

Exeter Plan

Statement of Common Ground

Exeter City Council and Natural England

May 2025

Exeter City Council
Civic Centre
Paris Street
Exeter
EX1 1JN



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Appendix A: Strategic matters: Summary matrix

1.0 Introduction

- 1.1. Exeter City Council (the City Council) have been preparing the Exeter Plan since late 2020. The plan has progressed through four public consultations, culminating in the Regulation 19 publication in December 2024.
- 1.2. Following the end of the publication process in February 2025 representations have been compiled and attention has turned to addressing the issues raised in the representations.
- 1.3. Natural England provided a series of representations to the Regulation 19 Plan. These are considered through this Statement of Common Ground.
- 1.4. This Statement of Common Ground demonstrates that the City Council and Natural England have cooperated on strategic matters and that the plan is positively prepared and effective – two of the tests of soundness for plan preparation as identified by paragraph of the National Planning Policy Framework¹. The document assists in presenting evidence that plans are deliverable over the plan period and based on effective joint working across local authority boundaries. It is also part of the evidence required to demonstrate compliance with the Duty to Cooperate.
- 1.5. This Statement of Common Ground has been prepared in accordance with the plan-making section of the Planning Practice Guidance² and meets the requirements of the Planning and Compulsory Purchase Act 2004³ and the Localism Act 2011⁴.

¹ The Exeter Plan is being prepared under the December 2023 version of the NPPF. Available here:

<https://webarchive.nationalarchives.gov.uk/ukgwa/20231228093504/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² Available at: <https://www.gov.uk/guidance/plan-making>

³ Available at: <https://www.legislation.gov.uk/ukpga/2004/5/section/13>

⁴ Available at: <https://www.legislation.gov.uk/ukpga/2011/20/section/110>

2.0 Strategic matters: Spatial strategy

Broad summary of chapter content

- 2.1 The spatial chapter of the plan sets the tone for the plan as a whole and in doing so sets out the main principles for guiding the pattern and form of development in the city.
- 2.2 The spatial strategy chapter includes two policies:
- S1: Spatial strategy; and
 - S2: Liveable Exeter Principles.
- 2.3 Policy S1 includes the new spatial strategy for Exeter. The spatial strategy guides the pattern and characteristics of development in the city and the proposed development sites included in the Exeter Plan. A key strand of the new spatial strategy is to steer the majority of development to brownfield sites in order to protect the city's landscape and retain Exeter's environmental and heritage quality.
- 2.4 Policy S2 includes the Liveable Exeter principles. These set out the requirements for the standard of development that the City Council will expect for all large-scale brownfield developments. Liveable Exeter is a growth and place-making initiative governed by seven principles which have been drawn from Exeter's Vision 2040. In adopting the Liveable Exeter principles, we aim to strengthen and reinvigorate existing communities and repurpose and transform other parts of the city through high quality development.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

- 2.5 ECC has worked closely with Natural England in the preparation of the Exeter Plan. Duty to cooperate meetings have taken place since before the first 'Issues Consultation' in 2021. This demonstrates that there has been joint working between Exeter City Council and Natural England since the outset of plan-making.
- 2.6 In response to the Regulation 19 Publication stage Natural England has expressed support for the spatial strategy, specifically in that the focus on brownfield sites helps safeguard the best and most versatile agricultural land and is less likely to impact on the landscape setting of the city. Natural England also supports the emphasis on redeveloping previously developed land whilst improving biodiversity, green infrastructure and access to nature.
- 2.7 ECC welcomes the support for the spatial strategy from Natural England.

2.8 The detailed representation and way forward are presented in the table below.

Issue	Element of the plan	Natural England's representation	ECC comments	Natural England's comment	Final position and suggested plan modification
Spatial Strategy	S1	Natural England welcomes the majority brownfield allocation strategy which will work towards safeguarding the long-term capability of best and most versatile agricultural land (Grades 1, 2 and 3a in the Agricultural Land Classification) as a resource for the future in line with National Planning Policy Framework paragraph 180. Development has an irreversible adverse impact on the finite national and local stock of BMV land. We note that the strategy focusses development in areas which are less likely to impact upon the landscape setting of the city. It emphasises redeveloping previously	Support welcomed	N/A	N/A

		developed sites whilst also improving their biodiversity, green infrastructure and residents' access to nature.			
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3.0 Strategic matters: Climate change

