

From: EGG CIC <>

Sent: 05 September 2021 11:27

To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>

Cc: CLLR Naima Allcock <CLLR.Naima.Allcock@exeter.gov.uk>

Subject: 21/0020/OUT - Document summarising evidence of use of fields as open space

Dear Mr Diamond

Following the claim by Walsingham Planning that Pendragon fields are private and never been accessed, Exeter Greenspace Group has collated evidence from online and interviewed local residents to gain testimonies about public access for over 30 years. We would be grateful if this evidence could be provided as part of the planning dossier for 21/0020/OUT.

The attached document provides:

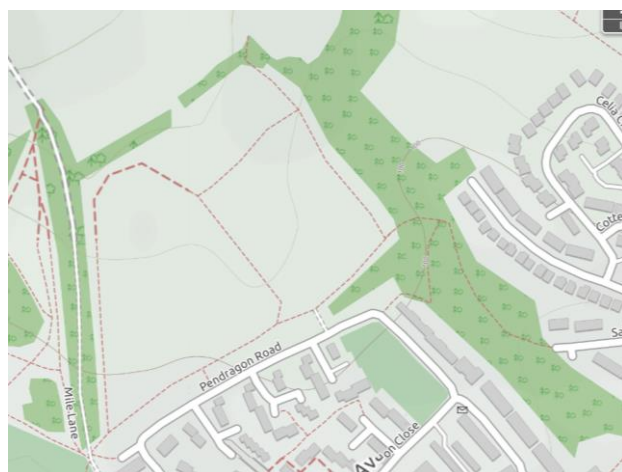
- Testimonies from 12 residents of aged between 20 and over 80 detailing their use of the fields.
- A list of 34 people who have specified in their online planning application that they have accessed the fields.
- Google Earth images showing clear footpaths in the fields since 2003.
- A range of maps showing marked footpaths.

Kind regards

Exeter Greenspace Group

Evidence of public access and use of the fields above Pendragon Road being used as open green space.

The fields shown below above Pendragon Road are subject of planning application 21/0020/OUT. In the planning application the developer suggests that these fields have never been accessed as a public open space or for recreation.



From: Emma Reid <Emma.Reid@walsingham.co.uk>
Sent: 29 July 2021 16:53
To: Matthew Diamond <Matthew.Diamond@exeter.gov.uk>
Cc: Ian Jewson <Ian.Jewson@walsingham.co.uk>
Subject: FW: 21/0020/OUT - Land Off Pendragon Rd

Hi Matthew,

Further to your email below, please find attached the documents you have requested to complete validation for the above application.

Air Quality Assessment We would suggest this document could be conditioned, please can you confirm?

Archaeological Report (incorporating desk-based assessment and field evaluation where necessary) Previously submitted, see Heritage Statement

Contaminated Land Risk Assessment - If any of the contamination questions on the application form are answered 'Yes' Not relevant to this application

Ecology Report, including extended phase 1 habitat survey and protected species surveys where relevant Previously submitted

Flood Risk Assessment Previously submitted

Green Infrastructure Statement Please find attached

Landscape and Visual Impact Assessment Please find attached

Lighting Assessment As the application is in outline details of lighting are undetermined, such an assessment could be provided at the Reserved Matters stage

Open Space/Recreation Assessment, to address Policy L3 and paragraph 97 of the NPPF Not relevant to this application, the site as existing is private agricultural land and has never been accessed as open space or for recreation

Planning Statement Previously submitted

Statement of Community Involvement Previously submitted

Sustainability/Net Zero Carbon Statement Please find attached

Topographical Survey We do not consider this necessary at the outline stage and this has not been requested on other outline applications we have recently submitted

Transport Statement/Assessment and Framework Travel Plan Previously submitted

Tree Survey and Arboricultural Impact Assessment Previously submitted

In this document we provide evidence that these field have been accessed by the public for over 30 years. Evidence includes:

- Testimonies from 12 residents of aged between 20 and over 80 detailing their use of the fields.
- A list of 34 people who have specified in their online planning application that they have accessed the fields.
- Google Earth images showing clear footpaths in the fields since 2003.
- A range of maps showing marked footpaths.

