

Examination of the Exeter Local Plan

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Inspectors appointed by the Secretary of State

Date: 6 February 2026

Hearing Programme

Published v2

Introduction

This document sets out the programme of hearing sessions as part of the examination of the Exeter Local Plan.

Further information about the examination, hearings and format of written statements is provided in the Examination Guidance Note (INS-05), which should be read alongside the programme.

As set out in the *Examination Guidance Note*, only those people seeking to change the Plan, and have duly made representations, have a right to participate in the hearing sessions.

The programme sets out which topics will be discussed on each day, and includes those who confirmed to take part in writing with the Programme Officer by Friday 30 January 2026.

Each session is arranged by topic, not necessarily by policy number. It is therefore important that representors check that they have been allocated to the correct session, contacting the Programme Officer if unsure.

WEEK 1

Hearing Day 1: Tuesday 3 March 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session – 10:00 – 13:00

- 1) Introduction and Inspectors' Opening Announcements
- 2) Opening Statement on behalf of Exeter City Council
- 3) **Matter 1 – Legal Compliance**

Issues: Duty to Cooperate, Public Consultation, Sustainability Appraisal, Habitats Regulations Assessment, Climate Change, Strategic Flood Risk Assessment, Public Sector Equality Duty, and other matters.

Policies: N/A

Participants:

- Exeter City Council
 - Devon County Council
 - Exeter Green Party
 - Home Builders Federation
 - Stuart Partners (Carney Sweeney)
 - Stuart Partners and Mr & Mrs Broom (McMurdo Planning)
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Afternoon Session – 14:00 – 17:00

- 4) **Matter 1 continued... – Legal Compliance**

Issues: Duty to Cooperate, Public Consultation, Sustainability Appraisal, Habitats Regulations Assessment, Climate Change, Strategic Flood Risk Assessment, Public Sector Equality Duty, and other matters.

Policies: N/A

Participants:

- Exeter City Council
- Devon County Council
- Exeter Green Party
- Home Builders Federation
- Stuart Partners (Carney Sweeney)
- Stuart Partners and Mr & Mrs Broom (McMurdo Planning)

Hearing Day 2: Wednesday 4 March 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session – 09:30 – 13:00

1) Matter 2 – Housing, Employment and Retail Need

Issues: Local Housing Need, Housing Requirement, Affordable Housing Need, Viability.

Policies: H1

Participants:

- Exeter City Council
 - Exeter Green Party
 - Exeter Liberal Democrats (Mitchell)
 - Home Builders Federation
 - Salter Property Investments (Rocke Associates)
 - Stuart Partners (Carney Sweeney)
 - Stuart Partners and Mr & Mrs Broom (McMurdo Planning)
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Afternoon Session – 14:00 – 17:30

2) Matter 2 – Housing, Employment and Retail Need

Issues: Employment Land Requirement and Retail Need.

Policies: RFC1, RFC2

Participants:

- Exeter City Council
- Exeter Green Party
- Growen Estates (Rocke Associates)

Hearing Day 3: Thursday 5 March 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session – 09:30 – 13:00

1) Matter 3 – Spatial Strategy and Distribution of Development

Issues: Levels of Growth.

Policies: S1, S2, EJ1

Participants:

- Exeter City Council
- Blocwork (JLL)
- Devon County Council
- Exeter Conservatives
- Exeter Green Party
- Exeter St James Community Trust (R Connett)
- Home Builders Federation
- Morgan Real Estate (Savills)
- National Highways
- Prospect Park Residents Association (P Brown)
- Stuart Partners (Carney Sweeney)
- Stuart Partners and Mr & Mrs Broom (McMurdo Planning)
- Waddeton Park (PCL Planning)

2) Matter 4 – Site Allocations Process and Methodology

Issues: Site Allocation Methodology.

Policies: N/A

Participants:

- Exeter City Council
- Devon County Council
- Exeter Green Party
- Home Builders Federation
- Stuart Partners (Carney Sweeney)
- Stuart Partners and Mr & Mrs Broom (McMurdo Planning)
- Waddeton Park (PCL Planning)

Afternoon Session –next page

Hearing Day 3: Thursday 5 March 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Afternoon Session – 14:00 – 17:30

3) Matter 5 – Housing Land Supply

Issues: Total Housing Land Supply and Five-Year Housing Land Supply.

