

# Exeter Plan 2021-2041

## Publication Stage (Regulation 19)

### Representation Form

Ref:

**(For official  
use only)**

**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](mailto: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

Mssrs

First Name

Last Name

Matson, Trevor &amp; Eames

Job Title (where relevant)

Organisation (where relevant)

c/o agent

Address Line 1

Line 2

Line 3

Line 4

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Post Code

Telephone number

E-mail address

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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

Policy

Policies Map

4. Do you consider that this part of the Exeter Plan is legally compliant?

Yes

No

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

☐

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)

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)

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)

Site ID: 26. The Appraisal is supported, but please see supplementary statement for explanation as to why the site can score more highly on sustainability grounds.

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)

☐

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)

**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>

## **Sustainability Appraisal Report: Annex 1**

### **Site ID: 26 (Exeter Squash Club, Prince of Wales Road)**

#### **Supplementary submission**

The Appraisal of the site is generally supported, but there are small corrections to the appraisal that need to be pointed out, as follows. The site is a sustainably located one, and these corrections emphasise this point further, and show that the site can be seen to have an even higher degree of sustainability than identified in the Appraisal:

**SA4.** The site does not contain an area of open space. It adjoins an open space, but that is not the allocated site. The sketch proposals show a mixed development, to improve existing sports facilities, and so there would be an improvement to the physical and mental health and wellbeing of residents. The summary on this point should therefore be *'significant positive++'*, and certainly not *'uncertain significant negative-?'*.

**SA7.** The site is adjacent to the University and is to provide student accommodation. It will provide good access to services, facilities and education. The summary on this point should be *'significant positive++'*, and certainly not *'uncertain minor negative-?'*.

**SA10.** The site does not contain an existing green infrastructure asset that could be lost as a result of new development. The site contains the squash club building and car parking. There are trees along a boundary, but these do not need to be removed or harmed during any redevelopment scheme. The summary point should be *'minor positive+'*.

**SA12.** The feasibility study accompanying the Local Plan submission has undertaken a thorough assessment of the site and the surroundings. This is more relevant than the, understandably, broad-brush assessment undertaken in the Sustainability Appraisal, and shows how there would be an enhancement to the area due to the removal of the existing building and a new building of better design quality. The summary on this point should be *'positive+'*.