The extent and length of use of these fields would have qualified them for Village Green status and it is felt that the importance of these fields to the local community should be considered as part of the planning application.

Testimonies from beacon heath residents regarding their use and access to the fields above pendragon road.

Age Group	40 - 60
How long have you lived in the area?	3.5 years in Beacon Heath, 12 in Exeter.
Have you ever been in the fields backing onto pendragon road?	I first went through the field about 8 years ago on a wildlife walk with my son from Mincinglake to Savoy Hill , up to Pinwood Brook and round to Goffin Land and back round in the top of Mile Lane. At that time we saw a fox, and so it has always been known to us as the fox field. We also saw a glow worm on the bank between the field and mile lane. Since moving to Beacon Heath my son has often gone up there to play with his friends. He would play mini cricket using fallen acorns or hazelnuts as the ball. He went up there and did his school homework over lockdown.
Tell us a story about the fields	In January 2021, just before the fence went up, I walked up to the top of the field, where you can get amazing views out to see. As I walked up I saw a young woman, standing there with her gaze out to sea. As I got close to her I could see her face was stained with tears and realised how she had come to this place for a form of naturally therapy. Parts of Beacon Heath can feel quite oppressive, especially in the flats. Being able to escape so easily to be able to see the sea and be surrounded by nature is a wonderful thing.

Have you ever had to go through a gate/fence to access the fields?	No. I had always assumed that it was part of the valley park. A fence went up in Jan/Feb 2021 for the first time.
How has the field been managed since you have used it?	All the time I have known it has been grassland with scrub in them middle and a worn footpath around the outside and a mature hedgerow on the perimeter with oak, hazel and hawthorn. It is a favourite community spot for bramble picking.

Age Group	60 +
How long have you lived in the area?	64 years
Have you ever been in the fields backing onto pendragon road?	Yes, I have been accessing these fields for 55 years .
Tell us a story about the fields	<p>I remember many a happy moment walking around with my children, my dog and now my grandchildren we have all picked many blackberries over the years and just enjoyed the quiet peacefulness the countryside has to offer, the views are amazing and you can see for miles.</p> <p>Having this space has enriched my life and helped immensely with my breathing as I struggle with breathing issues and the clean air up there has been very beneficial to my health and general wellbeing. In my younger years it was recommended by our family doctor that we moved from St Thomas to the hills up here as the air was cleaner and would help with my health growing up.</p>
Have you ever had to go through a gate/fence to access the fields?	No there has never been any gates up in the the fields the whole time I have lived here so for at least 64 years

Age Group	40 - 60
How long have you lived in the area?	35 years
Have you ever been in the fields backing onto pendragon road?	Yes, for all the time I have lived in the area, about 35 years .
Tell us a story about the fields	<p>First time I ever used the fields was to try and practice to cast a fly line, but soon discovered the field was far to overgrown and had to find somewhere clearer</p> <p>I had not really walked the fields until we took on a dog, about 13 years ago, and then it was so overgrown only the paths around the perimeter were assessable.</p>

	I've met lots and lots of people there from Pensilvania and Stoke Hill, aswell as people from the Savoy Hill side and surprisingly Exeter people from much further afield, also unexpectedly meeting neighbours and walking as a group on a summers evening
Have you ever had to go through a gate/fence to access the fields?	No, there has never been a fence or gate. 35 years ago there when I first moved here there were crops in the fields but they were accessible.

