



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 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	Ms
First Name	Denise
Last Name	Foudy
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	NE1 Landscape setting (Strategic policy)	Policies Map	LP21
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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)

Re 4 (a)

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.

We have only lived in Topsham for a year, and we really appreciate being able to walk from our house to such a pleasant space and being able to walk our dog without having to get in the car and drive somewhere suitable. It was one of the amenities that attracted us to Topsham and as we start thinking about retirement and getting older, we would be very sorry to lose this.

As we have got to know Topsham and Exeter, we have been very impressed by the number of housing developments that have been fitted into the area in recent years. The council has done an excellent job in providing much needed new housing. They seem for the most part to be settlements in their own right and not abutting already dense housing areas such as we have in Topsham, and they are attractive in their locations.

Land parcel LP21 does not seem to us to be such a space. The well thought out Landscape setting policy is the right policy to apply to this location. Aside from the already dense housing in and around Topsham adding further housing would seriously stress and already fragile and less than optimal road system. Like Monmouth Street, where we live, Bowling Green Road is a narrow lane which struggles to accommodate the current traffic and would be unsuitable for two-way traffic. It is also very busy with walkers, runners, joggers and cyclists, both locals exercising or commuting using the Exe trail which is accessed from Bowling Green Road, and day visitors which Topsham attracts all year round due to the birds at the sanctuary in the winter months. It is also very busy with visitors up and down that road to access the Exe estuary cycle path, the beautiful and tranquil views across the nature reserve, the quiet hedgerows along the road and the community fields at the bottom designated for dog walking and a dog-free area.

It would be potentially rather dangerous, and it feels that such a development would present risks to locals, visitors and wildlife as well as the local environment generally simply from the extra traffic alone. Possibly accepting a proposal to build on LP21 would expose the council to risks to both from defending appeals to any permissions granted and from any future litigants who might be seriously adversely injured or affected by the increased traffic.

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)

N/A the plan appears to be legally compliant (although this is not my particular area of law).

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

Yes

Yes, I do.

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)

For the reasons outlined above.
Unfortunately, I heard about this somewhat late in the day so have not had the opportunity to investigate any further at this stage (it's 23:30 On the final day for submissions).

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)

Unfortunately, I appear to have run out of time to add anything further at this stage.

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)

I do not think that it is necessary to attend as I am in support of the plan. However, if it would be helpful to have supporters of the plan participate I would be very happy to attend.

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>