

Name of the Local Plan to which this representation relates: Exeter Plan 2021-2041

Please return to Exeter City Council, Local Plans Team, Paris Street, Exeter, EX1 1JN, upload onto our consultation portal at <https://exeterplanpublication.commonplace.is/> or email to planning.policy@exeter.gov.uk by **11:59 pm** on **6 February 2025**.

This form has two parts:

Part A – Personal Details: Needs to be completed only once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A: Personal details

1. Personal details*

*If an agent is appointed, please complete only the Title, Name and Organisation (if application) boxes below but complete the full contact details of the agent in section 2.

Title

Mr

First Name

Nigel

Last Name

Escott

Job Title (where relevant)

Organisation (where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone number

E-mail address

2. Agent's details if applicable

Title

First Name

Last Name

Job Title (where relevant)

Organisation (where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone number

E-mail address

Part B – Representation

Please use a separate sheet for each representation

3. To which part of the Exeter Plan does this representation relate?

Paragraph	10.1 to 10.9	Policy	NE1	Policies Map	Local Plan Policies Map NE1
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4. Do you consider that this part of the Exeter Plan is legally compliant?

Yes		No	
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4 (a). If yes, and you wish to support the legal compliance of this part of the Exeter Plan, please use this box to set out your comments.
(Continue on a separate sheet if necessary)

4 (b). If no, please give details of why you consider this part of the Exeter Plan is not legally compliant. Please be as precise as possible.
(Continue on a separate sheet if necessary)

4 (c). Please set out the modification(s) you consider necessary to make this part of the Exeter Plan legally compliant, in respect of any legal compliance matters you have identified at 4(b) above. You will need to say why each modification will make this part of the Exeter Plan legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.
(Continue on a separate sheet if necessary)

5. Do you consider that this part of the Exeter Plan is Sound?

Yes

No

No

5 (a). If yes, and you wish to support the soundness of this part of the Exeter Plan, please use this box to set out your comments.

(Continue on a separate sheet if necessary)

5 (b). If no, please give details of why you consider this part of the Exeter Plan is unsound. Please be as precise as possible.

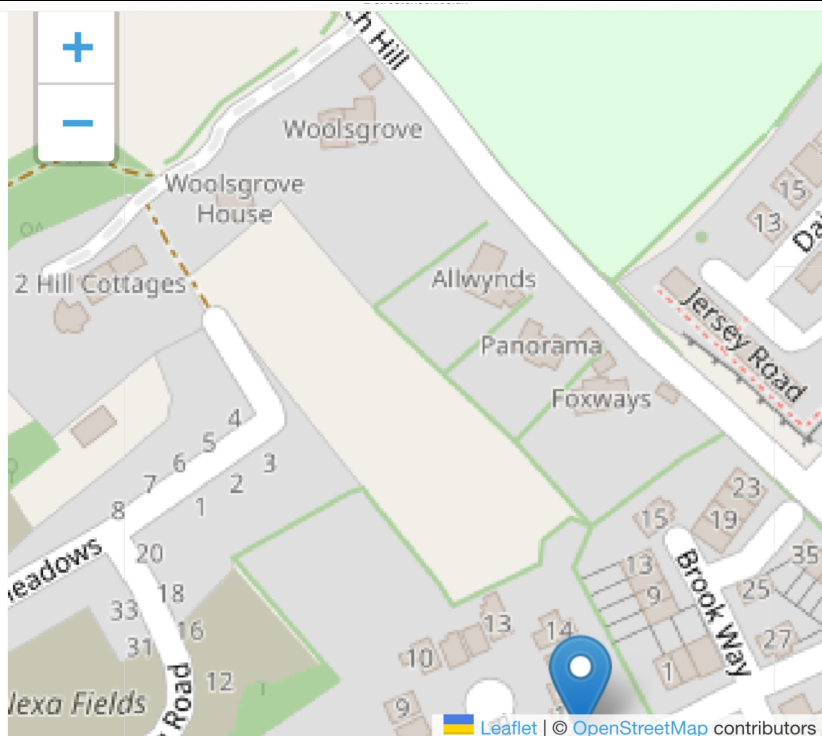
(Continue on a separate sheet if necessary)

As suggested so as to avoid repeat representations, I write on behalf of the 8 co-owners of land to the south of Woolsgrove House, Church Hill Pinhoe EX4 9JG, known as Site 36 in the HELAA.