Age Group	40 - 60
How long have you lived in the area?	40 years
Have you ever been in the fields backing onto pendragon road?	Yes, 4+ times per week , (all year round) alone with my dog, other family members young and old and meet ups with friends and neighbours to enjoy the views and have a walk and a chat.
Tell us a story about the fields	<p>Walking to the top of the fields to watch the Dawlish Air show you can see the red arrows displaying over Exeter Airport as they take off and land and watching them fly across the coast, the views stretch for miles have been up there many times to watch them during the summer months when they have a display calendar.</p> <p>Also sat up at the top recently as the light was failing and you could see the cruise ships that were docked on the Torbay coast with their lights on what a sight! amazing, an extremely peaceful place to be after a busy day just enjoying the local nature and tranquility.</p>
Have you ever had to go through a gate/fence to access the fields?	No these fields have been fully accessible the whole time I've lived here, no gates and no fencing. Nothing has ever been in place to suggest there was no access until recent months.

Age Group	40 - 60
How long have you lived in the area?	43 years
Have you ever been in the fields backing onto pendragon road?	Yes, for as long as I can remember . As a young child would go there with my family, as a teenager with my friends as an adult taken my own children there. I have been going to the fields for years and use them as much as 5/6 times a week.
Tell us a story about the fields	When we had a big dumping of snow in March 2018, we walked the fields with our dog, she is a poodle cross breed and the snow stuck to her legs and paws she quickly became a big snow ball. My daughter found it hilarious, we still talk about today. we had to pick all the snow off her and leave the field as she was too small and kept sinking.

Have you ever had to go through a gate/fence to access the fields?	No, there have never been any fencing, locked gates or restricted access to the fields. It has always been open and used to walk between the open spaces of fields and between savoy hill valley park and Mincinglake valley park.
How has the field been managed since you have used it?	The vegetation has always been grassland and scrub full of different varieties of wildlife. It has been wild and left to flourish. Until it was sanitised in winter 2020/21, thankfully it is now back to its full glory and blooming again with colour and wildlife!

Age Group	60-80
How long have you lived in the area?	61 years
Have you ever been in the fields backing onto pendragon road?	Yes. I played there as a child with my brothers sister and friends and have walked with my dogs for the last 30 years
Tell us a story about the fields	I can remember when my children were young we would go and have picnics eating the apple and blackberry pies from the apples and blackberries we had picked the day before other families would always turn up and join us. A lovely community space. Walking these fields really do help with your wellbeing and mental health. I now take my grandchildren to these fields and they love them too! Exploring the wild life and looking out to Exmouth to see what they can spot and from the other field looking out to the airport .
Have you ever had to go through a gate/fence to access the fields?	I have never in all the years had to go through a locked gate or an unlocked gate
How has the field been managed since you have used it?	The vegetation in these fields have always been full of flowers and wildlife until recently when it was destroyed , but thankfully it is returning to the beautiful field it once was. These fields have never been managed I have never seen anyone doing anything to them until 2017 when some one turned up and cut it all down. This field could be a beautiful meadow if it was looked after .

Age Group	20 - 40
How long have you lived in the area?	I was born in beacon heath and still live here with my partner and our 3 children so have lived here 38 years
Have you ever been in the fields backing onto pendragon road?	I have always used them .
Tell us a story about the fields	I used to play there as a child with all my friends. We had a rope swing in one of the trees and would walk down to the bottom of the bus stop field and play in the stream that goes along the bottom. We would spend most of our summer holidays there . I now take my children there to explore the wildlife and look at nature and pick the blackberries (hopefully the bushes will grow back)

Have you ever had to go through a gate/fence to access the fields?	I have never seen a gate or a fence there.
How has the field been managed since you have used it?	The field has never really been looked after but has always been beautiful, full of wild flowers and lots of different species of wildlife. A lovely place to visit

