

Matter 14 Agreed detailed wordings

NOTE OF AGREEMENT ON MATTER 14 BEFORE AND AT THE HEARING ON BEHALF OF DEVON AND CORNWALL POLICE [DCP]

1.1 We thought it would be helpful using the Inspectors helpful classification¹ to set out for the Matter 14 DCP issues:

- i) the main modifications that were agreed before the hearing session on Matter 14 and at the hearing session at Matter 14 for which detailed wording has been agreed.
- ii) MMs which are necessary, but for which detailed wording remains to be drafted.

2 LIST OF MAIN MODIFICATIONS AGREED PRIOR TO HEARING.

2.1 In the Statement of Common Ground² the following main modifications were agreed with the City Council. [below is column 1 and end column of statement of common ground] Insertions in red please print in colour.

Element of plan	Final position
Paragraph 15.18	The City Council and Devon and Cornwall Police agree to suggest a modification to text in paragraph 15.18 as follows: 15.18. Exeter has a wealth of services and facilities that are essential for the health, welfare, <u>safety, security</u>³, social, educational, spiritual, recreational, leisure and cultural needs of the community. These facilities include schools, healthcare, <u>policing infrastructure</u>, 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'.

¹ See Next Steps Agenda for last date of examination and discussion online

² At EXM-02ag and also appendix 1 to policy Hearing Statmnet

³ I have added underlining to insertions in case this got printed in black and white

Policy IF3 Community facilities	The City Council and Devon and Cornwall Police agree to suggest a modification to text Policy IF3 as follows: ‘Existing facilities, including buildings and land, that meet community, social, health, welfare, <u>policing</u>, education, spiritual, cultural, leisure and recreational needs (including Assets Of Community value) will be protected, unless it can be demonstrated that...’
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- 2.2 Exeter confirmed these matters were agreed in their hearing statement on Matter 14 at §4.21 -4.25.

3 LIST OF MAIN MODIFICATIONS WHICH DETAILED WORDING WAS AGREED AT THE HEARINGS.

- 3.1 At the hearing session on 14 May 2026 a further main modification was agreed between DCP and ECC and both set out by Tim Leader and Craig Davies.
- 3.2 This was the main modification set out at 4.21 of the Hearing Statement of the DCP to IF3.

“Contributions towards additional or improved education provision and other community facilities including police infrastructure⁴ will be sought from residential development proposals where necessary.”

- 3.3 This inserted wording was agreed at the hearing by the Council.

IDP agreed changes

- 3.4 In addition, the Council agreed to the changes to the IDP which were in a similar vein to mean that contributions by s106 and from CIL could be achieved for police infrastructure and the city centre police station. These were set out in the DCP hearing statement after paragraph 3.9. The red text was agreed in the SOCG and the bold text was agreed at the hearing certainly in the potential funding sources and delivery partners

⁴ I have made this red and underlined so is easier to spot.

column.⁵ This made it clear that the funding for the Police station would come from DCP, CIL and s106. Consistently with what was set out before under matter 9 contributions would also come from Developers including of SBA2 as well albeit that they would not be solely responsible.

Project name and brief description	Infrastructure theme	Classification (related to development)	Estimated project cost	Delivery partners	Potential funding sources (detail TBC), Funding could also include scheme development	Estimated delivery period
Improvements to strategic police infrastructure	Emergency services	B. Important D. Strategic	TBC	ECC, DCP	Devon and Cornwall Police, CIL & s106	2027 32 -2042
City Centre Police Base including office and public enquiry space (replacement of existing base following end of existing Civic Centre lease)	Emergency services	D. Strategic B. Important	TBC	ECC, Devon and Cornwall Police and Developers	Devon & Cornwall Police, CIL & s106	2027 - 2032 2035

3.5 It would clearly be very unfair if after the hearing and without our involvement ECC resiled from any of these agreements.

4 MMS WHICH ARE NECESSARY BUT FOR WHICH THE DETAILED WORDING REMAINS TO BE DRAFTED.

4.1 At the hearing session on matter 14 there was some discussion as to whether the last part of the wording of IF3 needed to be changed that is the part that says “where necessary”

“Contributions towards additional or improved education provision and other community facilities including police infrastructure⁶ will be sought from residential development proposals where necessary.”

⁵ It may be that there was not clear on the important classification.

⁶ I have made this red and underlined so is easier to spot.

- 4.2 DCP take the view that the wording “where necessary” does not need amending the CIL Regulation 122 would apply in any event so there is no need to spell this out in the plan. However, if a different formulation is to be used DCP would not object to “where necessary” being replaced with “where they meet the relevant regulatory and national policy tests”.

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1 June 2026

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