



Exeter Plan: Outline Draft for Consultation

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The New Exeter Plan: Outline Draft for Consultation

Introduction

The Exeter Plan will be ground breaking - **our first new local plan in 10 years.**

It looks ahead over the next 20 years, to 2040 and will be **the blueprint that shapes the future development of our city.**

We now have a first draft which is ready for **consultation with all of our communities across the city.**

In publishing this draft now, the Council has delivered on its promise when we set out a timetable for a new Local Plan.

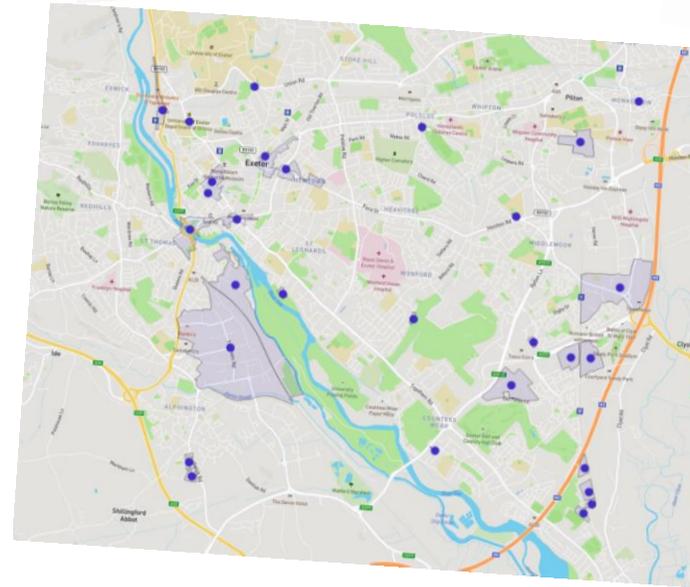
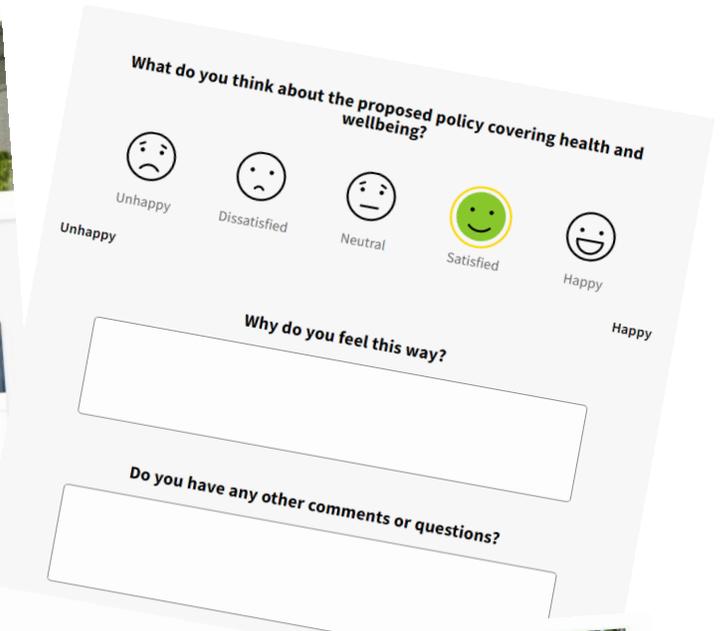
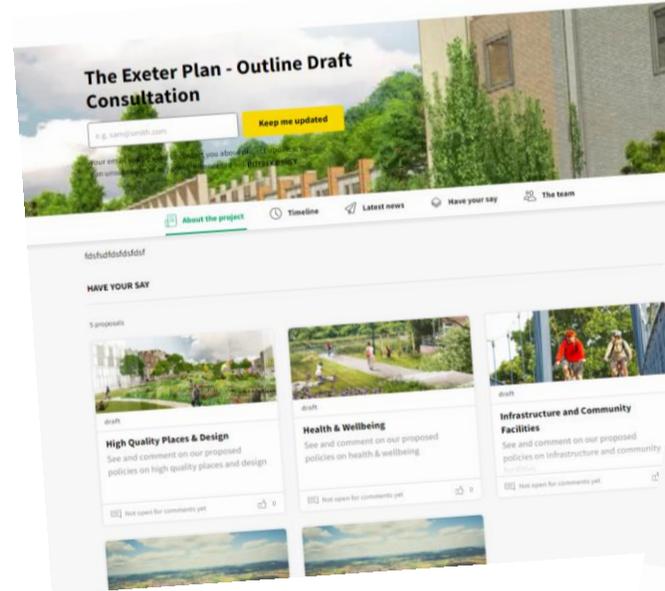


Digital Format

The Exeter Plan is unlike any previous plans we have published because it will **be available online**.

