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**Sent:** 29 March 2021 12:41  
**Subject:** FW: Planning Application 21/0223/OUT  
**Attachments:** IMG\_1465.JPG

**From:** wolf

**Sent:** 27 March 2021 18:33

**To:** Michael Higgins

**Subject:** Planning Application 21/0223/OUT

Dear Mr Higgins

I wish to object to the above application, for the following reasons: \_

1. Wildlife.

Please see attached photograph of bird in the field that is proposed for up to 61 houses. How sad to think that these birds could all be evicted, to make way for yet another Housing Development in Pinhoe. This time at the start of Exeter's supposedly Northern Hills, visible from far and wide. Other wildlife seen regularly are foxes, deer and many other species. Until recently farm animal, cows and sheep, all embraced by local and visitors from far and wide, overlooking the amazing views like no other field from Woodbury to Dartmoor.

2. This week on 25th March 2021 was City Farm Day.

City farms across the UK took part in a celebration of the role, that urban social and community focused farms play, in connecting people to farming and bringing communities together. This will be a lost opportunity if the remainder of Home Farm becomes a housing development, depriving the urban population of a farming opportunity looking at farm animals, that used to be in this field full of animals grazing, for the benefit of all generations.

3. Over development.

The Campaign for Rural England stated in the Express & Echo dated 18th February 2021, that both Exeter and East Devon have over delivered new housing by over 53% and 22%, over past 3 years. Here are some of the recent planning applications for the Pinhoe area:- 12/0802/OUT Monkerton 930 dwellings; 13/4984/OUT Tithe Barn 400 dwellings; 11/1800/03 Harrington Lane, Redrow 230 dwellings; 19/0255/RES & 18/1177/RES Home Farm & Church Hill 120 dwellings; 19/0962/FUL Pulling Road, off Harrington Lane 40 dwellings; 19/1100/RES Pinhoe Quarry 380 dwellings; 02/1694/OUT Peterhayes, Park Lane, Pinhoe 2 detached dwellings; 02/1036/OUT Peterhayes, Park Lane, Pinhoe 3 detached dwellings; 02/0073/OUT 3 detached dwellings (these last applications recently completed).

East Devon Development Plan is for 18,500 dwellings between 2013 & 2031, of which 10,550 is concentrated in the East Devon West end, bordering on Exeter, in a location very close to Pinhoe. In fact the developers at Saxon Brook and describing the houses as being in Pinhoe, where the boundary sign on the Main Road clearing says Westclyst, before the entrance to Saxon Brook, which is in East Devon but on the edge of

Pinhoe, Exeter.

4. The Appeal Decision dated 29/10/14 APP/Y110/14/22 15771

This suggests that while the South Field of Home Farm could be seen as infill, the North Field (current Outline Application 21/0223/OUT) should be protected as part of the wider landscape setting of the city.

Paragraph 21 States ' It found that the most elevated parts of the area assessed make a significant contribution to the wider landscape setting of the city, and should be retained in their existing undeveloped form'.

5. Privacy.

Unless the new dwellings are a far distance from the hedgerow, there will be a big problem with privacy for at least 6 existing dwellings.

The development on the South Fields of Home farm are far too close to existing dwellings. The bedroom windows of the new dwellings look right into the windows of the existing dwellings, allowing no privacy for either the occupants in the old or new dwellings! Also the roofs are excessively high, creating a problem with loss of daylight.

6. Noise and pollution.

Increased noise from up to 61 dwellings and pollution from around 150 extra cars and vans will affect the whole community and their wellbeing . The health of the community has already been affected by recent developments.

7. Traffic.

The roads in the area cannot cope with even more traffic, as I say this application will create around 150 cars and vans. Church Hill has become dangerous with many vehicles exceeding the speed limit. I am told by the police that 20 miles per hour is only a suggested speed, whereas the legal limit is 30 miles per hour. However traffic is travelling far in excess of 30 miles per hour in both Church Hill and Park Lane. The vehicles using these lanes are not just local traffic, but traffic speeding through the lanes to reach the A396, (Exeter to Tiverton Road) and the Stoke Hill, Sylvania and Pennsylvania areas. Further along Church Hill towards Stoke Post is also being developed with a 'Grand Design Project, set to appear on Channel Four's programme ' called Hux Shard, Huxham View and adjacent house that has recently been extended. There is also Probus Stud Farm and dwellings at Goffins Farm and new developments in Cheyne Gate Lane, off Church Hill, all creating extra traffic on Church Hill. Vehicles are already piling up at the bottom of both Church Hill and Park Lane, trying to get in and out of these lanes. It is very dangerous to turn right at the bottom of Park Lane as the increased amount of traffic is speeding on Main Pinhoe and the vision is poor. The increased traffic has also made it dangerous for pedestrian and cyclists in these lanes. This means that people use vehicles rather than walk to the village shops doctors surgery and schools, which adds to pollution. There are no continuous pavements, so when walking you take your life in your hands !

8. Facilities.

Local Schools and Doctors Surgeries are over stretched, meaning both the existing and new communities are suffering from inadequate facilities. The impact on the Royal Devon & Exeter Hospital also needs to be considered.

9. History.

The proposed site is level with the 15th century church, Saint Michael's

and All Angels Church is the most rural of the churches in Exeter. The hills around the church was the battlefield of the Vikings and Saxons in 1001, when Pinhoe was raided and burnt to the ground by a band of Vikings. The vicar rode to Exeter by donkey for more arrows for the defenders, to no avail. For his bravery the priest was awarded an annual payment of 16 shillings. It is said that this sum was still paid to the Vicar of Pinhoe in Victorian times. Ref: [www.exetermemories.co.uk](http://www.exetermemories.co.uk).

10. Summary.

To build on these historical fields is not in keeping with maintaining Exeter's unique identity and quality of life. It should be the responsibility of the 'powers that be' NOT TO ALLOW DEVELOPMENT ON THIS FIELD but to protect and enhance the city's unique historic character, its archaeological heritage, its natural setting that is provided by the hills around Exeter and its biodiversity and geological assets. This is so very important for the benefit of the health and wellbeing of future generations, both of the local community and wider population.

Yours sincerely

Wolfgang Pitcher

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