

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	Dr
First Name	Andrew
Last Name	McNinch
Job Title (where relevant)	Retired
Organisation (where relevant)	

Address Line 1

[REDACTED]

Line 2

[REDACTED]

Line 3

Line 4

Post Code

[REDACTED]

Telephone number

[REDACTED]

E-mail address

[REDACTED]

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
-----------	------	--------	--	--------------	------

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 spent 4 years of my childhood in Exton in the 1950s and remember Topsham from those days. After many years away I returned to Devon (Woodbury) with my wife and family and, in 1986, we came to Topsham where we remain. We love the town and surrounding countryside. I never forget how fortunate I am to have the river views, fields, trees and nature all around me - I have made full use of them myself and, as an RSPB volunteer pre-COVID, I enjoyed introducing adults and children to birdwatching.

Access to nature in any way is hugely beneficial to us in many ways - it is proven scientifically and was especially apparent during COVID. We need nature and, threatened in so many ways as it is, nature needs us. Working for the RSPB I met so many people who enjoyed watching the birds, learning about them, drawing them etc, finding that many had come long distances to experience Topsham's birds from the hide or a birdwatching cruise, and enjoy the town itself. But I particularly enjoyed meeting those, particularly children and teenagers, who came to the hide simply out of curiosity but expressing no particular interest in birds or nature - if they looked through my telescope at a common migrant bird like a wigeon and learned that it was a winter visitor from Scandinavia, or a bar-tailed godwit and learned that some of the same species nest in Alaska and fly non-stop, day & night over the sea (without landing, feeding or drinking) for 18,000 miles to New Zealand, they can barely believe it. They might be lucky and see hundreds of birds in front of the hide suddenly all take off as one, as if a shot has been fired - and perhaps see the peregrine falcon fly through the panicked birds; or I could focus them onto a group of waders apparently sleeping 20 yards away, pointing out that each bird opens an eye at regular intervals and turns a little to one side or the other to scan for danger from the sky or land. Or they might see fox cubs under the railways embankment or an otter in the gully across the field. These moments can trigger an interest which can become long-term and life enhancing.

This small area of land which is threatened with development is a really important site for nature of all sorts - birds, butterflies, insects, trees - and a peaceful area for people to encounter and enjoy it. I think it would be tragic, for nature and for the many people who enjoy it every day. for it to be lost under development.

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

Please see
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)

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)

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>