We're uploading the plan onto a digital platform to make it interactive, easier to read and more accessible on mobile devices.

This is part of our approach to widen interest in the Exeter Plan and seek involvement from a broader section of the community.



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Doing Things Differently

This is a plan for the future and we want everyone to make their voices heard. We're being creative in reaching out to all of our communities and businesses with this draft plan.

- 'RAMM about Town' - Creative Arc, Future High Street pop up: over 300 models built including wellbeing hubs, zoos and gardens.
- 'Brick by Brick' - RAMM sponsored exhibition, including a Liveable Exeter LEGO model. Running all summer with weekly engagement sessions.
- Primary school LEGO competition (with Building Greater Exeter) and associated workshops.
- Secondary school engagement lessons to highlight to young people how they can get involved in shaping the city of the future.



Purpose and Status

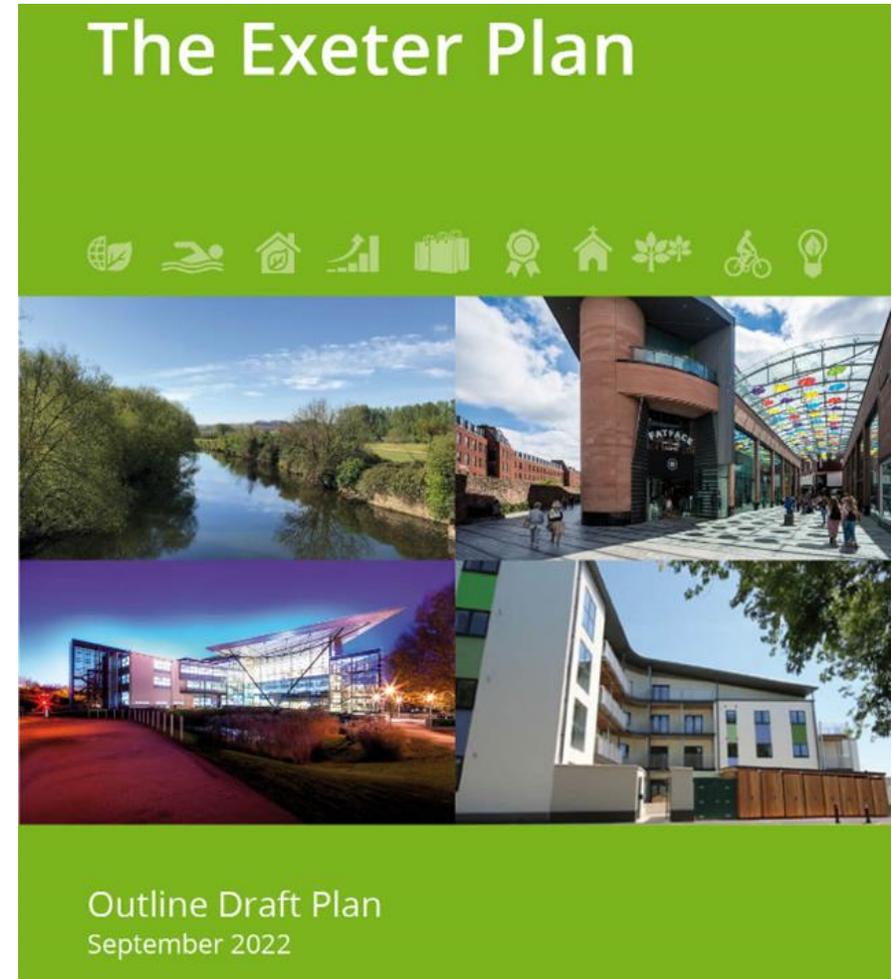
Exeter City Council has a statutory duty to prepare planning policy for the city.

The Exeter Plan is the new name for the Local Plan.

It will be the main planning policy document for Exeter, setting out where development should take place and providing the policies which will be used in making decisions on planning applications.

