

PLANNING APPEAL APP/Y1138/W/22/3313401 – LAND AT HARTNOLLS FARM

Letter of Objection to the proposed Westcountry Land Post Hill Proposed Access.

Dear Sirs,

I refer to the Rule 6 Submission made by Westcountry Land in respect to access at Post hill Tiverton.

My name is Dean Edwards and my wife Caroline and I own The Gamble, Post Hill, Tiverton Devon EX16 4NG which is attached and to some degree included in said proposed access.

I am aware of the Rule 6 being withdrawn however prior to this potential access being considered or given any weight I feel it is only right that the full facts are discussed.

History

In April 2023 my wife and I were approached by Mid Devon Homes in respect to an Option agreement on our property, this Option was for 12 months and expired in April 2024. This has been pointed out to Westcountry land and Mid Devon Homes in writing on several occasions.

Concerns

I refer firstly to point 4.1 their letter to Mr Richard Marsh dated 7th September 2023 which they refer to in their Rule 6 submission. This letter at the time was factually correct and they had secured or had options on the land required for the proposed access. However, as the Option on our land has now expired and no future option will be entered into they do not now have the required land for the access. So this point is factually incorrect and outdated.

4.4 WCL (Tiverton) Ltd have acquired land and properties in order to create a new, alternative access to service Area B, without the need to wait for the connection from Redrow, as identified above. This alternative access is contained entirely within the existing settlement boundary and the allocated area, without the need for any land outside of that, identified by the Local Plan.

This is incorrect as their drawings include areas of our garden inside of their redline and they have no agreement in place nor will at any point in the future. They cannot simply move legal boundaries and include people's gardens without agreement.

4.8 WCL (Tiverton) Ltd have also acquired the freehold interest in sufficient land (within the allocation area and existing settlement boundary) to successfully deliver a suitable alternative access to Area B, with direct frontage onto Post Hill, Reference Appendix JRD2.

Again, when overlaying JRD3 the closer detail the area clearly includes areas of our garden inside of their claimed red line boundary of ownership which is included.

We are quite perplexed about the reasoning for a decision to alter one of the main arterial roads into the town. When the A361 is closed whether planned or due to an incident traffic outside of our property is significant to say the least. On any normal day in excess of 5000 can pass by. I stress this is on a normal day and when the A361 is open this is a minimum traffic level. To pass all of these

vehicles through a brand new housing development or through a junction would create an impossible traffic situation. WCL proposed site plans show a 90 degree turning not 300m from this new junction, how is the traffic including articulated lorries supposed to navigate this route. This plan is poorly conceived and a desperate attempt to move away from the original Masterplan.

My wife and I built our house 16 years ago in full knowledge of the plans for the fields behind. The adopted master plan has always shown a great big red arrow showing the access from Hartnoll Farm as proposed by the Waddington Park application. We have no objection to this proposed access, it does not require rerouting of an arterial road, it does not require houses to be demolished and it does not require the removal of trees with preservation orders.

Kind Regards

Dean and Caroline Edwards

The Gamble, Post Hill, Tiverton EX16 4NG