

Exeter Plan

Site Availability Evidence

January 2026

Exeter City Council
Civic Centre
Paris Street
Exeter,
EX1 1JN



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1. Purpose of report

- 1.1. This report sets out further evidence regarding the availability of sites included as housing and employment allocations in the Exeter Plan: Publication Plan (Regulation 19).
- 1.2. The evidence presented focuses solely on availability¹ and is limited to the landowner/agent responses to the City Council's direct enquiries made during and after November 2024, as well as Regulation 19 representations received promoting sites for allocation. The evidence presented is therefore not exhaustive and other evidence of site availability may exist².
- 1.3. For the City Council's more detailed evidence on the wider deliverability of proposed allocations, please refer to the 'Homes' subsection of the evidence base for the Exeter Plan Examination, including the following documents:
 - [EVB-H-06: Exeter Plan Delivery Schedule](#)
 - [EVB-H-02a: 2025 Exeter HELAA: Fourth Edition](#)
 - [EVB-H-02b: 2024 Exeter HELAA: Third Edition](#)
 - [EVB-H-02c: 2023 Exeter HELAA: Second Edition](#)
 - [EVB-H-02d: 2022 Exeter HELAA: First Edition](#)
 - [EVB-H-02e: HELAA Methodology](#)
 - [EVB-H-02f: HELAA Panel Terms of Reference](#)

2. Method for review of site availability

- 2.1. All sites proposed for allocation in the Exeter Plan: Publication Plan (Regulation 19) have been promoted to the City Council for development in response to Call for Sites (held by the City Council in 2021, in 2022 as part of the Outline Draft Exeter Plan (Regulation 18) consultation, and in late 2023/early 2024 through the Full Draft Exeter Plan (Regulation 18) consultation). All sites have been assessed in terms of their suitability, availability and achievability through the HELAA process.
- 2.2. Prior to publishing the Exeter Plan: Publication Plan (Regulation 19) on 12 December 2024 for consultation, the City Council commenced an additional process of direct engagement with landowners/agents of sites proposed for allocation to establish whether sites remained available. Landowners/agents were asked to confirm that (i) the landowner is willing for the site to be allocated for development in the Exeter Plan, and that (ii) they are not aware of any insurmountable legal restrictions or land ownership/leasehold

¹ PPG 019 Reference ID: 3-019-20190722 states: "A site can be considered available for development, when, on the best information available (confirmed by the call for sites and information from land owners and legal searches where appropriate), there is confidence that there are no legal or ownership impediments to development. For example, land controlled by a developer or landowner who has expressed an intention to develop may be considered available."

² For example, planning applications that are live, recently approved, or subject to a resolution to grant provide further evidence of site availability. Relevant recent planning history for allocated sites is included in [EVB-H-06: Exeter Plan Delivery Schedule](#).

constraints that would prevent the site from being developed in the plan period.

- 2.3. Landowners/agents responded to this request by completing, signing and returning a standard pro-forma provided by the City Council, or by emailing written responses. For some of the sites, prior to a response having been received, landowners/agents had submitted representations to the Exeter Plan: Publication Plan (Regulation 19) consultation which confirmed the availability of their site, meaning that no further action needed to be taken to confirm site availability.
- 2.4. This review of site availability has informed the City Council's suggestions to:
- Omit 88 Honiton Road as a housing allocation due to the site no longer being available³.
 - Retain all other proposed allocations set out in Policy H2 of the Exeter Plan: Publication Plan (Regulation 19) due to sufficient evidence of ongoing site availability having been provided. (Note that Land at Hamlin Lane and Belle Isle Depot, Belle Isle Drive are available but are suggested to be omitted as allocations to reflect additional work undertaken in 2025 on matters of site suitability.)⁴
 - Amend the site boundary for Hessary, Hollow Lane (site ref. 108)⁵.
- 2.5. The tables below provide a summary of the responses received for each site proposed for allocation in the Exeter Plan: Publication Plan (Regulation 19). Redacted copies of responses (including availability forms and, where relevant, email correspondence) are provided in the appendix. Copies of relevant Regulation 19 representations are available at:
<https://exeter.gov.uk/planning-services/emerging-planning-policy/exeter-plan-submission-and-examination/representations/>

³ As set out in suggested modification SMM27 of the City Council's Core Submission Document [CSD-03: Exeter Plan schedule of suggested modifications](#) and suggested modification PPM21 of Core Submission Document [CSD-05: Policies map: Schedule of suggested modifications](#).

⁴ As set out in suggested modifications SMM20 and SMM26 of the City Council's Core Submission Document [CSD-03: Exeter Plan schedule of suggested modifications](#) and suggested modifications PPM19 and PPM20 of Core Submission Document [CSD-05: Policies map: Schedule of suggested modifications](#).

⁵ As set out in suggested modification PPM22 of the City Council's Core Submission Document [CSD-05: Policies map: Schedule of suggested modifications](#)

3. Summary of availability evidence

3.1. Strategic brownfield allocations:

Site (HELAA ref.)	Land parcel (where applicable)	Availability evidence	Action taken by ECC
Water Lane (site ref. 15)	Vulcan Estate	Availability form signed 19/12/2024	Retained as an allocation.
	Water Lane South	Availability form signed 21/01/2025	Retained as an allocation.
	Isca House	- Availability form signed 12/12/2024. - Reg. 19 representation received from Representor C-27: National Grid Property Holdings and Wales and West Utilities.	Retained as an allocation.
	Haven Banks Retail Park	Availability form signed 20/01/2025	Retained as an allocation.
	Exeter City Council land: - Haven Banks Car Parks and Coach Park; 61 and 62 Haven Road; Canal Office and Sea Cadets; - Canal Banks; - City Industrial Estate, Michael Browning Way; - Biogas Power Station, Water Lane; - Water Lane Solar Farm; Bromham's Farm Car Park; - Grace Road Fields	- Availability form signed 06/02/2025. - Reg. 19 representation received from Representor C-18: Exeter City Council (Corporate Property).	Retained as an allocation.

East Gate (site ref. 145)	City Point	• Availability form signed 06/02/2025. • Reg. 19 representation received from Representor C-18: Exeter City Council (Corporate Property). • Reg. 19 representation received from Representor C-25: Morgan Real Estate.	Retained as an allocation.
	Civic Centre	• Availability form signed 06/02/2025. • Reg. 19 representation received from Representor C-18: Exeter City Council (Corporate Property).	Retained as an allocation.
	Clarendon House	• Availability form signed 03/12/2024 • Reg. 19 representation received from Representor C-07: Chex Developments Limited C/O Zinc RE UK Limited.	Retained as an allocation.
	The Pyramids, Eaton House and John Hannam House	• Availability form signed 09/12/2024 • Reg. 19 representation received from Representor C-38: The Guinness Partnership Ltd.	Retained as an allocation.
	Manor Court	• Availability form signed 02/12/2024	Retained as an allocation.
Red Cow (site ref. 146)	University of Exeter student accommodation	• Availability form signed 04/12/2024 • Reg. 19 representation received from Representor C-41: University of Exeter.	Retained as an allocation.
	Network Rail	• Network Rail emails dated 20/11/2024 • Reg. 19 representation received from Representor B-08: Network Rail. • Reg. 19 representation received from Representor C-04: Blocwork.	Retained as an allocation.

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Exe Bridges Retail Park (site ref. 142)	N/A	Reg. 19 representation received from Representor C-30: NT Properties Nominees 1A and NT Nominees 1B Ltd.	Retained as an allocation.
South Gate (site ref. 46)	Exeter City Council	- Availability form signed 05/01/2026. - Reg. 19 representation received from Representor C-18: Exeter City Council (Corporate Property).	Retained as an allocation.
	Devon County Council	- Availability form signed 22/11/2024 - Reg. 19 representation received from Representor C-13: Devon County Council (Estates Development).	Retained as an allocation.

3.2. Large scale residential sites:

Site (HELAA ref.)	Availability evidence	Action taken by ECC
Land at Old Rydon Lane (site ref. 90)	- Availability form signed 06/12/2024 - Reg. 19 representation received from Representor C-39: The Pratt Group.	Retained as an allocation.
St Bridget Nurseries (site ref. 83)	Availability form signed 14/01/2025	Retained as an allocation.
Heavitree Road Police Station (site ref. 104)	- Availability form signed 06/02/2025. - Reg. 19 representation received from Representor C-29: Nixon Homes.	Retained as an allocation.
Mary Arches Multi-Storey and Surface Car Park (site ref. 163)	- Availability form signed 06/02/2025 - Reg. 19 representation received from Representor C-16: Eutopia Exeter Arches Ltd. - Reg. 19 representation received from Representor C-18: Exeter City Council (Corporate Property).	Retained as an allocation.

Whipton Community Hospital (site ref. 64)	Availability form signed 24/02/2025	Retained as an allocation.
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3.3. Major residential sites:

Site (HELAA ref.)	Availability evidence	Action taken by ECC
Rougemont Switching Centre (site ref. 151)	- Availability form signed 21/11/2024 - Reg. 19 representation received from Representor C-37: Telereal Securitised Property GP Limited.	Retained as an allocation.
Land at Newcourt Road, Topsham (site ref. 91)	- Availability form signed 29/11/2024. - Reg. 19 representation received from Representor C-12: Darts Farm Limited.	Retained as an allocation.
Land adjoining Silverlands (site ref. 18)	- Availability form signed 29/11/2024. - Reg. 19 representation received from Representor C-12: Darts Farm Limited. - Reg. 19 representation received from Representor C-15: Edenstone Homes.	Retained as an allocation.
Land to the west of Newcourt Road (site ref. 94)	Availability form signed 03/12/2024.	Retained as an allocation.
Land at Topsham Golf Academy (site ref. 95)	- Availability form signed 27/11/2024. - Reg. 19 representation received from Representor C-23: Heritage Developments (South West) Ltd.	Retained as an allocation.
Land at Exeter Squash Club, Prince of Wales Rd (site ref. 26)	- Availability form signed 21/11/2024. - Reg. 19 representation received from Representor C-20: Exeter Squash Club – Messrs Matson, Trevor and Eames.	Retained as an allocation.
Land and buildings at Victoria Street (site ref. 15)	Availability form signed 29/11/2024.	Retained as an allocation.

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12-31 Sidwell Street (site ref. 51)	• Availability form signed 06/02/2025. • Reg. 19 representation received from Representor C-18: Exeter City Council (Corporate Property).	Retained as an allocation.
Land to the east of Newcourt Road 2, Topsham (site ref. 153)	• Reg. 19 representation received from Representor C-33: Strongvox Homes.	Retained as an allocation.
Belle Isle Depot, Belle Isle Drive (site ref. 72)	• Availability form signed 06/02/2025. • Reg. 19 representation received from Representor C-18: Exeter City Council (Corporate Property).	Although the site is available, it is proposed to be omitted as an allocation to reflect additional work undertaken by the Environment Agency during 2025 on site suitability ⁶ .
Clifford Close (site ref. 63)	• Reg. 19 representation received from Representor C-19: Exeter City Council - Housing Assets)	Retain as an allocation.
Gipsy Hill Hotel (site ref. 165)	• Email from landowner Ms G Carleton dated 14/09/2025	Retain as an allocation.
Unit 1 Nightclub, Summerland Street (site ref. 160)	• Availability form signed 06/02/2025. • Reg. 19 representation received from Representor C-18: Exeter City Council (Corporate Property).	Retain as an allocation.
Land behind 66 Chudleigh Road (site ref. 125)	• Availability form signed 18/07/2025	Retain as an allocation.
Chestnut Avenue (site ref. 75)	• Reg. 19 representation received from Representor C-19: Exeter City Council (Housing Assets).	Retain as an allocation.

⁶ As set out in suggested modification SMM20 of the City Council's Core Submission Document [CSD-03: Exeter Plan schedule of suggested modifications](#) and suggested modification PPM19 of Core Submission Document [CSD-05: Policies map: Schedule of suggested modifications](#).

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Site Availability Evidence

East of Pinn Lane (site ref. 106)	Emails from landowner Mr W Frankpitt dated 19/09/2025 and 26/09/2025	Retain as an allocation.
Land at Matford Lane 2 (site ref. 158)	- Availability form signed 06/12/2024. - Reg. 19 representation received from Representor C-14: Devon County Council (Norse Group).	Retained as an allocation.
Hessary, Hollow Lane (site ref. 108)	Availability form signed 28/11/2024. The response indicated an amendment to the site boundary.	Retained as an allocation with amended site boundary ⁷ .
Fever and Boutique, 12 Mary Arches Street (site ref. 100)	- Availability form signed 29/11/2024. - Reg. 19 representation received from Representor C-18: Exeter City Council (Corporate Property).	Retained as an allocation.
Land south of Gipsy Hill Lane (site ref. 107)	Availability form signed 28/11/2024.	Retained as an allocation.
Land at Hamlin Lane (site ref. 60)	- Availability form signed 06/02/2025. - Reg. 19 representation received from Representor C-18: Exeter City Council (Corporate Property).	Although the site is available, it is proposed to be omitted as an allocation to reflect additional work undertaken by the City Council during 2025 on site suitability ⁸ .
Garages at Lower Wear Road (site ref. 84)	Reg. 19 representation received from Representor C-19: Exeter City Council (Housing Assets).	

⁷ As set out in suggested modification PPM22 of the City Council's Core Submission Document [CSD-05: Policies map: Schedule of suggested modifications](#).

⁸ As set out in suggested modification SMM26 of the City Council's Core Submission Document [CSD-03: Exeter Plan schedule of suggested modifications](#) and suggested modification PPM20 of Core Submission Document [CSD-05: Policies map: Schedule of suggested modifications](#).

88 Honiton Road (site ref. 110)	- Email from landowner/agent Mr H Langley dated 24/03/2025 which indicates that the site is no longer available as it is proposed to be developed for a non-residential use. - Reg. 19 representation received from Representor C-26: Murleigh Retail which indicates that the site is no longer available as it is proposed to be developed for a non-residential use.	Omitted as an allocation due to the site no longer being available ⁹ .
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3.4. Minor residential sites:

Site (HELAA ref.)	Availability evidence	Action taken by ECC
Newbery Car Breakers (site ref. 129)	- Availability form signed 22/11/2024. - Reg. 19 representation from Representor C-02: 8 Tech Ltd.	Retained as an allocation.
Lancelot Road (site ref. 31)	Reg. 19 representation received from Representor C-19: Exeter City Council (Housing Assets).	Retained as an allocation.
Land rear of Beacon Lane shops (site ref. 30)	Reg. 19 representation received from Representor C-19: Exeter City Council (Housing Assets).	Retained as an allocation.
Land at Taunton Close (site ref. 13)	Reg. 19 representation received from Representor C-19: Exeter City Council (Housing Assets).	Retained as an allocation.
91-97 Wonford Street (site ref. 73)	Reg. 19 representation received from Representor C-19: Exeter City Council (Housing Assets).	Retained as an allocation.

⁹ As set out in suggested modification SMM27 of the City Council's Core Submission Document [CSD-03: Exeter Plan schedule of suggested modifications](#) and PPM21 of Core Submission Document [CSD-05: Policies map: Schedule of suggested modifications](#).

3.5. Employment sites:

Site (HELAA ref.)	Availability evidence	Action taken by ECC
Land adjacent to Sandy Park, Newcourt (site ref. 140)	- Availability form signed 06/12/2024 - Reg. 19 representation received from Representor C-39: The Pratt Group.	Retained as an allocation.
Land adjacent Ikea, Newcourt (site ref. 136)	- Availability form signed 06/12/2024 - Reg. 19 representation received from Representor C-39: The Pratt Group.	Retained as an allocation.
St Luke's Campus, Heavitree Road	- Availability form signed 20/01/2025 - Reg. 19 representation received from Representor C-41: University of Exeter.	Retained as an allocation.

