



Homes
England

The Housing and Regeneration Agency

Ian Collinson
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17/04/2026

Dear Ian

As requested, an update on our work on the Water Lane site in Exeter.

Homes England and Exeter City Council have worked collaboratively for several years to support the coordinated regeneration of the Water Lane site.

Homes England has provided revenue funding through the Garden Communities programme to support the preparation of the Water Lane Design Code, which has been adopted by the Council as a Supplementary Planning Document. This work has contributed to providing a clear framework to guide development proposals and decision-making most notably the recently consented schemes.

Over time, Homes England has engaged with a number of landowners within the Water Lane area and has more recently participated in discussions to establish the Collaboration Forum, intended to support a more coordinated approach to future delivery across multiple ownerships. We have also mobilised Homes England's ATLAS team to provide planning-related support, with a particular focus on a framework for the timely planning and delivery of key infrastructure.

In relation to land interests at Water Lane, Homes England is currently undertaking legal, technical and valuation due diligence in respect of the former Gas Works site. This work is at an advanced stage and includes discussions around the potential decommissioning of existing on-site infrastructure. Any future transaction would be subject to the conclusion of commercial negotiations and Homes England's internal approval processes. We anticipate making progress on this in 2026. At this stage, Homes England has not made a formal commitment to acquire the site.

For further information on the most recent announcements of Homes England funding please see the Homes England Investment prospectus 2026 . Homes England's involvement reflects its remit to support the regeneration of brownfield sites. Water Lane is recognised as an important regeneration opportunity given its brownfield status, location within an area of high affordability pressure, and with potential to contribute to wider agency objectives. Interest in Water Lane would be consistent with the approach to supporting high quality regeneration as set out in the prospectus.

Homes England looks forward to continuing to work constructively with Exeter City Council and other partners to support the long-term regeneration ambitions for Water Lane.

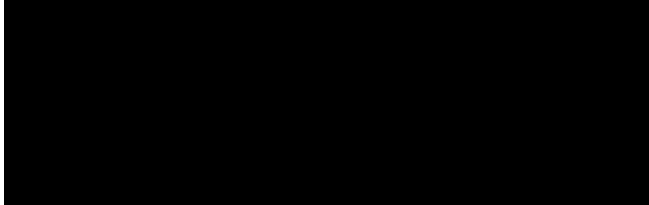
Yours sincerely



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Assistant Director, South Region

