

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	Ian
Last Name	Maxted
Job Title (where relevant)	Retired Professional Librarian
Organisation (where relevant)	Devon Libraries and Information Services
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

Policy

H2

Policies Map

Ref 151

4. Do you consider that this part of the Exeter Plan is legally compliant?

Yes

No

Don't know

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)

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)

I am not an expert in planning law, just a local resident. The planning map in the Matford Lane area appears to be inaccurate and misleading.

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)

As I am not expert in planning law I cannot make any informed legally compliant proposals. I will be making some comments and suggestions which seem reasonable to me as a citizen of Exeter.

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)

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)

There is a large area of land fronting Matford Lane which is not shown as green space and which completely surrounds the proposed site for residential development. Until the building of the temporary offices in the 1960s the entire area had been open space as far back as records extend. From at least 1905 to the 1960s a public footpath passed diagonally across the site, directly through the site of the temporary offices. When demolition took place it was stated that the area would revert to green space. The footprint of the recently demolished Matford Lane huts is far smaller than the area proposed for residential development of 21 units which will encroach on existing green space with two listed mature trees. I am also submitting copies of relevant area of the Exeter plan map and the site as it is. I have also marked on the location of the two listed trees and footpaths, including the community paths through the woodlands and the former path from Matford Lane to Coaver to show that the entire green space has been enjoyed for many years by local residents.

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)

The existing green space should be fully recorded on the plan and the residential development relocated to a site between County Hall and Topsham Road. This is separated from the rest of the green space at County Hall by a wall and there should be sufficient space for 18 residential units plus parking if there are only two floors, more if there are three or four. Perhaps some of brown field space could become a boules pitch and/or a children's play area. This could also have a positive relationship to NE4 (Green infrastructure), NE6 (Urban greening factor), NE7 (Urban tree canopy

cover) and HW2 Health and wellbeing, but I do not propose to make separate submissions under these headings.

6. Do you consider that this part of the Exeter Plan complies with the Duty to Co-operate?

Yes

As far as I am
aware

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)

I have no idea whether Exeter City Council has "engaged constructively, actively and on an ongoing basis with other Councils, Government Agencies and other required organisations" and this is all up in the air anyway with impending unitary status. I do suspect that the appearance of this distinctively shaped space on the Exeter plan has something to do with Devon County Council's hopes to sell a similarly shaped brown site asset in the same location. If so, it is an elegant piece of constructive engagement.

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)

No

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>



Matford Lane Green space

Left: as shown on plan.

Right: actual extent.

Footpaths shown on right include community paths through woodland and footpath on Ordnance Survey maps 1905-1960s