

Hearing Statement - Boundary Correction Note

This note summarises the adopted City Centre boundary and the relevant references in the **Local Plan First Review (2005)** and the **St James Neighbourhood Plan Examiner's Report**, as these establish the factual baseline for assessing community balance and the housing policies in the emerging Exeter Plan.

1. Adopted Local Plan and Proposals Map

- The **Exeter Local Plan First Review** was **adopted in 2005**.
- The **statutory Proposals Map**, which forms part of the adopted development plan, was **finalised in 2004**.
- The adopted City Centre boundary shown on that map:
 - **clips only the southern edge of St James,**
 - **runs along King William Street,**
 - **includes the top of Longbrook Street,**
 - **and encloses properties on the north-western side of Sidwell Street as far as York Road.**
- The adopted boundary **does not extend northwards into the interior of St James**.

2. Neighbourhood Plan Examination (2013)

- The **Exeter St James Neighbourhood Plan** was examined for general conformity against the **Local Plan First Review (2005)**.
- In **paragraphs 17–19** of the Examiner's Report, the Examiner:
 - confirmed that the Local Plan First Review (2005) is the relevant strategic policy context;
 - accepted the NP's spatial identity that **St James is “close to the City Centre”, not part of it**, except for the small southern sliver shown on the adopted Proposals Map;
 - accepted **Figure 2** of the NP (“St James in the Exeter context”) as accurately showing St James (green) and the City Centre (salmon) touching only at the Sidwell Street frontage.

3. Emerging Exeter Plan – Change to the City Centre Boundary

- The **Regulation 18 Policies Map** extended the City Centre boundary **further into St James** than the adopted 2004 Proposals Map – enclosing some residential streets and car park reaching back to Blackall Road.

- The **current examination version** extends the boundary **again**, taking it further into **residential neighbourhood and the community's designated local greenspace** over which it has secured ownership of a 125 year lease and is in the process of regenerating in accordance with community's masterplan.

4. St James Community Hub

- The expanded boundary places the **St James Community Hub**—a neighbourhood centre designated in the made NP and protected by **Policy C4—inside the City Centre**.
- The City Centre is identified in the emerging Plan as a **preferred location for student accommodation and city-scale uses**, creating a **policy conflict** with the NP's neighbourhood-centre function.

5. Evidence Base Gap (EXM-02q)

- The Exeter Plan's evidence document for **NPPF paragraph 90** (EXM-02q):
 - maps and lists all local centres,
 - but **omits the statutory St James Community Hub**.
- The impact of the expanded City Centre boundary on this neighbourhood centre has therefore **not been assessed**.

6. Relevance to Housing Policies

- The NP's Community Policies **C1–C4** were examined and adopted on the basis of the **2004/2005 boundary** and the NP's accepted spatial identity.
- The expanded City Centre boundary in the emerging Plan creates **new and material tensions** with those policies, directly relevant to the soundness of **Policies H6, H10 and H12** concerning community balance, residential amenity, and cumulative impacts.