily wooded and contains veteran trees is Snakes Wood which the Council also seeks to delete from the Conservation Area. 36. Section 6.2 also deals with setting and says: <i>“Any future development or alteration to ...spaces outside the Conservation Area’s boundary must carefully consider any potential impacts on the Conservation Area’s character or local distinctiveness. Developments must be of a bespoke response to have no resultant harm. The impact of any ... removal of ... trees on key views should be considered in decision making. This includes development outside of the Conservation Area”</i>.</p>	

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	<p>37. It seems to me that this gets to the nub of my objection because as a direct result of the Council's proposals I, and the other landowners concerned, would be able to remove any or all of the trees that make such a positive contribution to the Conservation Area without the Council having any say in the matter. Not only that I could then exercise permitted development rights to erect buildings across half of my garden as Class E permitted development rights permit "<i>any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse as such</i>". Planning permission would only be required where "<i>the total area of ground covered by buildings, enclosures and containers within the curtilage (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse)</i>". Given that my garden extends to well over an acre it is clear that the scale of the buildings that could be erected would be extensive. So, does the Council want me to cut down all my trees and erect an Olympic size swimming pool building or series of buildings? Would such development have "<i>no resultant harm</i>"?</p> <p>38. For this reason the Council's approach is directly contrary to advice in paragraph 75 of Historic England Advice Note 1 (Second Edition), which says: "<i>Before finalising the boundary it is worth considering whether the immediate setting also requires the additional controls that result from designation, or whether the setting is sufficiently protected by national policy or the policies in the Local Plan</i>". As my property would benefit from the full range of extensive permitted development rights such policies would not be relevant. Combined with the removal of up to 1,000 trees and the attractive sylvan setting of a significant stretch of the canal would be fundamentally compromised.</p>	

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	<p>39. When we bought our house the Estate Agent's particulars said: "<i>There are numerous ornamental trees within the garden many of which are Cypressus Leylandii trees, which need to be felled, in order to open up, what would undoubtedly be, stunning views</i>". As noted elsewhere we removed circa 200 such conifers but our views are restricted by the many trees that remain. So whereas our neighbour at No 18 has far reaching views to the Sidmouth Gap we have no view whatsoever in that direction. However when we come to sell the property it is entirely in prospect that a new owner would want to remove all of those trees to reveal the extensive views and the Council would have no control over them doing so if the Conservation Area designation was removed.</p> <p>40. In the scenario trees are removed because of the de-designation of the Conservation Area at both 16 Turnpike and Snakes Wood, the effect on wildlife would be devastating. Using equipment provided by Devon Wildlife Trust and analysis by the British Trust for Ornithology, a survey of bats to the rear of 16 Turnpike on the Grand Western Canal was undertaken in June 2024. This identified 11 species of bat along this stretch of canal. The most common were the Soprano and Common Pipistrelle. Other species included the Brown Long Eared, Barbastelle, Daubentons, the Grey Long Eared, Serotine, Noctule and Natterers bat. There was also some evidence of Leisler's and Nathusius' Pipistrelle. Mark Baker the Country Park Ranger was "<i>surprised and excited</i>" by the results because he said: "<i>it's the first time we have had any records for Barbastelle, Brown or Grey Long-eared, Leislars, Nathusius' pipistrelle or Natterers</i>" on the Grand Western Canal. I have put up numerous bat boxes on my property to encourage bats to roost as well as dozens of bird boxes but they all depend, to a greater or lesser extent, on the continued existence of the trees.</p>	

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	<p>41. Councillor is quoted as saying that the canal <i>“is a real asset to Mid Devon”</i> and <i>“it’s essential that we take careful steps to preserve its unique character for future generations”</i>, so why does the Council want to harm the canal and put it at risk? Without safeguarding the mature trees at Snakes Wood and 16 Turnpike, which can only be achieved by maintaining the existing Conservation Area boundaries, the wildlife along the canal is threatened. The Edenstone housing development has already harmed this section of canal by releasing silt into the canal to the detriment of fish because of the reduction in levels of oxygen. This summer Edenstone washed through their tanks and pipes resulting in a blockage to the combined sewer, which resulted in sewage flowing onto Turnpike and from there into the canal. However the Council has done nothing about the failure of the developer to comply with conditions with regard to drainage and this failure is the subject of a concurrent investigation by the Local Government Ombudsman [reference 24 002 509]. In that context it is about time the Council actually did something to conserve the canal and changing this Appraisal to maintain the attractive sylvan character of the Conservation Area at Snakes Wood and 16 Turnpike is in my view the absolute minimum action required.</p> <p>Concluding comments</p> <p>42. I have demonstrated that the claim in the Appraisal that: <i>“There has been a great deal of change since the Conservation Area was first designated”</i>, is manifestly false. To the contrary, I submit that the Conservation Area has remained substantially unchanged since it was designated in 1994 and moreover that is the whole point of the designation.</p> <p>Given that the statutory test is identical and that I have shown that relevant planning policy and guidance has not materially changed</p>	