We support the designation of Land under policy Natural Environment 1 for green open landscape areas to the north of Exeter aimed at protecting the rural landscape and character/setting of the area for the local Pinhoe community and the city as a whole.

Site location plan

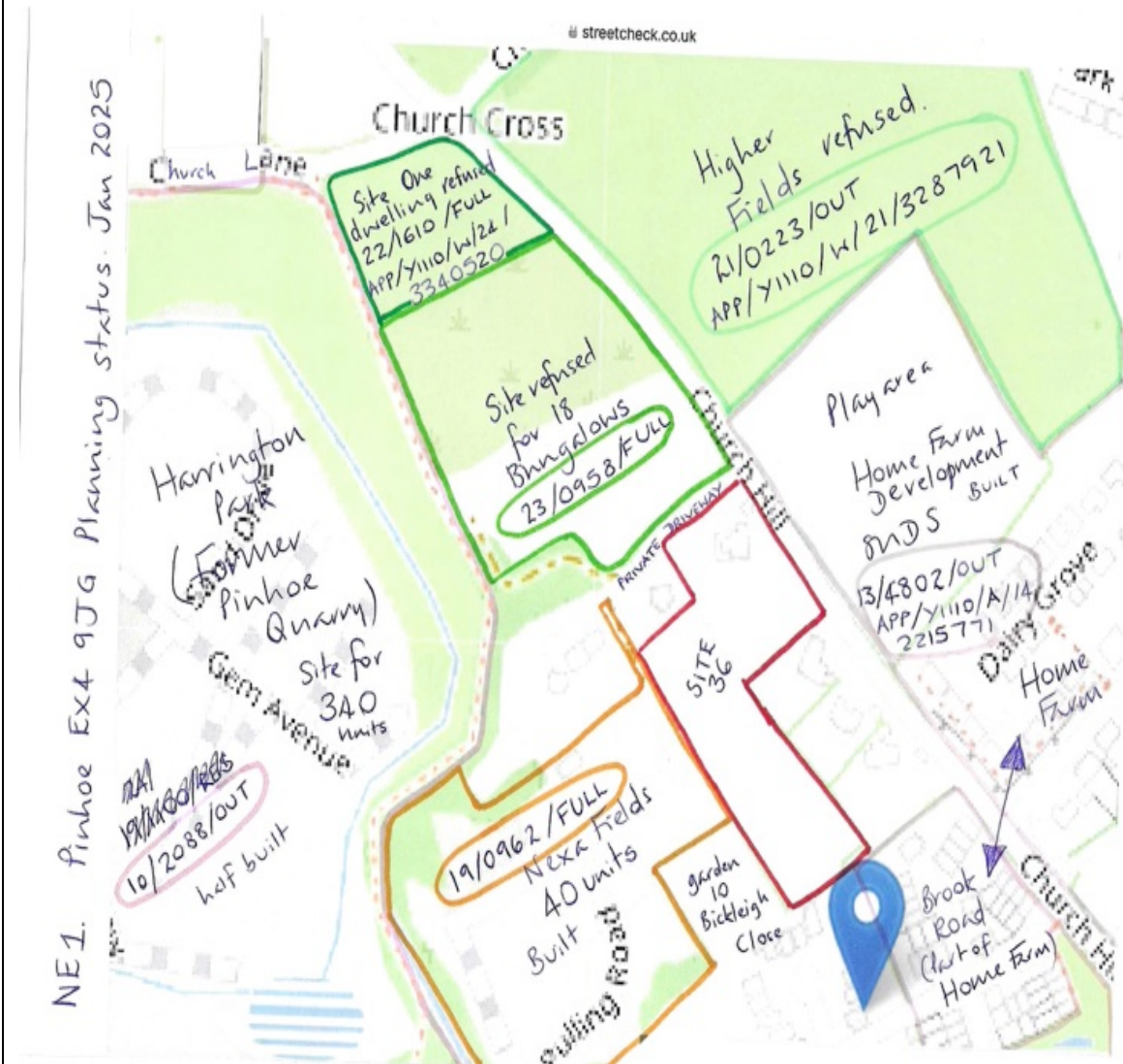


However, we feel the Settlement Boundary has been drawn incorrectly at the above location. We suggest the boundary should reflect the edge of the existing urban development, which has been previously defined by the local planning authority to be Woolsgrove, 1 and 2 Hill Cottages and Turret, and Woolsgrove House, Church Hill, Pinhoe, EX4 9JG. These properties and site 36 are served by a private driveway. In reality, these houses form the urban settlement boundary of Pinhoe.



Woolsgrove sits on contour 84 m, and with the exception of 10 or so houses to the east, built as part of the Home Farm development, no new development has been constructed or permitted higher than this level. This has been supported by three planning inspectors with regards to planning appeals on land to the north and north east of the properties.

NE 1 Planning status at EX4 9JG



See

1: Higher Fields, Church Hill planning application refusal for 63 dwellings 21/0223/OUT and Appeal dismissal APP/Y1110/W/21/3287921

2: Land at junction of Church Hill and Church Lane for 1 dwelling 22/1610/FULL and Appeal dismissal APP/Y1110/W/24/3340520

3: Land at Church Hill for 18 bungalows planning refusal (July 2024) 23/0958 /FULL. It is noted the developer has not sought to appeal this decision, thus preserving the rural character and landscape setting of the area.

We agree that Woolsgrove is part of Pinhoe, as are its neighbours to the south, and that it is correctly excluded from Policy NE1.

It therefore does not seem sustainable that its neighbours to the West, Woolsgrove House, 1 and 2 Hill Cottages and the Turret are included in policy NE1. These houses have been constructed for 100 years, and abut the new Pulling Road development, known as Nexa Fields, to the south.