Eventually, it will replace the policies in the Core Strategy and the Local Plan First Review.

This early version of the Exeter Plan is not a full draft but sets a direction for how we want the city to grow and develop.

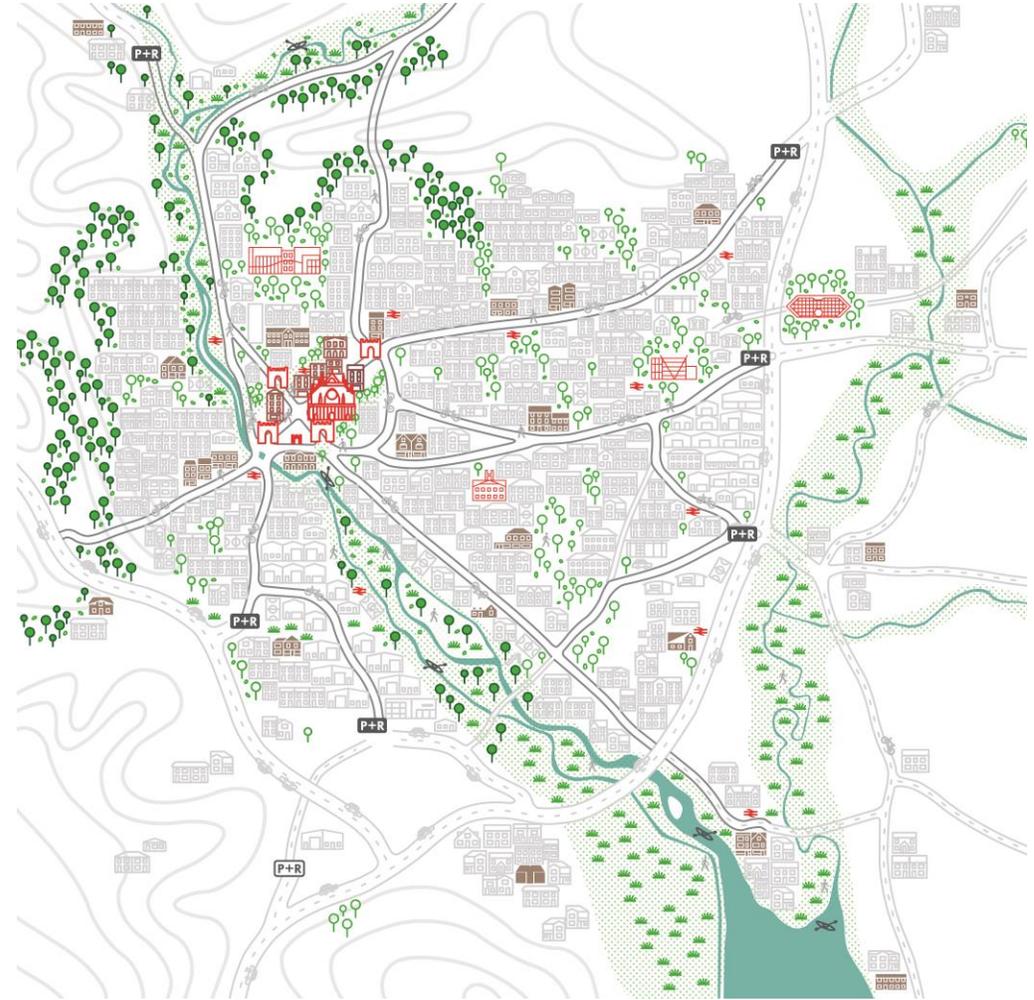


Spatial Strategy

The spatial strategy will deliver on Exeter's Vision 2040 including the city's ambitions for **net zero, health and wellbeing and the vitality of the city centre.**

Our new strategy will focus the majority of development on large, **strategic brownfield sites**, particularly in locations **close to the city centre, district centres, local centres and key public transport hubs with good access to green infrastructure including the Valley Parks.**

It will also **deliver the range of infrastructure needed to support high quality development and our communities** in a timely manner.



Liveable Exeter

Liveable Exeter is our bold city making initiative which anchors the plan.

It's about living better in Exeter.

Liveable Exeter will build 12,000 new homes on brownfield land in the city by optimising densities.

