

Appendix 13:

[REDACTED]

From: [REDACTED]
Sent: 13 October 2025 15:30
To: James McMurdo
Cc: [REDACTED]
Subject: RE: "Transformational Employment Land" Evidence Local Plan

Hi James,

Yes, I think your email presents a fair summary of the Council's direction of travel, but I do think we need to be a bit careful in referring to 'emerging policy perspective' as this is not something defined in planning legislation, and the 'emerging plan' is the Exeter Publication Plan. Also, as I have already stated, this is something that will need to be considered by the Inspector at Examination.

Kind regards

[REDACTED]

[REDACTED]
[REDACTED]
City Development
Exeter City Council

[REDACTED]

From: James McMurdo [REDACTED]
Sent: 13 October 2025 13:37
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: "Transformational Employment Land" Evidence Local Plan

Hi [REDACTED]

Thanks again.

So in simple terms:

- on a site identified for employment uses in the emerging Local Plan, if our client makes an application for planning permission for any of:
 1. Use Class B2 (general industrial)
 2. Use Class B8 (storage and distribution) and
 3. Use Class Eg (including Eg (i) offices, Eg (ii) research and development and Eg (iii) industrial processes)

that would be acceptable from an emerging policy perspective?

Thanks [REDACTED]

James

James McMurdo MRTPI MRICS

Director

McMurdo Land Planning and Development Ltd

a The Basement Office, 4 Baring Crescent, Exeter, EX1 1TL

e [REDACTED]
m [REDACTED]
t [REDACTED]



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From: [REDACTED]

Sent: 13 October 2025 12:22

To: James McMurdo <james@mcmurdolpd.com>

Cc: [REDACTED]

Subject: RE: "Transformational Employment Land" Evidence Local Plan

Hi James,

No, not exactly. The suggested modification, if taken forward as a Main Modification by the Inspector, would mean that the new employment allocations would be acceptable for those uses that meet the economic needs identified in the EDNA; so within Use Class B2 (general industrial), Use Class B8 (storage and distribution) and Use Class Eg (including Eg (i) offices, Eg (ii) research and development and Eg (iii) industrial processes).

This will need to be considered by the Inspector at Examination.

Kind regards

[REDACTED]

[REDACTED]

City Development
Exeter City Council

[REDACTED]

From: James McMurdo [REDACTED]
Sent: 13 October 2025 11:59
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: "Transformational Employment Land" Evidence Local Plan

Hi [REDACTED]

Thanks for the speedy reply.

So in simple terms;

- on a site identified for employment uses will any E class use be acceptable ***from an emerging policy perspective?***

Thanks [REDACTED]

James

James McMurdo MRTPI MRICS
Director
McMurdo Land Planning and Development Ltd
a The Basement Office, 4 Baring Crescent, Exeter, EX1 1TL
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m [REDACTED]
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From: [REDACTED]
Sent: 13 October 2025 11:50
To: James McMurdo [REDACTED]
Cc: [REDACTED]
Subject: RE: "Transformational Employment Land" Evidence Local Plan

Hi James,

I can confirm that the Council is proposing a modification to the Publication Plan to ensure flexibility in meeting the employment needs of the city as identified in the EDNA and to remove the restriction that sites should be for transformational uses. This is presented in the 'Exeter Plan Schedule of suggested potential modifications' (key statutory document CSD-03):

https://exeter.gov.uk/media/oawb2a3x/csd-03_exeter-plan-schedule-of-suggested-modifications.pdf

The introduction to this document (page 2) explains how these suggested modifications will be dealt with by the Inspector.

I hope this helps provide further clarification.

Kind regards

■

■

City Development
Exeter City Council

01392 265615

From: James McMurdo ■
Sent: 13 October 2025 10:24
To: ■
Cc: ■
Subject: "Transformational Employment Land" Evidence Local Plan

Hi ■

"Transformational Employment Land" Evidence Local Plan

Hope you're well and that you had a great weekend.

The Local Plan evidence base refers, in particular, the attachment to this email which forms part of it.

Paragraph 3.5 of the attachment states:

*"3.5 The Publication Draft Local Plan does not indicate the amount of employment that could be accommodated on the three proposed employment allocation sites. It does state the sites are intended for transformational sector employment, and this is mostly in Use Class E(g) . However, a potential **modification to the Local Plan is intended and this would remove this restriction.**"* [my emphasis is yellow bold].

With this in mind, please can you confirm by return that.

1. It is the Council's intention to remove the restriction (i.e. remove the "transformational employment" (whatever that is) restriction).

in line with its own evidence base.

Thanks ■ and have a good week.

James

James McMurdo MRTPI MRICS
Director

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