

## Appendix M9-DCP4

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**From:** George Marshall <[REDACTED]>  
**Sent:** 27 March 2026 15:56  
**To:** JURY Fiona 90880 <[REDACTED]>  
**Cc:** MASTERS Iain 58056 <[REDACTED]>; Roger Clotworthy <[REDACTED]> Ben Colman <[REDACTED]> Ian Collinson <[REDACTED]>  
**Subject:** RE: Exeter Plan: East Gate and Police Infrastructure - statement of Common Ground Between Exeter City Council and Devon and Cornwall Police

Dear Fiona

Thank you for the email.

We've had an internal discussion on this. A summary of our position is:

- We are content to consider some amendments to the Plan supporting text and policy relating to East Gate and policing provision.
- We are content to include an additional line in the IDP relating to the city centre base.
- We would consider CIL as a potentially appropriate funding source for strategic police provision where this clearly relates to development on a city-wide basis and where this is evidenced. This would need to be considered through emerging updates to the Council's CIL governance process. Given the existing need for city centre provision beyond the 2028 Civic Centre lease, CIL would not be considered appropriate currently for this project.
- We maintain the view that there has been insufficient evidence provided regarding the relationship between individual development proposals and policing provision to justify a policy requirement to provide s106 contributions towards police infrastructure.
- We are content to consider the potential for a police base at East Gate and understand the aspiration for a city centre facility.
- However we maintain the view that this is not an absolute development requirement (either from s106 or CIL) and that development at East Gate should not fund such provision given that the existing lease on the police base at the Civic Centre expires in 2028 irrespective of the progress on the Exeter Plan. There would also be other options elsewhere in the city centre.

Our estates team are happy to facilitate discussions with the police regarding potential options for a police base in the city centre (for example at City Point or Clarendon House or elsewhere), however it is not for the Council to agree a brief for such a base.

In terms of more detail, potential modifications to the plan which we would be content to consider, are set out below. There are some updates here to previous versions.

*The red text is what we have already suggested via the modifications document online, the purple struck-through text is where we could update a modification we have already suggested and the blue text is additional text in blue in suggested now to further respond.*

### East Gate:

#### East Gate supporting text:

16.16 East Gate is located on the edge of the city centre, stretching from Sidwell Street, to Cheek 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 Policy text:

The following will be required...

C. Social, community and cultural infrastructure including:

v. Contributions to GP provision

vi. ~~Flexible space, which could accommodate a city centre police base (including office and public enquiry space) as may be required for continuity of provision, or retail/commercial space.~~

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### Infrastructure:

#### 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.

**Policy 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.

**IDP extract (revisions in blue)**

|                                                                                                                                                      |                           |                     |            |                                       |                                       |                    |
|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|---------------------|------------|---------------------------------------|---------------------------------------|--------------------|
| Improvements to strategic police infrastructure                                                                                                      | Emergency services        | D. Strategic        | TBC        | ECC, Devon and Cornwall Police        | Devon and Cornwall Police, <u>CIL</u> | 2032-2042          |
| <u>City Centre police base including office and public enquiry space (replacement of existing base following end of existing Civic Centre lease)</u> | <u>Emergency services</u> | <u>D. Strategic</u> | <u>TBC</u> | <u>ECC, Devon and Cornwall Police</u> | <u>Devon and Cornwall Police</u>      | <u>2027 - 2032</u> |

Please let me know if you would like to discuss this further. It may be that some of these revisions can be agreed and referred to in statements from both ECC and the police.

Best wishes,

George

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**From:** JURY Fiona 90880 [REDACTED]  
**Sent:** 30 March 2026 16:02  
**To:** George Marshall <[REDACTED]>  
**Cc:** MASTERS Iain 58056 <[REDACTED]>; Roger Clotworthy <[REDACTED]>; Ben Colman <[REDACTED]>; Ian Collinson <[REDACTED]>  
**Subject:** RE: Exeter Plan: East Gate and Police Infrastructure - Statement of Common Ground Between Exeter City Council and Devon and Cornwall Police

Dear George,

Thank you for your email setting out the Council's latest position in relation to draft Policies SBA2 and IF3.

We have now reviewed these internally and wish to agree all of the proposed revisions as below, except for the suggested amendment to Policy SBA2 vi.

The Police are concerned by the reference to the provision of vi. "*flexible space*" to accommodate the city centre Police station. For operational reasons, this could be incompatible with Police activities, particularly if mixed with other uses such as retail and commercial that are included within vi.

For this reason, we would ask that the suggested amendment that was set out in your email on 4<sup>th</sup> February 2026 to DCP which provided for vi. "*accommodation appropriate for a city centre Police base*" is reinstated. This better reflects our requirements for a replacement base and would provide us with the reassurance that the Police will be able to operate from the city centre effectively and with continuity.

Subject to agreeing this amendment, please would we be able to produce a short SoCG?

I am happy to discuss the above if that would assist.

Many thanks.

Kind regards,

Fiona

**Fiona Jury BA (Hons) BTP MBA MRTPI**  
**Planning Consultant**



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