We'll aim to strengthen and reinvigorate existing communities and transform other parts of the city, creating sustainable new neighbourhoods.

It is the brilliant alternative to developing in the surrounding Devon countryside and will protect our precious Valley Parks and surrounding hills.



The Liveable Exeter Principles

Memorable places

Exeter has strengthened its relationship with key features that define the image of the city including the River Exe, the City Centre and the surrounding hills.

Outstanding quality

Exeter has high-quality living, working, learning, leisure, cultural and historic environments which help to attract top businesses and the best talent.

Welcoming neighbourhoods

Exeter is made up of a network of compact and well-connected neighbourhoods where people can access day to day services such as care, schools, work and social spaces by walking and cycling.



The Liveable Exeter set of principles are tools to contribute to delivering the outcomes of the Exeter Vision 2040. They are structured under 6 headings which directly relate to the 3 pillars.

Spaces for people & wildlife

Exeter's urban and natural spaces are attractive and well-connected environments well used for recreation, active travel and support a thriving wildlife.

Active streets

Exeter has transformed into a city with high-quality streets where active travel, public transport and shared mobility are the natural and most convenient choice for most journeys.

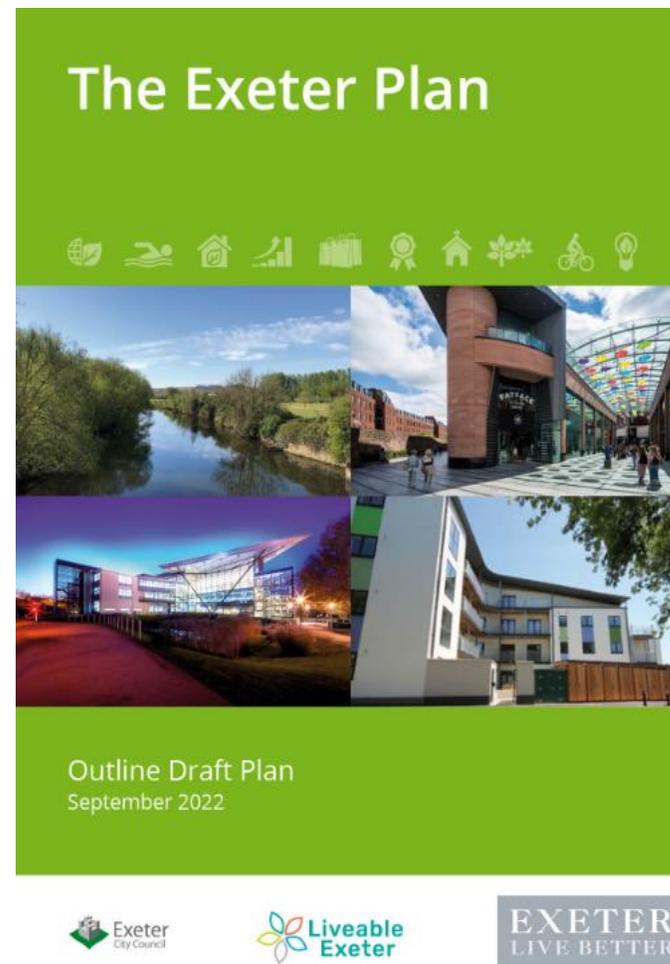
Liveable buildings

Everyone can find a good quality home that suits them, within a welcoming neighbourhood and at a price they can afford.

Key elements of the outline draft plan

- Exeter Vision 2040
- Spatial strategy
- A first set of policies
- Development sites

Underpinned by evidence



Evidence

- Local housing needs assessment
- Employment study
- Site identification studies
- Density study
- Housing and employment land availability assessment
- Gypsy and traveller accommodation assessment (ongoing)
- Playing pitch strategy (ongoing)

- Sustainability Appraisal
- Habitat Regulations Assessment

Policies

The outline draft plan includes a first set of 28 policies. Further policies will be included in later rounds of consultation.