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	<p>in substance over the intervening years, the Council simply has no grounds for reaching the diametrically opposite conclusion.</p> <p>43. I have identified numerous examples of where the Council has failed to apply the advice in Historic England Advice Note 1 (second Edition) and in the particular case of my own property the failure to visit has led to clear errors, such as not noticing a second dwelling, a stone wall or, most shockingly, almost 1,000 trees. Frankly, it's embarrassing.</p> <p>44. In my view the Council should consider withdrawing the Appraisal or, at a minimum, undertaking a fundamental revision to its content so as to retain the existing geographic extent of the designation. If it fails to listen all options are on the table. As it stands the Council is sending a clear signal that it regards the canal as a constraint to development rather than an asset to be valued. From the silt and sewage that it has allowed to enter the canal by virtue of its failure to enforce conditions, to its wilful exclusion of attractive areas of mature trees from the Conservation Area, which are fundamental to rare bats, the message is that it does not care about the natural environment. Is that true?</p>	
<p>Individual</p>	<p>I wish to raise the following concerns about the changes proposed to the CAAMP:</p> <p>While the draft plan goes into detail about buildings near the Canal, it is virtually silent about the woodland, trees and wildlife habitat in the vicinity.</p> <p>Where trees and woodland do get a mention, this is a passing comment without any examination of the detail, as per the following extract from para 5.7:</p> <p>“Trees and Planting. Areas of the Conservation Area are heavily wooded and the presence of mature hedgerows and veteran trees make a positive contribution.”</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>

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	<p>This begs the questions: ‘what is the nature of the heavily wooded areas?’ and ‘what and where are these veteran trees and why are they not given the same prominence in the draft plan as the buildings?’</p> <p>I am alarmed by the proposed removal of two areas within the existing Conservation boundary without any apparent understanding of why they were included in the first place, which must have been to protect the important habitat within them. The same may apply for other areas determined to be removed, but I am only commenting about those that I know. If the removal proceeds, how will these two areas (see below) be protected?</p> <p>In my view, these two areas and any others destined for removal from the Conservation Area, should be assessed for their habitat and wildlife value and given appropriate protections (e.g. SSSI status or Tree Preservation Orders) before the present protection is removed – if it must be. The better solution would be to leave them in the existing Plan.</p> <p>The draft plan makes no mention of another wharf that lies next to the canal in Sampford Peverell and is not within a Conservation Area (either the Canal’s or that of the Village). Perhaps the authors were unaware of it – further details below.</p> <p>Area one Within this area, on either side of the Canal near Manley Bridge, is a remnant of what I believe to be wet woodland. Wet Woodland is rare and precious, being a UK Biodiversity Action Plan Priority Habitat. I only know this from having visited the larger part on the south of the Canal when it was offered for sale about 25 years ago. If it hasn’t been properly surveyed by an ecologist, then it really</p>	<p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p> <p>Existing legislation and policy including the Planning (Listed Buildings and Conservation Area) 1990 Act, the National Planning Policy Framework and DM25 of the Mid Devon Local Plan 2013-2033 are relevant in terms of providing safeguards to land that is removed from the conservation area designation. Land adjacent to the canal will form part of the setting of the conservation area. Planning applications submitted to the Council for determination for development that has the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy. Section 6.2. of the Grand Western Canal Conservation Area Appraisal and Management Plan includes guidance for planning proposals for development in the conservation area and its setting.</p> <p>16 Turnpike, Sampford Peverell is a modern building with no known association to the Grand Western Canal in terms of the canal’s construction and use for transportation, and its history and significance as a heritage asset.</p> <p>Thank you for the additional information about the wharf beside Buckland Bridge. Page 39 of the document has been amended to include reference to the wharf and the wharf cottage.</p>

