



Planning Inspectorate

Examination of the Exeter Local Plan

Clive Coyne BA (Hons) DipTP MRTPI and

Katie McDonald MSc MRTPI

Inspectors appointed by the Secretary of State

Date: 6 January 2026

Hearing Programme

Published v1

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 accompanying Examination Guidance Note, 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. Relevant links will be made available from the examination website prior to the hearings starting.

The programme sets out which topics will be discussed on each day. If you wish to be heard at the hearings, you must confirm this in writing with the Programme Officer no later than **Friday 30 January 2026**, even if you indicated in your original Regulation 19 representation that you wished to participate. If the Programme Officer does not receive written confirmation, it will be assumed that you do not wish to participate and that you will be relying on written submissions. You should only request to attend a session if you have made a representation seeking a change to the Plan relating to that topic.

Each session will be 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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

2) Matter 4 – Site Allocations Process and Methodology

Issues: Site Allocation Methodology.

Policies: N/A

Participants:

- Exeter City Council
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

Afternoon Session – 14:00 – 17:30

2) Matter 9 – Site Allocations

Issues: Housing allocations and windfall sites.

Policies: H2

Participants:

- Exeter City Council
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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
- TBC

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

Issues: Monitoring and Implementation.

Policies: N/A

Participants:

- Exeter City Council
- TBC

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

Hearing Day 15: Thursday 21 May 2026

Virtual

Morning Session

1) RESERVE SESSION

Afternoon Session

2) RESERVE SESSION

Hearing Day 16: Friday 22 May 2026

Virtual

Morning Session

1) RESERVE SESSION

Afternoon Session

2) RESERVE SESSION