

Questions to Councillor Allcock as Portfolio Holder for City Development

Question: From Cllr Rees - No new allotments since 2011 and demand is high – could this be a condition of future builds?

Response: The Council has policies in place to support the provision of allotments, and this support continues in the draft Exeter Plan. A specific allocation for allotments has been identified on the draft policies map for Shillingford Road. However, making allotment provision or financial contributions a mandatory condition for new developments would not align with the tests for planning obligations as outlined in the National Planning Policy Framework (NPPF).

Obligations must be:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

Question: From Cllr Palmer – co-living, little interest in the The Gorge, high eligibility. What evidence is there for demand?

Response: Evidence on the demand for co-living spaces is contained within the Local Housing Needs Assessment, which accompanies the Exeter Plan. While there was initial hesitation regarding developments like The Gorge, it is now fully occupied, suggesting there is market demand for co-living spaces. Additionally, continued interest in similar schemes, such as Harlequins, further indicates that this housing type remains relevant in the city.

Question: From Cllr Moore – City Wall – is it the intention not to rebuild should other parts of the wall be destroyed or collapse?

Response: The Council aims to maintain its assets to the best of its ability with the financial envelope available to it. This includes the City Wall.

Question: From Cllr Moore – regarding Valle Park Master Plan – to date no detail in the local plan despite it ending in 2026

Response: The Riverside and Ludwell Valley Parks masterplan considers the potential impact of development on these two Valley Parks. It is not specifically a planning document (for example, it's not an SPD) and it is not currently being updated due to the focus on the Exeter Plan. However joint work is being undertaken with East Devon and Teignbridge District Councils to consider the potential impact of development in the emerging new local plans including the Exeter Plan. This work will establish potential mitigation measures which could consider the potential role of the Valley Parks. The Council continues to work with the Devon Wildlife Trust on the ongoing management of the Valley Parks.

Question: From Cllr Knott – first part appeals won/lost – are we in a good position in league tables?

Response: For **major planning applications** (e.g., large-scale housing developments or substantial commercial proposals), 6.2% of Exeter City Council's decisions were overturned on appeal by the Planning Inspectorate. For **non-major applications** (e.g., smaller

residential or commercial projects), the figure is even lower at 1.4%. These results indicate that the vast majority of the Council's decisions were upheld, reflecting robust and defensible decision-making in most cases. The government uses a threshold of 10% for overturned appeals as a measure of underperformance for local planning authorities. If 10% or more of decisions in either category is overturned, the authority may be designated as underperforming. Designation would allow applicants to bypass the local authority and submit applications directly to the Planning Inspectorate. Exeter's performance remains well within acceptable limits for both major and non-major applications, demonstrating that the Council's planning decisions are generally consistent with national policies and withstand scrutiny on appeal.