

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	Justine
Last Name	Stott
Job Title (where relevant)	
Organisation (where relevant)	
Address Line 1	REDACTED
Line 2	REDACTED
Line 3	REDACTED
Line 4	REDACTED

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	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)

I live in Topsham and support this Policy to protect valued landscapes including the areas around Exeter which give Exeter a distinctive character and cultural identity, and (with reference to paragraph 10.5) I concur with the comments made in the Exeter Landscape Sensitivity Assessment for Land Parcel LP21.

The plot is sandwiched between the Clyst and Exe estuaries, a RAMSAR site and with an RSPB nature reserve. These estuaries are a haven for overwintering birds, who fly over LP21 between the estuaries daily with each change in the tide in order to feed. The Clyst here is also home to a family of otters. Plot LP21 is permanent home to woodpeckers, firecrests and nuthatch to name but a few. Building on this land would cause massive disruption to wildlife.

Additionally, many trees around the edge of the site show characteristics of temperate rainforest, hosting epiphytes and bryophytes, supporting a rich assemblage of species. As DEFRA spokesperson Emma Gatten once said 'Temperate rainforests are globally important and highly biodiverse habitats. DEFRA is committed to expanding and protecting them.'

The main access road to LP21 would be Elm Grove Road which is mainly single carriageway and includes a narrow railway bridge.

The roads bordering the plot are used by a large numbers residents of and visitors to Topsham walking the estuary loop, running, cycling, bird-watching and dog-walking. These roads are single track with no footpath, nor potential to create a footpath. Monmouth Street in particular regularly becomes blocked. Any housing development in LP21 would cause danger to pedestrians and the increased traffic flow would create massive congestion.

This land parcel lies in Topsham Conservation Area which includes many Grade 2 listed properties. It is highly likely that views around the plot and the rooflines of a development would affect the character of this heritage area.

For the above reasons, approval of any property development on LP21 would be inappropriate and, in my view, contrary to Strategic Policy *NE1 Landscape setting areas (Strategic policy)*. Therefore I would urge you to please reject any such applications to build additional properties within LP21.

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)

Please see comments above.

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

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)

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>