Appendix: Redacted copies of availability forms and emails

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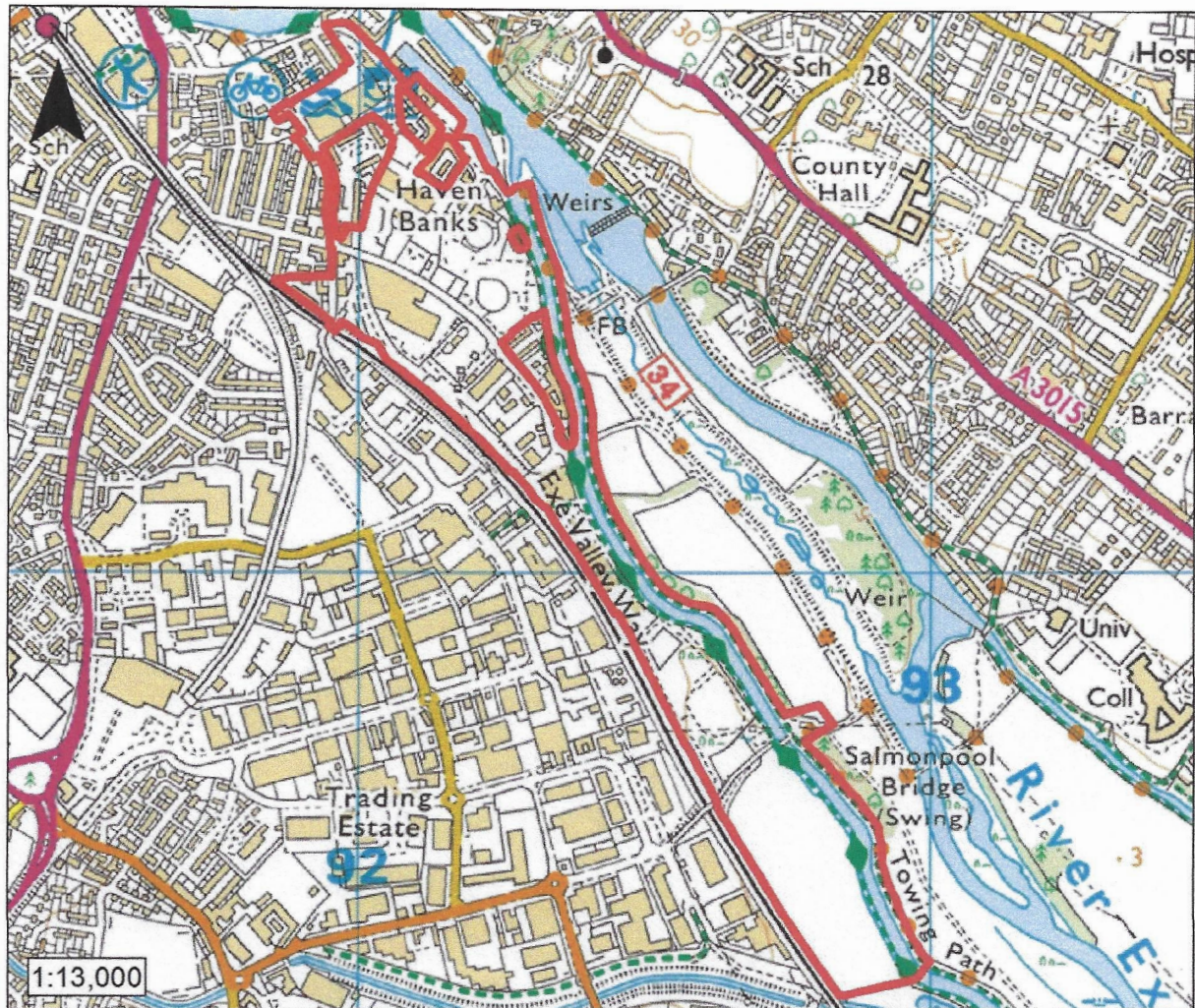


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City Council

Local Plans Team
City Development
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Exeter Plan: Confirmation of Site Availability

Site: Vulcan Estate, forming part of Water Lane allocation



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Exeter
City Council

Your name: Michael Robinson

Company (if applicable): D M Estates Limited

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☒ Landowner
- ☐ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
- ☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

We have previously completed the Housing and Economic Land Availability Assessment Form where we made clear the site could be available for development in a time from 15 years or later. This reflects the investment made in the site over the last two years, the and the period required to provide the landowner with sufficient return on this and the length of leases in place. The time frame remains the same i.e. the site could be available towards the end of the Exeter Plan date of 2041. We are aware that the Vulcan Estate has been highlighted for mixed use. It continues to provide significant employment uses and offers competitively priced commercial space.

Signature:

Date:

19/12/2024

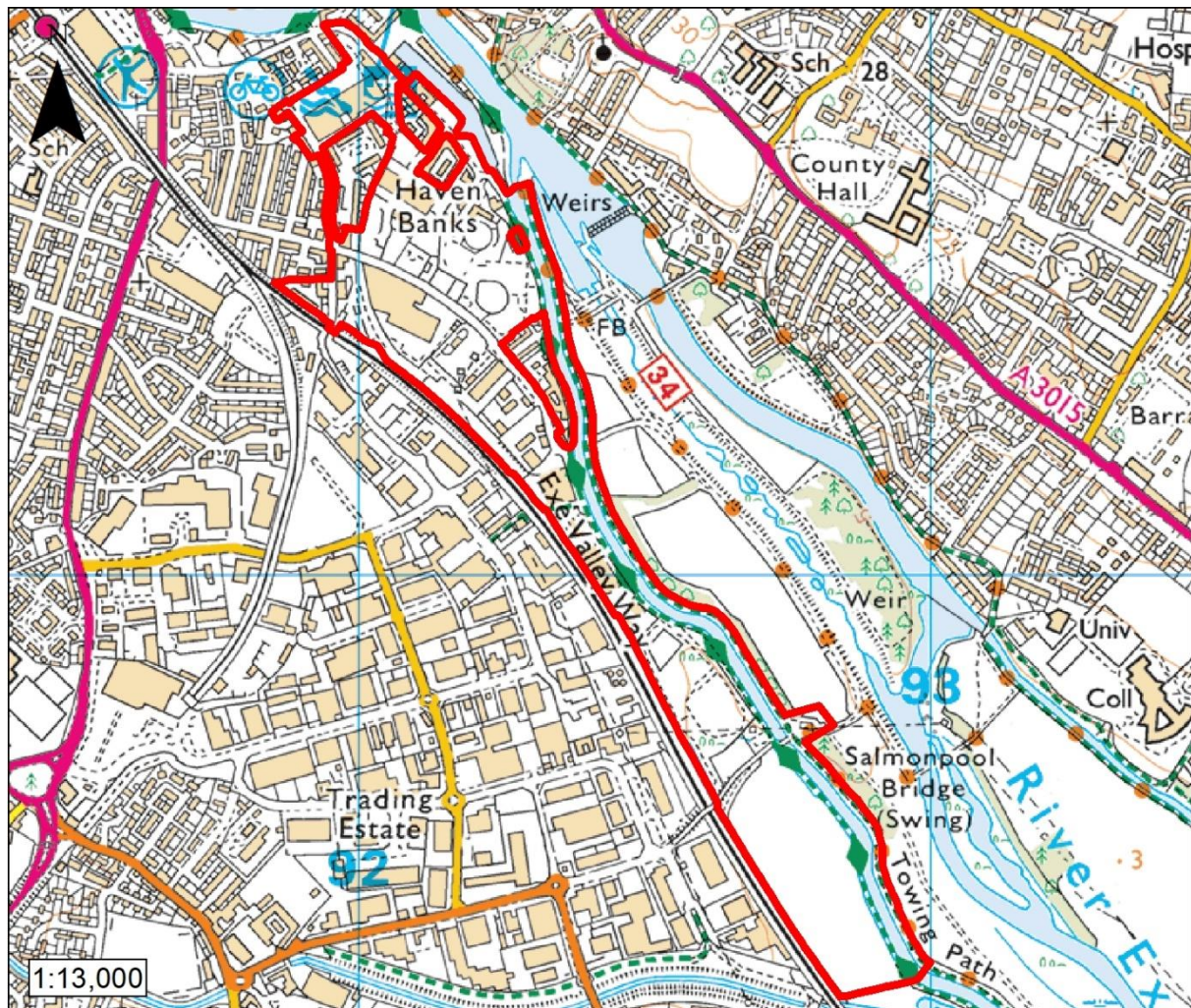


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City Development
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Exeter Plan: Confirmation of Site Availability

Site: Water Lane South, forming part of Water Lane allocation



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Exeter
City Council

Your name: Alexandra Egge

Company (if applicable): Nash Partnership

Phone Number: [REDACTED]

Email Address: [REDACTED]



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City Council

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City Development
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planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
- ☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

Signature:



Date:

21/01/2025



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City Council

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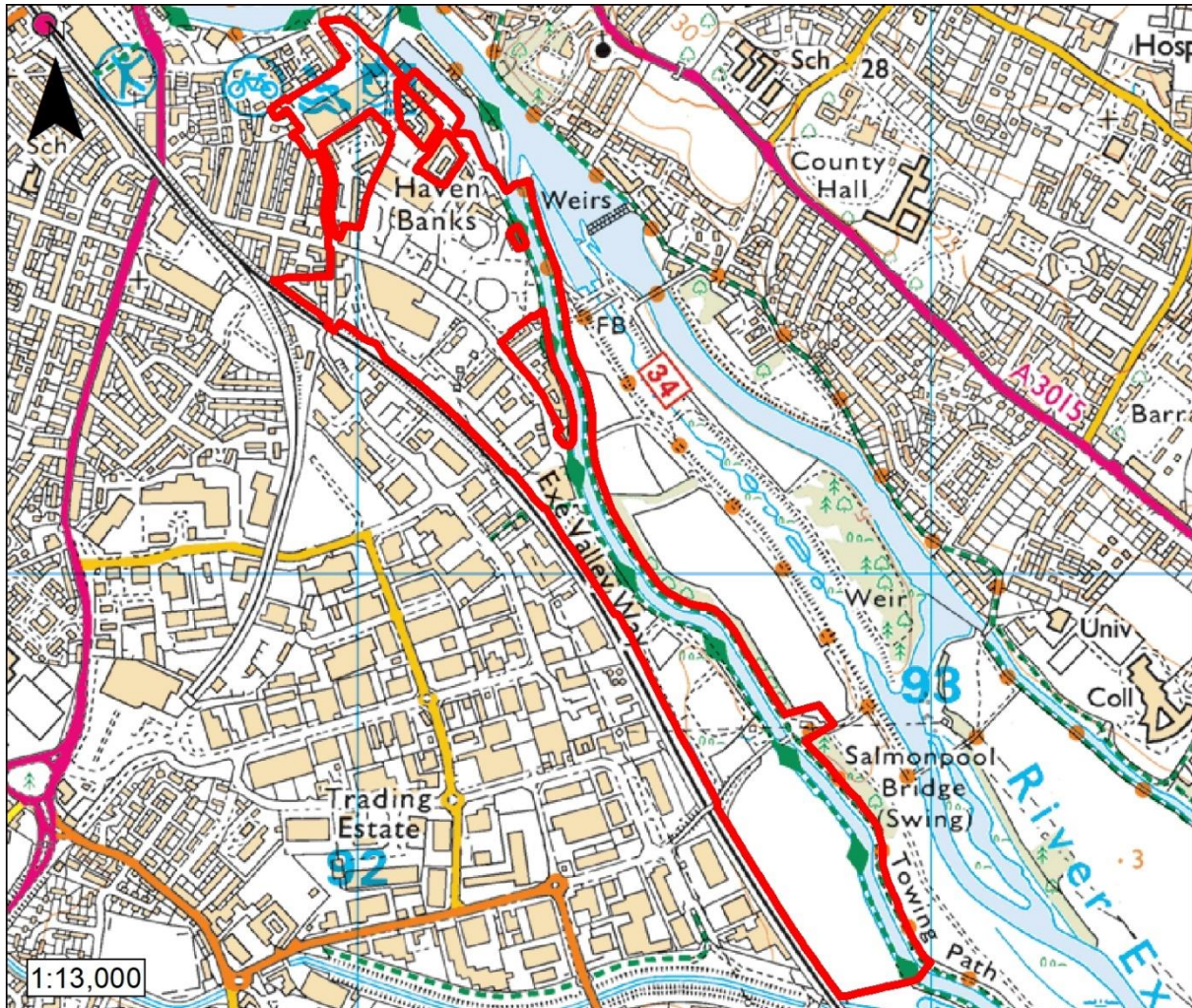
Tel: 01392 277888

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Exeter Plan: Confirmation of Site Availability

Site: Isca House, forming part of Water Lane allocation



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Exeter
City Council

Your name: Sam Harper

Company (if applicable): Firstplan

Phone Number: _____

Email Address: [REDACTED]



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City Council

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City Development
Tel: 01392 277888

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Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
- ☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

On behalf of our clients, National Grid (NG) and Wales and West Utilities (WWU), we **support the allocation** of the site in the Exeter Local Plan, but do draw attention to our representations submitted to the Draft Exeter Local Plan, dated 15 January 2024, and various representations submitted throughout 2024 in respect of the now adopted, Water Lane SPD.

In summary, our client supports the overarching aspirations of the Water Lane SPD and welcome the reallocation of the primary school off the Gasworks site and the updated reference within the SPD to refer to the school's location as '*indicative*'. That said, we maintain our concern re the Water Lane Primary School Options Appraisal, prepared by LDA Design, which provides three test options for how a school could be brought forward, noting that these options all show development comprising a grass pitch / all-weather pitch associated with the school still on a portion of the Gasworks site.

We acknowledge that the locations remain indicative, but we reiterate our real concerns around viability and deliverability for a redevelopment scheme for the Gasworks site, so, we ask that all elements of the school are **removed from the Gasworks site** to maximise the chance of delivery.

We also note that the SPD seeks to transform Haven Road, by limiting vehicle volumes, rerouting public transport and redirecting traffic via Water Lane. The SPD does not acknowledge that the Gasworks site remains accessed via Haven Road nor how the site will be accessed until a future connection is made from Water Lane. Any detailed site allocation should address this, as the Gasworks site is an existing, well-used industrial facility that is still operational and if these changes are implemented prior to an alternative access being formed from Water Lane this will result in significant operational implications



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for the landowner, and indeed the construction, and ongoing operation of, the recently approved gas pressure reduction station (PRS) (ref: 23/1489/FUL).

The Gasworks site, from an operational viewpoint, supplies and provides gas to Exeter and the surrounding area, serving some 33,000 customers and businesses. It is imperative, therefore, that access is maintained at all times. Therefore, we **maintain our objection** to the transformation of Haven Road until an alternative access is agreed.

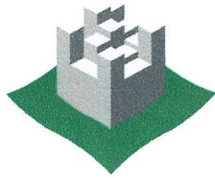
In relation to below ground infrastructure, particularly the gas main(s), which is fundamental to delivery of any of the Water Lane Site Allocation aspirations, we are continuing to comment on the suitability and feasibility of these proposals through the appropriate channels. We will happily provide any further commentary or technical advice as required.

