

**a** The Basement Office  
4 Baring Crescent  
Exeter  
EX1 1TL  
**e** [james@mcmurdolpd.com](mailto:james@mcmurdolpd.com)  
**t** 01392 422297  
**m** 07738 447001  
**r** MLPD 17001/TRO/22/0537

ECC Planning Services  
Development Management  
Civic Centre  
Paris St  
Exeter  
EX1 1JN

6<sup>th</sup> February 2023

**MLPD 17001 The Pratt Group OLD RYDON LANE EXETER**

**The Planning Committee of 8<sup>th</sup> February 2023**

**ECC Ref 22/0537/OUT St Bridget's**

Dear Sir/Madam

We write on behalf of our client, The Pratt Group, which reasonably and respectfully requests that this letter is read out by Officers at the planning committee within which the above-named application is considered by Members.

You will be aware that our client has made detailed comments on the above-named planning application which have not been dealt with by Officers in their report.

Specifically:

- In respect of site access, the “third party land” referred to in the report for connecting the site to the Newcourt Way roundabout is our client's and it is certainly available.
- Notes of a meeting in 2021 between the applicants, their team and Council Officers received by our client following a Freedom of Information (FOI) request state clearly that Devon County Council (DCC) said in that 2021 meeting that the scheme now proposed is “crying out for a connection” (to our client's roundabout spur). Why is that not being communicated to the Committee in clear terms in the Officers' report?
- There is no evidence at all about the highways effects if the Traffic Regulation Order (TRO)'s are not made.

For the avoidance of doubt we can categorically confirm that:

1. nobody has ever talked to us (or directly to our client); and,
2. our client's land is available and they would like to negotiate.

In conclusion, it seems to us and to our client that Devon County Council (DCC) has been bending over backwards to squeeze traffic into Old Rydon Lane (ORL) simply to help the developer to avoid the costs of the proper connection.

Thank you.

Yours faithfully.

James

**James McMurdo MRTPI MRICS**

Director

For and on behalf of McMurdo

For The Pratt Group