

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	Mrs
First Name	Emma
Last Name	Jackson
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 support Policy NE1: Landscape setting (Strategic Policy), especially in regard to the Land Parcel LP21 in Topsham which is in grave danger of development. This land is known in Topsham as May's Field and it abuts the Goat Walk open spaces. The area between the Goat Walk, Riversmeet, Bowling Green Road and Monmouth Street should be protected – much of it is owned by the community, but May's Field is owned by a Developer who is itching to develop it. This must not be permitted to happen. The area is outstandingly beautiful, quiet and rural. It is visited by people all over the country who come to take part in bird-watching – there is a reserve nearby. The land can be viewed from the estuary and is part of the beautiful natural landscape of the Exe Estuary. Over the decades we have seen Topsham developed at its edges – but to develop a field within the quietest and most rural part of the town would be criminal. We have a responsibility to preserve these precious pockets of land – developments are forever, they can't be pulled down, the devastation will be permanent. I ask that these landscape settings like LP21 are left alone and I support any policy to do so.

It is dismayed to know that four housing proposals have already been submitted and got as far as an appeal stage. Thankfully, they were dismissed at appeal. They must continue to be dismissed. The community of Topsham has purchased the two nearby fields adjoining Bowling Green Road to preserve them from development. May's Field must also be protected.

The Land Parcel LP21 is entirely unfit for development – there is a single-carriageway quiet lane to the site, hardly suitable for heavy vehicles or traffic. A development would devastate the natural environment around the site, particularly in the hedgerows along the quiet lane. The traffic would be far too much for Elm Grove Road, spilling out onto Topsham Road which already cannot cope with the increased traffic from recent developments. These developments on the outskirts, in fact, make a development of May's Field complete unnecessary.

The area is frequented by people at all ages and stages, cycling and walking, and Route 2 passes right by May's Field. An increase in vehicle traffic – especially traffic from residents in a new housing estate – would be unacceptable and extremely dangerous to children who cycle and scoot along the quiet lane.

If May's Field is not protected from development (of any kind) it will be devastating for the rural landscape character of this part of Topsham which has special qualities and features along the Exe Estuary and which provides a beautiful, healthy, rural and undeveloped backdrop to the town.

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)

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)

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>