Signature:



Date:

12.12.2024



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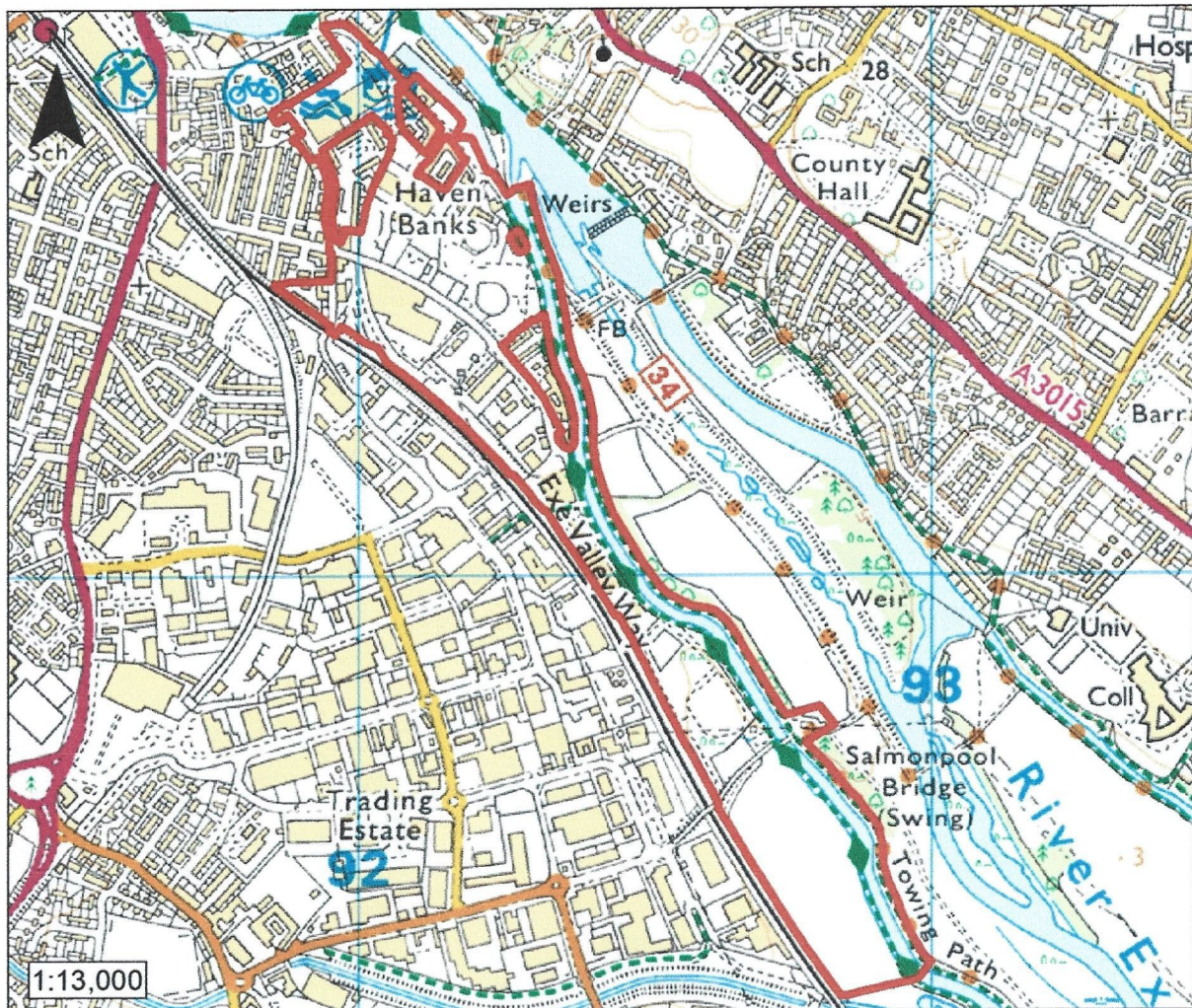
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Exeter Plan: Confirmation of Site Availability

Site: Haven Banks Retail Park, part of Water Lane allocation



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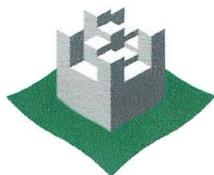
Exeter
City Council

Your name: Colin McQuestion

Company (if applicable): Coplan Estates Limited

Phone Number: [REDACTED]

Email Address: [REDACTED]



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City Council

Local Plans Team
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Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- ☐ Land promoter/planning agent acting on behalf of the landowner(s)
- X Other: Development Manager on behalf of the landowner Welbeck CP

Please tick the boxes below to confirm the following statements:

- X The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- X I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
- X I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

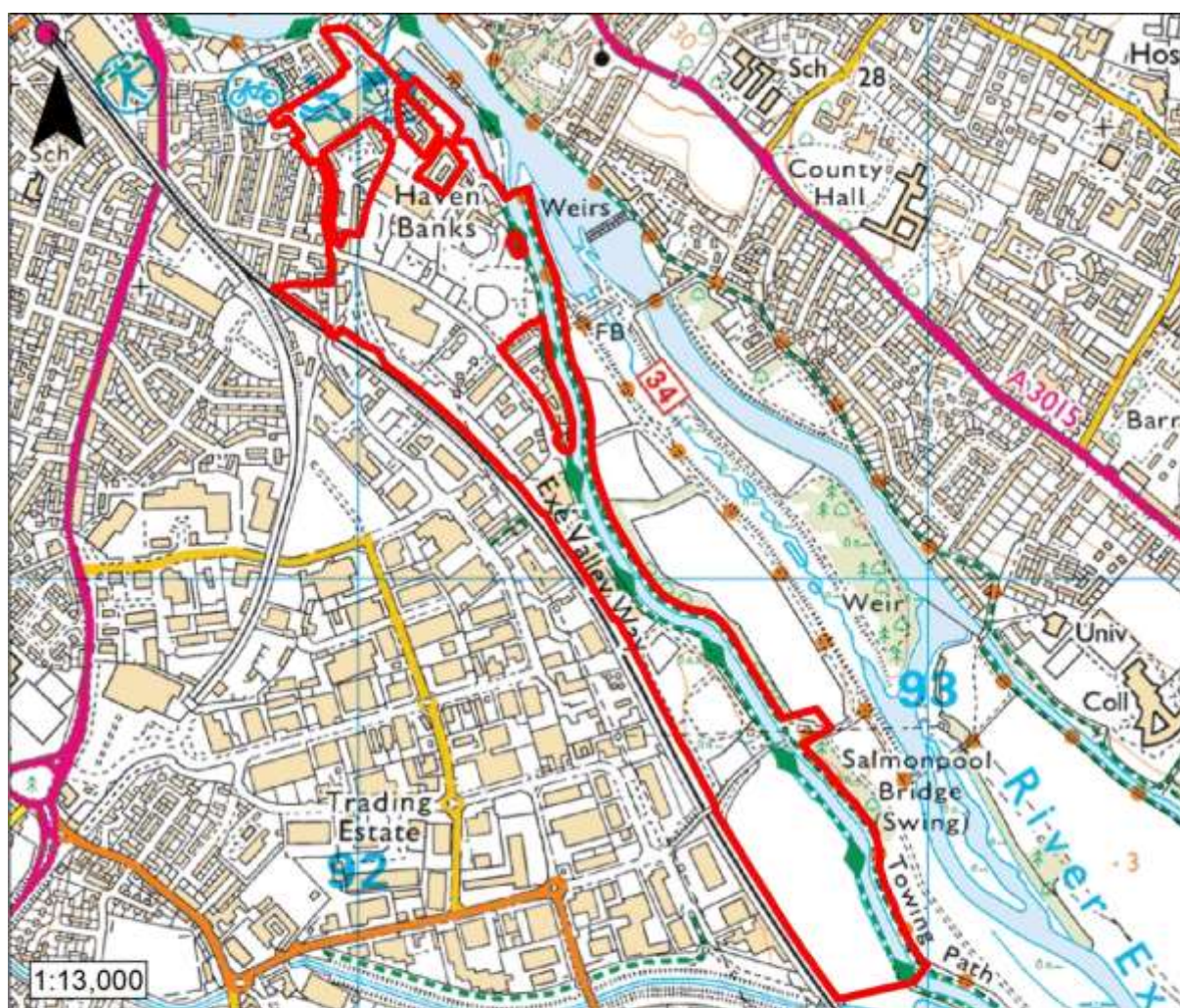
Signature:

Date:

20/1/25

Exeter Plan: Confirmation of Site Availability

Sites: Haven Banks Car Parks and Coach Park; 61 and 62 Haven Road; Canal Office and Sea Cadets; Canal Banks; City Industrial Estate; Michael Browning Way; Biogas Power Station; Water Lane Solar Farm; all forming part of the Water Lane allocation:



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Your name: David Martin – Principal Development Surveyor

Company (if applicable): Exeter City Council

Phone Number: [REDACTED]



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planning.policy@exeter.gov.uk

Email Address:

[Redacted]

Please indicate your role in relation to the Site by selecting one of the following options:

- ☒ Landowner
- ☐ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
- ☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

Signature:

[Redacted]

Date:

6th February 2025



Exeter
City Council

Local Plans Team

City Development

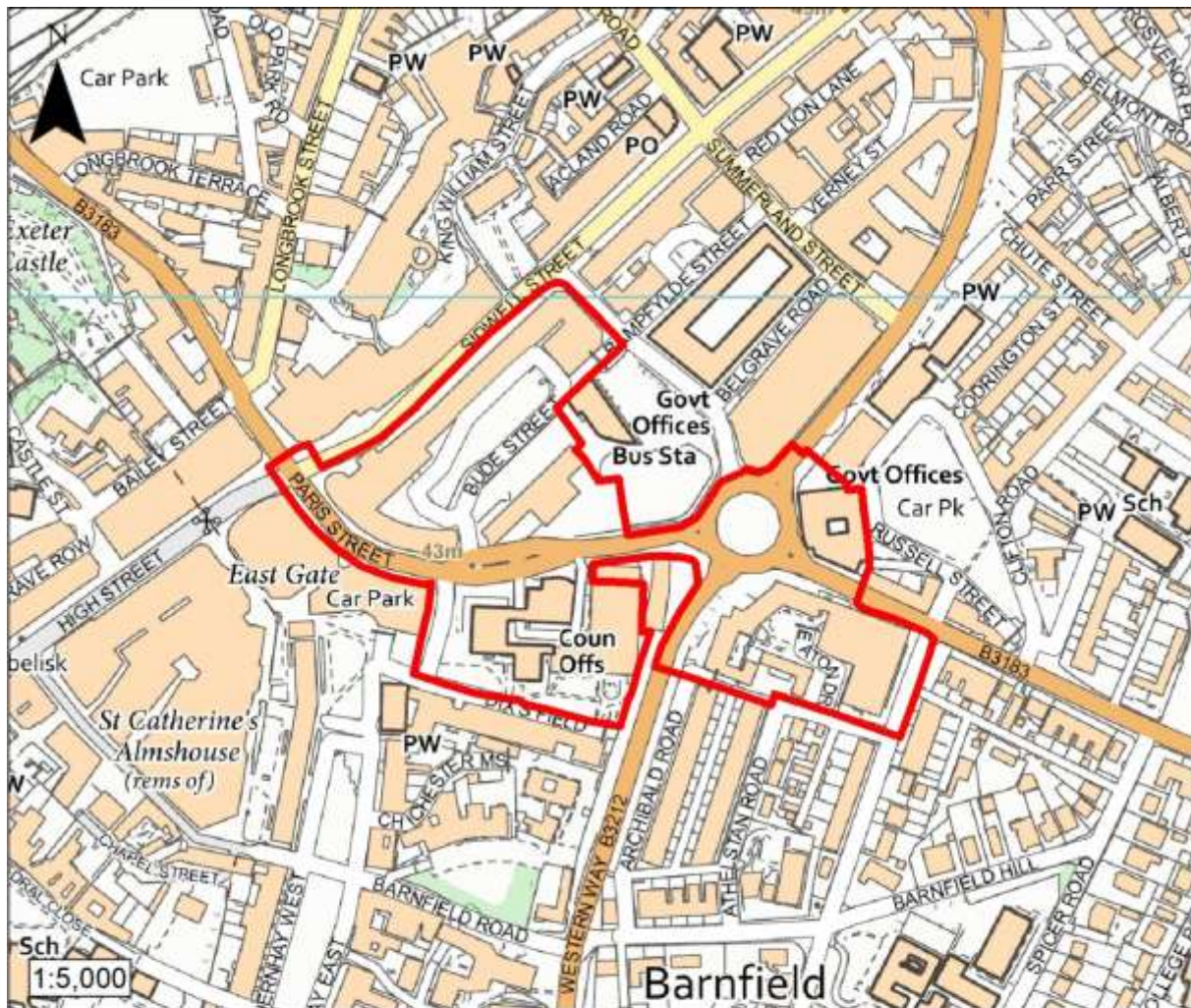
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: City Point, forming part of the East Gate allocation



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Exeter
City Council

Your name: David Martin – Principal Development Surveyor

Company (if applicable): Exeter City Council

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☒ Landowner
- ☐ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
- ☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

Signature:

Date:

6th February 2025



Exeter
City Council

Local Plans Team

City Development

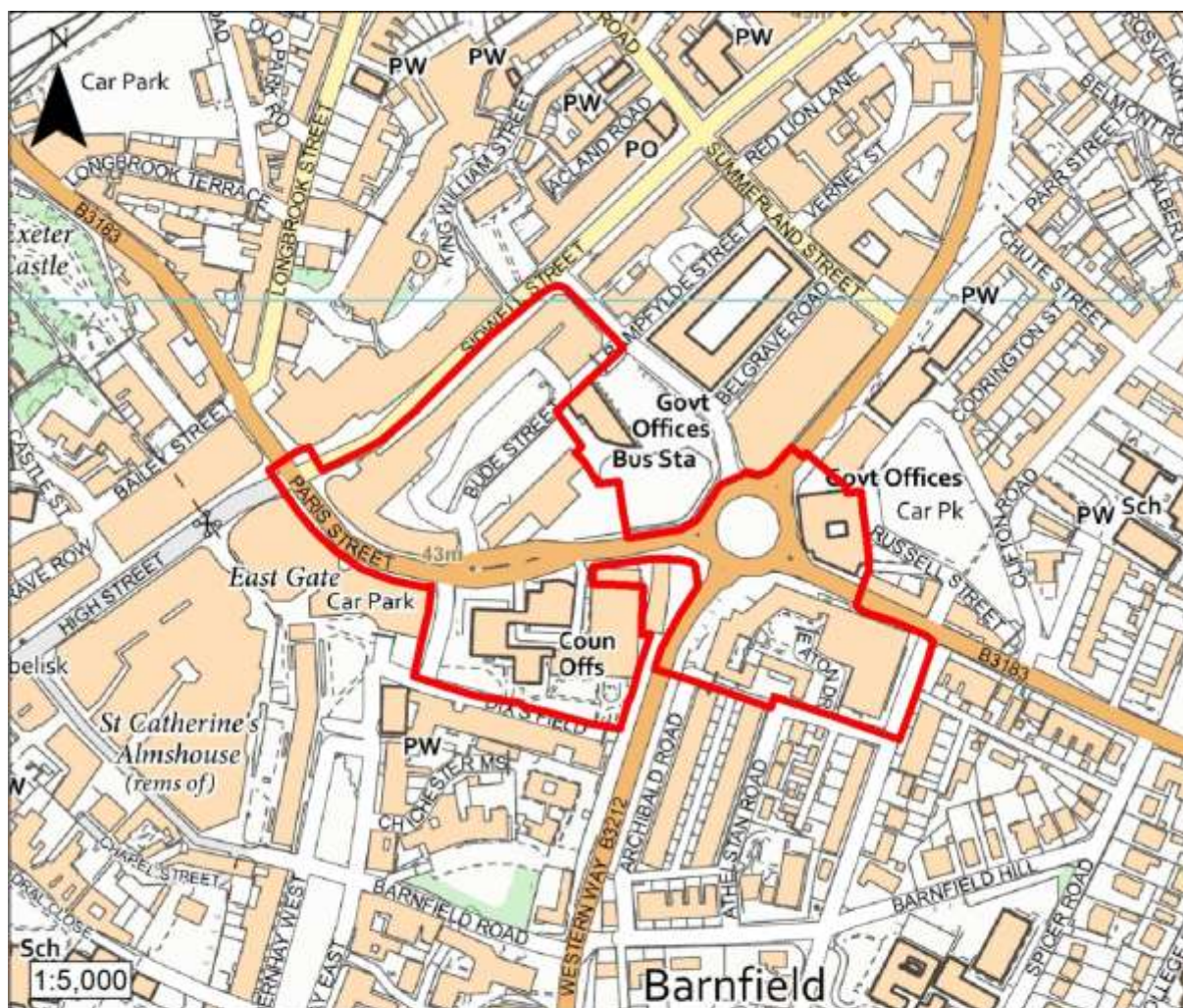
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Civic Centre, forming part of the East Gate allocation



