

61 Thornton Hill,  
Exeter, EX4 4NR  
10 July 2021

Mr Matthew Diamond  
Principal Project Manager (Development)  
City Development  
Exeter City Council.

**Land off Spruce Close and Celia** Crescent, Exeter. Outline application for up to 93 residential dwellings (Approval sought for details of access only, with scale, layout, appearance and landscaping all reserved for future consideration) (*Revised Scheme*). [20/0538/OUT](#) (with further information added in late June.).

Planning sub-committee of Exeter Civic Society is very glad to see that this revised proposal has created a much better version of the development than the one to which we objected in our letter of 7 July 2020.

Several of the changes in the new scheme are great improvements. The relocation of the access road from Spruce Close to link with a road further east within the development gives a wide area of grass large enough for impromptu ball games and races and a small shady area for sitting, both better than the roughly equal but less useful and potentially dangerous areas in the first design.

The reduction in number of houses is welcome, and was indeed essential, as the scope this gives to leave greater green space at the top of the sloping site is valuable both in giving a better long view from distant parts of Exeter and in giving recreational space within the estate and, with the green walkways and hedgerows on three sides of the housing area, encouraging wildlife.

In addition we consider the potential development of the three fields beyond the site as a new Valley Park, which becomes possible if the application is approved, as a very welcome opportunity, further preserving landscape views from afar, providing hillside for recreation from which to contemplate distant views, giving space for a LEAP for activities not catered for in the LAP among the houses and extending footpaths in several directions including towards Mincinglake Valley Park. We look forward to hearing more of this proposal which would benefit the wider local area and Exeter as a whole.

Pamela Wootton  
for the Planning sub-committee of Exeter Civic Society.