

# **Exeter Plan**

## **Affordable housing: Delivery on brownfield and greenfield sites**

May 2026

Exeter City Council  
Civic Centre  
Paris Street  
Exeter,  
EX1 1JN



## **Contents**

|                                                                                                      |                                                                                                          |   |
|------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---|
| 1.0                                                                                                  | Introduction.....                                                                                        | 3 |
| 2.0                                                                                                  | Anticipated delivery of affordable homes on brownfield and greenfield land<br>over the Plan period ..... | 4 |
| 3.0                                                                                                  | Conclusion.....                                                                                          | 6 |
| Appendix A Anticipated delivery of affordable homes (AH) on greenfield and<br>brownfield sites ..... |                                                                                                          | 7 |

## **1.0 Introduction**

- 1.1 During the Hearing session for Matter 2: Issue 2, the Inspectors asked the Council to quantify the amount of affordable housing anticipated to be delivered on brownfield and greenfield land over the Plan period. This document responds to the Inspectors' request.

## 2.0 Anticipated delivery of affordable homes on brownfield and greenfield land over the Plan period

- 2.1 Appendix C of the Council's Matter 7 Hearing Statement (CS7: page 40 onwards) shows the number of affordable homes delivered in Exeter between 2022/23 and 2024/25, plus the number that the Council anticipates will be delivered on sites with planning permission / resolution to approve planning permission at 1 April 2025 and sites allocated in the Exeter Plan (however, please note paragraphs 2.3 and 2.4 below).
- 2.2 Appendix A of this document summarises the details in appendix C of the Hearing Statement, updates those details to account for the withdrawal of the Haven Banks Retail Park planning application and quantifies the affordable homes anticipated to be delivered on brownfield and greenfield sites.
- 2.3 Appendix A shows the following:
- Affordable homes completed between 1 April 2022 and 31 March 2025.
  - Affordable homes secured on sites with planning permission / a resolution to approve planning permission at 1 April 2025, either through section 106 agreements or alternative delivery mechanisms (e.g. Council-build or because external funding has been secured).
  - Affordable homes that the Council anticipates will be delivered on Exeter Plan allocations, either through section 106 agreements or Council-build.
- 2.4 Appendix A does not show affordable homes that may be delivered on:
- Exeter Plan allocations, should external funding be secured (e.g. from Homes England).
  - Windfall sites.
- 2.5 The figures in appendix A are therefore considered to be a conservative estimate of affordable housing delivery over the Plan period; the two sources of delivery in paragraph 2.4 will provide additional affordable housing. Evidence of a recent record of external funding to increase affordable housing delivery in Exeter is provided by sites including:
- The Old Coal Yard, Exmouth Junction Phase 2: brownfield scheme of 265 homes, currently under construction. 48 affordable homes were secured via S106 Agreement (33 social rent, 15 intermediate), and the balance of the homes will also be affordable (shared ownership) following receipt by the developer (Places for People) of Homes England grant funding. Details are provided on page 3 of the delegated planning report: <https://exeter.gov.uk/planning->

[services/permissions-and-applications/related-documents/?appref=22/0037/VOC#](https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=22/0037/VOC#).

- Land at Ikea Way: greenfield scheme of 184 homes, currently under construction. The scheme will provide 45 affordable rent homes and 139 shared ownership homes, following receipt by the developer of Homes England grant funding. Details are provided on the affordable housing layout plan: <https://exeter.gov.uk/planning-services/permissions-and-applications/related-documents/?appref=24/0239/NMA#>
- Land west of Ringswell Avenue: brownfield scheme of 60 homes, all affordable following receipt by the developer (LiveWest) of Homes England grant funding. Scheme completed in 2023/24.
- Former Foxhayes First School: brownfield scheme of 31 homes, all affordable following receipt by the developer (LiveWest) of Homes England grant funding. Scheme completed in 2023/24.
- Former Exwick Middle School: brownfield scheme of 42 homes, all affordable following receipt by the developer (LiveWest) of Home England grant funding. Scheme completed in 2023/24.

