

Sandra Hutchings

From: ann >
Sent: 19 February 2014 18:58
To: DPD
Subject: Local Plan Review-OBJECTION to TIV13

Dear Sir/Madam,

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

1. Adverse visual impact,

1.1. This development is contrary to Tiverton policy S11 - "to retain the green setting provide by the steep open hillsides".

1.2. Knightshayes Court and Gardens would be adversely impacted upon due the development being in direct view from the Grade 1 listed building and gardens.

1.3. The extent of the visual impact is clearly demonstrated by the recently rebuilt "High Mount" which replaces a much more modest building and which now dominates the skyline as the previous building was obscured by trees and bushes.

2. Access,

2.1. Devonshire Rise is not suitable to provide further access as it currently struggles to cope with the residential traffic, let alone the problems faced by the refuse collection vehicles which regularly have to mount footpaths and drive over lawns and gardens to gain access to fulfil their role to the rate payers, another major concern must surely be access for emergency vehicles should there be a fire or blocked access for an ambulance.

2.2. Exeter Hill is not a suitable secondary point of access. Apart from "the substandard nature of the junction of Exeter Hill and Canal Hill", the steep gradient and poor alignment it regularly blocked by large vehicles trying access Butterleigh saw mill and bulk feed lorries making deliveries to the poultry farms.

2.3. There is no other possible secondary means of access.

3. Drainage,

We have serious concerns should there be any interference with the natural drainage of the fields above our property, which currently are stable and barely coping with the excessive rainfall of 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 real risk of flooding from both surface foul water.

Yours faithfully,

1. Adrian Stone,
2. Ann Stone,
3. Natalie Stone,
4. Callum Stone.



36, Canal Hill, Tiverton, EX16 4HX.