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Exeter
City Council

Your name: David Martin – Principal Development Surveyor

Company (if applicable): Exeter City Council

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☒ Landowner
- ☐ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
- ☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

Signature:

Date:

6th February 2025

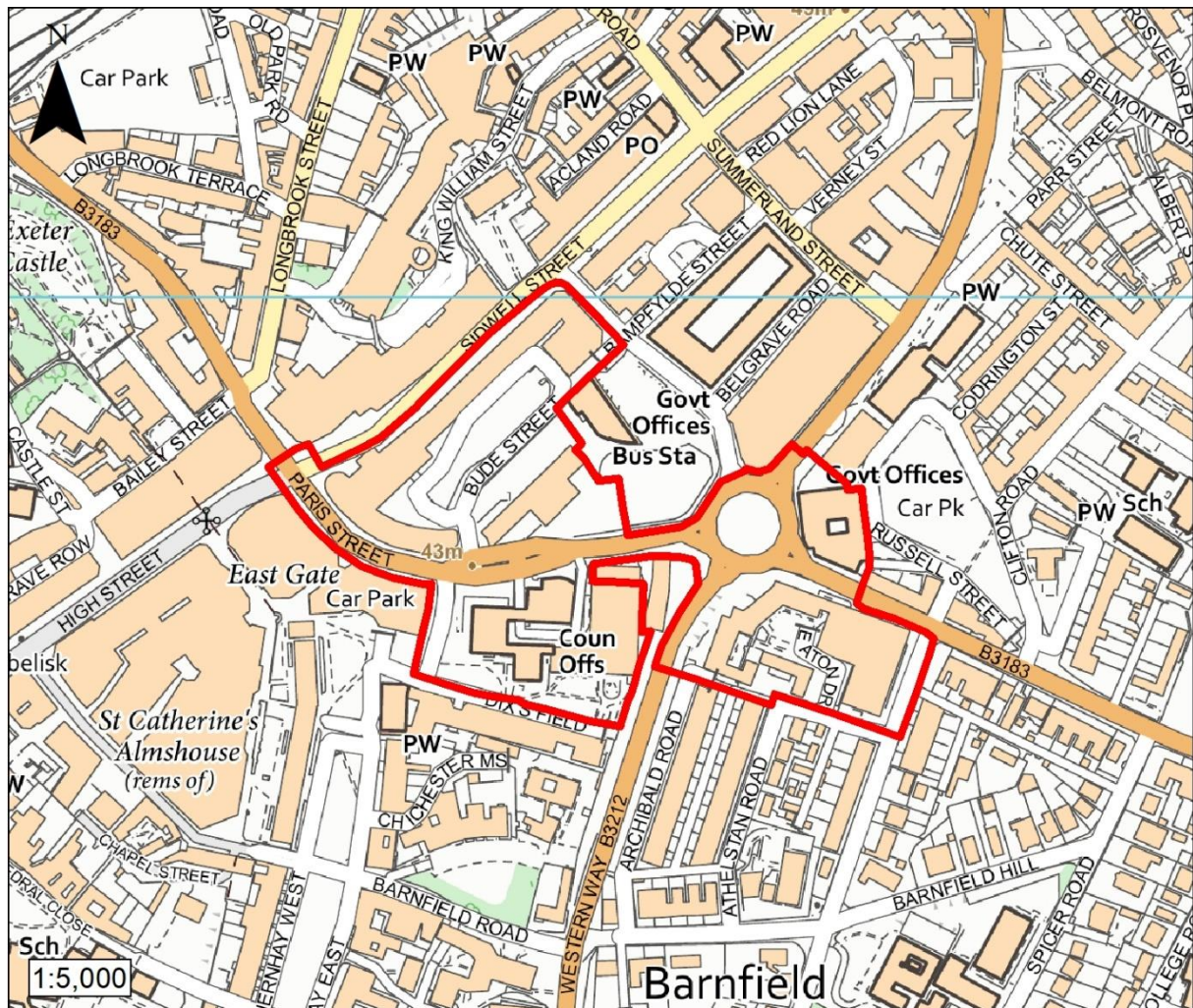


Exeter
City Council

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Exeter Plan: Confirmation of Site Availability

Site: Clarendon House, forming part of the East Gate allocation



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Exeter
City Council

Your name: Erlina Hale

Company (if applicable): ROK Planning

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
- ☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

The landowner supports East Gate being allocated for mixed use development including
purpose built student accommodation.

Signature:

Date:

03/12/2024

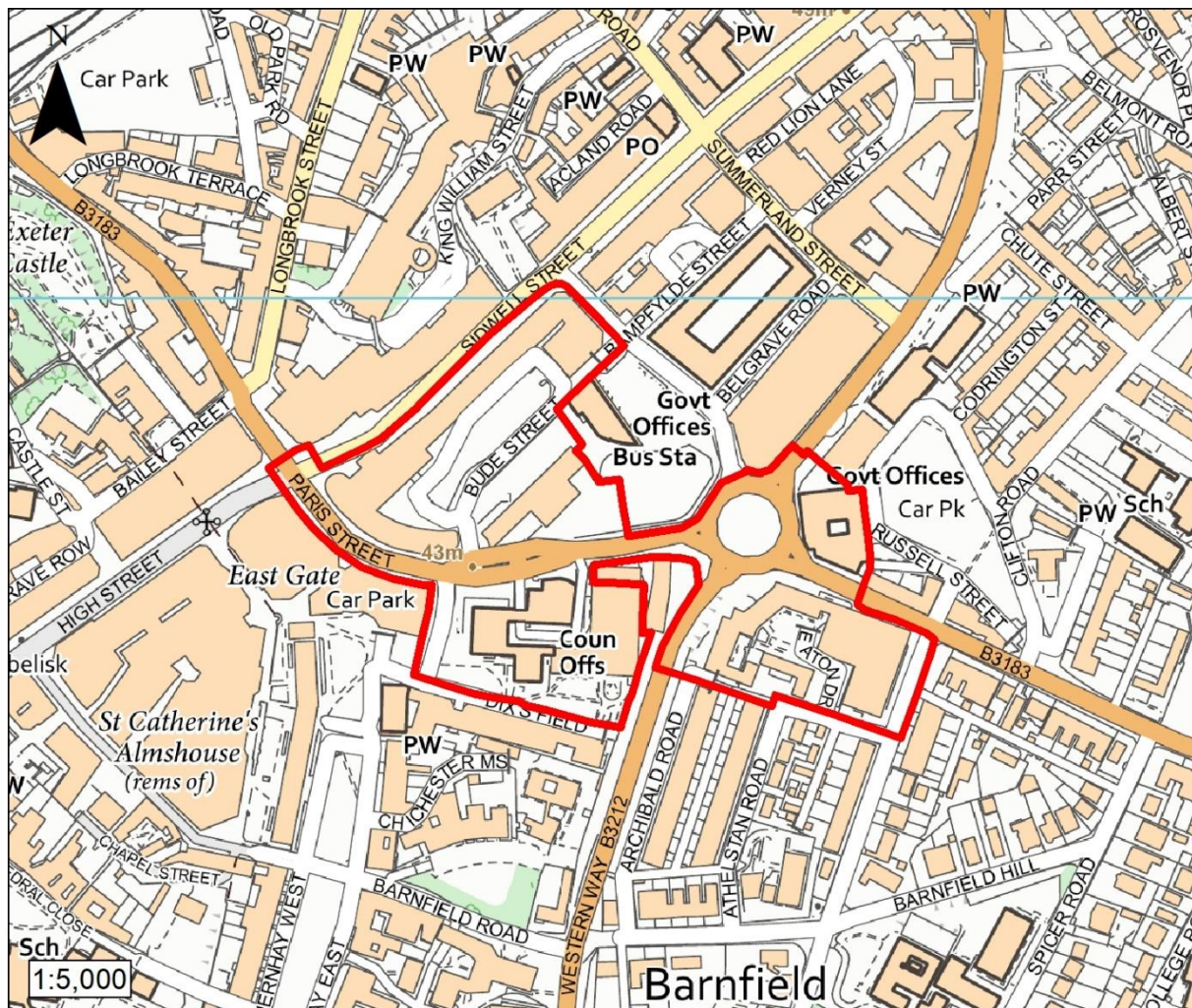


Exeter
City Council

Local Plans Team
City Development
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Exeter Plan: Confirmation of Site Availability

Site: The Pyramids; Eaton House; John Hannam House; all forming part of the East Gate allocation



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Exeter
City Council

Your name:	Robin Upton
Company (if applicable):	Carney Sweeney Planning
Phone Number:	
Email Address:	



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- Land promoter/planning agent acting on behalf of the landowner(s)
- ☒ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
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- ☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

Signature:



Date:

09/12/2024

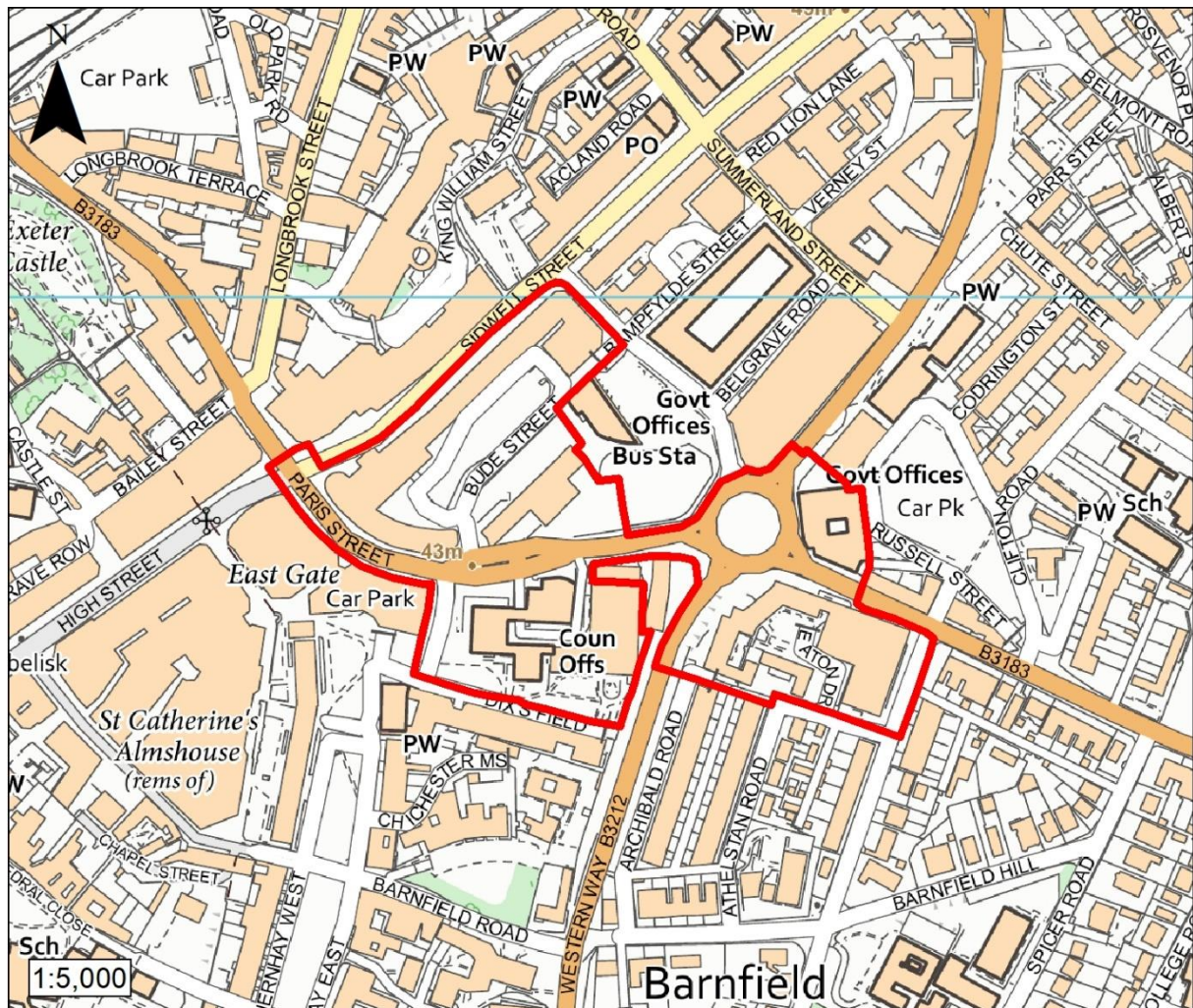


Exeter
City Council

Local Plans Team
City Development
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Exeter Plan: Confirmation of Site Availability

Site: Manor Court, forming part of the East Gate allocation



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Exeter
City Council

Your name: Edward Lewis

Company (if applicable): Acorn Property Group

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team

City Development

Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☒ Landowner
- ☐ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

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Comments:

