

**EXETER CITY COUNCIL
RECORD OF DECISION TAKEN BY OFFICER IN CONSULTATION WITH PORTFOLIO
HOLDER**

Key Decision: No

TITLE: Agreed minor changes to the Regulation 19 Publication version of the Exeter Plan

DECISION MADE BY: Strategic Director for Place

IN CONSULTATION WITH Portfolio Holder for City Development

DECISION:

The Strategic Director for Place, in consultation with the Portfolio Holder for City Development, agreed minor changes to the Regulation 19 Publication version of the Exeter Plan before it is published – as per recommendation 2.2 under agenda item 14 regarding the Publication of the Exeter Plan which was discussed at the Executive meeting on 3 December 2024.

Was an Equality Impact Assessment carried out and what were the findings:

No. Changes to the Publication Draft of the Exeter Plan are minor and the previous draft was subject to an EQIA which was undertaken and made available with the Executive papers for the 3 December meeting.

Exeter Plan:

List of edits made to the Publication Exeter Plan Draft before publication

General revisions

- Grammar
- Spelling
- Formatting
- Revisions to the contents page
- Forewords added

More detailed revisions in order (list is not exhaustive and does not cover every individual word change)

- Policy CC5: Was previously referred to as 'C5'. An additional C to represent climate change has been added.
- Paragraph 6.17: Added additional for clarity regarding affordable housing:

'The LHNA indicates that one half of the need for affordable housing comes from households able to afford affordable home ownership products (such as First Homes and shared ownership) and the other half comes from households only able to afford affordable housing for rent (affordable rent or social rent). Of the half of households requiring affordable rental products, the majority cannot afford affordable rent without housing benefit support. Policy H4 therefore prioritises the delivery of homes for social rent above affordable rent, although allows for the provision of affordable rent where it is demonstrated necessary to ensure development viability'.

- Policy D3: 'or' changed to 'and' at the end of criterion d, on the basis that criteria are a list of all the considerations that must be made.
- Paragraph 15.14: For clarity, amended to 'A viability appraisal accompanies the Exeter Plan to **ensure demonstrate** that this is the case.'
- Paragraph 15.18: '**Pubs**' also added to the list of community facilities.
- Paragraph 15.19: '**Community**' added immediately before 'facilities'.
- Paragraph 5.20: Slightly revised text for clarity. '...which demonstrates that the existing facility is no longer viable and that ~~the sale of~~ the business has been marketed **for sale** for a period of **at least** twelve months in advance of the submission of the planning application.
- Paragraph 15.22: Slightly amended text for clarity. 'Smaller facilities which provide local services will **usually be best** located in, or close to, ~~the neighbourhood district~~ and local centres.'
- Paragraph 15.25: Additional text add to provide greater information regarding education infrastructure needs. '**A second additional primary school is also likely to be required during the plan period. The City Council will work with Devon County Council on**

delivering this as appropriate’.

- Policy IF3: Paragraph removed to improve clarity over protection of some community facilities. ~~‘Development proposals for change of use from a business that serves a community function may be supported if the use is no longer viable and there is no reasonable prospect of the site being used for a community use in the future’.~~
- Paragraph 15.35: Final sentence deleted to better development quality on the strategic mixed use brownfield sites. ~~This is especially important given that the strategic mixed use brownfield developments allocated in this Plan will be higher density which could have an impact on the amount of private outdoor space.~~
- Paragraph 15.36: For clarity. Text amended to ‘An additional allotment site is identified on the Policies Map on land off Shillingford Road ~~on the edge of in~~ Alphington, in accordance with the South West Exeter Development Framework ~~Supplementary Planning Document’.~~
- IF4 – Minor revisions to spelling and grammar.
- Page 136: Additional text added to provide clarity over the labelling of the site allocations map: ~~‘Reference numbers from policy H2 are in brackets’.~~
- Paragraph 16.14: Additional sentence added for clarity regarding the number of consented homes (subject to s106) at Water Lane: ~~‘These homes are not included in the housing capacity specified in policies SBA1 and H2’.~~
- Paragraph 16.35: Minor additional text added to clarify which potential community facilities may be considered appropriate for cross-boundary working at Topsham: ‘For example, the allocation’s primary school could ~~potentially~~ provide places for children in the Exeter administrative area ~~if considered appropriate and/or a GP surgery could provide for Exeter patients’.~~
- Paragraph 16.36. Additional sentence added regarding discussions with infrastructure providers relating to Topsham: ~~‘Discussions with infrastructure providers would also be required’.~~
- Monitoring and implementation section: Policy H7 re custom and self-build housing.

Additional reference to 'serviced' plots to align with the policy.

- Monitoring and implementation section: Policy STC5: Minor revisions to the terminology of the target, to reference 'car-free' development in place of 'no-car' development.
- Monitoring and implementation section: Policy HH1: Target of number of applications permitted contrary to Historic England advice revised from 'zero' to 'no applications permitted contrary to Historic England advice'. For consistency in terminology with other indicators.

REASON FOR DECISION

To provide further information, clarity and minor edits to the Publication Draft of the Exeter Plan.

ALTERNATIVE OPTIONS CONSIDERED

Publish the Regulation 19 version of the Exeter Plan without minor changes.

PRINCIPAL GROUPS CONSULTED:

Discussion held between Cllr Allcock (Portfolio Holder for City Development), Ian Collinson (Strategic Director for Place), Roger Clotworthy (Head of City Development) and George Marshall (Assistant Service Lead – Local Plans).

DOCUMENT CONSIDERED:

Exeter Plan Summary of Changes
Exeter Plan: Publication draft (previous version). See agenda item 14

DECLARED CONFLICTS OF INTEREST: No

DISPENSATIONS GRANTED: N/A

In the case where a key decision has been taken under delegated powers, the attention of Members is drawn to the Scrutiny Procedure Rules within the Constitution, and in particular section 15 entitled Call in.

Decision Number	Date of Decision Made
05	10 December 2024