

Further Representations on The Exeter Plan

Inspectors' Matters, Issues and Questions For Examination of the Exeter Local Plan

On Behalf of The Pratt Group

12th of February 2026

McMurdo LPD Ltd
The Basement Office
4 Baring Crescent
Exeter
EX1 1TL

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1. Introduction and Summary of Our Client's Position

Introduction

1.1. McMurdo LPD Ltd ("McMurdo") acts for The Pratt Group which owns and controls strategic land:

- making up a significant part of Site Reference 90 proposed for allocation for 357 houses on Land at Old Rydon Lane as part of H2;
- Site Allocations at Sandy Park (7Ha) and adjacent to Ikea (4Ha) making up 11 Ha as part of EJ6.

Summary of Our Client's Position on the Plan

- 1.2. The allocation combining Site Reference 90 proposed for allocation for 357 houses on Land at Old Rydon Lane as part of H2 and site allocation at Sandy Park for 7Ha of employment land making up part of EJ6 is undeliverable mainly because the Council granted planning permission for an hotel on land allocated for green infrastructure which affects how the sites in combination should be developed for housing and employment land.

- 1.3. Our client did not and still does not know what a “*Transformational Employment*” site is, consequently, sees no justification for such inclusion in the Plan. (Please see Appendix 4, in particular).

- 1.4. Whilst our client supports the allocations in principle, they respectfully ask that the Plan is changed to:
 - make Site Reference 90 for 357 houses and site allocation at Sandy Park for 7Ha of employment land one allocation to deliver 357 houses and 7Ha of employment land (EJ6) removing “*Transformational Employment*” from all text and plans, to take known constraints (e.g. an hotel built on green infrastructure land) into consideration making the best use of available land.

 - remove “*Transformational Employment*” from all text and plans to do with site allocation adjacent to Ikea (4Ha) (EJ6).

2. Response to Inspectors' Draft Matters, Issues and Questions for Examination

Matter 4 – Site Allocations Process and Methodology Issues 1 Site Allocation Methodology Questions 1-5

and

Matter 8 – Regeneration, Employment and Economic Development Issue 5 - New Transformational Employment Allocations – Policy EJ6 Questions 1-4

and

Matter 9 Site Allocations Issue 1 Housing Allocations and Windfalls Questions 1-5

Response

- 2.1. We look forward to hearing from the Council at the EiP on these aspects.
- 2.2. **Appendix 1-3**, Representations made by our client to the Exeter Plan, and ECC Planning Application References 14/1451/OUT, 23/1532/OUT, 17/0665/OUT and 18/0998/RES, refer, in particular.
- 2.3. Our client owns and controls strategic land:
 - making up a significant part of Site Reference 90 proposed for allocation for 357 houses on Land at Old Rydon Lane as part of H2;
 - Site Allocations at Sandy Park (7Ha) and adjacent to Ikea (4Ha) making up 11 Ha as part of EJ6.

2.4. We did not and still do not know what a *Transformational Employment* site is. Therefore, we do not see a justification for such inclusion in the Plan.

2.5. A straight forward email exchange between us and Council Policy Officers (Please see **Appendix 4**) confirms that on a site allocated for *Transformational Employment* an application for planning permission for any of:

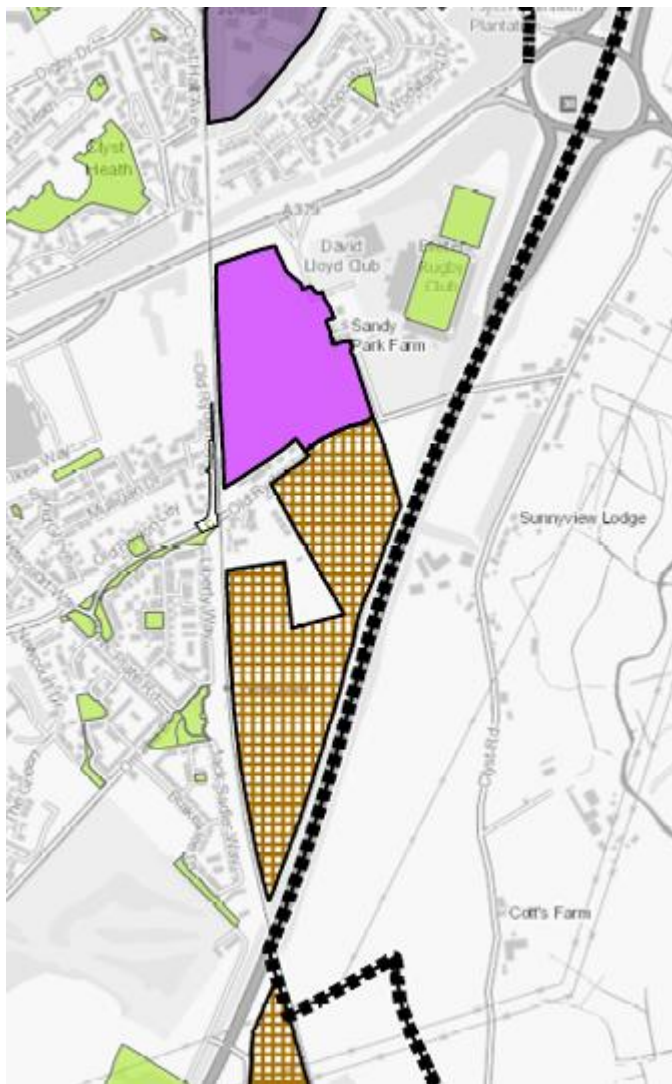
- Use Class B2 (general industrial)
- Use Class B8 (storage and distribution) and
- Use Class Eg (including Eg (i) offices, Eg (ii) research and development and Eg (iii) industrial processes)

would be acceptable from an emerging policy perspective.

2.6. The suggested modification in this regard is welcome.

2.7. However, as our client's representations (Appendices 1-3) make clear the allocation combining Site Reference 90 proposed for allocation for 357 houses on Land at Old Rydon Lane as part of H2 and site allocation at Sandy Park for 7Ha of employment land making up part of EJ6 is undeliverable mainly because the Council granted planning permission for an hotel on land allocated for green infrastructure which affects how the sites in combination should be developed for housing and employment land.

2.8. Please see **Extract 1** below from the Exeter Plan Policies Map showing Sites **90** and **140**. This illustrates the relationship between the existing residential development to the west of the site allocations and the hotel and rugby club to the east. To sub-divide the sites horizontally as detailed on the extract below would not make best use of this land.



Extract 1 – Site References 90 and 140 of Exeter Plan Publication Regulation 19

- 2.9. Essentially, the siting of the hotel means that these two sites in combination have to be sub-divided vertically, not horizontally to make effective use of land.
- 2.10. Taken on, backed by detailed consultancy work, our client is of the view that the only way to deliver 357 houses and 7Ha of employment land as required by the policies in combination, is to deal with the land in such a way.
- 2.11. Our client's representations made since 2021 have been ignored by the Council which recently refused an application based on the representations for housing and

employment on Site Reference 90 in a Masterplan context, a decision soon to be tested at a Public Inquiry.

2.12. Whilst our client supports the allocations in principle they respectfully ask that the Plan is altered in minor ways as follows:

1. make Site Reference 90 for 357 houses and site allocation at Sandy Park for 7Ha of employment land one allocation to deliver 357 houses and 7Ha of employment land (EJ6) removing “Transformational Employment” from all text and plans, to take known constraints (e.g. an hotel built on green infrastructure land) into consideration making the best use of available land.
2. remove “Transformational Employment” from all text and plans to do with site allocation adjacent to Ikea (4Ha) (EJ6).

3. Appendices

1. Pratt Group Representations to Draft Exeter Plan
2. Pratt Group Representations to Reg 18 Exeter Plan
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4. Email Exchange with ECC Policy Officers and MLPD

James McMurdo MRTPI MRICS

Director

For Stuart Partners Ltd and Broom

a McMurdo LPD Ltd
 The Basement Office
 4 Baring Crescent
 Exeter
 EX1 1TL

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