

Full Name

Kati Owen

Organisation (where relevant)

Teignbridge District Council

Chapter of the Exeter Plan

Chapter 10 - Natural environment

1. To which part of this chapter does this representation relate? (Representations must be made on a specific policy or paragraph within the section and this should be specified in the below).

NE1: Landscape setting areas (Strategic policy)

2. Do you consider that this part of the chapter is legally compliant?

Yes

2.a. If yes, and you wish to support the legal compliance of this part of the chapter, please use this box to set out your comments.

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2.b. If no, please give details of why you consider this part of the chapter is not legally compliant. Please be as precise as possible.

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2.c. Please set out the modification(s) you consider necessary to make this part of the chapter legally compliant, in respect of any legal compliance matters you have identified at 2.b above. You will need to say why each modification will make this part of the chapter

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.

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3. Do you consider that this part of the chapter is sound?

No

3.a. If yes, and you wish to support the soundness of this part of the chapter, please use this box to set out your comments.

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3.b. If no, please give details of why you consider this part of the chapter is unsound. Please be as precise as possible.

Paragraph 10.5 refers to the Exeter Landscape Sensitivity Assessment as having included areas œin and around Exeter, and that œmuch of the land around Exeter is of intrinsic landscape value. It should be clarified that the reference to land around the city only includes land within the remit of the Plan and that assessment did not extend beyond the administrative boundary of the city.

NE1 Landscape setting

The reference to the œhills surrounding the city lacks clarity, and it should be made clear that the hills being referenced lie within the boundary of Exeter City. The only description of the landscape setting of the city states that it includes the sensitive areas to the north and west of the city. The existing Local Plan includes a description of where these hills lie, and extend between, and it is considered that this description, or an amended description, should be included in the Plan for clarity.

Policy NE1: Landscape Setting Areas takes a restrictive approach to development within the Landscape Setting Areas of Exeter and contains a list that sets out the limited forms of development that would be permitted.

This policy would prejudice the delivery of development allocated in the Teignbridge Local Plan 2020-2040, namely Policy EE4: Attwells Farm. This allocation lies mainly within Teignbridge, but the vehicular access, pedestrian/cycle path to the primary school and a small part of the development lie within the administrative boundary of Exeter City and would be within the Landscape Setting Area. Under the provisions of

Policy NE1, the aspects of development that fall within Exeter City Council would not be supported. Whilst the Teignbridge Local Plan Examination has not been concluded, the post-hearing letter stated that, subject to the Main Modifications Consultation, the Teignbridge Local Plan is likely to be legally compliant and sound. Policy NE1 would prejudice the delivery of this site. As such, the Plan prevents sustainable development, and this policy is considered unsound.

Furthermore, this policy prevents development (within the landscape setting Areas) where it would harm the quality of views enjoyed by people within the city. The views from the city extend well beyond the administrative boundary of the city and this policy appears to attempt to restrict development on areas outside Exeter city's boundary that can be seen from the city. This is unsound.

3.c. Please set out the modification(s) you consider necessary to make this part of the chapter sound, in respect of any soundness matters you have identified at 3.b above. You will need to say why each modification will make this part of the chapter 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.

To add flexibility to the types of development permitted within the Landscape Setting Areas, so it does not prevent sustainable development either within or adjacent to the city.

4. Do you consider that this part of the chapter complies with the Duty to Co-operate?

Yes

4.a. If yes, and you wish to support this part of the chapter's compliance with the duty to co-operate, please use this box to set out your comments.

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4.b. If no, please give details of why you consider this part of the chapter fails to comply with the duty to co-operate. Please be as precise as possible.

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5. 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)

6. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

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