Age Group	60 - 80
How long have you lived in the area?	60 yrs
Have you ever been in the fields backing onto pendragon road?	Yes , I and my husband have been using it a lot it's an escape from the stress we are under and daily as a child with many friends
Tell us a story about the fields	I remember as a girl guide going up the field and we had to make our own fire ! (1960's we used to go and play hide and seek in the field in the long grass) . We would go out in the morning and back home for tea Laden with blackberries . Wearing wet clothes from dam building and sinking in the bog. Oh what !!and great times. My 2 children still go for walks in the bus stop field with their children. They both still live in Beacon Heath. We are a community here .
Have you ever had to go through a gate/fence to access the fields?	No I can never remember going through a gate or there being a fence
How has the field been managed since you have used it?	Wild ! just how it's meant to be with Deer Rabbits -foxes -butterflies and many more species of birds and a buzzard . We Definitely do not need houses there

Age Group	40 - 60
How long have you lived in the area?	43 years
Have you ever been in the fields backing onto pendragon road?	I have been in these fields behind pendragon road many times in the last 20 + years since no crops were grown there. they were allowed to lay fallow.
Tell us a story about the fields	I took my grand daughter up to the fields to pick blackberries just as I had with my boys. she had a great time making a nature book with drawings and notes of all the flowers, birds and butterflies. Loved the owls and Jays.

Have you ever had to go through a gate/fence to access the fields?	NO. we never had to go through a gate, all the entrances were just gaps.
How has the field been managed since you have used it?	The vegetation is unbelievable. so many varieties of wild flowers with dog roses and giant thistles too. with the blackberry bushes for cover. many birds and field mice lived there. the best of all worlds

Age Group	20 - 40
How long have you lived in the area?	<i>20 years</i>
Have you ever been in the fields backing onto pendragon road?	Yes, virtually every day with my dogs
Tell us a story about the fields	I can't think of a single moment because everyday is wonderful looking out over our historic and beautiful city.
Have you ever had to go through a gate/fence to access the fields?	No
How has the field been managed since you have used it?	

Age Group	>80
How long have you lived in the area?	62 years
Have you ever been in the fields backing onto pendragon road?	<i>Yes, all of the time I have lived here</i>
Tell us a story about the fields	I have used the fields to play with the children, walk the dog, take nice walks, horse-riding and blackberry picking.
Have you ever had to go through a gate/fence to	No

access the fields?	
How has the field been managed since you have used it?	

Age Group	60-80
How long have you lived in the area?	All my life.
Have you ever been in the fields backing onto pendragon road?	Yes, I have visited the fields frequently for bird watching and natural history. Over the years I have seen dormice, fritillaries, marbled whites, burnets, slow-worms, common lizards, warblers, deer, foxes and all kind of other wildlife. I also enjoy going blackberry picking in the field.
Tell us a story about the fields	The field is an important wildlife sanctuary and I have enjoyed going there regularly. On two occasions the field's wildlife has been decimated by a tractor ripping out all of the vegetation. The first time this occurred it was during nesting season and I reported it to DWT. I was mortified that such wonton destruction of nature could occur.
Have you ever had to go through a gate/fence to access the fields?	No
How has the field been managed since you have used it?	It has mainly been grassland used by many butterfly species and thicket which is used by deer to conceal their young. However, it has been destroyed by a tractor on two occasions and then left to grow again. There have been no crops or stock in the fields for a very long time.

