



**HAVE YOUR
SAY ON
OUR CITY**

George Marshall, Assistant Service Lead
Local Plans

Strategic Scrutiny Committee
16 November 2023

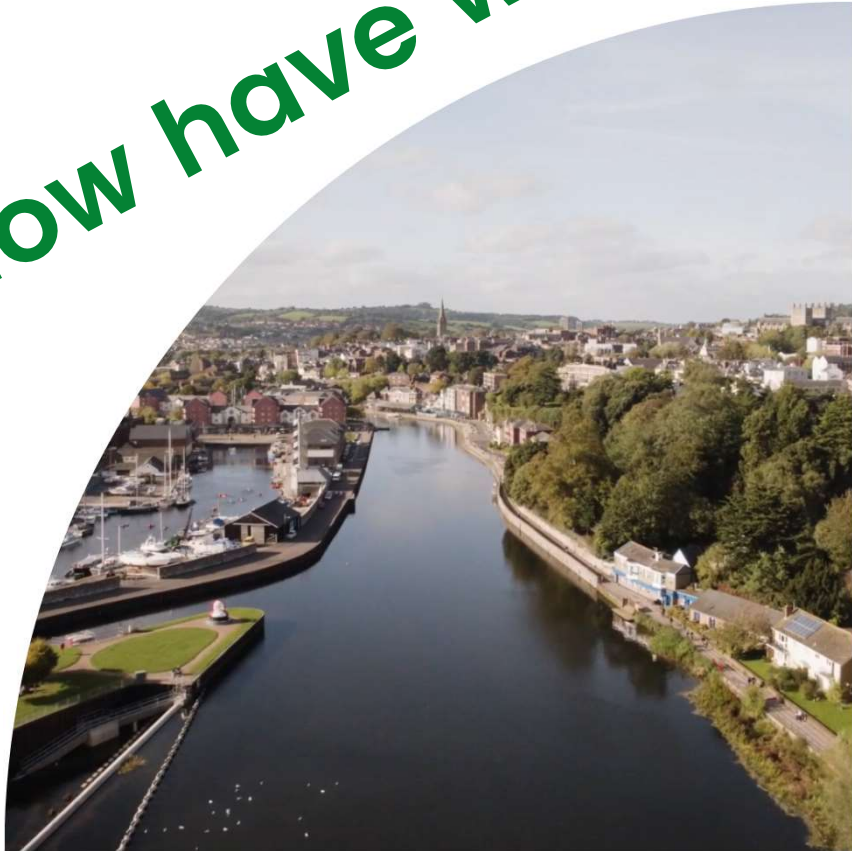
THE EXETER PLAN

Full Draft Plan for consultation
2023



EXETER
LIVE BETTER

How have we got...



here?

- Call for sites: 2021
- Issues consultation: 2021
- Outline draft: 2022
- Full draft plan: 2023

Since last year's consultation...

- Analysed around 3500 responses
- Compiled more evidence
- Assessed more sites
- Drafted policies
- Written the document



The Exeter Plan

This is our city • This is our future



What is the Full Draft Plan?

