

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	Mr
First Name	Neil
Last Name	Parsley
Job Title (where relevant)	Retired
Address Line 1	
Line 2	
Post Code	
Telephone number	

E-mail address

2. Agent's details if applicable

Title

N/A

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

Opposition to proposed construction of a Heat Exchange Plant near the river Exe, Exeter Canal & Belle Island which will adversely affect this area & Belle Island (see my email to ECC



Planning dated 3/1/25 which provides my reasoning for my & lots of other resident's opposition to ECC's proposals).

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)

Opposition to proposed construction of a Heat Exchange Plant near the river Exe & Exeter Canal which will adversely affect this area & also Belle Island (see my email to ECC Planning dated 3/1/25 which provides my reasoning for my & lots of other resident's opposition to ECC's proposals).

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)

My understanding is that ECC are proposing to sell 4.5 acres for a new heat exchange plant for Exeter city centre. This will have a terrible impact on Belle Island & be exceptionally disruptive to the green spaces adjacent to the river Exe & the Exeter canal, especially when installing the infrastructure necessary to run this plant & heat exchanger. With the current development of the Deaf School site into housing, this area is becoming more densely populated & the proposals to build a renewable energy heat exchanger plant adjacent to Belle Island will be even more damaging to the environment & increase the traffic congestion along Topsham Road which already seems like one of Exeter's largest car parks for several hours each day.

Before any further proposals are considered it is essential that the vehicular congestion in this area should be dramatically reduced for the welfare of our current & future generations. This should start with a detailed study of the traffic emissions along Topsham Road & other arterial roads in Exeter. It is also crucial that scientists publish a study of the potential emissions from this heat exchange plant which will increase the pollution in this area? If it is essential to build a renewable energy heat exchanger plant, why can't it be constructed on existing industrial brownfield sites or in one of the many empty warehouses in Marsh Barton. Belle Isle is a greenfield site with lots of wildlife habitats that must be preserved for future generations to enjoy.

As one of a number of residents of Feltrim Ave & Rivermead Road, I will oppose all proposals to construct a renewable energy heat exchanger or any other housing development on this greenfield site at Belle Isle & will mobilize the residents & politicians in this area to fight these proposals to build on this beautiful greenfield site adjacent to the River Exe.

Please can you forward this email to all members of the ECC Planning Committees & also to the ECC & DCC Councillors in the St Leonard's & Topsham Road areas?

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)

Before any further proposals are considered it is essential that the vehicular congestion in this area should be dramatically reduced for the welfare of our current & future generations. This should start with a detailed study of the traffic emissions along Topsham Road & other arterial roads in Exeter. It is also crucial that scientists publish a study of the potential emissions from this heat exchange plant which will increase the pollution in this area? If it is essential to build a renewable energy heat exchanger plant, why can't it be constructed on existing industrial brownfield sites or in one of the many empty warehouses in Marsh Barton. Belle Isle is a greenfield site with lots of wildlife habitats that must be preserved for future generations to enjoy.

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)

Before any further proposals are considered it is essential that the vehicular congestion in this area should be dramatically reduced for the welfare of our current & future generations. This should start with a detailed study of the traffic emissions along Topsham Road & other arterial roads in Exeter. It is also crucial that scientists publish a study of the potential emissions from this heat exchange plant which will increase the pollution in this area? If it is essential to build a renewable energy heat exchanger plant, why can't it be constructed on existing industrial brownfield sites or in one of the many empty warehouses in Marsh Barton. Belle Isle is a greenfield site with lots of wildlife habitats that must be preserved for future generations to enjoy.

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)

Before any further proposals are considered it is essential that the vehicular congestion in this area should be dramatically reduced for the welfare of our current & future generations. This should start with a detailed study of the traffic emissions along Topsham Road & other arterial roads in Exeter. It is also crucial that scientists publish a study of the potential emissions from this heat exchange plant which will increase the pollution in this area? If it is essential to build a renewable energy heat exchanger plant, why can't it be constructed on existing industrial brownfield sites or in one of the many empty warehouses in Marsh Barton. Belle Isle is a greenfield site with lots of wildlife habitats that must be preserved for future generations to enjoy.

