

Exeter Plan

Schedule of suggested potential modifications: Policies map

For submission

September 2025

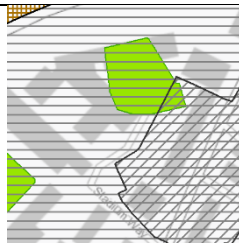
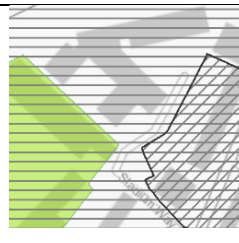
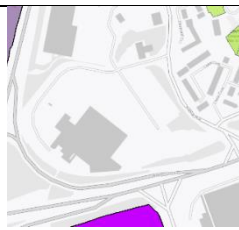
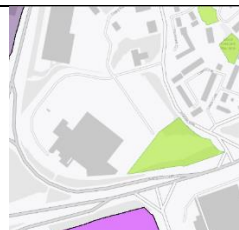
Exeter City Council

Civic Centre
Paris Street
Exeter
EX1 1JN

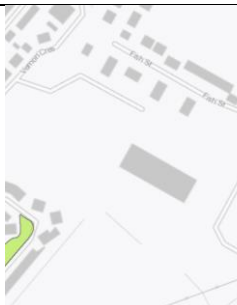


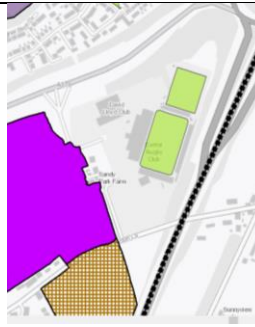
1 Introduction

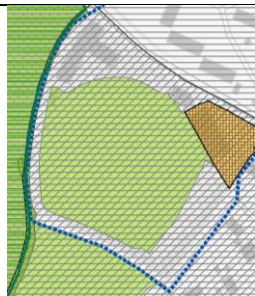
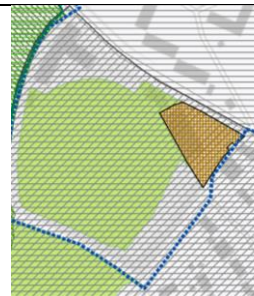
- 1.1 As per the Procedure Guide for Local Plan Examinations, the policies map is not defined in legislation as a development plan document. However, the role of the policies map is to illustrate geographically the application of policies in the plan. On this basis, the content of the policies map needs to be accurately presented. The Inspector therefore may ask the Local Planning Authority to draw up a proposed change to what is shown on the submission policies map.
- 1.2 This schedule lists suggested potential revisions to the Regulation 19 version of the policies map which has been submitted to the Planning Inspectorate for examination.

Modification reference (PMM)	Policy map feature	Issue with Regulation 19 Publication Policies Map feature: Explanation	Regulation 19 Publication Policies Map screenshot	Suggested modification explanation	Suggested modification screenshot	Justification (brief, including signposting to relevant supporting documentation)
PMM1	Open space	The Policies Map does not accurately show all open spaces around Exeter Arena within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		Amend the IF4 – Open Space, Play Areas, Allotments and Sport designation around Exeter Arena.		To be consistent with the Local Plan First Review Proposals Map and the existing use of the area.
PMM2	Open space	The Policies Map erroneously shows the area used as private amenity space and parking for the adjoining PBSA development within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		Remove the area at the end of Stadium Way from the IF4 – Open Space, Play Areas, Allotments and Sport designation.		To correct the misidentification.
PMM3	Open space	The Policies Map does not show the area southeast of the Tesco store, Russell Way within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		Include the Land adjacent to Tesco Store, Russell Way, within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		To be consistent with HELAA and previous application conditions.

Modification reference (PMM)	Policy map feature	Issue with Regulation 19 Publication Policies Map feature: Explanation	Regulation 19 Publication Policies Map screenshot	Suggested modification explanation	Suggested modification screenshot	Justification (brief, including signposting to relevant supporting documentation)
PMM4	Open space	The Policies Map shows open spaces with multiple internal divisions, which may cause visual complexity. The screenshot shows one example.		Tidy up the boundaries within larger open spaces that contain multiple internal divisions. The screenshot shows one example.		To improve visual clarity.
PMM5	Open space	The Policies Map does not accurately show all open spaces around Topsham Sports Ground within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		Amend the IF4 – Open Space, Play Areas, Allotments and Sport designation around Topsham Sports Ground.		To be consistent with the existing use of the area.

