

From: Hurst, Nicola [mailto:]
Sent: 03 April 2018 17:21
To: Diamond, Matthew <Matthew.Diamond@exeter.gov.uk>
Subject: PROPOSED DEVELOPMENT OF LAND NORTH OF HONITON ROAD, EXETER - APPLICATION REFERENCE: 18/0076/OUT

Dear Mr Diamond

**PROPOSED DEVELOPMENT OF LAND NORTH OF HONITON ROAD, EXETER
CPG DEVELOPMENT PROJECTS LTD C/O ROCKE ASSOCIATES
APPLICATION REFERENCE: 18/0076/OUT**

We write in respect of the above application to provide our formal consultation response 'objecting' to the proposed development.

As you may be aware, Legal and General UK Property Fund owns the Exe Bridges Retail Park in St Thomas District Council. We are very concerned about the proposed development given its scale and obvious departure from the adopted development plan. The amount of retail floorspace proposed (almost 12,000 sq. m) combined with the format, range of goods and proposed operators means that, a site planned as a 'local centre' to meet day to day needs, will become a new destination for higher order comparison shopping. It will compete directly with Exeter and the other District Centres that and it will have a significant adverse impact.

You will be fully alert to the decision of the Secretary of State in respect of the previous proposal that it was 'wholly inconsistent' with the allocation and an unacceptable departure from the development plan. The revised proposal now under consideration has actually resulted in an increase in the amount of retail floorspace. The applicant has provided no new evidence to support the scale of the development and therefore the development remains an unacceptable departure from the development plan.

As you will see, we also raise a number of concerns with the evidence base and would request that the applicant updates the Retail Impact Assessment and Transport Assessment.

We trust that these comments will be taken into account by the Local Planning Authority and that the application will be recommended for 'refusal'. We would also be grateful if you can keep me updated of any new submissions by the applicant or key milestones in the application process (e.g. committee dates etc).

We thank you for your assistance with this matter.

Kind regards

Nicola

Nicola Hurst
Asset Manager, UK Property Fund

Legal & General Investment Management
Real Assets
One Coleman Street
London EC2R 5AA

Tel:

Mob:

www.lgim.com/realassets

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