

## Sandra Hutchings

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**From:** Peter Pugsley ·  
**Sent:** 04 February 2014 11:19  
**To:** DPD  
**Subject:** Local Plan Review : Tiverton Option TIV13 - Exeter Hill - OBJECTION

Dear Sir/Madam

We object to Tiverton Option TIV13 – Exeter Hill – whether for 20 houses (ISAD) or 55 houses (OCD) – for the following reasons :-

### 1. Adverse Visual Impact

- 1.1 Policy – such development would be contrary to Tiverton Policy S11 – “to retain the green setting provided by the steep open hillsides...”.
- 1.2 Town Centre Conservation Area – the essence of the conservation area is that from the built environment of the town centre one can see the surrounding green fields demonstrating the nature of the place as an ancient market country town.
- 1.3 Knightshayes Court and Garden – there would be an adverse impact on the setting of this Grade 1 listed building and garden, from which this site is in the direct line of vision.
- 1.4 Cranmore Castle – there would be an adverse impact on the setting of this registered Ancient Monument.
- 1.5 The extent of the visual impact is demonstrated by the recently rebuilt “High Mount”, which is very prominent in the landscape and replaces a much more modest building which used to be obscured from view by trees and other vegetation. 20 or 55 new houses on this steep and prominent site would increase the intrusion into the landscape 20 or 55 times.

### 2. Access

- 2.1 Devonshire Rise is inadequate to service another 20 or 55 houses by reason of its restricted width. At many times of the day (particularly evenings) it is barely possible to get a single private car between the cars parked on either side.
- 2.2 Exeter Hill would not provide “a suitable secondary point of access”. Apart from “the substandard nature of the junction of Exeter Hill and Canal Hill”, the road is unsuitable by reason of its steep gradient and poor alignment. It is frequently blocked by large vehicles trying to access Butterleigh Saw Mill which cannot manage the gradient.
- 2.3 There is no other possible secondary means of access.

### 3. SUDS

Sustainable drainage is impossible by reason of the steepness of the site and the nature of the soil, which is basically clay. The use of balancing ponds would be ruled out by the extent and cost of the necessary excavations, the consequent limitation of the area available for development (and therefore the viability of the scheme), and the resultant danger to the residents of the properties below.

4. Sewage – (this applies to all the sites proposed for development) – the use of the access to the Tiverton Sewage Works is already excessive (to the detriment of the residents of the private properties using the same road). The construction of another 20 or 55 houses would add to the traffic on Collipriest Road and thereby exacerbate the situation further. MDDC/SWWA must acknowledge the imperative of a safe access to the sewage works, and not constantly make matters worse by increasing the traffic by permitting further development.

5. If there is a need for more housing in the Mid Devon District, it would be better planning to create a new settlement in the Willand/Cullompton area.

Yours faithfully,

- (1) Peter Pugsley
- (2) Barbara Pugsley
- (3) Christina Pugsley

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