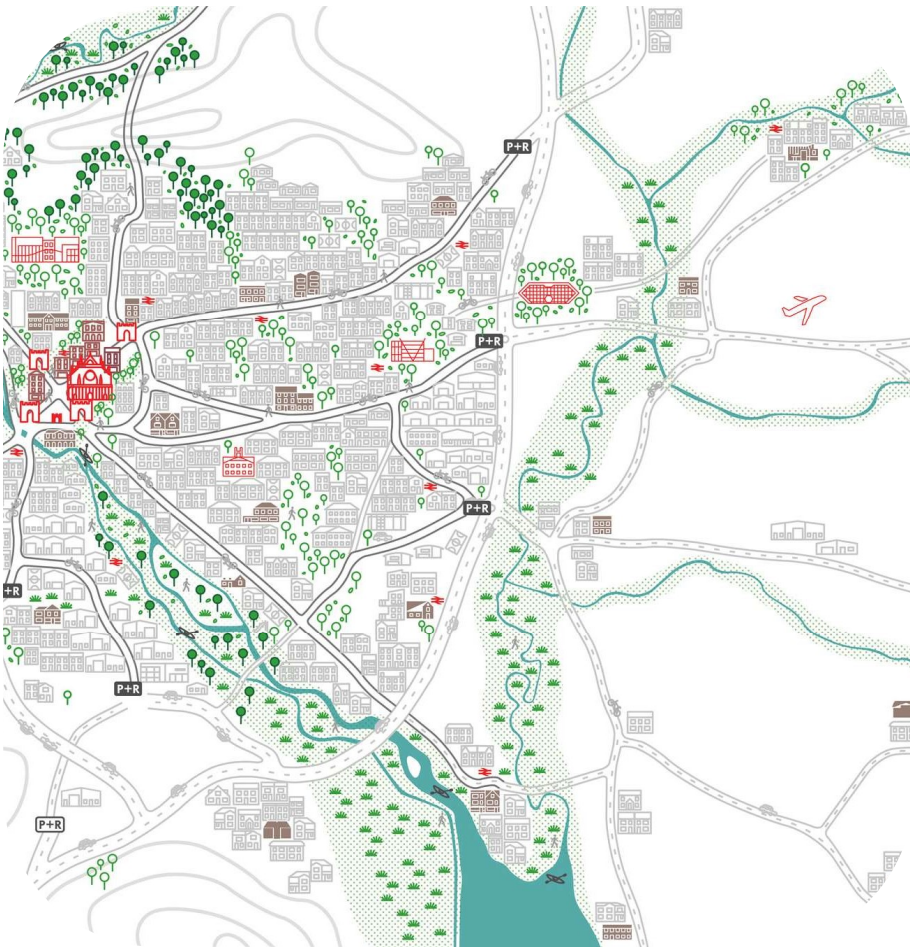
- Updated spatial strategy and Liveable Exeter principles
- Full list of 63 thematic policies
- 6 strategic site allocation policies (brownfield)
- 24 mainly residential sites
- 4 employment allocations
- Proposals map

Spatial Strategy

- Brownfield focus, including strategic sites
- Modest greenfield development
- Environmental protection

New elements:

- More defined re landscape and biodiversity
- Local accessibility to services
- Heritage
- Local identity and culture



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 and net zero carbon 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.



Liveable Buildings

Exeter's new and upgraded buildings contribute to an attractive city and are well-designed spaces where people enjoy spending time.

Connected Culture

Exeter has a diverse and accessible cultural offering, connecting our world leading climate science, arts and literature, heritage, learning and innovation.

Spaces for people and wildlife

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

Policies

Strategy and net zero

S1: Spatial strategy

S2: Liveable Exeter Principles

CC1: Net zero Exeter

CC2: Renewable and low carbon energy

CC3: Local energy networks

CC4: Ground-mounted photovoltaic arrays

CC5: Future development standards

CC6: Embodied carbon

CC7: Solar-ready development

CC8: Flood risk

CC9: Water quantity and quality



Policies

Housing

- H1: Housing requirement
- H2: Housing allocations and windfalls
- H3: Affordable Housing
- H4: Build to rent
- H5: Co-living housing
- H6: Custom and self-build housing
- H7: Specialist accommodation
- H8: Purpose built student accommodation
- H9: Gypsy and traveller accommodation
- H10: Residential conversions and HMOs
- H11: Loss of residential accommodation
- H12: Accessible homes
- H13: Housing density and size mix
- H14: Residential amenity and healthy homes