Nexa Fields comprises 40 units built on Landscape Setting 1 land, aka NE1, see planning permission 19/0962/FULL. This development adjoins Site 36 and can provide alternative access and services to Site 36, which also benefits from extensive road frontage onto Church Hill to the east.

Site 36 comprises approximately 2 acres: a 1.25 acre unused field and 0.75 acres forming Woolsgrove, a detached house and garden. Together they offer an opportunity to comprehensively build a residential development of homes/bungalows, on an infill site.

Site 36 is surrounded on all sides by residential development. Two of these properties co-own the site with a third-party. Allwynds, Panorama and Foxways are three bungalows to the east on Church Hill, and have 10 feet boundary / privacy hedges and consequently no view over the site. Two properties to the west are new houses numbered 3 and 4 Nexa Meadow on the Nexa Field development and have no windows overlooking the site. Two houses to the south, numbers 12 and 13 Bickleigh Close, have a northerly aspect over the site.

There is an adjacent property at 10 Bickleigh Close which has for at least 20 years, a very large extended garden, which adjoins the south western corner of Site 36. This boundary has been heavily planted by the homeowner. As this has been used as garden, Site 36 should therefore be regarded as an infill residential development opportunity.

Site 36 comprises of the field together with Woolsgrove, which contribute 1.25 acres and .75 acres respectively. The field is too small to be farmed and is too remote. The soil is clay and therefore offers very poor agricultural potential. The site has not been grazed for at least 10 years, and remains unused. We agree that it is not suitable for industrial/employment use as it is now surrounded by housing.

The only sustainable and effective land use for site 36 is residential development. Part of Site 36 is already designated as such. We suggest that in order to provide a high-quality and comprehensive development that this should be developed with the land at Woolsgrove, as originally promoted by the land owners.

