

Ref:

Exeter Plan 2021-2041
Publication Stage (Regulation 19) Representation Form **(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 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 Mrs

First Name Kiriana

Last Name Lewis

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
10.4

Policy Policy NE1
Landscape setting
(Strategic policy)

Policies
Map LP21

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

Yes X

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)

I support Policy NE1: Landscape setting (Strategic policy) particularly in relation to the setting of Topsham and in relation to 'Land parcel number LP21, part of which is known locally as Mays Field, and part is the Goat Walk open space. It would not only be dangerous but also detrimental to the local environment and population to develop Mays Field with all the extra traffic that would cause as well as destroying the green landscape.

The area is already borderline dangerous for the many walkers and cyclists just with the limited traffic in the area as it stands; the Monmouth St, Bowling Green Marsh and Elm Grove road cannot facilitate the current number of road users without putting lives at risk as it is. Roads are not wide enough, the railway bridge is limiting and narrow. It is already congested for road users and cyclists to move freely with pedestrians. With large deliveries, couriers and sat nav issues the area is beyond over capacity. Use of the route 2 cycle path is dangerous for children for this reason.

The green area around the proposed site is extremely well used by those looking to get out into nature. Dog walkers, foragers, walkers, cyclists and not least bird watchers take huge respite in having the space and greenery around them. The bird hide, work of the RSPB and draw of such varied and plentiful bird life should be a huge part of consideration.

The whole area being conservation area is such for a reason. As residents every tree we prune, every building improvement we make is considered due to the respect of the historical and protected nature of the area as well. A development like this would hugely underestimate this.

Please consider preserving this small space, a small area of greenery thriving with wildlife in an area of significant historical importance that cannot accommodate any further development, traffic or users.

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)

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)

