



St Leonard's Neighbourhood Association



Hearing Statement - on representation your ref: E-02-06-H02.

Representor - St Leonards Neighbourhood Association.

Representation E-02-06-H02 is entitled:-

Designation of Land at Matford Lane as a Brownfield site capable of being developed. Specifically by building 21 homes on the site.

In our representation we explained the history of the piece of land in question, it had been developed with temporary office huts with a condition that when the huts were demolished the area should be allowed for historic, aesthetic and practical reasons, to return to grass. Thus the land becomes re-absorbed into the whole of County Hall Grounds which has the designation of Amenity Green Space, a higher protection from development than 'Greenfield' as previously stated.

Devon County Council, the owner of the whole grounds, has recently announced its intention to dispose of that part of the whole, previously occupied by the huts and asked for objections. Our objections to this disposal are the same as to the area being designated as Brownfield in the Local Plan, they are:-

1. Splitting this small piece of land from the whole reduces its historic, conservation and amenity importance, and has been designated as such by DCC's own Historic Team. Fragmentation of the ownership of part of this important asset is sacrilege, which would devalue the remaining site, both financially and in terms of its heritage and amenity value.
2. Local Government reorganisation, and therefore the structure of ownership and use of this asset is currently up for discussion, valuing this asset before the reorganisation has been completed would be incompetent financial management. Local Authorities are legally bound to manage their assets responsibly, if the value of this asset is in flux

and therefore unknown, the sale of it at this stage would be irresponsible.

3. For reason 1 above, splitting the whole into small parcels would also be financially irresponsible.

For the above reasons we believe that this piece of land should not be designated as 'Brownfield' in the Local plan, in no way is it separate from the Amenity Green Space of the whole of County Hall Grounds.