Signature: Edward Lewis

Date: 02.12.24



Exeter
City Council

Local Plans Team

City Development

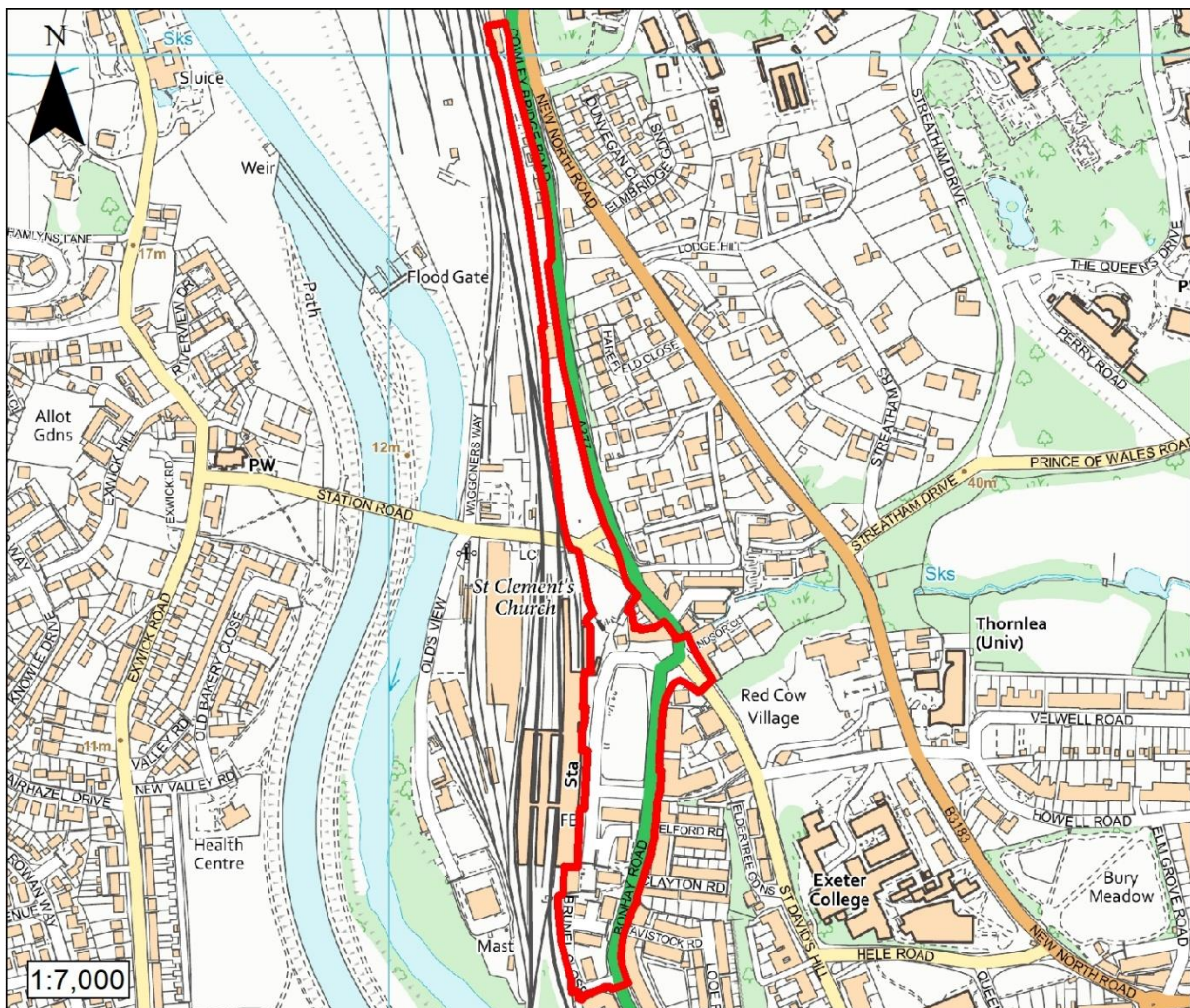
Tel: 01392 277888

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Exeter Plan: Confirmation of Site Availability

Site: University of Exeter student accommodation, forming part of the Red Cow allocation



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Exeter
City Council

Your name:

John Vickery

Company (if applicable):

University of Exeter

Phone Number:

[REDACTED]

Email Address:

[REDACTED]



Exeter
City Council

Local Plans Team

City Development

Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- X ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
- ☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

~~Please note that this response only applies to the land in the ownership of the University of Exeter within the attached title plan ref DN349122~~

Signature:

Date:

4th December 2024

These are the notes referred to on the following official copy

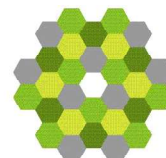
The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

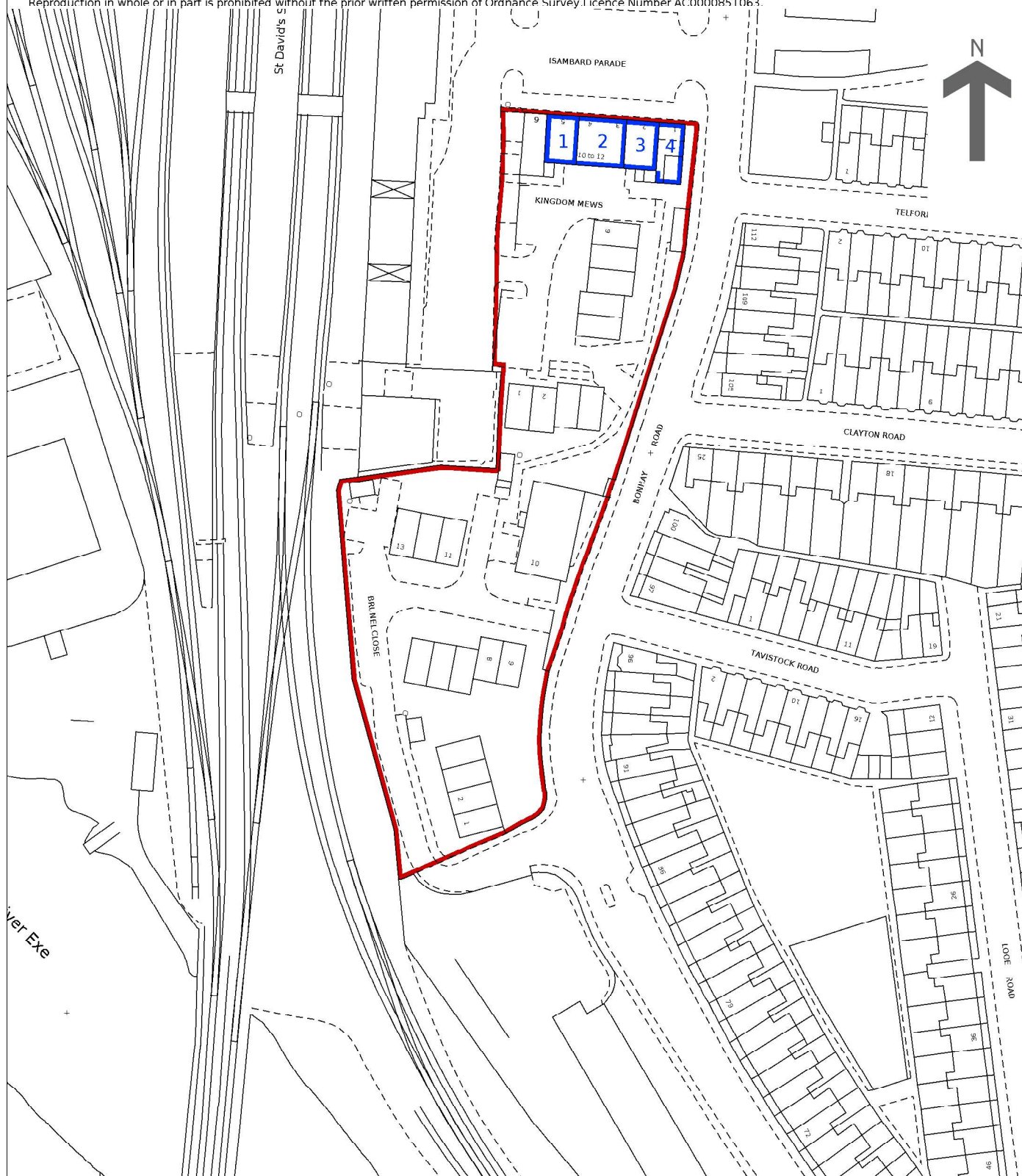
This official copy was delivered electronically and when printed will not be to scale. You can obtain a paper official copy by ordering one from HM Land Registry.

This official copy is issued on 03 December 2024 shows the state of this title plan on 03 December 2024 at 11:29:41. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by the HM Land Registry, Plymouth Office .



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Site: Network rail land, forming part of the Red Cow allocation

Craig Davies

From: Jill Day
Sent: 17 December 2024 15:06
To: Planning Policy
Cc: Craig Davies
Subject: FW: Availability of Sites Proposed for Allocation in the Exeter Plan: Response Required
Attachments: NR Land map.pdf

Forwarding as discussed

Jill Day (she/her)
Principal Project Manager – Local Plans
City Development
Exeter City Council

██████████

Exeter City Council is looking to adopt a revised CIL charging schedule with new CIL rates to take effect on 1 January 2024. This will apply to new development proposals that are CIL liable and are given planning consent from this date. The new charges cover flats, build to rent, co-living and purpose built student accommodation. Prior to adoption, the revised charging schedule went through consultation and an independent Examination. Further details of the revised rates and the Examiner's report are provided on our web pages [CIL Charging Schedule Review Examination - Exeter City Council](#)

From: Grace Lewis
Sent: Wednesday, November 20, 2024 11:49 AM
To: Colin Field ; Jill Day
Subject: RE: Availability of Sites Proposed for Allocation in the Exeter Plan: Response Required

OFFICIAL

Hi Jill,

Thank you for your email.

Network Rail previously made comments on the 2023 local plan consultation, showing our support for the allocation at Red Cow as NR in partnership with Blocwork LLP are working to bring forward a residential led mixed use scheme on part of the site.

It should be noted however that the red line plan you have attached in your email contains land not in NR's ownership. I have attached a plan of NRs land (in green) for reference.

We are supportive of an allocation of land in our control, however cannot advocate for the land not within our ownership.

Many Thanks,



Grace Lewis

Town Planning Technician (*Wales and Western*)

M: [REDACTED]

E: [REDACTED]



From: Colin Field <[REDACTED]>

Sent: Wednesday, November 20, 2024 11:26 AM

To: Jill Day <[REDACTED]>

Cc: Grace Lewis <[REDACTED]>

Subject: RE: Availability of Sites Proposed for Allocation in the Exeter Plan: Response Required

OFFICIAL

Jill,

Thanks I have asked Grace to deal with this and will respond as we do not own all the land within the allocation so she will send you a GIS plan of our ownership.

Also can you remind us of what exactly the allocation will be for?

Regards

Colin



Colin Field MRTPI AIEMA

Town Planning and Heritage Manager

Network Rail Property – Wales & Western

[REDACTED]

[REDACTED]

Templepoint, Redcliffe Way, Bristol, BS1 6NL

Please be aware my normal working hours are Monday to Thursday.



Craig Davies

From: Jill Day
Sent: 17 December 2024 15:06
To: Planning Policy
Cc: Craig Davies
Subject: FW: Availability of Sites Proposed for Allocation in the Exeter Plan: Response Required
Attachments: Brewery.pdf

Forwarding as discussed

Jill Day (she/her)
Principal Project Manager – Local Plans
City Development
Exeter City Council

[REDACTED]

Exeter City Council is looking to adopt a revised CIL charging schedule with new CIL rates to take effect on 1 January 2024. This will apply to new development proposals that are CIL liable and are given planning consent from this date. The new charges cover flats, build to rent, co-living and purpose built student accommodation. Prior to adoption, the revised charging schedule went through consultation and an independent Examination. Further details of the revised rates and the Examiner's report are provided on our web pages [CIL Charging Schedule Review Examination - Exeter City Council](#)

From: Grace Lewis
Sent: Wednesday, November 20, 2024 12:00 PM
To: Jill Day ; Colin Field
Subject: RE: Availability of Sites Proposed for Allocation in the Exeter Plan: Response Required

OFFICIAL

Hi Jill,

Just as a follow up to my recent email showing the site allocation. The Brewery on the land within our ownership is being sold to the tenant and therefore this part of the site will not be available as part of the allocation for the local plan.

I have labelled this on the attached map.

Many Thanks,



Grace Lewis
Town Planning Technician (*Wales and Western*)
M: [REDACTED]
E: [REDACTED]



From: Jill Day <[REDACTED]>
Sent: Wednesday, November 20, 2024 11:49 AM
To: Colin Field <[REDACTED]>
Cc: Grace Lewis <[REDACTED]>
Subject: RE: Availability of Sites Proposed for Allocation in the Exeter Plan: Response Required

You don't often get email from [REDACTED]. [Learn why this is important](#)

OFFICIAL

Hi Colin,

Thanks, that will be helpful.

Red Cow will be a 'Strategic mixed use brownfield allocation'. The policy text states:

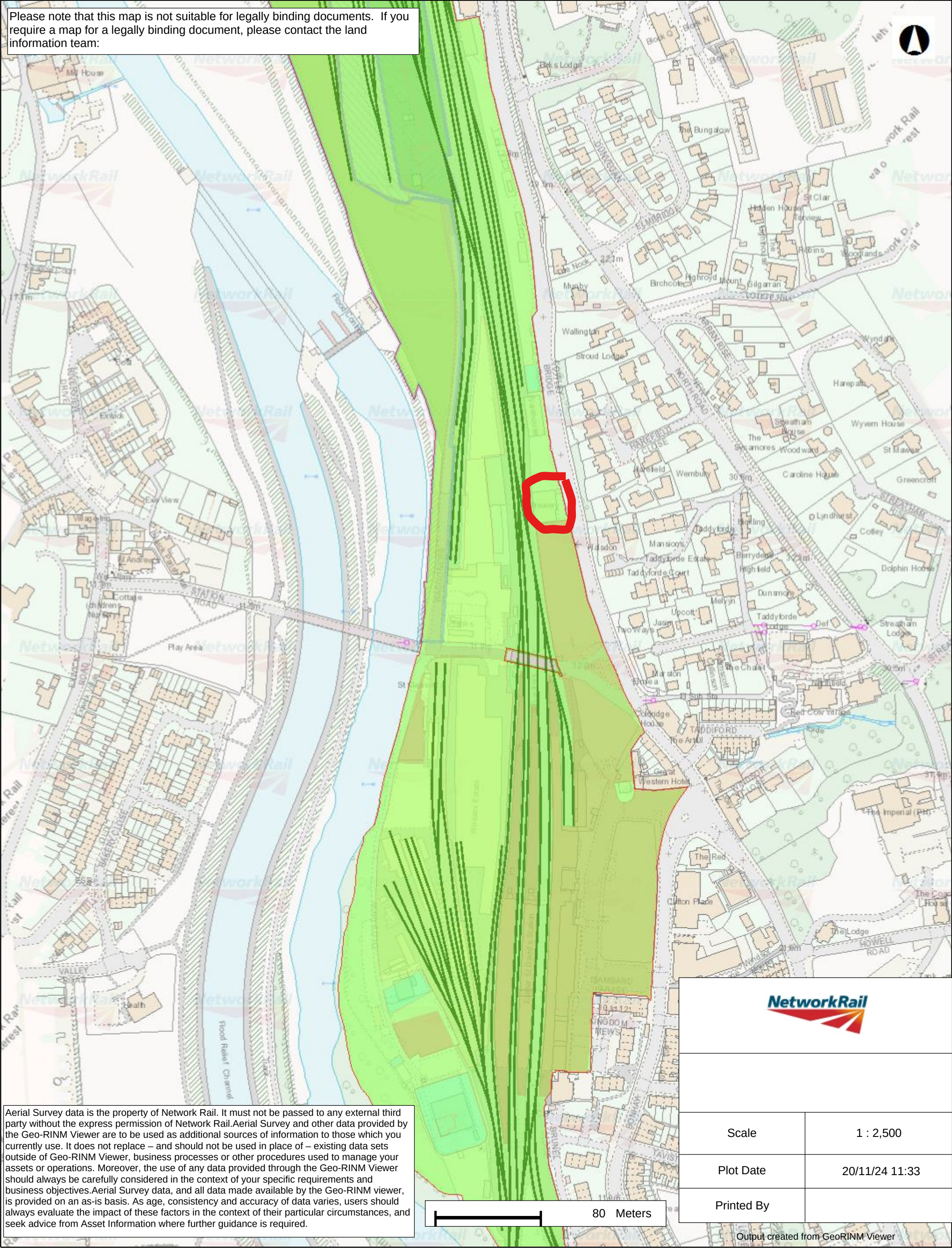
A site of 4 hectares at Red Cow is identified for a residential led mixed use development delivering approximately 442 homes, retaining existing levels of employment floor space, and delivering an impressive and memorable city gateway that creates a sense of arrival into Exeter as well as meeting St David's railway station's operational needs.