The site lends itself to a small bungalow / low rise / mono roof development, thereby ensuring that the scheme remains invisible in the local Vista and below the ridge lines of the neighbouring Nexa Fields houses, Woolsgrove House and Woolsgrove. The local distinctiveness and character of the area would not be adversely affected by a high-quality residential development on this site.

It should also be noted that to the east of Site 36, are 100 house built as part of the Home Farm development on land also zoned Landscape Setting 1. The fields forming part of this site are considerably higher than the subject Site 36, and the aforementioned Church Hill properties forming the suggested revised Settlement Boundary. The highest land is used as a play area and sustainable urban drainage pond. There are however, a dozen houses situated on land higher than the 84 meter contour line, which were approved at planning appeal. The planning inspector felt that the Home Farm appeal site offered limited medium landscape value, and consequently Site 36, situated further down the hill and surrounded by housing must rank below this in terms of merit.

Site 36 forms part of Site LP12 in the Landscape Sensitivity Assessment Aug 2022. It is noted that Site LP12 straddles the real Settlement Boundary; the northern fields afford high landscape value and are rightly included in new Policy NE1, whilst the land to the south, Site 36, does not, as it is now surrounded by housing.

Whilst the highways agency had no objections to a small development at Woolsgrove, (or in fact the proposed 18 dwellings to the north which was subsequently and rightly refused), there may be a Highways opportunity to improve the driveways to Woolsgrove and the adjacent private driveway serving properties to the west and Site 36. Residential development of site 36 could offer an opportunity to connect the three bungalows on Church Hill to the main sewer, therefore these adjoining properties could all benefit from Site 36 being developed.

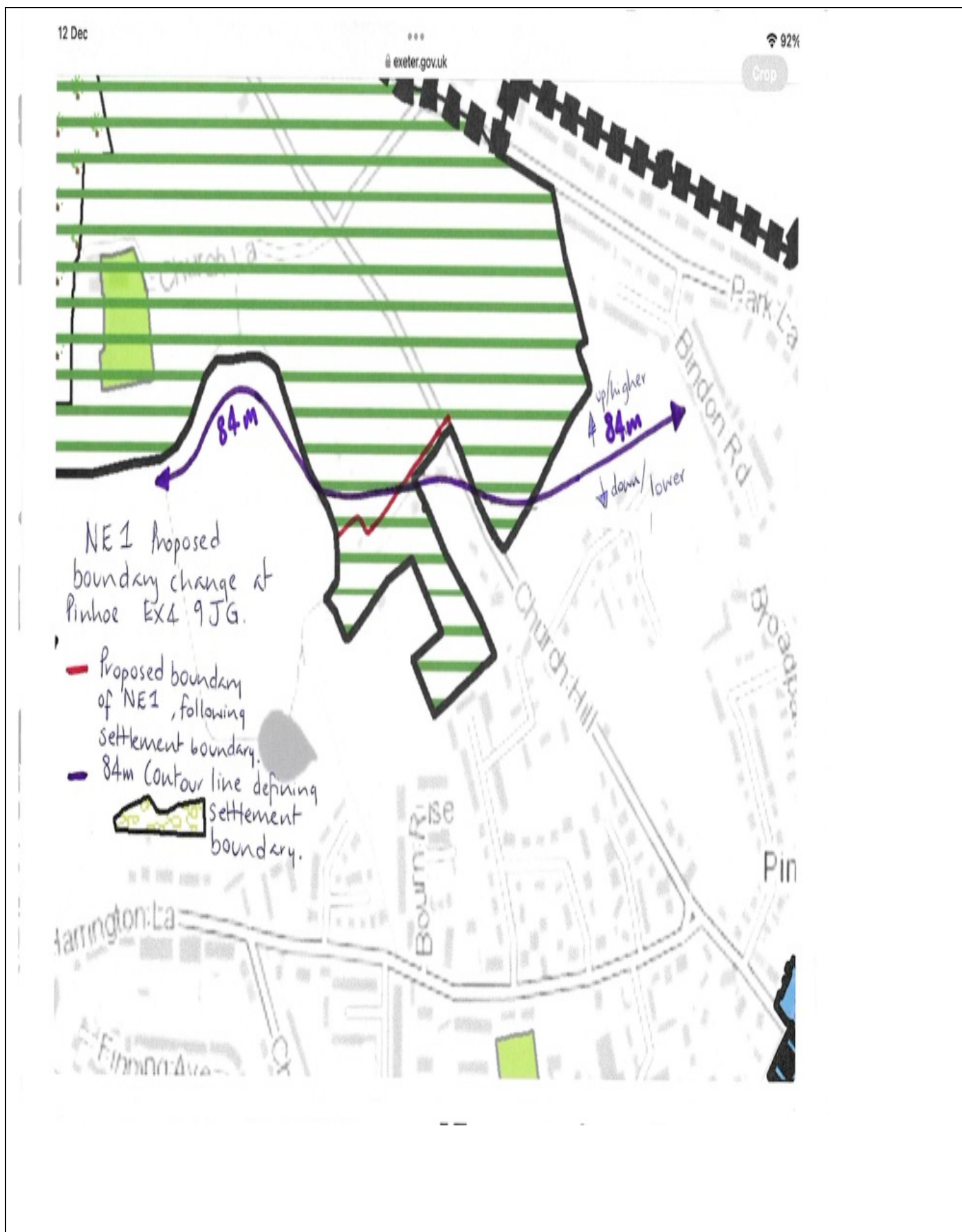
Consequently, we believe that the settlement boundary, as currently drawn as part of Policy NE1 does not comply with NPPF 2, 5 and 11 because it prevents sustainable residential development in a sustainable location. The policy doesn't make effective use of available Land by including Site 36 in policy NE1. To comply with the NPPFs, the NE1 boundary should be redrawn to exclude site 36 and the neighbouring houses to the west, and use a line to the north of the private driveway as the Settlement Boundary. This will offer a definitive and sustainable settlement boundary that has already been proven at three planning appeals.