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	<p>should be. Not only do the important trees within it need protection from felling, but the land needs to be protected from being drained in order to retain the special habitat for wildlife. There seems to be no discussion about its merits or the reason for its deletion within the draft plan. I object to the removal of this area from the draft Plan without sufficient alternative safeguards having been put in place.</p> <p>Area three The proposal to remove the house and grounds of 16 Turnpike, Sampford Peverell from the Conservation Area, again without apparent consideration as to why it was included or the risks of removing it, needs to be re-evaluated. Whilst I acknowledge that the house doesn't relate to the historic environment of the Canal, the garden boasts some mature specimen trees, including a magnificent Cedar, which must be protected. I object to the removal of this area from the draft Plan without sufficient alternative safeguards having been put in place.</p> <p>Area three The omission of a wharf beside Buckland Bridge in Sampford Peverell is understandable, because until recently its history had not been published. The wharf was a privately funded one built by John Richard Chave to facilitate his lime trade. It is shown on the 1844 Tithe Map; at that time it was without the cottage, which was built later. Full details about its history can be found in the new publication by The Sampford Peverell Society titled 'The Businesses of Sampford Peverell volume two: Industries'. Copies are available via the Society's website (www.sampevsoc.co.uk) and various local outlets, or a copy may be borrowed from Tiverton Library.</p> <p>See photos below: IMAGE</p>	

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	<p>The former wharf cottage, now much altered as ‘Valley View’, stands beside Buckland Bridge. The unrendered stone wall to the left of the house, beside the towpath, separated the watered wharf behind, where stone was loaded onto boats for transporting to Chave’s own lime kilns near Tiverton Basin.</p> <p>IMAGE</p> <p>This is the wall of the wharf, next to the towpath. The arch shows the top of its entrance from the canal, meaning that the towpath must have been bridged at this point. After the watered wharf fell into disuse it was used as a swimming pool and continued as such until the 1940s.</p> <p>I ask you to take these points into account in your review of the Plan.</p>	
<p>Individual</p>	<p>Dear Sir/Madam,</p> <p>GRAND WESTERN CANAL CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN</p> <p>We write in response to your ongoing consultation on the Grand Western Canal Conservation Area Appraisal and Management Plan (CAAMP), which is out to consultation until Monday 16th September 2024.</p> <p>Our client objects to the undefined and expansive ‘setting’ protection that the CAAMP attempts to introduce through commentary on different views that are not clearly defined. This appears an unjustified attempt to introduce a high level of protection in a vague manner.</p>	<p>Thank you for your comments.</p> <p>Page 51 of the document has been amended to make clear that all planning applications for development within the Conservation Area, or its setting, should consider if there are any contributing views which will be affected and seek to mitigate any adverse impacts. Where there is a need to do so it will be incumbent on applicants for planning permission to make a bespoke assessment should there be an impact to the setting and significance of a heritage asset.</p> <p>Section 4.5 on page 60 of the document includes the definition of setting which is taken from the National Planning Policy Framework: <i>‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’.</i></p>

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	<p>Land near Hartnolls Farm, Tiverton</p> <p>The views map (p.52) is vague, and fails to confirm the location of each view number nor does it define the extent of the view, nor the setting of the conservation area. Nonetheless, we have inferred that ‘View 3’ is the nearest to Hartnolls Farm (the third camera from the west on the map, located just before the canal curves north towards Crown Hill).</p> <p>The Council consider that from View 3, the ‘kinetic views’ when travelling along the towpath provide an experience of the areas of historic character and an appreciation of its rural setting. This is a broad description and fails to provide detailed appraisal or management advice for those interpreting the CAAMP in due course. This is unacceptable.</p> <p>This is despite allocating the Tiverton Eastern Urban Extension (and subsequently granting a number of planning permissions), and failing to include this as a putative reason for refusal to the Hartnolls application (nor advancing a case on the impact on the conservation area at the Inquiry).</p> <p>The planning application at Hartnolls (ref. 21/01576/MOUT) was accompanied by a Heritage Assessment undertaken by Cotswold Archaeology (ref. CR0538_1, dated December 2020). Section 5 considers the impact of the proposal on the setting of heritage assets, which, in summary, states: <i>“5.17 In physical and visual terms, proposed development within the Site would not affect the key evidential and historical values from which the Conservation Area and its associated Listed Building’s architectural and historic interest are principally derived, or alter their historical and functional relationships. Whilst proposed development will introduce new built form into the wider setting of the Conservation Area, the Site itself, which already contains existing industrial</i></p>	<p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance, and it is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>Applicants are expected to undertake a bespoke assessment for any proposal which has the potential to affect the setting of a heritage asset. Every application shall be assessed on a case-by-case basis.</p>