Modification reference (PMM)	Policy map feature	Issue with Regulation 19 Publication Policies Map feature: Explanation	Regulation 19 Publication Policies Map screenshot	Suggested modification explanation	Suggested modification screenshot	Justification (brief, including signposting to relevant supporting documentation)
PMM6	Open space	The Policies Map incorrectly shows the pumping station and the Dorothy Holman Youth and Community Centre, which are adjacent to Topsham Recreation Grounds, within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		Remove the pumping station and the Dorothy Holman Youth and Community Centre from the IF4 – Open Space, Play Areas, Allotments, and Sport designation.		To be consistent with the existing use of the area.
PMM7	Open space	The Policies Map does not show some open spaces associated with certain schools within the IF4 – Open Space, Play Areas, Allotments and Sport designation. The screenshot shows one example at Trinity school.		Amend existing open space boundaries and add new ones where necessary to include play areas and playing fields associated with schools. The screenshot shows one example at Trinity school.		To be consistent with Policy IF4 and the existing use of the area.

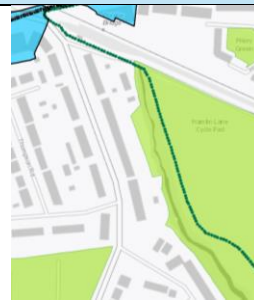
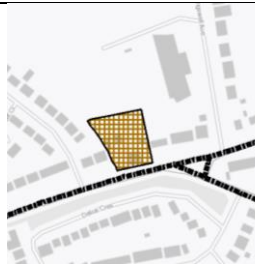
Modification reference (PMM)	Policy map feature	Issue with Regulation 19 Publication Policies Map feature: Explanation	Regulation 19 Publication Policies Map screenshot	Suggested modification explanation	Suggested modification screenshot	Justification (brief, including signposting to relevant supporting documentation)
PMM8	Open space	The Policies Map does not show Exwick Tennis Club and Exwick Sports Club within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		Include Exwick Tennis Club and Exwick Sports Club within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		To be consistent with the Local Plan First Review Proposals Map and the existing use of the area.
PMM9	Open space	The Policies Map does not show the open space located to the north of Beacon Lane Allotments within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		Include the open space located to the north of Beacon Lane Allotments within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		To be consistent with the Local Plan First Review Proposals Map and the existing use of the area.
PMM10	Open space	The Policies Map does not accurately show Sandy Park Stadium and does not include David Lloyd Leisure Club within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		Amend the IF4 – Open Space, Play Areas, Allotments and Sport designation around Sandy Park.		To be consistent with the existing use of the area.

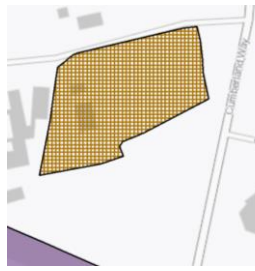
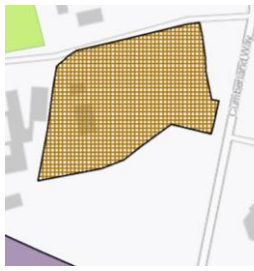
Modification reference (PMM)	Policy map feature	Issue with Regulation 19 Publication Policies Map feature: Explanation	Regulation 19 Publication Policies Map screenshot	Suggested modification explanation	Suggested modification screenshot	Justification (brief, including signposting to relevant supporting documentation)
PMM11	Open space	The Policies Map does not accurately show St James Park Stadium within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		Amend the IF4 – Open Space, Play Areas, Allotments and Sport designation around St James Park.		To be consistent with the Local Plan First Review Proposals Map and the existing use of the area.
PMM12	Open space	The Policies Map does not show the Exeter Cricket Club building within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		Include the Exeter Cricket Club building within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		To be consistent with the Local Plan First Review Proposals Map and the existing use of the area.

