

## EXETER CITY COUNCIL

EXECUTIVE  
7 DECEMBER 2010

### MASTERPLAN FOR THE FUTURE DEVELOPMENT OF STREATHAM CAMPUS, UNIVERSITY OF EXETER

#### 1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to update Members and agree adoption of the Masterplan as a Supplementary Planning Document.

#### 2 BACKGROUND

- 2.1 In September 2009, PMWG and Executive agreed a draft Masterplan for public consultation. A six week public consultation was undertaken in November and December 2009. The results of that consultation were reported to PMWG in March 2010. PMWG supported adoption of the Masterplan as an SPD subject to two proposed caveats requiring agreement of transport and energy strategies delivering step changes in performance and:

- (i) if sufficient student residential accommodation to cater for the future expansion of the University is not available by the time of the first review of the masterplan in 2015, then the Council will require any shortfall to be met by further accommodation on campus in areas such as East Park

- 2.2 The University responded to the proposed caveats by proposing as an alternative some additional text that could be added to the Masterplan dealing with these issues. These proposals were reported to PMWG in April 2010. Members were content with the proposed amended wording on transport and energy strategy issues. PMWG agreed proposed amended wording for the other issue that was based upon that suggested by the University (the Planning Member Working Group amendments are underlined) :

*The first review in 2015 will include the issue of purpose built student residential provision within Exeter. Should this review identify a potential shortfall over the next five year period in the context of the requirements of the existing Supplementary Planning Guidance, ~~this may give rise to the need to identify~~ the Council will require suitable University owned land in Exeter to be made available for new or increased density student residential provision. or for redevelopment of existing University owned residential holdings in Exeter to a significantly higher density than that which exists at the time of the review.*

The University proposed it use the phrase “this may give rise”, PMWG proposed this be replaced with “the Council will require”. This was not acceptable to the University.

- 2.3 Adoption of the Masterplan was delayed due to this issue. The University recently wrote again to the City Council stating it was largely content with the proposal but it would like the Council to reconsider using “may” instead of “will”. The University argues that “may” is less prescriptive and gives the Council greater flexibility.

- 2.4 The purpose of the caveat was to put down a clear marker on the importance of this issue. This has largely been achieved through the ensuing negotiations. While “will” provides a greater presumption, there are advantages in the Council having more flexibility to decide its approach at 2015. In the circumstances it is proposed to agree to the proposed amended wording featuring “may”.
- 2.5 Executive is now asked to adopt the Masterplan as an SPD with the proposed amended wording. Copies of the representations received, the correspondence and the proposed Masterplan for adoption are in the Members Room or can be inspected in Planning Services. A copy of the proposed text to replace with caveats is at Appendix 1.

### **3 RECOMMENDATION**

- 3.1 That Executive adopts the Masterplan as a Supplementary Planning Document including the proposed additional text in place of the two caveats.

**RICHARD SHORT  
HEAD OF PLANNING AND BUILDING CONTROL**

**ECONOMY AND DEVELOPMENT DIRECTORATE**

**Local Government (Access to Information) Act 1985 (as amended)**

**Background papers used in compiling this report:**

None