

Appendix M9-DCP1

From: [George Marshall](#)
To: [MASTERS Iain 58056](#); [JURY Fiona 90880](#)
Cc: [Roger Clotworthy](#); [Craig Davies](#); [Ben Colman](#)
Subject: Exeter Plan: East Gate and police infrastructure
Date: 04 February 2026 11:48:15

Dear Iain and Fiona

Thank you for the recent meeting relating to the Exeter Plan and the representation from Devon and Cornwall Police. It was useful to understand your position in more detail and consider how we may move forward in the build-up to the Exeter Plan examination hearings.

Following our meeting and a further review of your representations we are content to suggest some potential revisions to the East Gate policy (SBA2) and the community facilities policy (IF3).

Potential updates are set out below. The yellow highlighting just picks out the relevant parts of the plan. The red text is what we have already suggested via the modifications document online, the purple struck-through text is where we would update a modification we have already suggested and the blue text is additional text suggested now to further respond to your representation.

East Gate supporting text:

16.16 East Gate is located on the edge of the city centre, stretching from Sidwell Street, to Cheeke Street, Paris Street and the end of Heavitree Road. It currently contains a variety of uses including office, business and retail, [policing provision](#), residential, public car parking, the former bus station and former Pyramids Leisure Centre.

SBA2: East Gate:

The following will be required...

C. Social, community and cultural infrastructure including:

v. Contributions to GP provision

[vi. Accommodation appropriate for a city centre police base including office and public enquiry space](#)

Supporting text: Infrastructure and facilities

15.18. *Exeter has a wealth of services and facilities that are essential for the health, welfare, [safety](#), [security](#), social, educational, spiritual, recreational, leisure and cultural needs of the community. These facilities include schools, healthcare, ~~public-facing police facilities~~ [policing infrastructure](#), community halls, places of worship, pubs, libraries, space for children's services/community use and youth clubs. The protection of these facilities is of critical importance to our residents'*

IF3: Community facilities

Existing facilities, including buildings and land, that meet community, social, health, welfare, [policing](#), education, spiritual, cultural, leisure and recreational needs (including Assets Of Community value) will be protected, unless it can be demonstrated that:

I hope you'd find these amendments would be agreeable to address your concerns on these issues. To accompany them, we would add a new line into the infrastructure delivery plan to reflect the need for the city centre base. The current IDP is here for reference: [EVB-IF-02a: 2025 Infrastructure delivery plan](#) . I'd suggest this would replace the current 'catch-all police project' which is already in the IDP.

In relation to developer contributions, we are still of the view that insufficient evidence has been provided to demonstrate that contributions towards policing infrastructure would meet the appropriate tests in Regulation 122 of the CIL regulations and NPPF. As discussed at the meeting, we consider that such strategic infrastructure would be more appropriately funded through CIL. The Annual Infrastructure Funding Statement demonstrates this position through the inclusion of police infrastructure in the infrastructure list: [251201_annual-infrastructure-funding-statement_final.pdf](#) . We specifically added reference to police infrastructure in the infrastructure list in December to respond to your representations.

I hope these potential amendments show our willingness to consider proportionate modifications to the plan. If we can come to some agreement on these suggestions it would be helpful to produce a statement of common ground to cover these points in advance of the hearings in May.

I'm also copying in Ben Colman as I understand you have separately discussed the police base with him from an estates perspective.

If you have any questions please let me know.

Kind regards,

George

George Marshall

Assistant Service Lead – Local plans
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