

**Sandra Hutchings**

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**From:** edward fitzherbert  
**Sent:** 08 March 2014 22:16  
**To:** DPD  
**Subject:** Local Plan Consultation : Tiverton Option TIV13 - Exeter Hill - OBJECTION

Dear Sir/Madam,

We are writing to object to Tiverton Option TIV13, Exeter Hill, for either 20 houses (ISAD) or 55 houses (OCD).

Our reasons for objection are listed below:

#### 1. Adverse Visual Impact

The development would be contrary to Tiverton Policy S11 – to retain the green setting provided by the steep open hillsides to the South and West of Tiverton.

This would be particularly detrimental to

- A. The Grand Western Canal. This is an extremely important tourist attraction for the local area. There would be a very significant adverse visual impact from both the newly built Grand Western Canal Visitor Centre and from the whole of the canal basin from development on Exeter Hill.
- B. Town Centre Conservation Area. The steep green fields to the south and west of Tiverton are part of the very character of this historic market town and form an essential part of the nature of the conservation area status of the town.
- C. Knightshayes Court and Garden. This is a hugely significant and much loved Grade 1 listed building and garden. The proposed development is in direct line of vision from Knightshayes and this adverse visual impact is enough on its own to make this proposed development extremely unwise for the future of Tiverton.

#### 2. Access

- A. Devonshire Rise could not safely service another 20 or 55 houses due to its restricted width
- B. Exeter Hill could not provide a suitable secondary point of access. This is mainly due to the poor nature of the junction between Exeter Hill and Canal Hill as well as its steepness.
- C. There is no other possible secondary means of access.

Yours sincerely,

- 1. Edward FitzHerbert
- 2. Claire FitzHerbert

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