

From: Chris Westlake
Sent: 18 February 2021 17:11
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Subject: Pendragon Road 21/0020/OUT

Matt my comments:

- The site is an integral part of the hills to the north of Exeter which are of major landscape importance and which contains the urban extent of Exeter, providing a setting for the city as well as a rural backdrop to the existing residential areas to the south-west and south-east.
- The site is a component part of the area included in the Exeter Slopes and Hills as identified by the Devon Landscape Character Area Assessment which is described as having a strongly rural character despite its proximity to Exeter. At a more local level the site is assessed as being part of Landscape Character Type 3A Upper Farmed and Wooded Valley Slopes which identifies more detailed characteristics.
- Development of the site would mean extending residential development beyond the built-up area potentially resulting in a harmful effect on the character and appearance of the area.
- The loss of this farmland would be to the detriment of the wider landscape and the rural character of the area, of which it is an integral part and could create a detrimental precedent resulting in further proposals on the neighbouring land and potentially piecemeal development elsewhere in the area .
- The proposed development of the site would be contrary to Local Plan policy LS1 since it is evidently not reasonably necessary for the purposes of agriculture, forestry, the rural economy or concerned with change of use, conversion or extension of existing buildings.
- Similarly the proposals would be contrary to the core Strategy Policy CP 16 which includes protection of the character and local distinctiveness of the hills to the north of Exeter.
- The Exeter Fringes Landscape Sensitivity and Capacity Study identified the site (zone 3) as having a high landscape sensitivity and a low to capacity for housing use.
- No context appraisal or assessment of the site and the proposals in the form of a Landscape and Visual Impact Appraisal is provided that might otherwise provide justification for the proposed development.
- The southern boundary of the proposed site comprises a Site of Nature Conservation Interest (SNCI) which acts as a green corridor linking the SNCI to the north-east with the Mincinglake Valley Park and SNCI to the west. This would be breached in two places by the proposed access road.
- Illustrative Master plan: this suggests that the layout would be generated primarily by the proposed access roads rather than by overarching design concepts and objectives.

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