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	<p><i>development, can be seen to form only a small distanced part of its wider agricultural setting that makes no meaningful contribution to its significance.</i></p> <p><i>5.18 Whilst some visual appreciation of the Site can be experienced from the Conservation Area, proposed new planting within and along the southern and eastern boundaries of the Site by development would serve to strengthen existing vegetation screening of any new built form, which alongside the retained farmland that will remain between the Site and the Conservation Area, serve to maintain its rural ambience. In consideration of the above, development as proposed within the Site would therefore result in no harm to the character or significance of the Conservation Area or its associated Listed Buildings. No further design influence arising from the assessment of the setting of heritage assets is identified.” (paragraphs 5.17 and 5.18, pages 47 and 48, PCL emphasis underlined)</i></p> <p>In the Officer Report on that application (CD1 to the Inquiry), the officer considers the impact of the site on heritage assets, and regarding the impact of the proposal on the setting of heritage assets, state (whilst making reference to the Heritage Assessment):</p> <p><i>“3.4. In terms of setting the HA states that, ‘The available evidence and inspection indicate that views of the surrounding landscape (including the Site) from these assets are predominantly blocked by existing vegetation screening and/or topography. Some glimpsed views to the Site are available from the Manley Railway Bridge. The Site is not however identified to form part of, or make any meaningful contribution to, the setting of these assets, or contribute to the special architectural or historic interest from which their principle significance derives.’</i></p> <p><i>3.5. Officers concur with this view. The impacts on the setting of heritage assets would be negligible. Suitable screening could be provided to adequately mitigate any intervisibility.” (paragraph 3.4 and 3.5, p. 40 and 41 of CD1, PCL emphasis).</i></p>	

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	<p>Therefore, it is clear that further eastward of expansion of Tiverton will not have a negative impact on the setting of the Conservation Area.</p> <p>The draft CAAMP as currently written introduces a degree of uncertainty on this matter, given its vagueness and lack of specific or detailed information, which will lead to inconsistent interpretation and subsequent decisions.</p>	
<p>Individual</p>	<p>I am writing to express my deep concern about the current discussions about lifting the conservation status of Snake Woods and the south bank of the Grand Western Canal.</p> <p>Whilst we undoubtedly have to be aware of the need for more housing in Britain, it's absolutely essential that we protect beautiful environments like this part of Tiverton. This part of the town contains ancient woodland and a rich variety of animal life which we really must protect, not just in the interests of the environment but also because it is a tourist destination which brings visitors and money into Tiverton.</p> <p>Tivertonians obviously enjoy the health and well-being benefits of walking along the canal. But I am also often stopped by visitors on the canal to ask what routes they can take, how they get onto the old railway line and so on. We have to protect this area of our town for generations to come.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest. Snakes Wood does not form part of the canal's special historic and architectural interest. However, it is designated as an area of Ancient Woodland and also a County Wildlife Site</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance</p>

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		habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.
Individual	<p>I wish to object to 2 proposals.</p> <p>First that the land to the East of Tidcombe Hall is not of sufficient historic interest and should be reduced. Reasons: Please see the minutes on Page 7 of the GWCJAC meeting held on the 23/7/24 when Cllr...outlined in detail the historic interest which the MDDC Officer was not aware of. Plus the importance of protecting the area from inappropriate planning applications.</p> <p>Second, that a large area of woodland (Snake Wood) currently included within the Conservation Area should be excluded. Reasons: as outlined by Tiverton Civic Society, 'not all elements of a CA will necessarily contribute to its significance, however this should not always mean that these elements should be removed, if, as in this case, they are likely to contribute to the overall character and setting of the CA.</p> <p>It is an integral part of the GWC ecosystem, wildlife corridor, bird nesting site and canal barge route, which is of crucial importance to this unique tourist attraction. The wood in its entirety should continue to be considered as part of this sense of place and rural character and retained as part of the CA.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council has investigated the archaeological potential of the land adjacent Tidcombe Hall by consulting the Historic Environment Record.</p> <p>The Devon County Archaeologist suggests from the study of LiDAR that the area has been used as pasture and wet wood management. These features do not contribute to the architectural or historic interest of the canal, or further contribute to our understanding of its significance.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance</p>