The last part of the above text has been inserted at Network Rail's request.

Kind regards

Jill

Jill Day (she/her)
Principal Project Manager – Local Plans
City Development
Exeter City Council
[REDACTED]





Exeter
City Council

Local Plans Team

City Development

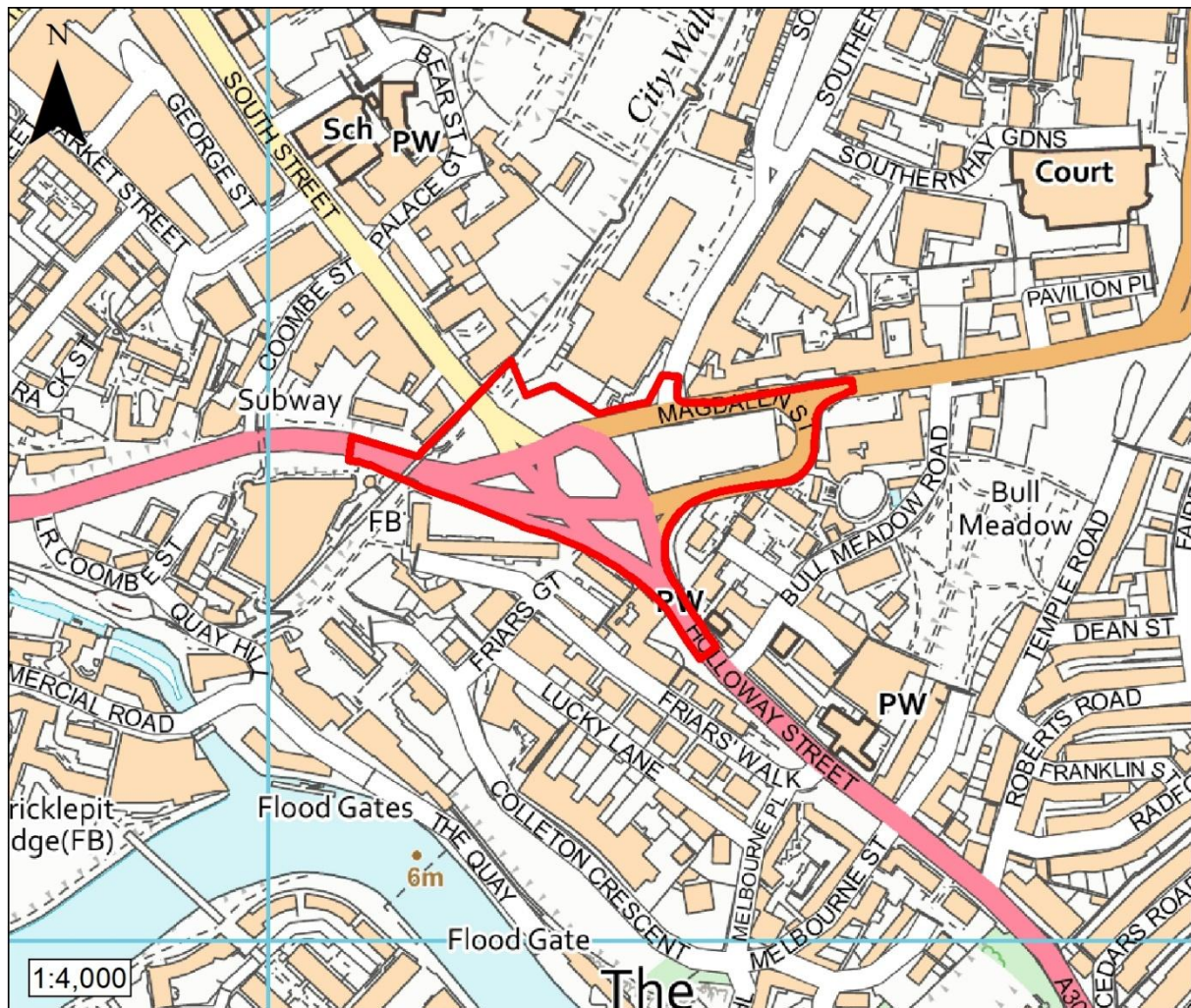
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

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Exeter Plan: Confirmation of Site Availability

Site: South Gate: Magdalen Street car park



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Exeter
City Council

Your name: David Martin (Principal Development Surveyor)

Company (if applicable): Exeter City Council ("ECC")

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- ☐ Land promoter/planning agent acting on behalf of the landowner(s)
- ☒ Other: Part Landowner (user rights) but also acting on behalf of the freeholder: Devon County Council ("DCC")

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
- ☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

Magdalen Street Car Park is an operational surface car park but ECC and DCC are both keen to see residential led regeneration come forward on the site that respects and repairs the site's historic setting at the former South Gate of the Roman City.

Signature:

Date:

05/01/26



Exeter
City Council

Local Plans Team

City Development

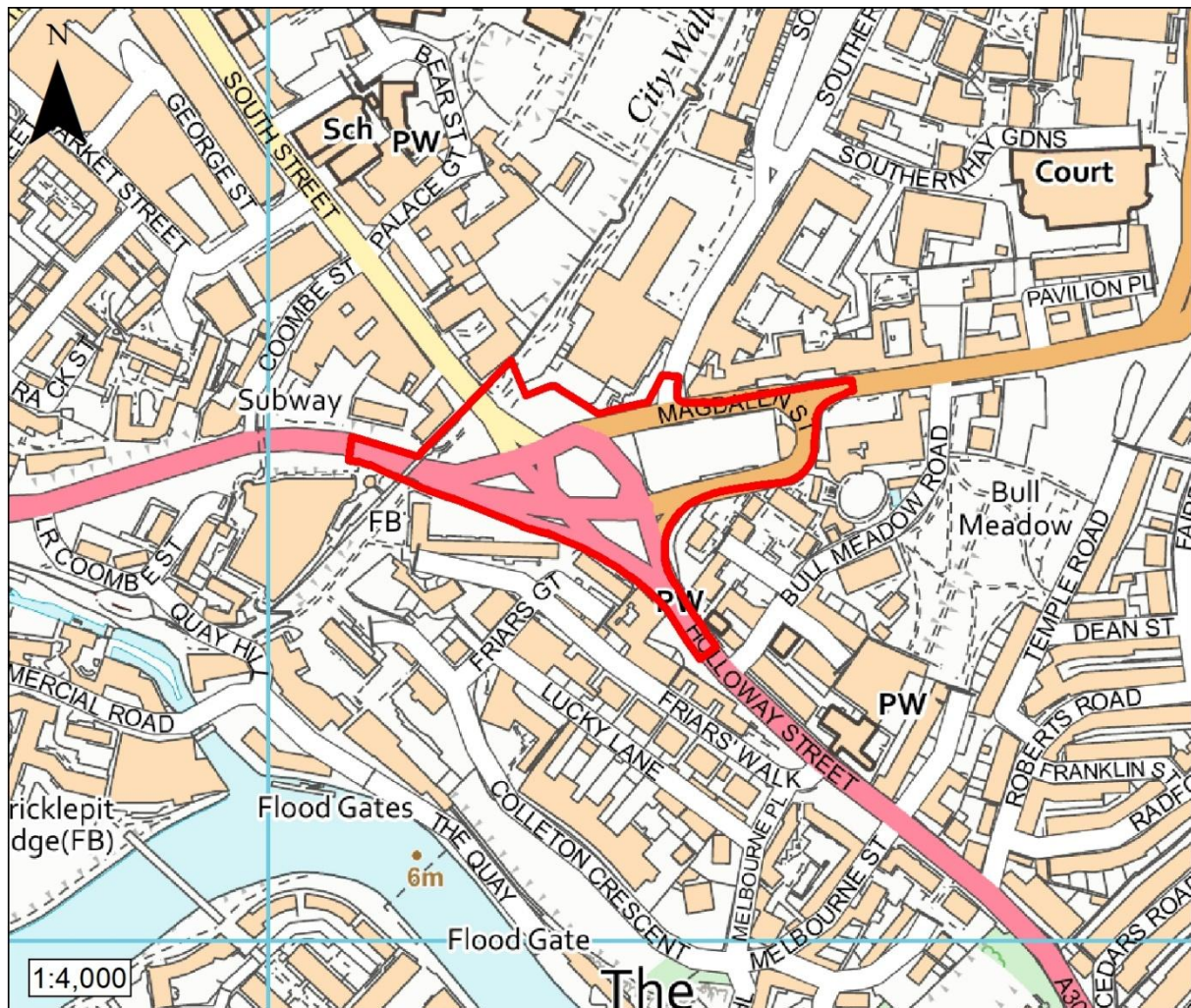
Tel: 01392 277888

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planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: South Gate



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Exeter
City Council

Your name: Jon Williams

Company (if applicable): Devon County Council

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

Yes **Landowner - Yes**

- ☐ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

Yes The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.

Yes I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.

Yes I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

Signature: _____

Date: 22/11/24



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

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Comments:

Site 89. This land benefits from a RTG for up to 392 houses (14/1451).

James McMurdo MRTPI MRICS

Signature:

For The SPFP

Date:

6th of December 2024

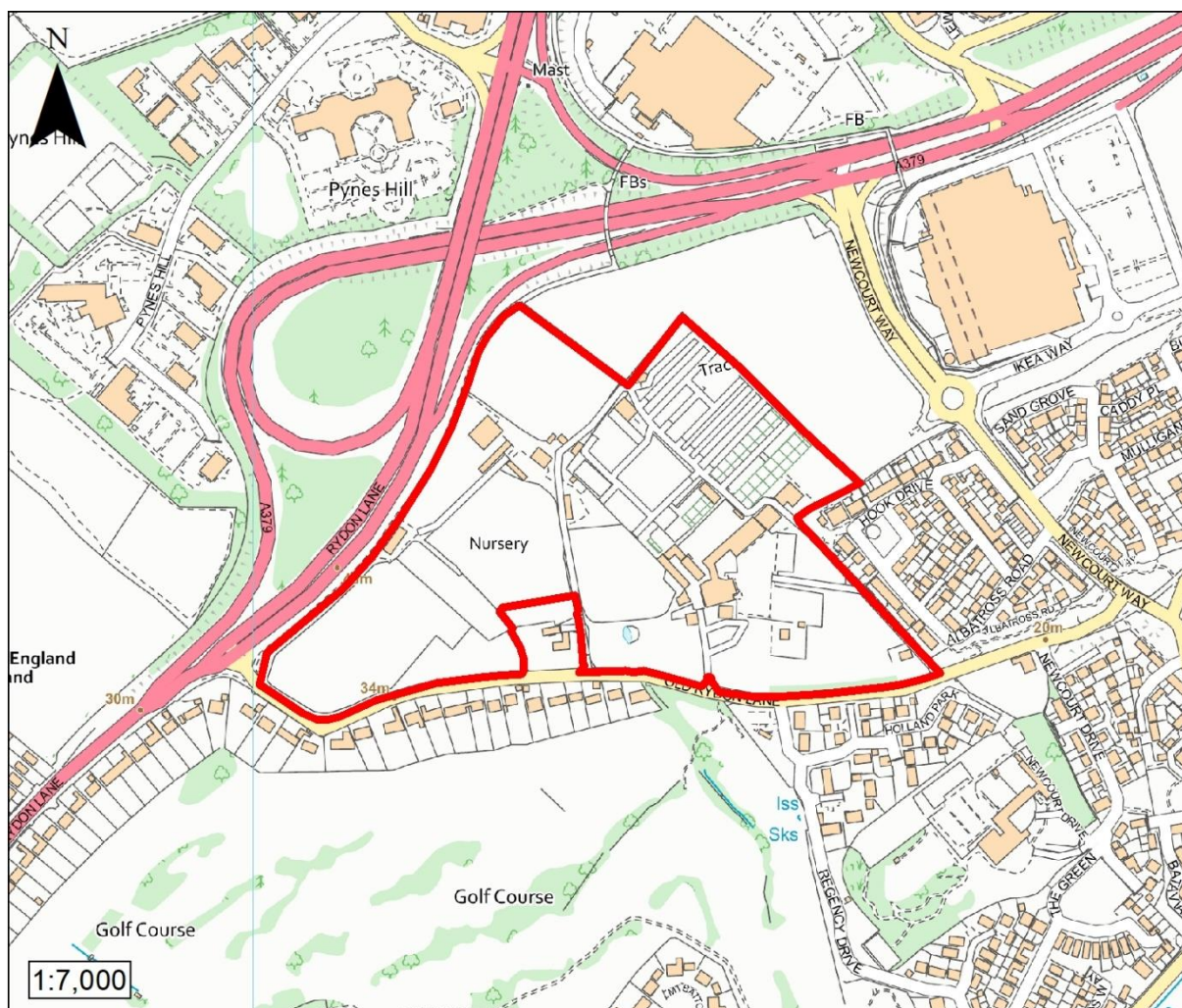


Exeter
City Council

Local Plans Team
City Development
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Exeter Plan: Confirmation of Site Availability

Site: St Bridget Nurseries



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Exeter
City Council

Your name: Stuart Houlet

Company (if applicable): PCL Planning Ltd

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
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Comments:

The site is suitable, available and deliverable and has been the subject of an outline planning application process. Through this process the City Council has demonstrated their support for the development of the site on the basis that it accords with the adopted Development Plan and other relevant material considerations and access can be achieved that is safe and satisfactory. We can confirm the site will be available for development during the plan period.

