

Briefing note: Policy H2 sites existing use and value area

This briefing note sets out the existing use of the sites identified in policy H2, noting that the sites and dwelling numbers are the latest available position from the Council as of March 2026. Table 1 summarises the dwellings by existing use categories, with the full list in appendix A. The identified category of existing use is considered to be the primary use for the majority of the site concerned.

The majority of residential development (68%) is proposed for vacant sites or surplus public sector estate where existing use values are considered to be low. Of the remaining sites, although some are in existing commercial uses (e.g. 7% in traditional employment and office uses), these are typically lower grade premises requiring investment and unable to attract a premium existing use value; for example, the Exeter Employment Study (document EVB-EJ-04, pages 137-138) assesses Water Lane with a 'red' rating in terms of its potential to meet future demand. Whilst higher existing use values may be found on some sites currently (e.g. Exe Bridges out of centre retail), by the point that development is planned to come forward, buildings will have depreciated and leases ended.

Table 1 H2 dwellings by site existing use.

Existing use category	Net new dwgs in plan period	Proportion of dwellings	Category description
Vacant site	2,196	42%	Land or buildings not currently used (often cleared site)
Surplus public sector estate	1,357	26%	Publicly owned land and buildings being made available for redevelopment during the plan period
Greenfield	644	12%	Undeveloped land
Low grade leisure	171	3%	Functional but outdated lower value leisure premises - requiring investment
Low grade employment	311	6%	Functional but outdated lower value employment premises - requiring investment
Out of centre retail	201	4%	Larger format retail premises with a limited lifespan
Residential for redevelopment	154	3%	Lower quality public housing stock in need of redevelopment
PBSA for redevelopment	69	1%	Functional but outdated lower value PBSA - requiring investment
Lower grade office space	52	1%	Functional but outdated lower value offices - requiring investment
Low grade mixed use	45	1%	Functional but outdated lower value mixed use - requiring investment
Hotel	41	1%	Hotel put forward for redevelopment
Total	5,241	100%	

Benchmark land values and existing uses

The LPVA and its Addendum are strategic studies and therefore take a conservative view regarding existing use value as set out in EVB-IF-01a LVPA paras 4.43- 4.56 and tables 4.14-4.15. However, the table in appendix A shows that the existing uses vary, including components of the strategic brownfield areas and could justifiably have lower values. Therefore, there is scope for higher

viability headroom on a site-specific basis to accommodate any site specific additional/abnormal costs.

Appendix A

Site Address	Existing use category	Net new dwgs in plan period	Value Area
Strategic mixed use brownfield sites			
Water Lane		1,229	VA1
Water Lane South	Vacant site	475	
Water Lane Isca House	Vacant site	475	
Water Lane Vulcan Estate	Low grade employment	225	
Water Lane Canal Office/Sea Cadets	Low grade leisure	20	
Water Lane 61-62 Haven Rd	Low grade leisure	34	
East Gate		691	VA1
East Gate Clarendon House	Surplus public sector estate	202	
East Gate Manor Court	Lower grade office space	52	
East Gate Pyramids, John Hannon House, Eaton House	Residential for redevelopment	92	
East Gate City Point	Surplus public sector estate	239	
East Gate Civic centre	Surplus public sector estate	106	
Red Cow/St Davids		393	VA1
Red Cow/St Davids South	PBSA for redevelopment	69	
Red Cow/St Davids Central/north	Surplus public sector estate	324	
Exe Bridges Retail Park	Out of centre retail	201	VA1
South Gate	Surplus public sector estate	81	VA1
Predominantly residential sites: large scale			
Land at Old Rydon Lane	Greenfield	357	VA2
St Bridget Nurseries	Vacant site	350	VA2
Heavitree Road police station	Vacant site	813	VA1
Mary Arches multi-storey and surface car park	Surplus public sector estate	246	VA1
Whipton Community Hospital	Surplus public sector estate	129	VA3

Site Address	Existing use category	Net new dwgs in plan period	Value Area
Predominantly residential sites: major			
Rougemont Switching Centre	<i>Low grade employment</i>	86	VA1
Land at Newcourt Road, Topsham	Greenfield	51	VA2
Land adjoining Silverlands	Greenfield	55	VA2
Land to the west of Newcourt Road, Topsham	Greenfield	56	VA2
Land at Topsham Golf Academy	<i>Low grade leisure</i>	54	VA2
Land at Exeter Squash Club , Prince of Wales Road	<i>Low grade leisure</i>	48	VA1
Land and Buildings at Victoria Street	Vacant site	47	VA1
12-31 Sidwell Street	<i>Low grade mixed use</i>	45	VA1
Land to the east of Newcourt Road (2), Topsham	Greenfield	27	VA2
Clifford Close	<i>Residential for redevelopment</i>	33	VA3
Gypsy Hill Hotel	Hotel	41	VA3
Unit 1 nightclub, Summerland Street	Vacant site	28	VA1
Land behind 66 Chudleigh Road	Greenfield	27	VA2
Chestnut Avenue	<i>Residential for redevelopment</i>	24	VA3
East of Pinn Lane	Greenfield	12	VA3
Land at Matford Lane (2)	Greenfield	27	VA1
Hessary, Hollow Lane	Greenfield	18	VA3
Fever & Boutique, 12 Mary Arches Street	<i>Low grade leisure</i>	15	VA1
Land south of Gypsy Hill Lane	Greenfield	14	VA3
Garages at Lower Wear Road	<i>Surplus public sector estate</i>	12	VA3
Residential sites: minor			
Newbery Car Breakers	Vacant site	8	VA3
Lancelot Road	<i>Surplus public sector estate</i>	7	VA3
Land rear of Beacon Lane shops	<i>Surplus public sector estate</i>	6	VA3
Land at Taunton Close	<i>Surplus public sector estate</i>	5	VA3
91-97 Wonford Street	<i>Residential for redevelopment</i>	5	VA3