2.6 Appendix A shows that the sources listed in paragraph 2.3 above are anticipated to deliver 2,493 affordable homes over the Plan period (total average, considering that Exeter Plan allocations brought forwards for purpose-built student accommodation will not be expected to provide affordable homes, allocations brought forwards for built-to-rent housing will be expected to provide 20% affordable housing and all other major schemes brought forwards on allocated sites will be expected to provide 15% or 35% affordable housing, depending on whether they are brownfield or greenfield). Of this total, it is anticipated that 43% of the affordable homes will be delivered on brownfield sites and 57% will be delivered on greenfield sites. 2,493 homes equates to 65% of the need for affordable housing over the Plan period (3,821 homes, as evidenced by the 2024 Local Housing Needs Assessment, EVB-H-01a: page 59, paragraph 5.65 and figure 42).

2.7 It is reasonable to assume that the sources listed in paragraph 2.4 will provide additional affordable homes during the Plan period, over and above those anticipated in appendix A of this document. However, it is difficult to predict how many additional affordable homes will derive from these sources; therefore, the Council has not attempted to do so. Additional affordable homes delivered through the sources in paragraph 2.4 will inevitably affect the brownfield/greenfield split identified in paragraph 2.6. Given that the majority of housing will be delivered on brownfield sites as per the strategy in policy S1 and as demonstrated by the allocations, it may reasonably be assumed that most additional affordable housing will be brought forward on brownfield sites.

### **3.0 Conclusion**

- 3.1 This document sets out that the Council now anticipates that an average total of (at least) 2,493 affordable homes will be delivered over the Plan period, meeting c.65% of assessed need. This excludes additional affordable homes that will be provided on windfall sites, or on some Exeter Plan allocations should external funding be secured (e.g. the Water Lane South element of Water Lane).
- 3.2 Of this total, it is anticipated that 43% of the affordable homes will be delivered on brownfield sites and 57% will be delivered on greenfield sites.

**Appendix A Anticipated delivery of affordable homes (AH) on greenfield  
and brownfield sites<sup>1</sup>**

|                                                                               | Brownfield sites | Greenfield sites | Total              |
|-------------------------------------------------------------------------------|------------------|------------------|--------------------|
| <b>Completions in 2022/23 to 2024/25</b>                                      |                  |                  |                    |
| Various sites <sup>2</sup>                                                    | 144              | 144              | 288                |
| <b>Sites with planning permission / resolution to approve at 1 April 2025</b> |                  |                  |                    |
| Various sites <sup>3</sup>                                                    | 62               | 196              | 258                |
| Various sites <sup>4</sup>                                                    | 448              | 710              | 1,158 <sup>5</sup> |
| <b>Exeter Plan allocations</b>                                                |                  |                  |                    |
| Strategic mixed use brownfield sites                                          | 130-386          | 0                | 130-486            |
| Predominantly residential sites: large scale                                  | 54               | 248              | 302                |
| Predominantly residential sites: major                                        | 82-94            | 118              | 200-212            |
| Residential sites: minor                                                      | 18               | 5                | 23                 |
| <b>Total AH provision</b>                                                     | <b>938-1,206</b> | <b>1,421</b>     | <b>2,359-2,627</b> |
| <b>Total average AH provision</b>                                             | <b>1,072</b>     | <b>1,421</b>     | <b>2,493</b>       |
| <b>Average split</b>                                                          | <b>43%</b>       | <b>57%</b>       | <b>100%</b>        |

<sup>1</sup> Excluding on windfall sites, or on some Exeter Plan allocations (see paragraphs 2.4 and 3.1 above).

<sup>2</sup> Sites where development was completed between 1 April 2022 and 31 March 2025.

<sup>3</sup> Sites where some permitted homes were completed between 1 April 2022 and 31 March 2025 (including affordable homes), but where the balance of permitted homes will be completed after 1 April 2025.

<sup>4</sup> Sites where all permitted homes will be completed from 1 April 2025.

<sup>5</sup> Figure updated from the equivalent figure in appendix C of the Councils' Matter 7 Hearing Statement (CS7: page 43), to take account of the withdrawal of the Haven Banks Retail Park planning application.