

23rd April 2026

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Dear Robert,

**Hearing Statement – submission on behalf of Blocwork (Representor ref C-04)
in regard to land at St Davids Station, Exeter.**

Matter 9 Site Allocations

Our client is promoting land adjacent to St David's Station for development and has previously submitted representations in regard of the emerging plan. These representations support the allocation of the land as part of the wider Red Cow Village (Policy SBA3).

We note that the Inspectors raise particular questions in regard to the proposed strategic allocations within the plan as Issue 2 in their Matters, Issues and Questions.

Our clients do not have any comments on the majority of the questions posed. However, we do note Matter 9, Issue 2, Q2 regarding Strategic Mixed Use Brownfield Allocations. The question asks:

What is the latest position regarding planning approvals and construction timeframes for each of the sites?

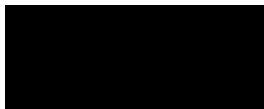
We have previously engaged with the Council and undertaken initial pre-application discussions with officers in regard to our client's land. However, due to internal review of proposals and particularly in relation to the creation of Great British Railways (GBR) those discussions have been interrupted.

We can though confirm that it remains the intention of our client to progress with the development proposals and that this is intended to result in development and therefore delivery of homes during the life of the local plan.

We have reviewed the Exeter Plan Housing Trajectory (Sept 25) which sets out the Council's anticipated delivery of homes on the site (as part of the area referred to in that report as Red Cow North) and confirm that the anticipated delivery of the first new homes on the site in 2032/3 (6 years' time) is in line with the current intention of our client.

We trust that this information is of use to the Council and the Inspectors in considering the plan.

Yours faithfully,



Chris Dadds
Director
Jones Lang LaSalle Ltd