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		habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.
Tiverton Civic Society	<p>Tiverton Civic Society Response to The Grand Western Canal Conservation Area Consultation. September 2024.</p> <p>Tiverton Civic Society was formed in 1968 when many local people became very concerned about the adverse effect of some planning decisions on the town and the need to protect the local environment. Our motto has been ‘WATCH AND WARD, and since then a major aim of the society has been to remain alert to significant changes to the local environment, and to prevent or reduce any adverse consequences arising from them.</p> <p>Our Society has a particular interest and concern about this topic as one of our leading members at the time, Councillor, and Mayor of Tiverton, played an important role both in saving the route of the then derelict canal through Tiverton from residential development and its early restoration. We strongly supported the transfer of ownership from British Waterways to Devon County Council and Mid Devon District Council, the establishment of a Country Park, and the later designation of the Grand Western Canal Conservation Area.</p> <p>We generally find the Appraisal Plan to be a well written, excellently illustrated and interesting, and, while we do not disagree with many of the suggested changes, applauding the suggested new inclusions, we have concerns about several of the sites recommended for delisting.</p> <p>The author of the document, Thomas Muston, stated during the first Consultation meeting that, to be included within the Conservation Area, buildings and other landscape features must have direct functional links with the canal. This principle is not always followed in the proposed changes.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>It is not proposed to extend the current adopted Conservation Area boundary to Tidcombe Farmhouse as this would necessitate large areas of agricultural land being included. These areas not being of special interest. Furthermore, the farmhouse pre-dates the canal and does not contribute to the understanding of the canal’s significance. Tidcombe Farmhouse does, however, form part of the wider landscape and ‘setting’ of the canal. Applications with the potential to affect the setting or significance of a heritage asset shall be given careful consideration within the decision-making process, in accordance with legislation and policy.</p> <p>The land west of Rock House, which is proposed to be de-designated, was once used as a quarry and this is an interesting point that is referenced on page 11 of the document. The area today is open agricultural land thus it does not meet the criteria for designation as explained above. Snakes Wood does not form part of the canal’s special historic and architectural interest. However, it is designated as an area of Ancient Woodland and also a County Wildlife Site. It is acknowledged that it provides an attractive setting and this is mentioned within Sections 2.4 and 4.5 of the document.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in</p>

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	<p>1. Tidcombe Hall, a non-listed building which has no such link, should be included ‘because it has always been part of the conservation area’. We support this, but also consider that, in addition to Tidcombe Hall the area proposed for delisting immediately to the east of it should be retained as part of the Conservation Area and, that this area should be slightly extended to include the Grade 2 Little Tidcombe Farmhouse, which like Tidcombe Hall, has no functional link to the canal, but is a significant component of the historical landscape. This would help to provide the extra protection from development that is widely called for in this area to the south of the canal.</p> <p>2. A puzzling proposal for delisting is the area west of Rock House and the A373 in Halberton, which surely has an important functional link with the canal. The quarries at this site and just east of the A373 bridge were for long a source of important building material, Sampford Peverell or Halberton breccia, which was not only used in most of the canal bridges between here and Tiverton, but was widely used in Tiverton itself, the most prominent building being the main block of Blundell’s School, completed in 1882. See Page 27 of the Devon Building Stone Atlas: https://www.devonbuildingsgroup.org.uk/uploads/Devon_Building_Stone_Atlas.pdf. The photograph, probably taken about 1900, which is opposite Page 27 of ‘The Grand Western Canal’ by Helen Harris shows building stone heaped up on the wharf by ‘Waterside’, and confirms that quarrying was continuing at this location, and that the stone was still transported by canal barge at this time.</p>	<p>terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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	<p>3. Although we do not have strong feelings about the proposal to delist the large area to the west of Manley Bridge, and understand the reasoning behind it, we still maintain that it should be retained as part of the Conservation Area. This wood requires little maintenance and may have ‘little historic or architectural significance’ but it not only provides an attractive setting and is an integral part of the Grand Western Canal Country Park ecosystem and wildlife corridor, also being an important bird nesting site. A Conservation Area is an area of special historical and architectural interest, the character, appearance or setting of which it is desirable to preserve or enhance. Inevitably, as stated in NPPF Paragraph 213, <i>‘Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance’</i>. However, this should not always mean that these elements should be delisted or removed, if, as in this case, they are likely to contribute to the overall character and setting of the Conservation Area. Page 25 of the Appraisal Plan states that <i>‘the canal as a historic landscape provides opportunities’ for views across the landscape’</i> and that <i>‘mature trees along the towpath marking the boundary of the canal positively contribute to the sense of place and rural character’</i>, There is very little likelihood that, even if delisted, this area would be under threat from any form of development, but we feel that the wood in its entirety should be retained as part of the conservation area.</p>	