 Culture and tourism

 Climate change

 Health and wellbeing

 History and heritage

 Sustainable transport and communication

 Infrastructure and community facilities

 Natural environment

 High quality places and design

 The future of our high streets

 Economy and jobs

 Homes

Spatial strategy

Development sites

- Mixed use (larger sites) and residential (smaller sites)
- Vast majority are brownfield
- Eight Liveable Exeter sites
- Smaller Council owned sites
- Sites proposed by third parties
- Some existing allocations

Together the sites provide for approximately 6,200 homes to 2040

Existing consents and windfall developments are in addition

All sites assessed through the Housing and Employment Land Availability Assessment for their suitability and achievability



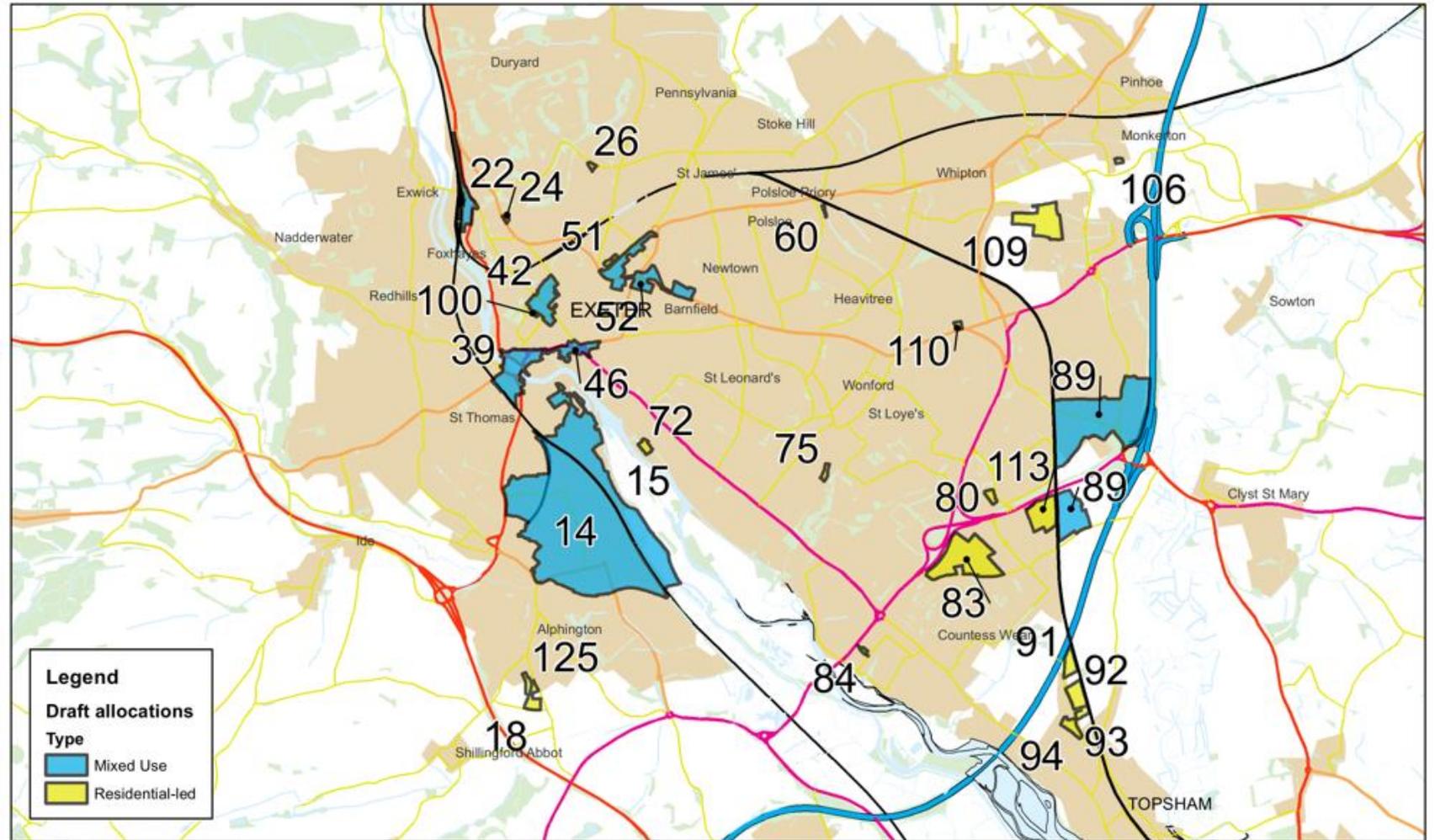
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Potential Development Sites

The majority of development is proposed on the eight strategic brownfield sites that were included in the original Liveable Exeter programme - shaded in blue opposite.