Broad summary of chapter content

- 3.1 We are facing huge environmental challenges caused by human interventions which are increasing carbon dioxide and other greenhouse gas emissions. In recognition of this, the City Council has declared a climate emergency and pledged to work towards creating a net zero carbon city by 2030. The Exeter Plan includes policies and proposals that contribute to meeting this challenging ambition and to making the most of the opportunities of a net zero carbon city, whilst adapting to the unavoidable impacts of climate change.
- 3.2 The climate change chapter includes nine policies which will support the move to a net zero city:
- CC1: Net zero Exeter;
 - CC2: Renewable and low carbon energy;
 - CC3: Local energy networks;
 - CC4: Ground-mounted photovoltaic arrays;
 - CC5: Future development standards;
 - CC6: Embodied carbon;
 - CC7: Development that is adaptive and resilient to climate change;
 - CC8: Flood risk; and
 - CC9: Water quantity and quality.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

No representations were raised regarding the climate change chapter at Regulation 19 Publication stage.

4.0 Strategic matters: Homes

Broad summary of chapter content

- 4.1 Housing is a significant issue nationally and for Exeter. The Exeter Plan will meet the housing need for the city within the administrative boundary of Exeter City. It will also help to address the shortage of affordable homes in the city and provide the good quality accommodation we all need. Young adults, families, older people, those with disabilities, essential local workers, care leavers, students and Gypsies and Travellers all have specific housing needs which we need to meet.
- 4.2 The housing chapter includes sixteen policies which will help to address housing needs in the city:
- H1: Housing requirement;
 - H2: Housing allocations and windfalls;
 - H3: Regeneration opportunity areas;
 - H4: Affordable housing;
 - H5: Build to rent;
 - H6: Co-living housing;
 - H7: Custom and self-build housing;
 - H8: Homes for older people;
 - H9: Supported housing;
 - H10: Purpose built student accommodation;
 - H11: Gypsy and traveller accommodation;
 - H12: Residential conversions and houses in multiple occupation;
 - H13: Loss of residential accommodation;
 - H14: Accessible homes;
 - H15: Housing density and size mix; and
 - H16: Residential amenity and healthy homes.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

No representations were raised regarding the homes chapter at Regulation 19 Publication stage.

5.0 Strategic matters: Economy and jobs

Broad summary of chapter content

- 5.1 Exeter is at the heart of a large functional economic market area which reflects a significant travel to work area. The Exeter Plan needs to support the economy and green growth by identifying the employment space and infrastructure we need. This will help to increase prosperity and wellbeing.
- 5.2 The economy and jobs chapter includes six policies which will help to address the economic and employment needs of the city:
- EJ1: Economic growth;
 - EJ2: Retention of employment land;
 - EJ3: New forms of employment provision;
 - EJ4: Access to jobs and skills;
 - EJ5: Provision of local services in employment areas; and
 - EJ6: New transformational employment allocations.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

No representations were raised regarding the economy and jobs chapter at Regulation 19 Publication stage.

6.0 Strategic matters: Retail and the future of our centres

Broad summary of chapter content

- 6.1 The function of the city, local and district centres is changing. Retail is likely to be just one part of their future; a greater variety of uses need to be included in the centres to widen their attractiveness and appeal. Great care will need to be taken to protect the city centre from competition from out of centre retail to ensure its ongoing health.
- 6.2 The retail and future of our centres policy includes two policies which will help to address the future challenges facing our centres:
- RFC1: The future of our centres; and
 - RFC2: Development in, and affecting, within our centres.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

- 7.3 No representations were raised regarding the retail and the future of our centres chapter at Regulation 19 Publication stage.

7.0 Strategic matters: Sustainable transport and communications

Broad summary of chapter content

- 7.1 The way we travel will be vital to the success of Exeter. It will be central to achieving net zero carbon, growing prosperity, healthy lifestyles and making improvements to our natural and historic environments. In future, travel will not just be about whether we walk or drive, digital communications will also be vital. The Exeter Plan will help to ensure that the city is resilient to changes in travel, supporting innovative development in the right places, providing real options and promoting fresh approaches to transport.
- 7.2 The sustainable transport and communications chapter of the Exeter Plan includes nine policies which will help to inform evolving transport and communications in the city:
- STC1: Sustainable movement;
 - STC2: The transport hierarchy;
 - STC3: Supporting active travel;
 - STC4: Supporting public transport;
 - STC5: Supporting more sustainable forms of car use;
 - STC6: Travel plans;
 - STC7: Safeguarding transport infrastructure;
 - STC8: Motorway service area; and
 - STC9: Digital communications.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

- 7.3 No representations were raised regarding the sustainable transport and communications chapter at Regulation 19 Publication stage.

