

PERSIMMON LETTER

Mr M Higgins
Principal Project Manager (Development)
Office of Assistant Director City Development
Civic Centre
Paris Street
Exeter
Devon
EX1 1NN

10th July 2017

Dear Mr Higgins

Location – *Exeter Golf and Country Club Practice Ground, Land to the South, Newcourt Drive, EXETER*

Proposal – *Construction of 82 dwellings, access, estate roads, landscaping and associated infrastructure (17/0006/03).*

I write in reference to the recent meeting of Exeter City Council's Planning Committee on 26th June 2017.

It is understood that a report regarding the aforementioned application was presented to Members and that although the proposal was recommended for approval, Members determined that a decision on the application should be deferred until further information could be provided to them regarding the suitability of the proposed access into the site and the assumed existence of a 'ransom' that would prevent another point of access being formed into the site.

As you are no doubt aware, Persimmon Homes South West is the owner of the adjacent land. Therefore if access were to be sought and/or formed into the application site from a position other than that which is currently proposed then this would need to pass through land that is within our ownership.

The issue of whether our ownership of this land forms a 'ransom' over the applicant is somewhat immaterial, as the subject of land ownership is a civil issue and cannot therefore be regarded as a material planning consideration. However, I would like to make it clear to both you and the Members of the Council's Planning Committee that we have never been approached by either the applicant, representatives of Exeter Golf and Country Club or the County Council to determine if we would be willing to allow a second point of access into the site to be formed on our land.

In view of the lack of contact that we have received from these parties, I am at somewhat of a loss to understand why it was suggested to Members at the Committee meeting that "*due to the existence of a ransom strip at Admiral Way, the identification of alternative access arrangements has not been possible*".

Such a statement would seem to suggest that firstly; discussions have taken place and that secondly; as a result of these we have confirmed that we are unwilling to allow access over our land. This is not the case.

I would therefore seem prudent to me that before the application is returned to Committee that a meeting between the applicant, representatives of both the City and County Council and Persimmon Homes South West is held to discuss this issue,

thus enabling the Members of the Planning Committee to be presented with definitive answers regarding the issue of site access and to therefore make a formal determination on the basis of all of the relevant facts.

Should you require anything further or discuss arrangements for such a meeting, please do not hesitate to contact me.

Yours sincerely

Andy West
Planner

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