Development sites list: Mixed use

Homes up to 2040

Large scale brownfield development sites: Mixed use	
Marsh Barton	1,880
Water Lane	1,180
East Gate	750
Red Cow	430
Sandy Gate	250
North Gate	200
West Gate	200
South Gate	170

Development sites list: Mainly housing

Predominantly residential sites:

St Bridget Nurseries, Old Rydon Lane	334
Land to the north, south and west of the Met Office	225
Land south of the A379	184
12-31 Sidwell Street	51
Land east of Newcourt Road, Topsham	43
Devon & Exeter Squash Club, Prince of Wales Road	40
Land at Newcourt Road, Topsham	38
Land adjoining Silverlands, Chudleigh Road	37
Belle Isle Depot, Belle Isle Drive	33
Land west of Newcourt Road, Topsham	31
Chestnut Avenue	26
Former overflow car park, Tesco, Russell Way	18
Land behind 66 Chudleigh Road	16
Land east of Pinn Lane	14
Land at Hamlin Lane	13
Yeomans Gardens, Newcourt Road, Topsham	13
Fever & Boutique, 12 Mary Arches Street	10
88 Honiton Road	10
Garages at Lower Wear Road	9
99 Howell Road	6

Consultation and Engagement

The plan will touch the lives of everyone living in the city as well as those working, studying or visiting Exeter, so everyone needs to own it and have a say.

Details of the consultation will be advertised in the local media, online and via the Council's social media channels.

It will include:

- An interactive and easy to navigate online platform called Commonplace.
- Questions on each section of the document.
- Digital communication and social media.
- Hard copies of consultation materials in specified public places.
- A series of public exhibitions to enable face-to-face discussion.



People in Exeter are set to play their part in how the city grows and develops in the years ahead.

Members of the public are being asked for their views on the Outline Draft Exeter Plan.

An eight-week consultation is set to begin on 26 September.

The Draft Exeter Plan highlights issues including climate emergency, homes, employment and jobs in the city.

Included are around 30 themes which reflect issues raised from the first consultation on the emerging plan in 2021.

It highlights the benefits of steering the majority of development towards strategic brownfield sites in order to protect the city's landscape setting and environmental quality.

The draft plan includes strategies to help achieve the Council's Net Zero 2030 target, enable nature recovery, continue Exeter's economic success, and support a healthy and inclusive city.

Engaging with residents and those who work, study or visit the city is a crucially important part of preparing the new plan. That's why the Council is committed to ensuring that the latest phase of consultation aims to inform and engage as many residents as possible.

City Council Leader Phil Bialyk said: "Exeter is a fantastic city and I know that all of our residents feel the same way, so it is very important that everyone has a say on how it develops in the future.

"That's why we want everyone to make sure their voices are heard. We're reaching out to all of our communities and businesses with the draft plan. It will touch the lives of everyone living in the city as well as those working, studying or visiting Exeter, so everyone needs to own it and have a say."

Government has calculated that Exeter needs to provide 650 homes per year. In order to meet this requirement a series of sites have been identified.

These include the nine large-scale strategic sites identified as part of Liveable Exeter, a series of smaller sites owned by the Council, sites promoted by third parties and a small number of sites, which are already allocated in the Core Strategy but have not yet been built.

Feedback from the consultation will help shape the next stage of the Exeter Plan and further consultation will take place in 2023 before the completed Exeter Plan is finalised.

To find out more about the consultation and how to get involved, go to the Council's website at www.exeterplan.commonplace.is or follow the Council's social media channels.

Autumn edition of The Citizen



Next Steps

Consultation between **26 September and 21 November 2022.**

The responses will be used to continue preparing the plan.

Another consultation will be held in 2023.

A final draft document will be published for comment before it is submitted to the Planning Inspectorate for Examination.

A Planning Inspector will use a series of Examination discussions to decide whether the plan needs any changes and then if it can be adopted by the City Council.



Q&A

The image features three-dimensional, blocky characters 'Q', '&', and 'A' arranged horizontally. The 'Q' is red, the '&' is green, and the 'A' is blue. Each character has a slight shadow and a reflection on the white surface below it, giving them a 3D appearance. The background is plain white.