8.0 Strategic matters: Natural environment

Broad summary of chapter content

- 8.1 Exeter has a high quality natural environment, with Valley Parks and city parks, water bodies including the River Exe and the Exeter Ship Canal and many public rights of way. The hills surrounding the city give Exeter a distinctive landscape setting, whilst the city contains a rich variety of wildlife habitats. The Exeter Plan will be a key tool to accommodating appropriate development to meet the city's needs whilst protecting key natural environmental assets.
- 8.2 The natural environment chapter of the Exeter Plan includes seven policies which will help to accommodate development in a way which protects and enhances the natural environment:
- NE1: Landscape setting areas;
 - NE2: Valley Parks;
 - NE3: Biodiversity;
 - NE4: Green infrastructure;
 - NE5: Green circle;
 - NE6: Urban greening factor; and
 - NE7: Urban tree canopy cover.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

- 8.3 ECC has worked closely with Natural England in the preparation of the Exeter Plan. Duty to cooperate meetings have taken place since before the first 'Issues Consultation' in 2021. This demonstrates that there has been joint working between Exeter City Council and Natural England since the outset of plan-making.
- 8.4 In response to the Regulation 19 Publication stage Natural England has suggested some alternative wording in relation to paragraph 10.21, which discusses Biodiversity Net Gain. Natural England's suggested change is to avoid confusion and enhance clarity. ECC welcomes Natural England's constructive advice regarding paragraph 10.21, and, in discussions that have occurred since, have agreed that a suggested main modification will be suggested to the Inspector.

8.5 Natural England have also expressed support for policies:

- NE2: Valley Parks on the grounds that the approach recognises the importance of protecting and enhancing green space. Natural England's support is welcomed.
- NE4: Green Infrastructure as this will help to maximise opportunities for active travel and wildlife permeability.
- NE5: Green Circle as it preserves an established network of active travel routes.
- NE6: Urban greening factor and NE7: Urban tree canopy cover, as these policies align with Natural England's published Green Infrastructure Framework

8.6 Natural England's support for all the above policies is welcomed.

8.7 The detailed representations and ways forward are presented in the table below.

Issue	Element of the plan	Natural England's representation	ECC comment	Natural England's comment	Final position and suggested plan modification
Biodiversity	Paragraph 10.21	Paragraph 10.21 This paragraph discusses Biodiversity Net Gain (BNG). Natural England would like to highlight that it seems to confuse the biodiversity gain hierarchy with the biodiversity mitigation hierarchy. We would advise that paragraph 10.21 could read: 'All development proposals will need to provide at least 10% measurable net gains in biodiversity, onsite where possible but elsewhere if not, in line with the biodiversity gain hierarchy. Biodiversity Net Gain (BNG) should be applied after all impacts on statutory designated wildlife sites	Agreed. Suggested wording would be clearer and avoids confusion.	Change welcomed	Suggested amendment to paragraph 10.21 to read: 'All development proposals will need to provide at least 10% measurable net gains in biodiversity, onsite where possible but elsewhere if not, in line with the biodiversity mitigation gain hierarchy (which puts avoiding harm to biodiversity ahead of mitigating harm, with compensation as a last resort). The Biodiversity Net Gain (BNG) should be applied after all impacts on statutory designated wildlife sites and protected landscapes have been avoided, mitigated, or compensated for. The