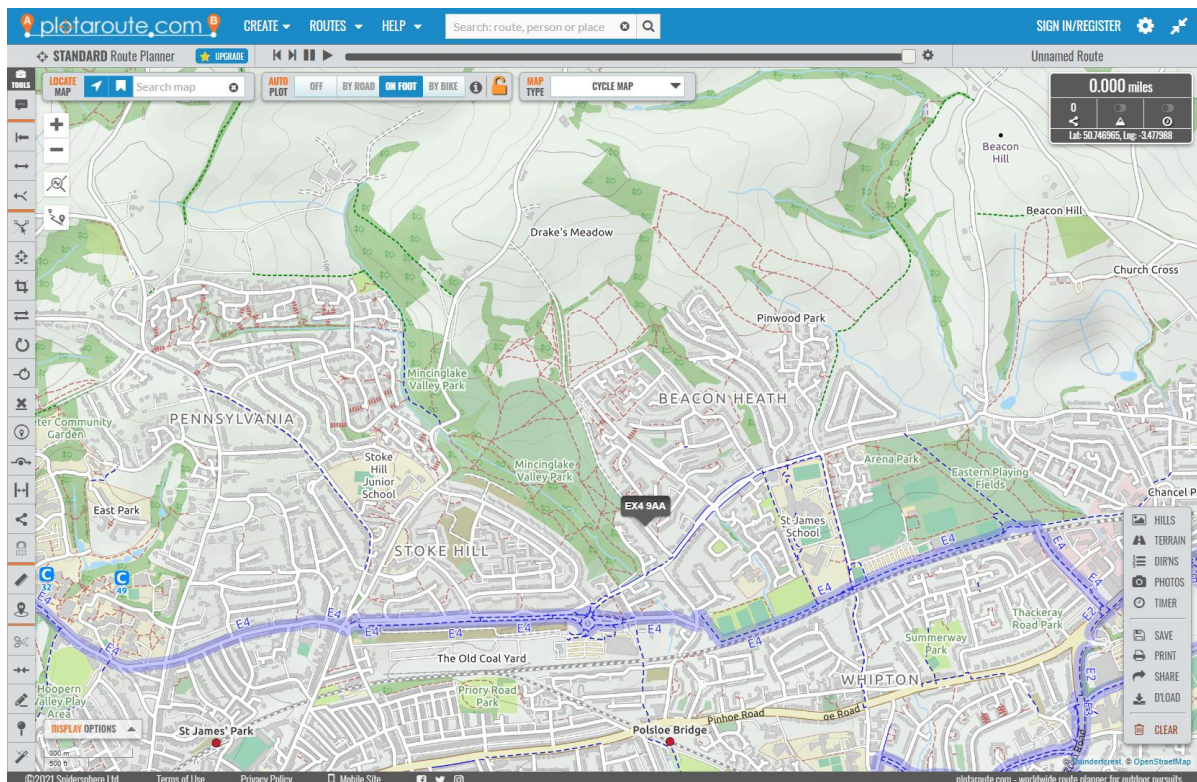
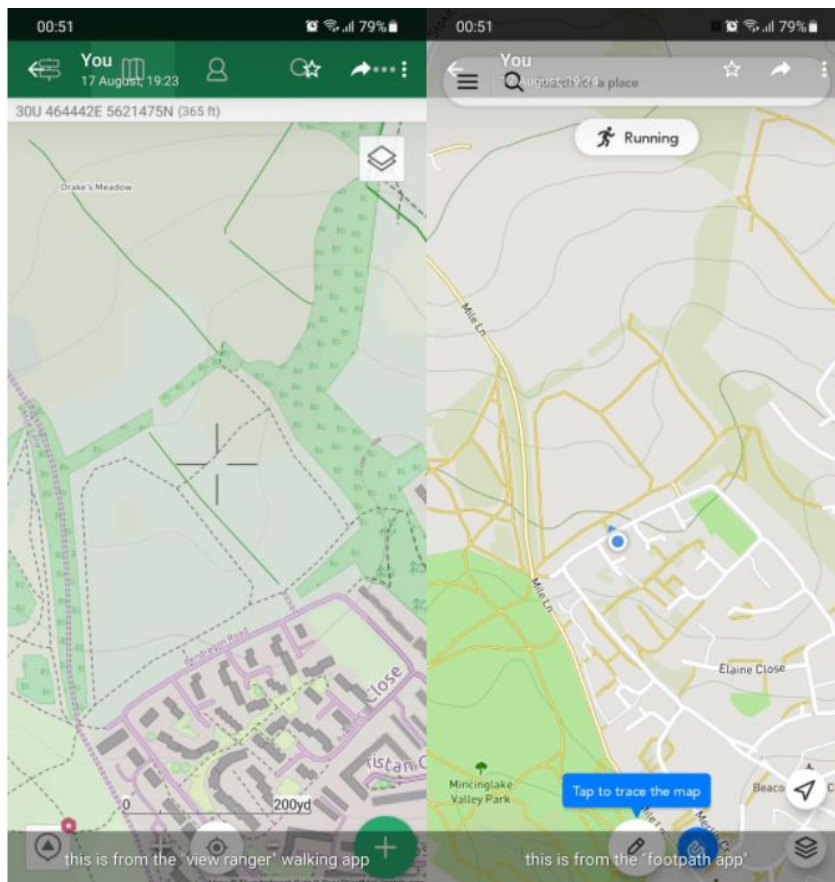
List of names who have specifically mentioned using the field as part of their online objection to the planning application.