Policies: N/A

Participants:

- Exeter City Council
 - Exeter Green Party
 - Home Builders Federation
 - Stuart Partners (Carney Sweeney)
 - Stuart Partners and Mr & Mrs Broom (McMurdo Planning)
 - Waddeton Park (PCL Planning)
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Hearing Day 4: Friday 6 March 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session

1) RESERVE SESSION

WEEK 2

Hearing Day 5: Tuesday 10 March 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session – 09:30 – 13:00

1) Matter 6 – Energy, Climate Change and Flooding

Issues: Net Zero, Renewable and low carbon energy, local energy networks, embodied carbon, flood risk, adapting to climate change and resilience to it, water quality and quantity.

Policies: CC1, CC2, CC3, CC4, CC5, CC6, CC7, CC8, CC9

Participants:

- Exeter City Council
 - Exeter Green Party
 - Home Builders Federation
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Afternoon Session – 14:00 – 17:30

2) Matter 6 continued – Energy, Climate Change and Flooding

Issues: Net Zero, Renewable and low carbon energy, local energy networks, embodied carbon, flood risk, adapting to climate change and resilience to it, water quality and quantity.

Policies: CC1, CC2, CC3, CC4, CC5, CC6, CC7, CC8, CC9

Participants:

- Exeter City Council
- Exeter Green Party

Hearing Day 6: Wednesday 11 March 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session – 09:30 – 13:00

1) Matter 7 - Meeting Housing Needs

Issues: Affordable Housing, Rental, Communal and Purpose-Built accommodation, Custom and Self-Build Housing, Meeting the Needs of Gypsies and Travellers, Residential Accommodation, Amenity and Healthy Homes, Accessible Homes, Housing Density and Mix.

Policies: H4, H5, H6, H7, H8, H9, H10, H11, H12, H13, H14, H15, H16

Participants:

- Exeter City Council
 - Blocwork (JLL)
 - Devon County Council
 - Exeter Civic Society
 - Exeter Conservatives
 - Exeter Green Party
 - Exeter Liberal Democrats (Palmer)
 - Exeter St James Community Trust (R Connett)
 - Home Builders Federation
 - McCarthy Stone (The Planning Bureau)
 - Stuart Partners (Carney Sweeney)
 - Stuart Partners and Mr & Mrs Broom (McMurdo Planning)
 - University of Exeter Guild
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Hearing Day 6: Wednesday 11 March 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Afternoon Session – 14:00 – 17:30

2) Matter 7 continued .. – Meeting Housing Needs

Issues: Affordable Housing, Rental, Communal and Purpose-Built accommodation, Custom and Self-Build Housing, Meeting the Needs of Gypsies and Travellers, Residential Accommodation, Amenity and Healthy Homes, Accessible Homes, Housing Density and Mix.

Policies: H4, H5, H6, H7, H8, H9, H10, H11, H12, H13, H14, H15, H16

Participants:

- Exeter City Council
- Blocwork (JLL)
- Devon County Council
- Exeter Civic Society
- Exeter Conservatives
- Exeter Green Party
- Exeter Liberal Democrats (Palmer)
- Exeter St James Community Trust (R Connett)
- Home Builders Federation
- McCarthy Stone (The Planning Bureau)
- Stuart Partners (Carney Sweeney)
- Stuart Partners and Mr & Mrs Broom (McMurdo Planning)
- University of Exeter Guild

Hearing Day 7: Thursday 12 March 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session – 09:30 – 13:00

1) Matter 8 – Regeneration, Employment and Economic Development

Issues: Regeneration opportunity areas, employment land, employment provision, access to jobs and skills, new transformational employment allocations.

Policies: H3, EJ2, EJ3, EJ4, EJ5, EJ6

Participants:

- Exeter City Council
 - Exeter Green Party
 - Historic England
 - Home Builders Federation
 - Stuart Partners and Mr & Mrs Broom (McMurdo Planning)
 - The Pratt Group (McMurdo Planning)
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Afternoon Session – 14:00 – 17:30

2) Matter 9 – Site Allocations

Issues: Housing allocations and windfall sites.

Policies: H2

Participants:

- Exeter City Council
- Devon County Council
- Devon County Council (Norse Group)
- Edenstone (Savills)
- Exeter Green Party
- Historic England
- Home Builders Federation
- Morgan Real Estate (Savills)
- Stuart Partners and Mr & Mrs Broom (McMurdo Planning)
- Waddeton Park (PCL Planning)

Hearing Day 8: Friday 13 March 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session

1) RESERVE SESSION

WEEK 3

Hearing Day 9: Tuesday 12 May 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session – 09:30 – 13:00

1) Matter 9 continued... – Site Allocations

Issues: Strategic mixed use brownfield allocations and Topsham Infrastructure Delivery Framework.