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	<p>Alternatively, could the Tidcombe SSSI be extended to include it?</p>	
<p>Sampford Peverell Parish Council</p>	<p>Dear Sirs</p> <p>At its meeting on 19 August 2024, Sampford Peverell Parish Council reviewed the consultation being carried out on the Grand Western Canal Conservation Area.</p> <p>The review was proposing opportunities for the enhancement of the Grand Western Canal Conservation area this included both adding and removing areas.</p> <p>The key concern was that the removal of areas from the conservation area did not then lead to planning applications that would not have been received/approved had the areas still be in the conservation area. The protection of this key amenity and its enjoyment by residents and locals was extremely important. That said, there were areas within the conservation area that did not appear to have any historical link to the canal and could possibly be removed without any subsequent deficit to the amenity value.</p> <p>The main concern appeared to focus on Snake Wood and Tidcombe Hall which had been a location where development was being proposed and thus far had not been approved. Removal of these areas from the Conservation Area could lead to development that would impact the canal and the surrounding road structure.</p> <p>The removal of Manleys B&B at Sampford Peverell itself did not appear to adversely affect the canal unless there was an historic reason why it should remain.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>Snakes Wood does not form part of the canal’s special historic and architectural interest. However, it is designated as an area of Ancient Woodland and also a County Wildlife Site The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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	<p>Overall, the Parish Council welcomed the review and, without in-depth historical evidence, could see no reason to object to the change recommended for Sampford Peverell. However, any changes to the conservation area should not impact on this historic area and its amenity value.</p> <p>Kind regards</p>	<p>Manleys B&B (16 Turnpike), Sampford Peverell is a modern building with no known association to the Grand Western Canal in terms of the canal's construction and use for transportation, and its history and significance as a heritage asset.</p>
Historic England	Historic England in response to the consultation offered no detailed comments.	No further action is required.
Individual	<p>Dear Sir,</p> <p>Please do not remove the woodland along the canal. Please do not allow more houses to be built along here.</p> <p>The canal and its surrounding countryside are a precious part of our town. A stretch of peace and beauty in whats becoming a loud, dirty and busy town. A place to escape to and enjoy.</p> <p>The canal brings a huge chunk of our local tourism and the income that provides to the town, the employment for local workers and visitors who pop in to town on their visit to the canal.</p> <p>I have been on several bat walks along the canal, the delight of seeing or hearing these tiny creatures never goes. Many creatures make their homes in this peaceful undisturbed setting. It is a wonderful wildlife haven, the canal tbe surrounding fields and woodland. Owls hooting, squirrels scurrying, badgers and foxes to name just a few.</p> <p>Removing old woodland cannot be replaced, these undisturbed trees have grown here for decades possibly centuries. Please do not rip them out.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid</p>

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	<p>I hope the tales of meetings at inconvenient times to avoid mass support to protest at plans, hidden boxes to deter comments being left and the lure of financial gain compared to protecting the woodlands is untrue. I really hope my local council would not be that shallow.</p> <p>Please do not allow the building of houses to be passed or remove the woodland and countryside that surround our town.</p>	<p>Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
<p>Individual</p>	<p>With regards to Snakes Wood. If it is deemed that it isn't in a preservation area, it's still on the edge/border of the canal the wood goes straight up to the canal so if planning does go ahead in the future the wildlife and their habitats are going to affect the canals eco-system hence the country park. So it will affect the canal itself which is part of the preservation area.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>Snakes Wood does not form part of the canal's special historic and architectural interest. However, it is designated as an area of Ancient Woodland and also a County Wildlife Site.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9</p>

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		Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.
Individual	The canal actually goes beyond the shown boundary. Beyond Holcombe Rogus the canal goes as far as Greenham in Somerset. After a brief blockage it is again water filled in its section near Colhay bridge farm. It is a beautiful section of the canal. It will be used by cyclists, walkers and people travelling from work and school. Could the conservation area include this very important Somerset Section? Thanks	<p>Thank you for your comments.</p> <p>The Council can only designate Conservation Areas within the local authority's planning area, which is Mid Devon district.</p>
Individual	<p>We understand a meeting will be held on July 3 to discuss the above proposal.</p> <p>1. We wish to protest, once again, to the Proposal to develop the land around Tidcombe Hall for building — for environmental and other reasons previously listed.</p> <p>2. We also object most strongly to the additional scheme to remove the conservation status of Snakes Wood. This would threaten yet more desecration of the area along the south bank of the canal, and spoil its unique appeal for so many people who enjoy the peace and beauty of the area.</p> <p>Please oppose these disastrous proposals and defend the beauty of this area.</p> <p>Thank you.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>Snakes Wood does not form part of the canal's special historic and architectural interest. However, it is designated as an area of Ancient Woodland and also a County Wildlife Site.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported</p>