Policies

Employment, high streets and transport

EJ1: Economic growth in the transformational sectors

EJ2: Retention of employment land

EJ3: New forms of employment provision

EJ4: Access to jobs and skills

EJ5: Provision of local services in employment area

EJ6: New transformational employment allocations

HS1: The vitality of our high streets and centres

STC1: Sustainable movement

STC2: Active and sustainable travel in new developments

STC3: Supporting active travel

STC4: Supporting public transport

STC5: Supporting new forms of car use

STC6: Travel plans

STC7: Safeguarding transport infrastructure

STC8: Motorway service area

STC9: Digital communications



Policies

Natural environment, heritage and culture

NE1: Landscape setting areas

NE2: Valley Parks

NE3: Biodiversity

NE4: Green infrastructure

NE5: Green circle

NE6: Urban greening factor

NE7: Urban tree canopy cover

HH1: Conserving and enhancing heritage assets

HH2: Heritage assets and climate change

HH3: Conserving and enhancing Exeter City Walls

C1: Protecting and enhancing cultural and tourism facilities

C2: Development and cultural provision



Policies

Design, health and infrastructure

D1: Design principles

D2: Advertisements

HW1: Health and wellbeing

HW2: Pollution and contaminated land

IC1: Delivery of infrastructure

IC2: Viability

IC3: Community facilities

IC4: Sport, recreation and allotments

IC5: Play areas in new development

IC6: New cemetery provision





Development 2020 -2040

- Requirement of 642 homes per year = 12,840 for 20 yrs
- +10% headroom: 14,124
- Completions (2020/21 – 2022/23): 2,604
- Consents: 5,304
- Future windfalls: 944
- Allocations: 5,272

Strategic mixed-use sites

Water Lane	1600
Marsh Barton	1000
East Gate	850
Red Cow	280

North Gate	200
South Gate	170

- Large-scale brownfield development
- Plan includes allocation policies for these sites

Residential sites

Land at Old Rydon Lane	350
Land at Cowley Bridge Road	231
Exe Bridges Retail Park	230
12-31 Sidwell Street	51
Land at Exeter Squash Club, Prince of Wales Road	40
Land at Newcourt Road, Topsham	38
Land adjoining Silverlands	37
Belle Isle Depot, Belle Isle Drive	33
Land to the west of Newcourt Road, Topsham	31

Chestnut Avenue	26
Former overflow carpark, Tesco	18
Land behind 66 Chudleigh Road	16
East of Pinn Lane	14
Land at Hamlin Lane	13
Fever and Boutique, 12 Mary Arches Street	10
88 Honiton Road	10
Garages at Lower Weir Road	9
99 Howell Road	6

Employment sites

Land adjacent to Sandy Park, Newcourt	7ha
Land adjacent Ikea, Newcourt	4ha
Toby Carvery, Rydon Lane, Middlemoor	1.5ha
St. Luke's University Campus	4.5ha

Key sites: Updates

- 6 Liveable Exeter sites included of the original 8
- Sandy Gate and West Gate not included at this stage but they remain Liveable Exeter aspirations longer term
- Minor boundary changes: Water Lane, East Gate, South Gate, Red Cow
- Sites consented since previous consultation removed
- Residential sites added: Exe Bridges retail park, Cowley Bridge Road
- Employment sites added: 2x Newcourt, Toby Carvery, St Luke's University campus



Key challenges:

- Delivering brownfield development – huge opportunity but is extremely challenging:
 - Existing uses
 - Multiple owners
 - Contamination
 - Infrastructure costs
 - Challenging context and setting
 - Viability
 - A change in approach

Delivery evidence is vital to successfully pass through Examination – the plan has to be achievable



Consultation

- 12 weeks: Ends 15th January 2024
- Consultation Charter and SCI compliant
- Exhibitions
- Stakeholder meetings
- Community groups
- Social media
- Advertising
- Press releases
- Call for sites





Next Steps:

- Assess consultation responses:
Strategic Scrutiny in spring 2024
- Further site appraisal
- Additional evidence
- Revisions to the Plan
- Focus on delivery

- Further consultation:
- Final draft: October 2024