		and protected landscapes have been avoided, mitigated, or compensated for. The BNG requirement is set out in the 2021 Environment Act and is now a legal requirement. The Department for Environment, Food and Rural Affairs metric tool must be used for BNG calculations. Small development (that meets the criteria) may choose to use a simpler version of the tool called the small sites metric. The LNRS will help direct BNG interventions to the places that will help maximise delivery of bigger, better and more joined up nature recovery networks.			Biodiversity Net Gain (BNG) BNG requirement is set out in the 2021 Environment Act and is now a legal requirement. The Department for Environment, Food and Rural Affairs metric tool must be used for BNG calculations. Small development (that meets the criteria) may choose to use a simpler version of the tool called the small sites metric. The LNRS will help direct BNG interventions to the places that will help maximise delivery of bigger, better and more joined up nature recovery networks.
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Valley Parks	NE2	Natural England supports the approach of this policy which recognises the importance of protecting and enhancing valuable green spaces within the urban environment for biodiversity, natural climate solutions and recreation	Support welcome.	N/A	N/A
Green infrastructure	NE4	Natural England supports the requirement to link onsite green infrastructure with the Green Infrastructure strategy. This will help to maximise opportunities for active travel and wildlife permeability.	Support welcome.	N/A	N/A
Green Circle	NE5	Natural England also supports Green Circle policy NE5 which preserves an established network of active travel routes. Such routes provide residents of Exeter with valuable access to the natural	Support welcome.	N/A	N/A

		world while also providing opportunities for the movement of wildlife.			
Urban greening factor and urban tree canopy cover	NE6 & NE7	Policies NE6 and NE7 are also supported as these align with Natural England's published Green Infrastructure Framework.	Support welcome.	N/A	N/A

9.0 Strategic matters: History and heritage

Broad summary of chapter content

- 9.1 Exeter's rich historic environment makes the city unique and continues to shape the city's culture and identity today. New development can raise challenges for our historic environment but the Exeter Plan provides an opportunity to conserve and enhance Exeter's heritage assets whilst exploring cultural links and celebrating the contribution of heritage to the character of the city.
- 9.2 The history and heritage chapter of the Exeter Plan includes five policies which will help to accommodate development in a way which protects and enhances the historic environment:
- HH1: Conserving and enhancing heritage assets;
 - HH2: Conservation areas;
 - HH3: Archaeology;
 - HH4: Heritage assets and climate change; and
 - HH5: Conserving and enhancing Exeter City Walls.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

- 9.3 No representations were raised regarding the history and heritage chapter at Regulation 19 Publication stage.

10.0 Strategic matters: Culture and tourism

Broad summary of chapter content

- 10.1 Exeter is a historic but modern city whose compact size and location means it offers a great balance between urban and rural life. Enhancing Exeter's cultural offering will be key to future success, building the sense of place and belonging in the city. Exeter is committed to being a healthy and active city with culture embedded as standard to enable people to live fulfilled lives. This will help to promote Exeter as a city of culture and further drive the identity and attraction of the city. The Exeter Plan seeks to protect existing culture and identity whilst supporting development to play its part in enhancing cultural provision.
- 10.2 The culture and tourism chapter of the Exeter Plan includes two policies which seek to explore, enhance and celebrate the cultural richness of the city and its profile as a prominent tourist destination whilst specifying the role for development:
- C1: Protecting and enhancing cultural and tourism facilities; and
 - C2: Development and cultural provision.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

- 10.3 No representations were raised regarding the culture and tourism chapter at Regulation 19 Publication stage.

11.0 Strategic matters: High quality places and design

Broad summary of chapter content

- 11.1 The quality of the places in which we live and work and that we visit is fundamental for so many reasons, including to support our health and wellbeing, attract investment, generate pride in our city and help achieve our net zero ambitions. Development offers opportunities to create high quality places that respond to Exeter's distinct characteristics, reflect local culture and the historic environment, provide appropriate green space and integrate with existing communities, promoting social cohesion and healthy lifestyles.
- 11.2 The high quality places and design chapter of the Exeter Plan includes three policies which seek to deliver the development we need in high quality, liveable, connected places:
- D1: Design principles;
 - D2: Designing-out crime; and
 - D3: Advertisements.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

- 11.3 No representations were raised regarding the high quality places and design chapter at Regulation 19 Publication stage.

12.0 Strategic matters: Health and wellbeing

Broad summary of chapter content

- 12.1 The Exeter Plan will play a part in improving health and wellbeing by providing high quality housing, supporting job creation, enabling increases in physical activity, supporting active travel, enhancing nature, supporting improvements in air quality and supporting the delivery of the health infrastructure we need.
- 12.2 The health and wellbeing chapter of the Exeter Plan includes two policies which promote inclusive development which supports communities in becoming healthier and more active:
- HW1: Health and wellbeing; and
 - HW2: Environmental quality, pollution and contaminated land.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

- 12.3 'No representations were raised regarding the health and wellbeing chapter at Regulation 19 Publication stage

