



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	Timothy
Last Name	Hale
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.

As I understand it, The Exeter Plan 2021-2041 outlines the strategic vision for the area, **emphasizing the importance of preserving the landscape setting and enhancing the quality of life for residents**. The plan includes various policies aimed at protecting green spaces, promoting sustainable development, and ensuring that infrastructure improvements are in line with community needs. The area around Topsham, including Mays Field and the Goat Walk, is highlighted as **a key location** for maintaining the natural beauty and recreational opportunities for residents.

I endorse Policy NE1: Landscape Setting (Strategic Policy), particularly concerning the setting of Topsham and 'Land Parcel Number LP21,' which encompasses Mays Field and the Goat Walk open space. We have lived in Topsham for 22 years, 20 years of which have been in Monmouth Street. The Goat Walk 'loop' has become extremely popular with residents and visitors and is busy every day, full of walkers (often with young families) and cyclists on Route 2 up Monmouth Street, past Mays field and along the bike path. We enjoyed walking in Mays field until the current owners denied access. It was a lovely space for both residents and visitors to enjoy.

Land Parcel LP21 is highly appealing to developers in search of profit at the expense of the community. There have been at least four housing proposals for this land that we know of, all of which were dismissed on appeal. The two fields adjoining Bowling Green Road were acquired by the community – to which my wife contributed – and are now firmly protected from development. However, the owners of Mays Field remain hopeful that planning permission might be granted, despite the landscape setting policy and the inadequate road system.

More residential cars, and delivery vans to a concentrated housing development would create a material increase in danger to the many cyclists on Route 2, and pedestrians. With any development, this traffic will have to spill onto this heavy pedestrian/cycle route. People of all ages and abilities frequently walk, run, and cycle along this road to access the Exe estuary cycle path, enjoy the beautiful and tranquil views across the nature reserve, and use the community fields designated for dog walking and a dog-free area. It is one of the most cherished parts of Topsham where residents and visitors alike can walk mindfully, enjoying the tranquil and relatively traffic-free setting today.

Bowling Green Road is a very narrow lane that cannot accommodate two-way traffic even today. Developing Mays Field would be extremely dangerous and detrimental to the local environment and population due to the increased traffic.

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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

As above

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)

As 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

☐

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)	X	Yes , I wish to participate in hearing session(s)	
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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>