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		<p>through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
<p>Individual</p>	<p>I write following the public meeting last Monday concerning the Grand Western Canal conservation area review. On the whole the review seems extensive and relevant, but I believe I am not alone in my concern regarding the removal of protection of the two fields to the East of Tidcombe Hall and the area of woodland before Manley Bridge. We were told at the meeting that the ecological importance of the fields and woodland is not of interest in this review as it is purely historical/archeological. However the protection was previously put in place so must have been relevant at some point and as nothing has changed it should still be so.</p> <p>As a local person who has lived near to the canal for most of my life, I feel the area needs protecting for its natural significance as a calm and quiet place where people can be close to nature away from the pressures of modern day life. The woodland near to Manley bridge especially gives this calm for many people with the sound of the stream running through and the bird song and abundance of bird life.</p> <p>Surely conservation along the length of the canal should incorporate ecology, as the history and archaeology are dependent on the canal being maintained.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>

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Individual	I and family and friends have gone on the barge pulled by horse on quite a number of occasions. It's always different (plants / wildlife) and I don't want a thing be touched - why mess with perfect?	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	We should not be building near the canal. To. Build by the old Mari curie site is disgrace. Why not have it as holiday hotel that hosts weddings.we lack. I vision .it's like oh let's. Build houses there absolutely not.will you listen to the l People of Tiverton that is the question	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or</p>

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		<p>historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>Dear Councillor Steve Keable,</p> <p>I am writing to express my strong objection to the proposed removal of a significant portion of our wonderful beauty spot and a unique tourist attraction from its conservation status. This area is vital for the ecological balance and natural beauty of Mid Devon. It generates much needed income for the town through tourism.</p> <p>The Horse Drawn Barge Company celebrating its 50 year history depends on this area crucially for its operation. Living here for more than 50 years myself we have taken visitors from Canada and Ireland to share this unique attraction.</p> <p>The proposed changes also seem to facilitate development of Tidcombe Hall which myself and others living in the vicinity strongly object to.</p> <p>I respectfully urge you to take decisive action to prevent any reduction of this conservation area and our heritage.</p> <p>Yours sincerely</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance</p>

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		habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.
Individual	<p>I would like to raise my objection to the proposed changes to the protected areas along the grand western canal.</p> <p>The canal is one of the main attractions of the Mid Devon area and probably the biggest in Tiverton. The canal itself is fantastic for the countryside that it runs through, and the wildlife that it hosts.</p> <p>I believe that reducing the protected areas of the canal will irreversibly change the characteristics of the wildlife and the general experience of the canal.</p> <p>Furthermore, the areas that are proposed, do not have the necessary infrastructure links to them, meaning that the impacts to the local area relating to traffic, utilities and other necessary infrastructures will be over stretched.</p> <p>Please note my objection.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>Dear Sir/ Madam</p> <p>I which to raise my objection to any reduction of the conservation area.</p> <p>I am Particularly concerned with any woods being taken out and any removal of land that run perpendicular to the canal that would make development easier and more likely. With the Eastern urban extension there are less and less places for the people of Tiverton to go without the threat of future development.</p> <p>The areas of land perpendicular to the canal need to remain in the conservation area in order to conserve the present environment. We do not need to see more housing. The people of Tiverton have</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>

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	<p>already given up much free space for development and all we ask is you maintain and protect the canal environs.</p> <p>The area of Tidcombe Hall must be protected, and forgive me if I am cynical about the statement that there is no connection between development proposals and the removal of this protection. How the removal of the protection will enhance the canal is frankly beyond me.</p> <p>Given the damage to bio diversity which is well known the idea of removing protections from woodland is counter intuitive. I note there is a petition of over 2000 signatures against these proposals and I hope the weight of feeling will lead to the complete rejection of the current plan.</p>	<p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>Through local active community groups I have been made aware of the upcoming consultations on the future of the grand western canal.</p> <p>Firstly, it is extremely poor that you only have the plans etc available to see tomorrow afternoon when the majority of people, including myself, will be at work. This should be extended into the evening for such an important event.</p> <p>Our canal is one of the most unique assets Tiverton has. The tourism alone will bring much to the town with spending at the canal but also local hotels and other accommodation, pub's restaurants etc to support the tourists.</p> <p>It is also used by the local people for many social and exercise activities. During lock down it was so busy as people used it to have their exercise, supporting positive mental health, social time as far as it could be then.</p>	<p>Thank you for your comments.</p> <p>The public consultation has involved two 'drop -in' events where members of the public have been able to find out more about the Grand Western Canal Conservation Area Appraisal and Management Plan, and discuss the proposals with the Council's officers. The second public drop on 5th September was held between 5 pm and 7 pm specifically to provide an opportunity for people to attend during the evening. Information about the consultation, including the Grand Western Canal Conservation Area Appraisal and Management Plan, a technical note and frequently asked questions has remained published and available for inspection on the Council's website.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and</p>

