

Sandra Hutchings

From: Trevor :
Sent: 12 February 2014 12:10
To: DPD
Subject: Local Plan Review - OBJECTION to TIV13

Importance: High



Dear Sir / Madam,

Policy TIV 13 – Exeter Hill

With reference to the Local Plan Review published recently for public consultation, we would like to formally register our objections for the following reasons:-

1. Our house and garden back onto the fields in question and owing to the natural topography and in particular, the very steep gradient of the fields, our privacy and general amenity would be seriously affected by any further development above us. (A large house ‘High Mount’ has recently been built above our property replacing a smaller property) – Page 60, Para. 3.30 refers
2. The fields in question behind our property are currently used during much of the year to keep the heavy horses used to pull the Horse Drawn barge on the Grand Western Canal, an important tourist generator for the town. If these fields were turned over to development, the availability of suitable long term grazing for these work horses within a practical distance close to the canal head, would be permanently removed. - Policy S10 (g) refers
3. Policy S11 (c) states “Retain the green setting provided by the steep open hillsides, particularly to the west and south of the town and the historic parkland of Knightshayes to the north of the A361.” The proposal at TIV13 would seem to be in direct contradiction to this policy. The site in question is also directly opposite Knightshayes and would further spoil the outlook currently enjoyed by the numerous visitors to this special property.
4. Vehicular access to any development outlined in TIV13 b) via Devonshire Rise, would be disastrous. This small development is currently often overcrowded with parked vehicles causing great difficulties for large commercial vehicles (particularly refuse collections) to service the properties.
5. A secondary access - TIV13 c) - could only be created via Exeter Hill which is totally unsuitable as detailed in Page 60, Para. 3.30. In addition to which, the absence and insufficient highway width to provide a pedestrian footway must preclude Exeter Hill as a secondary access / egress point. Any additional pedestrian movements on this very steep narrow road would present an unreasonable danger to road users. Furthermore, Exeter Hill is regularly blocked by LGVs’ servicing the businesses and farms towards Butterleigh, notwithstanding the substandard nature of the Exeter Hill / Canal Hill junction.
6. We would be very concerned with any interference with the natural drainage of the fields above our property, which are currently stable and seemingly coping with the excessive rainfall this winter. The implementation of a SUD scheme - TIV13 d), could inadvertently cause flash flooding in such extreme weather conditions, putting those properties below the development, including our own, at a very real risk from both surface and foul water pollution.

Yours faithfully,

Trevor and Sue Southgate