

From: JURY Fiona 90880
Sent: 09 March 2026 10:34
To: 'George Marshall' <[REDACTED]>
Cc: Roger Clotworthy <[REDACTED]> , Craig Davies <[REDACTED]> , Ben Colman <[REDACTED]> , MASTERS Iain 58056 <[REDACTED]>
Subject: RE: Exeter Plan: East Gate and Police Infrastructure - Statement of Common Ground Between Exeter City Council and Devon and Cornwall Police

Appendix M9-DCP3

Dear George,

Following on from my email to you of 16 February, we have continued to review the suggested amendments to Policies SBA2 and IF3 that the City Council have proposed and would like to seek the following additional modifications which are shown in blue and underlined below:

- SBA2 vi : East Gate - to reflect the need for appropriate continuity of provision of a City Centre Police base.
- IF3: Community Facilities - contributions from residential development are sought towards Police infrastructure, where appropriate.
- IDP - An additional line has been inserted to include the City Centre Police base.

Copied from your email of 04-02-26: 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 in blue in suggested now to further respond to your representation. [DCP additional response/text in blue underlined.](#)

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 to provide appropriate continuity of provision.](#)

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:
...
[...Contributions towards additional or improved education provision and other community facilities including police infrastructure](#) will be sought from residential development proposals where necessary.

The Infrastructure Delivery Plan

Project name and brief description	Infrastructure theme	Classification (related to development)	Estimated project cost	Delivery partners	Potential funding sources	Estimated delivery period
Improvements to strategic police infrastructure	Emergency services	A - Strategic B - Important	TBC	ECC, Devon and Cornwall Police and developers	S106/ CIL Devon and Cornwall Police	2022-2042
City centre police base including office and public enquiry space	Emergency services	B - Important	TBC	ECC, Developers Devon and Cornwall Police	S106/CIL	2026-

We would also like to formally agree the contents of the Project Brief which has already been shared with the City Council.
Devon & Cornwall Police would like to come to an agreement on these suggestions so that we can work with the Council to produce a Statement of Common Ground to cover these points in advance of the Hearings in May.
Thank you - we look forward to hearing from you.

Kind regards,

Fiona

Fiona Jury BA (Hons) BTP MBA MRTPI
Planning Consultant
[REDACTED]



From: George Marshall ;
Sent: 19 February 2026 09:43
To: JURY Fiona 90880 ;
Cc: Roger Clotworthy ; Craig Davies ; Ben Colman ; MASTERS Iain 58056 ;
Subject: RE: Exeter Plan: East Gate and police infrastructure

Good morning Fiona

Thank you for your email.

We will review your suggestion below and come back to you for further discussions.

Kind regards,

George

From: JURY Fiona 90880 ;
Sent: 16 February 2026 10:08
To: George Marshall ; MASTERS Iain 58056 ;
Cc: Roger Clotworthy ; Craig Davies ; Ben Colman ; Robert L. Young ;
Subject: RE: Exeter Plan: East Gate and police infrastructure

Dear George,

Firstly, please accept our apologies for the delay in coming back to you whilst we have been discussing this matter with Womble Bond Dickinson.

Thank you for your recent email and for the constructive engagement to date regarding the proposed modifications to Policies SBA2 and IF3. We continue to review your proposed amendments and will come back to you in due course.

There is, however, one further point which has not been addressed in the City's email and which we consider to be important. Devon and Cornwall Police maintain that there should be a clear requirement for continuity of policing provision, either through continued on-site provision or, where this is not possible, through an appropriate temporary interim solution.

This point is set out in the Project Brief prepared by Devon and Cornwall Police and previously shared with the Council. For the avoidance of doubt, the Brief reflects the Police's operational requirements and expectations in relation to the East Gate site and City Centre provision.

We would therefore like the City to **formally agree the contents of the Project Brief**, including the principle of continuity of provision, and for this to be expressly reflected in any Statement of Common Ground.

We consider that agreement on this point would materially assist in narrowing the remaining issues ahead of the Examination.

We look forward to your response and have copied Robert Young into this email so that he is aware of our continuing discussions.

Many thanks,

Kind regards,

Fiona

Fiona Jury BA (Hons) STP MBAMRTPI
Planning Consultant



Buildings and Estate
Devon and Cornwall Police, Police HQ, Middlemoor, Exeter, EX2 7HQ