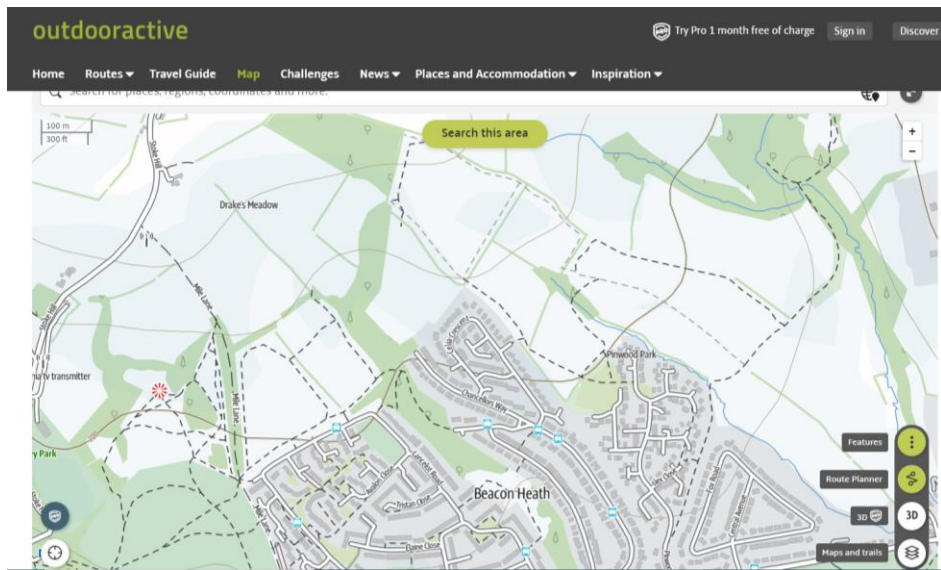
Janice Willis; Michico Schneck; Heidi Eagle; Heidi Barons; Mr Lawrence Schneck; Ms Karan Bennet; Mr Stephen Robinson; Ms Dwana Lawry; Many Frankum; Ms Billie Richards; Mrs Jo Kew; Mr Brian Heasman; Mr James Lewis; Mr Timon Brown; Mr Sami Hemdan; Mrs Emma James; Miss Melody Floyd; Miss Emma Mears; Mrs Deborah Reed; Mr Stuart Kew; Mrs Carole Coleman; Miss Emma Horne; Miss Carla Warren; Mrs Tanya Marks; Mrs Claire Errington; Mr Dan Cormack; Miss Eveline White; Mr Michael Collins; Mrs Diane Needs; Mrs Alison Gill; Mr Stephen Bloomfield; Mr Michael Hicks; Mrs Susan Caine; Ms Elizabeth Lambdon. In addition to these specific comments many other objectors state that these fields are important as an amenity and wildlife area.

17 year google earth history of the “bus stop fields” clearly showing worn footpaths throughout.



Various online maps showing access and throughfares through the Pendragon Fields.





Pre-2005 Map of Beacon Heath with clear footpaths around the fields.