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Individual / Organisation	Comment	Action/Response
	<p>You simply must preserve its future against any building or other interference. It is a safe haven for so much wildlife, used regularly by walkers, joggers, dog owners, cyclists etc. once this has gone - it's gone forever. Our quality of life for many residents would be severely impacted if there are these proposed conservation changes and building works. There is enough housing going up already with very minimal additional infrastructure such as a new High School!</p> <p>In these times of financial uncertainty and difficulties for many families, a visit to the canal is free/minimal costs to explore, exercise, discover and discuss. I implore you to consider the quality of life of your local community and the serious impact for our already limited wildlife.</p> <p>If I could attend tomorrow afternoon I would.</p> <p>Do not let us down.</p>	<p>guidance, and it is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council's management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>
Individual	<p>Please add my following comment to this public consultation.</p> <p>This immensely valuable environmental amenity, and the major tourist attraction for Tiverton, must remain fully protected for future generations to enjoy. There should be absolutely no reduction to the conservation area whatsoever. If anything, it should be increased, to protect the south bank of the canal from housing, concrete and tarmac, which would likely lead to catastrophic flooding in the Glebelands and Tidcombe area, as the severity of our Winter storms increase, as forecasted. The new government plans to build on the green belt. Therefore maintaining full conservation status for this whole area is a vital responsibility of our council.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal's special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>

Appendix 2 GWC CAAMP Consultation Responses

Individual / Organisation	Comment	Action/Response
Individual	<p>As a local resident, I strongly object to the removal of areas in the new draft plan.</p> <p>Please can this be registered or more information sent as to what other information I need to include to raise my objection to the new plans?</p> <p>Many thanks</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p>
Individual	<p>Dear Councillor,</p> <p>I hope this message finds you well. I am writing to let you know my strong objection to the proposed removal of a significant portion of our cherished beauty spot and tourist attraction from its current conservation status. This area not only contributes immensely to the natural beauty and ecological balance of Mid Devon but also brings crucial revenue to our town through tourism.</p> <p>The preservation of this area is of paramount importance, particularly for the 50-year-old Horse-Drawn Barge Company that operates within it. This historic company is a vital part of our local heritage and a key visitor attraction. The proposed changes also seem to align with the development plans for Tidcombe Hall, which I, along with many others in our community, strongly oppose.</p>	<p>Thank you for your comments.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is a technical exercise that follows the relevant legislation and guidance. It is specifically in relation to the canal’s special historic and architectural interest. A conservation area is designated because of its special architectural or historic interest. The National Planning Policy Framework (NPPF) cautions local planning authorities to ensure that an area justifies designation so that the concept of conservation is not devalued through the designation of areas that lack special interest.</p> <p>The preparation of the Grand Western Canal Conservation Area Appraisal and Management Plan is not about the potential development of land or determination of planning proposals for development in the vicinity of the canal.</p> <p>The Council recognises the value of the canal for ecology, informal recreation, and health and well-being for local residents and visitors and in supporting local businesses. However, these matters are not relevant to the designation of the conservation area in terms of its special historic or architectural interest. These matters are supported</p>

Appendix 2 GWC CAAMP Consultation Responses

Individual / Organisation	Comment	Action/Response
	<p>As the Cabinet Member for Planning and Economic Regeneration, you have acknowledged the value of the canal, stating:</p> <p>“The canal is a real asset to Mid Devon, to those who live here and those who come from miles around to enjoy its beauty. We know, therefore, it’s important we have a robust plan to protect the area and preserve its unique setting, and we want the public to be part of that plan.”</p> <p>In light of your statement, it is imperative that any plans to reduce the conservation area be halted immediately. Preserving the integrity of this area is essential to maintaining its unique setting and ensuring that future generations can continue to enjoy its beauty and historical significance.</p> <p>I urge you to take decisive action to prevent any reduction in the conservation area. Ensuring its protection will reflect the genuine commitment to safeguarding our environment and heritage, which is fundamental to the identity and prosperity of Mid Devon.</p> <p>Thank you for your attention to this critical matter. I look forward to your positive response and swift action to protect our valuable conservation area.</p> <p>Yours sincerely,</p>	<p>through other work of the Council as a local planning authority and the promotion of Mid Devon as a visitor destination, and through Devon County Council’s management of the canal as a Country Park. Species and habitats are legally protected. This includes through the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017. National planning policy and policies in the adopted Mid Devon Local Plan (including Policies S1 Sustainable development priorities, S9 Environment, and DM28 Other protected sites) also seek to protect and enhance habitats and biodiversity. The canal is a designated County Wildlife Site and also a designated Local Nature Reserve and Country Park.</p>