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PMM13	Open space	The Policies Map does not show the open spaces along Western Way within IF4 – Open Space, Play Areas, Allotments and Sport designation.		Include the open spaces along Western Way within the IF4 – Open Space, Play Areas, Allotments and Sport designation.		To be consistent with the Current Local Plan and the existing use of the area.
PMM14	Open space	The St Sidwell's Point Leisure Centre boundary overlaps with the Strategic Mixed-Use Brownfield Site – East Gate boundary.		Amend the IF4 – Open Space, Play Areas, Allotments and Sport designation.		To be consistent with Policy SBA2 – East Gate.

Modification reference (PMM)	Policy map feature	Issue with Regulation 19 Publication Policies Map feature: Explanation	Regulation 19 Publication Policies Map screenshot	Suggested modification explanation	Suggested modification screenshot	Justification (brief, including signposting to relevant supporting documentation)
PPM15	Key/Legend – RFC1 / RFC2	The legend of the Policies Map lists the Primary Shopping Area under Policy RFC1, but this area is not referenced in the policy text for RFC1.	N/A	Amend the Policies Map legend to list the Primary Shopping Area under Policy RFC2.	N/A	To be consistent with Policy RFC2.
PPM16	Key/Legend – EJ6	The Policies Map legend reads: “EJ6 – New transformational employment allocations.”	N/A	Amend the legend to read: “EJ6 – New employment allocations.” To reflect a potential change to the policy title.	N/A	To be consistent with potential revisions to EJ6.
PPM17	Key/Legend – HH5	The Policies Map legend reads: “HH5 – City Wall”	N/A	Amend the legend to read: “HH5 – City Walls”	N/A	To be consistent with Plan text.

Modification reference (PMM)	Policy map feature	Issue with Regulation 19 Publication Policies Map feature: Explanation	Regulation 19 Publication Policies Map screenshot	Suggested modification explanation	Suggested modification screenshot	Justification (brief, including signposting to relevant supporting documentation)
PPM18	Key/Legend – IF4 / NE2	The symbology used for the IF4 – Open Space, Play Areas, Allotments and Sport designation and the NE2 – Valley Parks designation on the Policies Map is not sufficiently distinct, which may compromise clarity.	N/A	Amend the symbology used for the NE2 – Valley Parks designation.	N/A	To enhance visual clarity and prevent confusion between similar designations shown on the Policies Map.
PPM19	H2 - Residential sites	Belle Isle Depot, Belle Isle Drive is shown as a site allocation, but the allocation does not reflect additional work undertaken by the Environment Agency during 2025 and is being suggested for removal from the Regulation 19 version of the Exeter Plan.		Delete the Belle Isle Depot, Belle Isle Drive allocation from the Policy Map.		For consistency with potential Plan revisions to remove the allocation in policy H2.

Modification reference (PMM)	Policy map feature	Issue with Regulation 19 Publication Policies Map feature: Explanation	Regulation 19 Publication Policies Map screenshot	Suggested modification explanation	Suggested modification screenshot	Justification (brief, including signposting to relevant supporting documentation)
PPM20	H2 - Residential sites	Land at Hamlin Lane is shown as a site allocation, but the allocation does not reflect additional work undertaken by the City Council during 2025 on site suitability and is being suggested for removal from the Regulation 19 version of the Exeter Plan.		Delete the Land at Hamlin Lane allocation from the Policy Map.		For consistency with potential Plan revisions to remove the allocation in policy H2.
PPM21	H2 - Residential sites	88 Honiton Road is shown as a site allocation, but this does not reflect evidence of land availability provided by the landowner in January 2025. The site is being suggested for removal from the Regulation 19 version of the Exeter Plan.		Delete the 88 Honiton Road allocation from the Policy Map.		For consistency with potential Plan revisions to remove the allocation in policy H2.

Modification reference (PMM)	Policy map feature	Issue with Regulation 19 Publication Policies Map feature: Explanation	Regulation 19 Publication Policies Map screenshot	Suggested modification explanation	Suggested modification screenshot	Justification (brief, including signposting to relevant supporting documentation)
PPM22	H2 - Residential sites	The site allocation at Hessary, Hollow Lane does not reflect new evidence of land availability.		Amend the boundary of the Hessary, Hollow Lane site allocation on the eastern part of the site, to reflect new evidence of land availability.		To reflect new evidence of land availability.