Policies: SBA1, SBA2, SBA3, SBA4, SBA5, TI1

Participants:

- Exeter City Council
 - Blocwork (JLL)
 - Devon and Cornwall Police (Womble Bond Dickinson)
 - Devon County Council
 - Exeter Civic Society
 - Historic England
 - Morgan Real Estate (Savills)
 - Salter Property Investments (Rocke Associates)
 - Waddeton Park (PCL Planning)
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Afternoon Session – 14:00 – 17:30

1) Matter 9 continued... – Site Allocations

Issues: Strategic mixed use brownfield allocations and Topsham Infrastructure Delivery Framework.

Policies: SBA1, SBA2, SBA3, SBA4, SBA5, TI1

Participants:

- Exeter City Council
- Blocwork (JLL)
- Devon and Cornwall Police (Womble Bond Dickinson)
- Devon County Council
- Exeter Civic Society
- Historic England
- Morgan Real Estate (Savills)
- Waddeton Park (PCL Planning)

Hearing Day 10: Wednesday 13 May 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session – 09:30 – 13:00

1) Matter 10 – Transport, Travel and Communications

Issues: Sustainable movement, transport hierarchy, supporting active travel, sustainable car use, travel plans, transport infrastructure, motorway services, digital communications.

Policies: STC1, STC2, STC3, STC4, STC5, STC6, STC7, STC8, STC9

Participants:

- Exeter City Council
 - Devon County Council
 - Exeter Conservatives
 - Exeter Green Party
 - National Highways
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Afternoon Session – 14:00 – 17:30

2) Matter 11 – Natural Environment

Issues: Landscape, Biodiversity, Green Infrastructure, Urban Greening, Urban Trees.

Policies: NE1, NE2, NE3, NE4, NE5, NE6, NE7

Participants:

- Exeter City Council
- Exeter Green Party
- Pinhoe Village (K Jago)
- Home Builders Federation
- Salter Property Investments (Rocke Associates)
- Waddeton Park (PCL Planning)

Hearing Day 11: Thursday 14 May 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session – 09:30 – 13:00

1) Matter 12 – Historic Environment, Culture and Tourism

Issues: Heritage Assets, Archaeology, Exeter City Walls, Tourism Facilities, Cultural Provision.

Policies: HH1, HH2, HH3, HH4, HH5, C1, C2

Participants:

- Exeter City Council
 - Devon Archaeological Society
 - Historic England
 - Pinhoe Village (K Jago)
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Afternoon Session – 14:00 – 17:30

2) Matter 14 - Infrastructure, Facilities and Viability

Issues: Deliverability of Infrastructure, Viability, Community Facilities, Open Space and Play.

Policies: IF1, IF2, IF3, IF4, IF5

Participants:

- Exeter City Council
- Alphington Village Forum (J Meadowcroft)
- Devon and Cornwall Police (Womble Bond Dickinson)
- Devon County Council
- Exeter Civic Society
- Exeter Green Party
- Home Builders Federation
- Neal Jillings
- NHS Royal Devon University Healthcare
- Stuart Partners and Mr & Mrs Broom (McMurdo Planning)
- Tesco (Contour Planning)

Hearing Day 12: Friday 15 May 2026

Rennes Room, Civic Centre, Paris Street, Exeter EX1 1JN

Morning Session

1) RESERVE SESSION

WEEK 4

Hearing Day 13: Tuesday 19 May 2026

Virtual

Morning Session – 10:00 – 13:00

1) **Matter 13 – Design, Health and Wellbeing**

Issues: Design Principles, Crime, Advertisements, Health, Wellbeing, Pollution.

Policies: D1, D2, D3, HW1, HW2

Participants:

- Exeter City Council
- Exeter Conservatives
- Home Builders Federation
- NHS Royal Devon University Healthcare

2) **Matter 15 – Monitoring and Implementation**

Issues: Monitoring and Implementation.

Policies: N/A

Participants:

- Exeter City Council
 - Home Builders Federation
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Afternoon Session – 14:00 – 17:00

1) **RESERVE SESSION**

Hearing Day 14: Wednesday 20 May 2026

Virtual

Morning Session

- 1) RESERVE SESSION

Afternoon Session

- 2) RESERVE SESSION
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Hearing Day 15: Thursday 21 May 2026

Virtual

Morning Session

- 1) RESERVE SESSION

Afternoon Session

- 2) RESERVE SESSION
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Hearing Day 16: Friday 22 May 2026

Virtual

Morning Session

- 1) RESERVE SESSION

Afternoon Session

- 2) RESERVE SESSION