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)

Before any further proposals are considered it is essential that the vehicular congestion in this area should be dramatically reduced for the welfare of our current & future generations. This should start with a detailed study of the traffic emissions along Topsham Road & other arterial roads in Exeter. It is also crucial that scientists publish a study of the potential emissions from this heat exchange plant which will increase the pollution in this area? If it is essential to build a renewable energy heat exchanger plant, why can't it be constructed on existing industrial brownfield sites or in one of the many empty warehouses in Marsh Barton. Belle Isle is a greenfield site with lots of wildlife habitats that must be preserved for future generations to enjoy.

ECC must take into account the increased traffic congestion & pollution that the proposed Heat Exchange Plant will cause during its construction & from its use.

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)

Before any further proposals are considered it is essential that the vehicular congestion in this area should be dramatically reduced for the welfare of our current & future generations. This should start with a detailed study of the traffic emissions along Topsham Road & other arterial roads in Exeter. It is also crucial that scientists publish a study of the potential emissions from this heat exchange plant which will increase the pollution in this area? If it is essential to build a renewable energy heat exchanger plant, why can't it be constructed on existing industrial brownfield sites or in one of the many empty warehouses in Marsh Barton. Belle Isle is a greenfield site with lots of wildlife habitats that must be preserved for future generations to enjoy.

ECC must take into account the increased traffic congestion & pollution that the proposed Heat Exchange Plant will cause during its construction & from its use.

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

☐

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 explain what this will involve?

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>

From: Neil Parsley [REDACTED]
Sent: 03 January 2025 15:42
To: Planning Policy
Subject: The Exeter Plan 2021-2041: Publication Plan (Regulation 19)
Attachments: Statement of Representations Procedure.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon,

I understand that you wanted some feedback about the proposals to build a renewable energy heat exchanger plant adjacent to Belle Island. My understanding is that ECC are proposing to sell 4.5 acres for a new heat exchange plant for Exeter city centre. This will have a terrible impact on Belle Island & be exceptionally disruptive to the green spaces adjacent to the river Exe & the Exeter canal, especially when installing the infrastructure necessary to run this plant & heat exchanger. With the current development of the Deaf School site into housing, this area is becoming more densely populated & the proposals to build a renewable energy heat exchanger plant adjacent to Belle Island will be even more damaging to the environment & increase the traffic congestion along Topsham Road which already seems like one of Exeter's largest car parks for several hours each day.

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Please can you forward this email to all members of the ECC Planning Committees & also to the ECC & DCC Councilors in the St Leonard's & Topsham Road areas?

Neil Parsley - [REDACTED]

From: Neil Parsley
Sent: 03 January 2025 11:08
To: Neil Parsley
Subject: The Exeter Plan 2021-2041: Publication Plan (Regulation 19)
This has been shared on the Rivermead WhatsApp group:

<https://exeterobserver.org/2024/12/06/city-council-public-consultation-riverside-valley-park-land-sale-exeter-energy-heat-exchanger-plant-development-proposals->

[contravene-local-plan-policy-grace-road-fields-belle-isle-depot-brownfield-river-exe-network-distribution-route/](#)

Sent from [Outlook for Android](#)

From: Planning Policy

Sent: Friday, December 20, 2024 3:56:04 pm

Subject: The Exeter Plan 2021-2041: Publication Plan (Regulation 19)

To Whom It May Concern

The Exeter Plan 2021-2041: Publication Plan (Regulation 19)

The Town and Country Planning (Local Planning) (England) Regulations 2012

Following approval by Exeter City Council's Executive at a meeting on 3 December 2024, the final draft version of the Exeter Plan has been published. The Exeter Plan will shape the future of the city, identifying sites for new homes and jobs, and setting out planning policies to deliver high quality, sustainable development.

The Exeter Plan: Publication Plan brings together more than four years of hard work and has been shaped by over 2,800 representations from residents, organisations and other councils during three previous rounds of public consultation. It has also been informed by numerous specialist studies, which provide the evidence base to the Exeter Plan.

Formal representations on the Exeter Plan: Publication Plan can be submitted during an eight-week period from 12 December 2024 to 6 February 2025. Planning legislation requires that representations focus on whether the Exeter Plan: Publication Plan is consistent with the National Planning Policy Framework and meets all the necessary legal requirements and specific 'tests of soundness'.

Further details are below:

Title:

The Exeter Plan 2021-2041: Publication Plan - Regulation 19. Area: The Exeter Plan is the local plan for the land within the Exeter City Council administrative boundary. The Exeter Plan also deals with cross-boundary matters.

