

18 Butterleigh Drive
Tiverton
EX16 4PN

18th March 2014



Local Plan Review
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton
EX16 6PP

Dear Sirs

I wish to comment on plans included in the Local Plan Review Options Consultation in respect of **TIV13 – Exeter Hill**

This area is part of the Grennfields Sites Mid Devon Council is very keen to protect, that is the green uplands visible around the town and has been part of the Policies since the First Plan in the 1990's. The value of this heritage is demonstrated in the photograph on page 2 of the recent document.

In 2000 an application to build stables on this Agricultural land, Reference 4/52/2000/1360 was only granted subject to 12 conditions. A number of these were in relation to the Visual Impact on the local landscape and accessibility .

Reasons for these conditions included

1. To safeguard the visual amenities of the area
2. In order to ensure that the proposed development makes a satisfactory contribution to the enhancement of the area
3. To ensure that the proposed development makes a satisfactory contribution to the preservation and/or enhancement of the visual amenity of the locality
4. In the interests of Highway safety
5. In the interests of Highway safety and the amenity of the occupiers of nearby dwellings.

5 years after completion an application was made to revoke one of these important conditions, that access to Canal Hill should be reinstated. This condition was included to avoid use of a dangerous access point. This amendment was rejected on the grounds of safety.

This site is unsuitable for a large number of reasons

Impact on Local Visual Outlook

Highways - No access to Exeter Hill as it is :-

Very Steep (1 in 5)

Narrow

- Exeter Hill has no pavements, unsuitable for Pedestrians, Children walking/cycling to school, mothers with prams
- Increase in traffic 55 houses equals potential extra 100 vehicles, both Devonshire Rise and Exeter Hill/ Canal Hill not suitable

- Dangerous junction at bottom of Exeter Hill, especially in winter weather
- Large number of delivery vehicles increasing impact, e.g. Home deliveries, parcel deliveries

Water Run-off – This would cause an increase in the current problems in periods of heavy rain on Exeter hill where “Torrents of Brown water are commonly experiences along with debris (leaves , twigs etc) . With rainfall forecast to increase by 15/30% this problem will increase. See Interim Sustainability Appraisal Section 2.17 & 2.66

Negative Impact in relation to Interim Sustainability Appraisal Jan 2014

Re Section 2.4 Biodiversity Green Infrastructure “....at heart the need to conserve and enhance”

Re Section 2.8 Historic Environment “The planning System should set out a positive strategy for the conservation and protection of the historic environment”

Re Section 2.12 Landscape “Planning should protect valued landscapes”

Re Section 2.17 Water 2 In particular new housing and commercial development should incorporate measures to improve water efficiency and reduce water run-off

Re Section 2.66 “ Winter rainfall is predicted to increase by 15/30%. Impermeable surfaces of buildings, road surfaces, pavements limit infiltration and increase the volume and rate of surface water run-off.

In relation to the Strategic Policies S1 and S2 set out in the published document Appendix 1 and 2 this site yields the lowest Impact score out of all the Tiverton sites.

This is shown below

Overall Impact Score	Site	Policy S1	Policy S2
	Strategy Plan	27	25
	Tiv1	+6	
	Tiv2	+5	
	Tiv3	+6	
	Tiv4	+13	
	Tiv5	+2	
	Tiv6	+6	
	Tiv7	+4	
	Tiv8	0	
	Tiv9	+4	
	Tiv10	0	
	Tiv11	+4	
	Tiv12	+1	
	Tiv13	-3	
	Tiv14	+5	
	Tiv15	-2	
	Tiv16	+14	
	Tiv17	+10	

Clearly TIV13 is the lowest scoring site, one of only 2 with a Negative Impact Score

In Appendix2 which shows the Impact of each site the recommendation of Site Tiv13 include:-

The design should minimise the impact to the landscape Character. This is an impossibility given the height of the site, even the stables referred to earlier had to be protected /screen by newly planted trees.

A Suggested Access Point from Butterleigh Drive for Emergency Access and a Footpath/Cycleway is impossible as the whole road is taken up with properties. This would also be laden with issues previously covered.

Yours faithfully

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D Fraser