



Exeter
City Council

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Please ask for: Ian Collinson

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Date: 28 March 2025

Dear Mr Freeman,

Re: East Devon Local Plan: Regulation 19 Publication Draft

Thank you for the opportunity to comment on the Regulation 19 Publication Draft of the East Devon Local Plan. Comments provided in this response should be considered alongside those provided to the previous draft plan consultations in 2023 and 2024.

The City Council and East Devon District Council have a well-established approach for partnership working across administrative boundaries. Alongside Mid Devon District Council and Teignbridge District Council, the Authorities prepared and approved 'Our Shared Coordinates', the Joint Strategy for the wider subregion. This identifies the six coordinates, or issues, which need addressing on a cross-boundary basis and includes net zero, quality places, jobs and prosperity, nature, homes and connectivity. The East Devon Local Plan has been prepared in the context of the Joint Strategy and an ongoing culture of collaboration between the District and City Council through regular discussions, joint evidence preparation and collaborative policy drafting and is therefore compliant with the Duty to Cooperate.

Partnership working has been particularly important across a number of planning themes set out in this response.

Housing

Reflecting the boundaries of the local housing market area, East Devon, Exeter, Mid Devon and Teignbridge Councils have jointly commissioned local housing needs assessments and gypsy and traveller accommodation assessments which ensure needs will be met across the sub-region on consistent basis. There is also a consistent housing and employment land availability assessment methodology across the area. The City Council notes that East Devon District Council is planning to meet its housing requirement within its boundary, an approach which is supported by the City Council.

Employment

East Devon, Exeter, Mid Devon and Teignbridge Councils have a jointly commissioned economic development needs assessment which provides the employment evidence for the functional economic area (FEMA). It is noted that through the East Devon Local Plan East Devon are making a significant contribution to employment land requirements and that overall, the employment development needs of the FEMA are being met. This demonstrates that the area operates on a

functional geography which crosses administrative boundaries. The City Council supports this approach.

Transport

Development allocations in the area will have implications on the transport network and these will be felt at Exeter due to the city's role at the centre of England's second largest travel to work area. In recognition of this, the City Council welcomes the collaborative approach being taken forward through the strategic traffic modelling and transport strategy for the area. This involves East Devon, Exeter, Mid Devon and Teignbridge Councils together with Devon County Council as highway authority and National Highways. The City Council looks forward to the continuation of this work to ensure that development impacts of the various local plans in the area are managed appropriately.

Infrastructure

Beyond transport, there are various other infrastructure themes which are being addressed comprehensively through the collaborative planning of the East Devon Local Plan and the Exeter Plan. Such strategic infrastructure includes utilities, healthcare and education. There have been particular discussions regarding the adjacent proposed development areas on the edge of Topsham which include allocations in both Exeter and East Devon for which the two local plans have elements of jointly prepared policy text. The City Council supports the potential for collaborative infrastructure planning and provision in this area, particularly in relation to transport, education, healthcare and green infrastructure, including the Clyst Valley Regional Park.

Habitat mitigation

There is long and well-established history of productive partnership working across Exeter, East Devon and Teignbridge via the Joint Habitats Sites Mitigation Strategy and associated joint committee. This work, which has involved Natural England, has been revisited in recent years via a review of the Joint Strategy. Now this has been finalised, the City Council looks forward to the anticipated adoption of the new Strategy in the near future to support the ongoing work on the local plans.

Second new community

The City Council notes the significant emphasis placed on the allocation of the second new community in East Devon, to the east of Exeter, to meet housing needs. Allocating a considerable area will facilitate a comprehensive approach to development delivery. It is vital that the second new community provides for a mix of uses and significant infrastructure to enable sustainable, healthy lifestyles, to mitigate development impact and complement the role and function of Exeter. The City Council has been involved as a stakeholder in the preparation of evidence and master-planning to underpin the second new community and looks forward to continuing to input to this process in future.

Representatives from the City Council would like to attend the forthcoming examination hearings in order to discuss cross-boundary matters as may be appropriate.

Given the cross-boundary nature of many of the issues raised in the response, continued collaborative work between the City Council and East Devon District Council, together with the

other Councils in the area, will be required in future. We look forward to continuing these discussions to help support both the emerging East Devon Local Plan and Exeter Plan.

If you have any questions, please do not hesitate in contacting me.

Yours sincerely,

A handwritten signature in blue ink that reads "Ian Collinson". The signature is written in a cursive style with a large, sweeping initial 'I'.

Ian Collinson
Strategic Director for Place