Subject matter:

The Exeter Plan allocates sites for new homes, employment and other uses in the period to 2041, and contains policies for the determination of planning applications. The policies in the Exeter Plan provide the spatial strategy for development within the city, and set out policy requirements for a range of topics including: climate change; housing; the economy and jobs; retail and the city, district and local centres; sustainable transport and communications; the natural environment; history and heritage; culture and tourism; high quality places and design; health and wellbeing; and infrastructure and facilities. The plan also sets out how the Council will undertake monitoring and implementation of the plan.

How to view the Exeter Plan: Publication Plan and associated documents

To read the Exeter Plan: Publication Plan, log on to

exeterplanpublication.commonplace.is.

To accompany the Exeter Plan: Publication Plan, the City Council has published the following documents:

1. Policies Map;
2. Sustainability Appraisal;
3. Habitats Regulations Assessment;
4. Statement of Representations Procedure; and
5. All other relevant evidence base documents that support the Exeter Plan: Publication Plan.

These documents are available on our commonplace website (see above) and also on the City Council's website at <https://exeter.gov.uk/planning-services/emerging-planning-policy/the-new-local-plan-the-exeter-plan/about-the-exeter-plan/>

Paper copies of the Exeter Plan: Publication Plan and the documents numbered 1 to 4 above can be viewed on weekdays from 9am until 2pm at the reception of the Civic Centre, Paris Street, Exeter, EX1 1JN (please note that the Civic Centre will be closed from 2pm on 24 December 2024 and will reopen at 9am on 2 January 2025). They can also be viewed during opening hours at Exeter Library, Pinhoe Library, St Thomas Library and Topsham Library. Library addresses and opening hours are available at <https://discover.librariesunlimited.org.uk/our-libraries>.

Paper copies of the evidence documents will be made available on request. To arrange a time to view a paper copy of an evidence base document at the reception of the Civic Centre, please contact the Local Plan Team on 01392 265080 or by email at planning.policy@exeter.gov.uk.

If you need the Exeter Plan: Publication Plan provided in an alternative format, please get in touch and we will do what we can to assist.

How to submit representations

Representations on the Exeter Plan: Publication Plan can be submitted to us in the following ways:

- By logging on to exeterplanpublication.commonplace.is and submitting responses using the online Representations Form;
- By downloading a PDF of the Representations Form from the City Council's website (<https://exeter.gov.uk/planning-services/emerging-planning-policy/the-new-local-plan-the-exeter-plan/about-the-exeter-plan/>) or the commonplace website above and emailing the completed form to planning.policy@exeter.gov.uk; or
- By collecting a paper copy of the Representations Form from the Civic Centre or one of the libraries listed above during opening hours, and posting the completed form to the Local Plans Team, Exeter City Council, Civic Centre, Paris Street, Exeter, EX1 1JN.

Please see the attached Statement of Representations Procedure for more information on how to submit representations.

For any assistance with making representations, please contact the Local Plans Team on 01392 265080 or by email at planning.policy@exeter.gov.uk.

Any organisation or individual who makes a representation on the Exeter Plan: Publication Plan may withdraw that representation at any time by giving notice in writing to the City Council, sent to the Local Plans Team's postal or email address above.

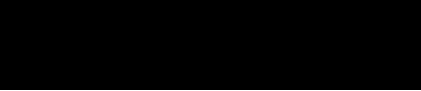
Any organisation or individual may request the right to be heard at the Examination of the Exeter Plan. This request must be submitted in writing to the City Council and received within the publication period between 12 December 2024 and 6 February 2025.

Representations may also be accompanied by a request to be notified, at a specified address, of the following stages of the Local Plan-making process:

- The submission of the Exeter Plan for independent Examination by a Planning Inspector;
- The publication of the Inspector's recommendations following independent Examination of the Exeter Plan; and
- The adoption of the Exeter Plan.

You have been contacted about the Exeter Plan: Publication Plan because you are listed on our planning consultation database. Please let us know if you wish to be removed from this database, or if your details have changed.

Yours faithfully



Ian Collinson, Director of City Development

Local Plans Team

City Development

Exeter City Council

Planning.Policy@exeter.gov.uk

01392 265080

See our [privacy notice](#) for details on how we manage personal information.

Disclaimer: <https://www.exeter.gov.uk/disclaimer>