5 (c). Please set out the modification(s) you consider necessary to make this part of the Exeter Plan sound, in respect of any soundness matters you have identified at 5(b) above.

You will need to say why each modification will make this part of the Exeter Plan sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.

(Continue on a separate sheet if necessary)

Consequently, we believe that the settlement boundary, as currently drawn, as part of Policy NE1 does not comply with NPPF 2, 5 and 11 because it prevents sustainable development in a sustainable location. The policy doesn't make effective use of available Land by including Site 36 in policy NE1. To comply with the NPPFs, the NE1 boundary should be redrawn to exclude site 36 and the neighbouring houses to the west, and use a line to the north of the private driveway as the Settlement Boundary as shown by the red line in the diagram below. This will offer a definitive and sustainable settlement boundary that has already been proven at three planning appeals.



6. Do you consider that this part of the Exeter Plan complies with the Duty to Co-operate?

Yes

☐

No

☐

6 (a). If yes, and you wish to support this part of the Exeter Plan's compliance with the duty to co-operate, please use this box to set out your comments.

(Continue on a separate sheet if necessary)

6 (b). If no, please give details of why you consider this part of the Exeter Plan fails to comply with the duty to co-operate. Please be as precise as possible.

(Continue on a separate sheet if necessary)

Please note that non-compliance with the duty to co-operate is incapable of modification at examination.

7. If you would like to make representations on the Sustainability Appraisal (SA) please provide your comments here, stating to which part of the SA your comments relate.

(Continue on a separate sheet if necessary)

We have mentioned above why we believe the Sustainability Appraisal in terms of site 36 is flawed

8. If you would like to make representations on the Habitats Regulation Assessment (HRA) please provide your comments here, stating to which part of the HRA your comments relate.

(Continue on a separate sheet if necessary)

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

9. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

Yes, I wish to participate in hearing session(s)

Yes, for the session relating to NE1

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

10. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

(Continue on a separate sheet if necessary)

To ensure our representation relating to NE1 is fully considered

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

For more information on how we use your data – please read our privacy notice at the following website: <https://exeter.gov.uk/media/5750/planning-policy-privacy-notice.pdf>