13.0 Strategic matters: Infrastructure and facilities

Broad summary of chapter content

- 13.1 The Exeter Plan is vital in identifying the infrastructure that we need, ensuring it is provided in the right way, at the right time and in the right place. Working with key infrastructure partners will be essential to ensure that infrastructure needs can be met in this way. The City Council will continue discussions relating to cross-boundary infrastructure provision in the context of the development planned in Exeter but also close to the city in East Devon and Teignbridge and also Mid Devon.
- 13.2 The infrastructure and facilities chapter of the Exeter Plan includes five policies which will support the provision of appropriate infrastructure, address development viability and support the provision of community facilities, open space, play areas, allotments and sport:
- IF1: Delivery of infrastructure;
 - IF2: Viability;
 - IF3: Community facilities;
 - IF4: Open space, play areas, allotments and sport; and
 - IF5: New cemetery provision.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

- 13.3 No representations were raised regarding the infrastructure and facilities chapter at Regulation 19 Publication stage

14.0 Site allocations

Broad summary of chapter content

- 14.1 The Exeter Plan allocates a series of sites for development. The site allocations (included in Policies H2 and EJ6) have been selected in accordance with the spatial strategy for the city set out in Policy S1.
- 14.2 The majority of site allocation development will take place on five strategic mixed use brownfield sites that are located close to the city centre or key public transport hubs. The sites are identified in Policy H2 and were part of the original Liveable Exeter work.
- 14.3 Thirty-three sites are allocated for predominantly residential or residential development in Policy H2. These make up the balance of our housing requirement and provide for choice and competition in the market. The majority of the sites are brownfield in line with the spatial strategy. Some of the sites are greenfield, these sites helping to provide a mix of development opportunities to enable housing 135 delivery throughout the Plan period.
- 14.4 Three employment sites are allocated in Policy EJ6. These sites will help play an important role in meeting employment needs and supporting the growth of the city.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

- 14.5 No representations were raised regarding the site allocations at Regulation 19 Publication stage

15.0 Sustainability Appraisal and Habitats Regulations Assessment

Explanation of the Sustainability Appraisal and Habitats Regulations Assessment

- 15.1 To accompany the Exeter Plan, Sustainability Appraisal (SA) and Habitats Regulations Assessments (HRA) have been undertaken at various stages of the plan-preparation process.
- 15.2 SA and HRA reports were provided for consultation alongside the Publication Regulation 19 draft of the Exeter Plan. Representors were able to provide representations on both these documents.

Addressing the response of Natural England to the Regulation 19 Exeter Plan

Sustainability Appraisal

- 15.3 Natural England, as one of the three key consultation bodies, has been consulted throughout the SA process.
- 15.4 In response to the Regulation 19 Publication stage Natural England has stated they would have welcomed the SA suggesting the need for a soil management policy. This issue was previously raised at Regulation 18 Full Draft Plan stage.
- 15.5 Discussions and the exchange of emails indicate that Natural England are not comfortable with the approach of relying on decision-making powers to deliver good soil management via conditions, and would prefer to see a policy requirement for good soil management within the Exeter Plan. A suggested main modification, to amend policy D1 – Design Principles to insert an additional requirement for development proposals to ‘use soils in a sustainable manner in accordance with the DEFRA guidance’, has been discussed and agreed by Natural England.
- 15.6 The detailed representation and way forward are presented in the table below.

Evidence document	Issue	Natural England's representation	ECC comment	Natural England's comment	Final position
SA	Paragraph 5.32 – Best and most versatile soils	Paragraph 5.32 mentions the loss of Best & Most Versatile soils. Natural England would have welcomed the recommendation for the inclusion of a soil management policy or a requirement in the allocation policies for good soil management, as per our previous advice at Regulation 18 stage. However, we do not believe this to be a soundness issue.	ECC have previously suggested that this issue should be considered through the decision-making process and controlled via condition where necessary (in accordance with Planning Practice Guidance advice). However, in response to Natural England's representation a suggested main modification to the Exeter Plan has been discussed with Natural England. The amendment would amend policy D1 – Design Principles to insert an additional requirement for	Change welcomed	Suggested amendment to Policy D1 - Design principles: 'To promote high quality design and placemaking, development proposals will be supported where they: ... n. use soils in a sustainable manner in accordance with the DEFRA guidance'.

