

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

Mark

Last Name

Stott

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	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 am a Topsham resident 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.

This land parcel lies in Topsham Conservation Area which includes fine Grade 2 houses, and is also in close proximity to the Exe Estuary RAMSAR site and RSPB nature reserve. It has significant recreational use by a large numbers residents of & visitors to Topsham (for activities including walking, running, cycling, bird-watching and dog-walking).

I live on the boundary of LP21. There is speculation that the owners of a part of LP21 known locally as "Mays Field" are considering an application for development of Mays Field. This would be inappropriate for a numbers of reasons:

- The surrounding roads of Bowling Green Road and Monmouth Street are tight single carriageway routes and are used heavily by pedestrians of all ages; those roads are also part of the loop around LP21 for visitors. The roads already struggle to accommodate vehicular traffic and Monmouth Street in particular regularly becomes blocked. Any housing development in LP21 would cause danger to pedestrians and create traffic havoc.
- The main access road to LP21 would be Elm Grove Road – this too is largely single carriageway and includes a narrow railway bridge – increased vehicle flows would create unacceptable congestion.
- As a consequence of the above points, visitor numbers are likely decline, thereby having a negative impact of the local Topsham economy. Furthermore, it would inhibit people trying to connect with the natural environment which would be adverse to both physical and mental health.
- LP21 is home to a wide variety of wildlife of national interest including birds (hence the presence of the RSPB nature reserve), animals (eg. otters), insects and flora/hedgerows – some of which quite rare. Any development would cause irreparable damage to the environment and have a detrimental impact on the eco-system.
- Risk of spoiling views into & around the area and the skylines/ & ridgelines.
- As LP21 lies within the Conservation Area, any development would have ruinous consequences for the heritage and character of Topsham and hence Exeter.
- Any significant building development within LP21 would cause horrendous disruption on the roads into & out of the 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>