			development proposals to 'use soils in a sustainable manner in accordance with the DEFRA guidance'.		
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Habitat Regulations Assessment

- 15.7 As the competent authority undertaking the HRA of the Exeter Plan, ECC has consulted with Natural England throughout the iterative process.
- 15.8 In response to the Regulation 18 Full Draft Plan stage Natural England advised that the potential for the loss of functionally linked land (i.e. habitat supporting Special Protection Area birds) should be assessed further. In response ECC commissioned Footprint Ecology to undertake further survey work and to undertake site visits to establish if any of the sites proposed for allocation consisted functionally linked land. Footprint Ecology undertook this work and concluded in the HRA (see paragraph 3.10) that such impacts could be ruled out. ECC and Footprint Ecology (who have a long history of undertaking HRA's) have confidence in the conclusions of the HRA regarding functionally linked land.
- 15.9 Natural England have stated clearly that they concur with the HRA conclusions and that the Exeter Local Plan will not result in adverse effects on the integrity of European sites.
- 15.10 The detailed representation and way forward are presented in the table below.

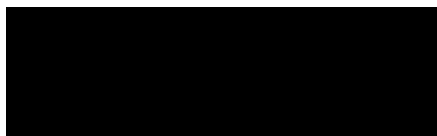
Evidence document	Issue	Natural England's representation	ECC comment	Natural England's comment	Final position
Habitat Regulations Assessment	Paragraph 3.10 – screening conclusions – functionally linked land.	Natural England has particular concern about loss of potential functionally linked land (FLL) (i.e., habitat supporting SPA birds), where proposed greenfield site allocations are near to nature conservation sites with bird interests (e.g., the Exe Estuary SSSI/SPA/Ramsar). The Exe Estuary is of international importance for wintering and migratory wetland birds. The estuary birds are particularly sensitive during the winter and during stopovers on annual migrations, throughout which time they must build up energy reserves. Any disturbance that causes them to take flight, especially repeatedly, reduces foraging time and causes additional energy expenditure. This can result in a reduction in fitness making it a challenge to survive the winter. This includes having to fly further, where there is loss of FLL close to the estuary, to find suitable sites for foraging/resting/commuting/moulting/shelter. Natural England welcome the additional discussion in paragraph 3.10 of the HRA, however we consider more evidence would	ECC can confirm that the HRA has incorporated the views an ornithological expert and that ECC, and Footprint Ecology (who have a long history of undertaking HRA's), have confidence in the conclusions of the HRA regarding functionally linked land. We welcome Natural England's conclusion that the Exeter Plan will not result in adverse effects on the integrity of European sites.	Confirmation welcomed, no further comments.	Agreement. HRA appropriately undertaken with associated expertise. No further work required.

		have enabled greater confidence in the conclusion. This could have included the view of an ornithological expert (it is not clear if this was already part of the HRA), existing data and/or a FLL survey for the eastern side of the Exe estuary. At Appropriate Assessment, mitigation for loss of potential FLL could also have been considered, such as enhancing the availability for high tide roosts at the Riverside Valley Park. Formal Integrity Test and Conclusions Whilst the additional evidence suggested above would have made the decision more robust, Natural England can confirm that we can concur that the Exeter Local Plan will not result in adverse effects on the integrity of European sites.			
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16.0 Governance, review and signoff

- 15.1. The parties agree that this statement is an accurate representation of matters discussed and issues agreed upon, or where there are areas of disagreement, this statement documents the issue, and that both parties confirm their respective position.
- 15.2. It is agreed that these discussions will inform the Examination of the Exeter Plan (the local plan). Both parties will continue to work collaboratively to meet the Duty to Cooperate obligations and will both continue to work proactively on the key strategic cross boundary issues identified in this document.

Signed:



Name: Roger Clotworthy

Position: Head of City Development, Exeter City Council

Signed:



Name: Jemma Short

Position: Higher Officer - Sustainable Development, Natural England

Appendix A:**ECC and Natural England: Strategic matters summary matrix**

Strategic matters	Agreement (A), agreement with suggested modification (AM) or outstanding issues (X)
Spatial strategy	A
Climate change	A
Homes	A
Economy and jobs	A
Retail and the future of our centres	A
Sustainable transport and communications	A
Natural environment	AM
History and heritage	A
Culture and tourism	A
High quality places and design	A
Health and wellbeing	A
Infrastructure and facilities	A
Site allocations	A