Signature: _____

Date: _____

14th January 2025

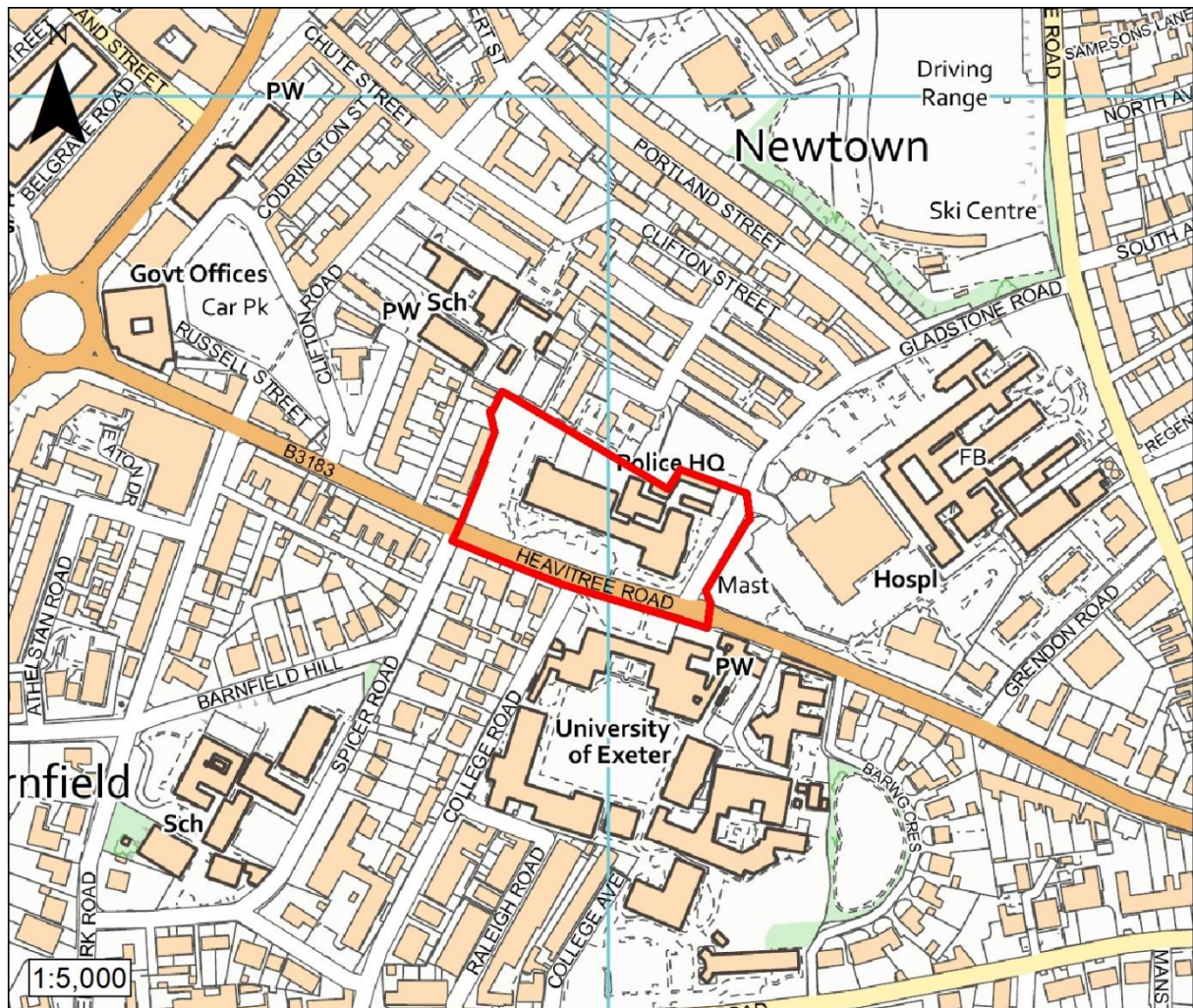


Exeter
City Council

Local Plans Team
City Development
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Exeter Plan: Confirmation of Site Availability

Site: Heavitree Road Police Station



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Exeter
City Council

Your name: Gareth Hooper

Company (if applicable): DPP Planning

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

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Comments:

Further to discussions with Craig Davies, the subject site is currently at a pre-application discussion stage with the LPA and the emerging proposals are consistent with the terms of the allocation of the site in respect of land use and density of development when equivalent ratios are applied.

Signature:

Date:

06/02/25



Exeter
City Council

Local Plans Team

City Development

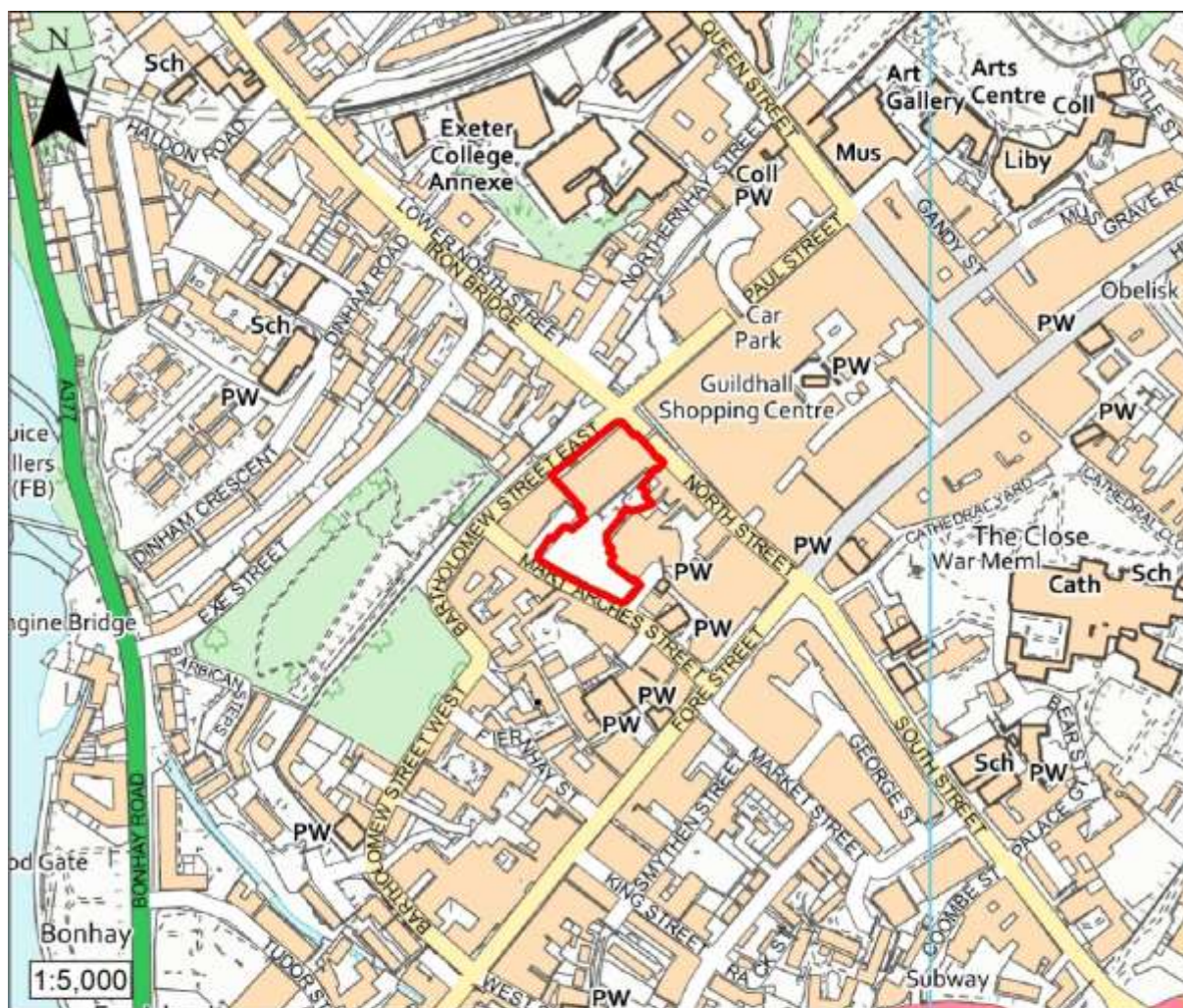
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Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Mary Arches Multi-Storey and Surface Car Park



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Exeter
City Council

Your name: David Martin – Principal Development Surveyor

Company (if applicable): Exeter City Council

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☒ Landowner
- ☐ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
- ☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

Signature:

Date:

6th February 2025



Exeter
City Council

Local Plans Team

City Development

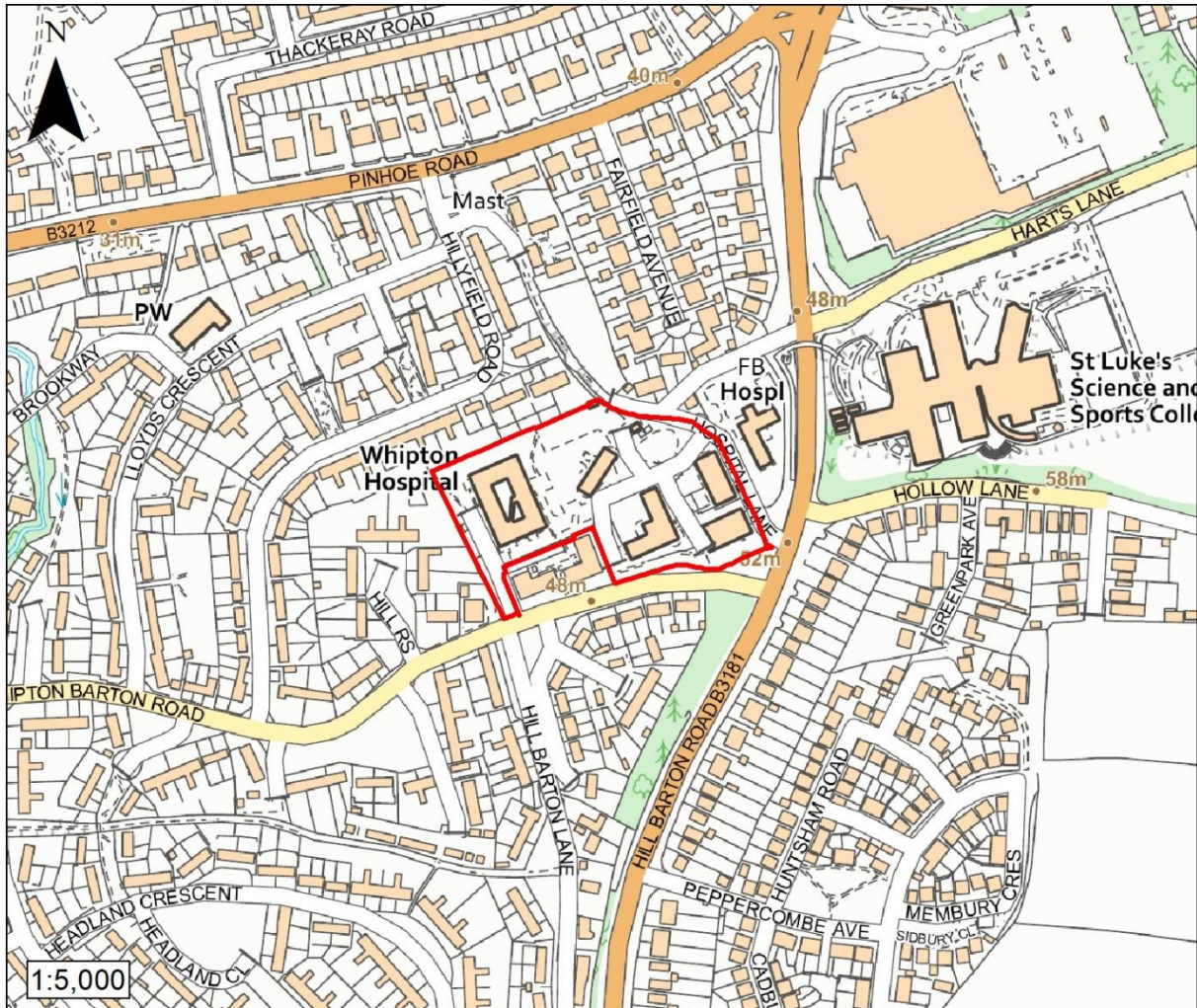
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Whipton Community Hospital



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Your name:

Rebecca Marwood

Company (if applicable):

NHS Property Services

Phone Number:

Email Address:



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

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- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

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Comments:

Signature:

Rebecca Marwood

Date:

24/02/2025

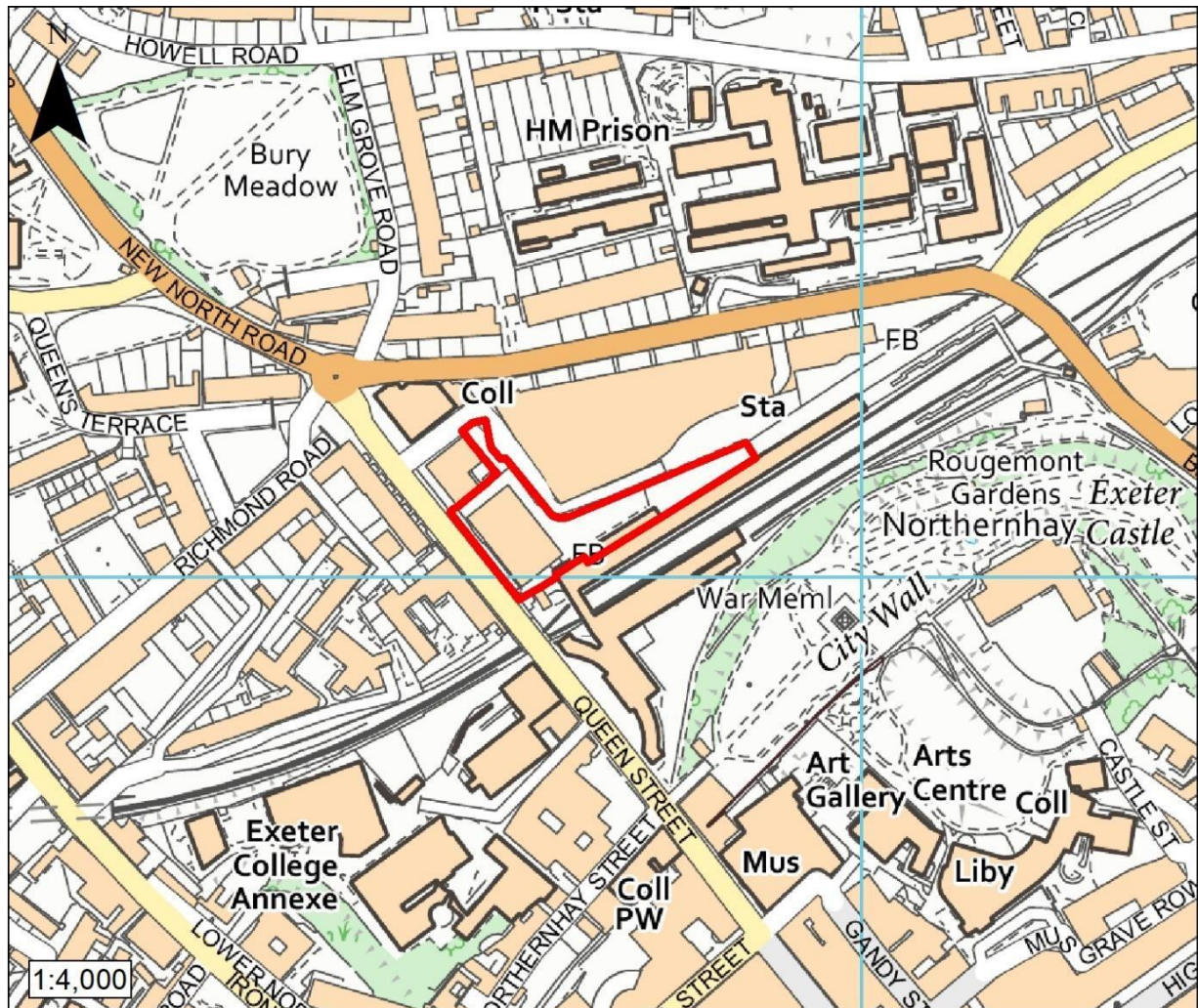


Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Rougemont Switching Centre



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Exeter
City Council

Your name: Christopher Schiele

Company (if applicable): Turley (on behalf of Telereal Securitised Property GP Limited)

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

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Comments:

Signature:

[Redacted Signature]

Date:

21 November 2024

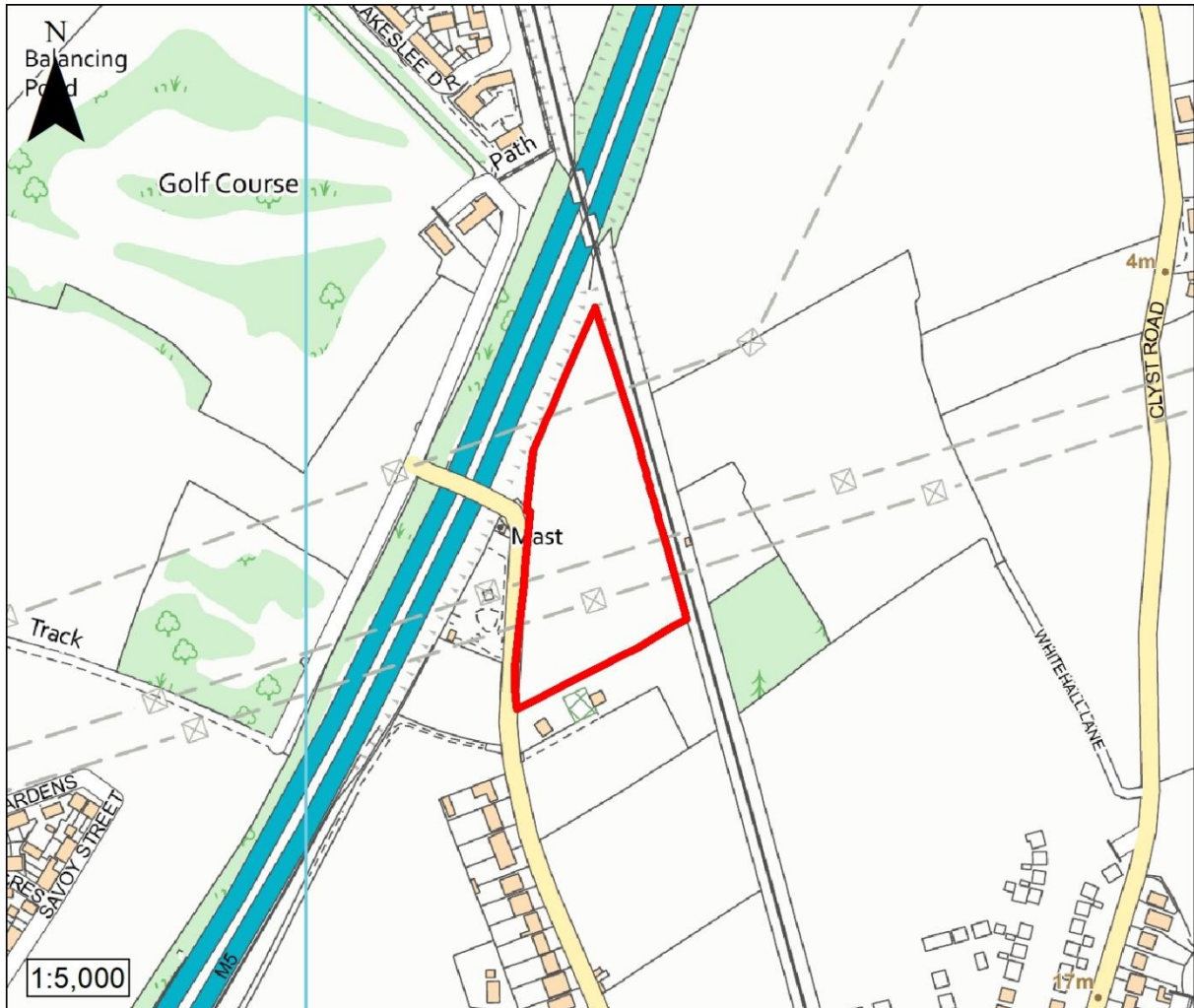


Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Land at Newcourt Road, Topsham



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Exeter
City Council

Your name:	Iestyn John
Company (if applicable):	Bell Cornwell LLP
Phone Number:	
Email Address:	



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

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- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

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Comments:

Signature:



Date:

29th November 2024

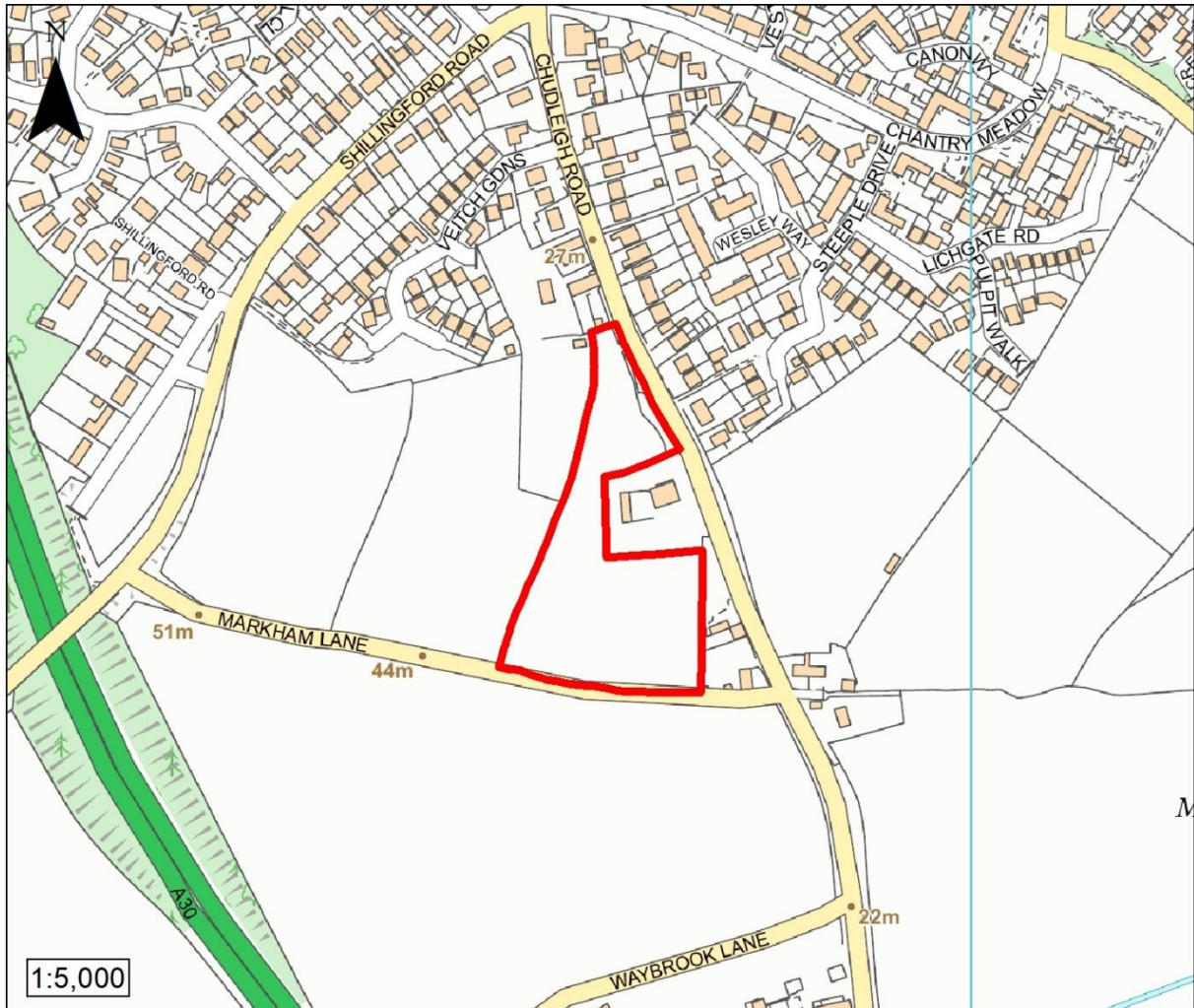


Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Land adjoining Silverlands



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Exeter
City Council

Your name: Iestyn John

Company (if applicable): Bell Cornwell LLP

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

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- ☐ Other: _____

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Comments:

Signature:



Date:

29th November 2024



Exeter
City Council

Local Plans Team

City Development

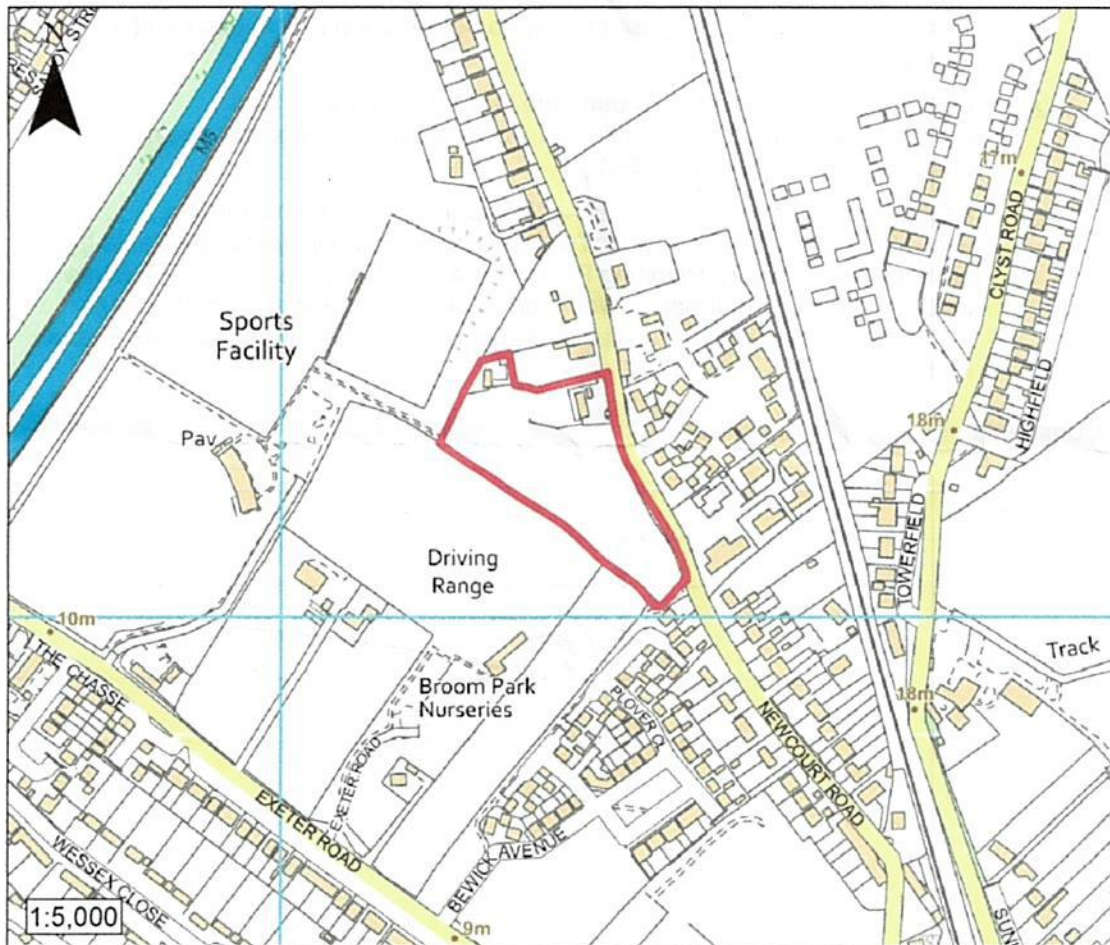
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Land to the west of Newcourt Road, Topsham



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Exeter
City Council

Your name:

ANDY GRAY

Company (if applicable):

ELSTON FARM PARTNERSHIP

Phone Number:

[REDACTED]

Email Address:

[REDACTED]



Exeter
City Council

Local Plans Team

City Development

Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

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- ☐ Other: _____

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Comments:

Signature:

Date:

3/12/2024



Exeter
City Council

Local Plans Team

City Development

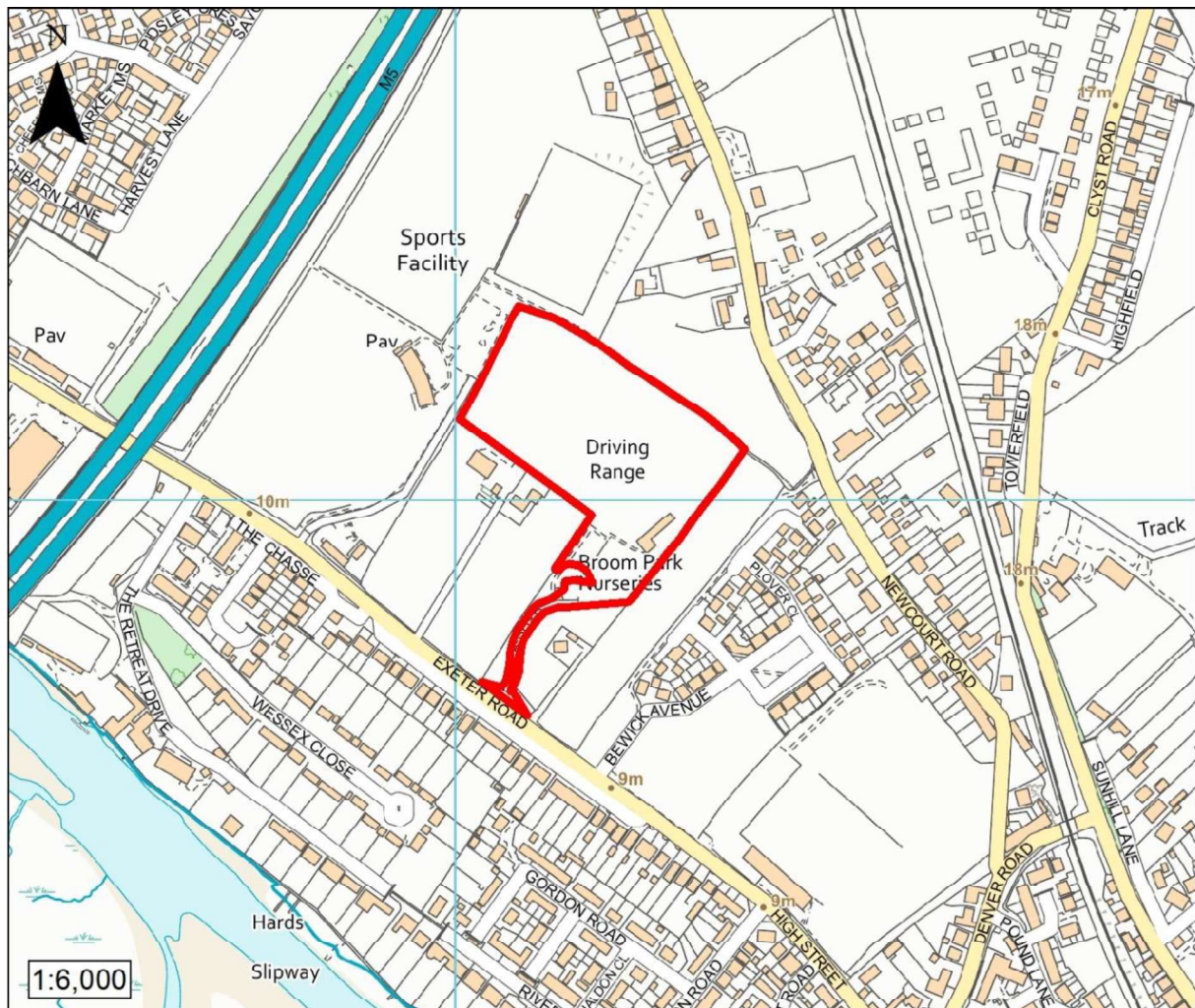
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Land at Topsham Golf Academy



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Exeter
City Council

Your name:

Edward P Heynes

Company (if applicable):

Heynes Planning Ltd

Phone Number:

[REDACTED]

Email Address:

[REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

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- ☐ Other: _____

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Comments:

None

Signature:

Date:

27.11.24

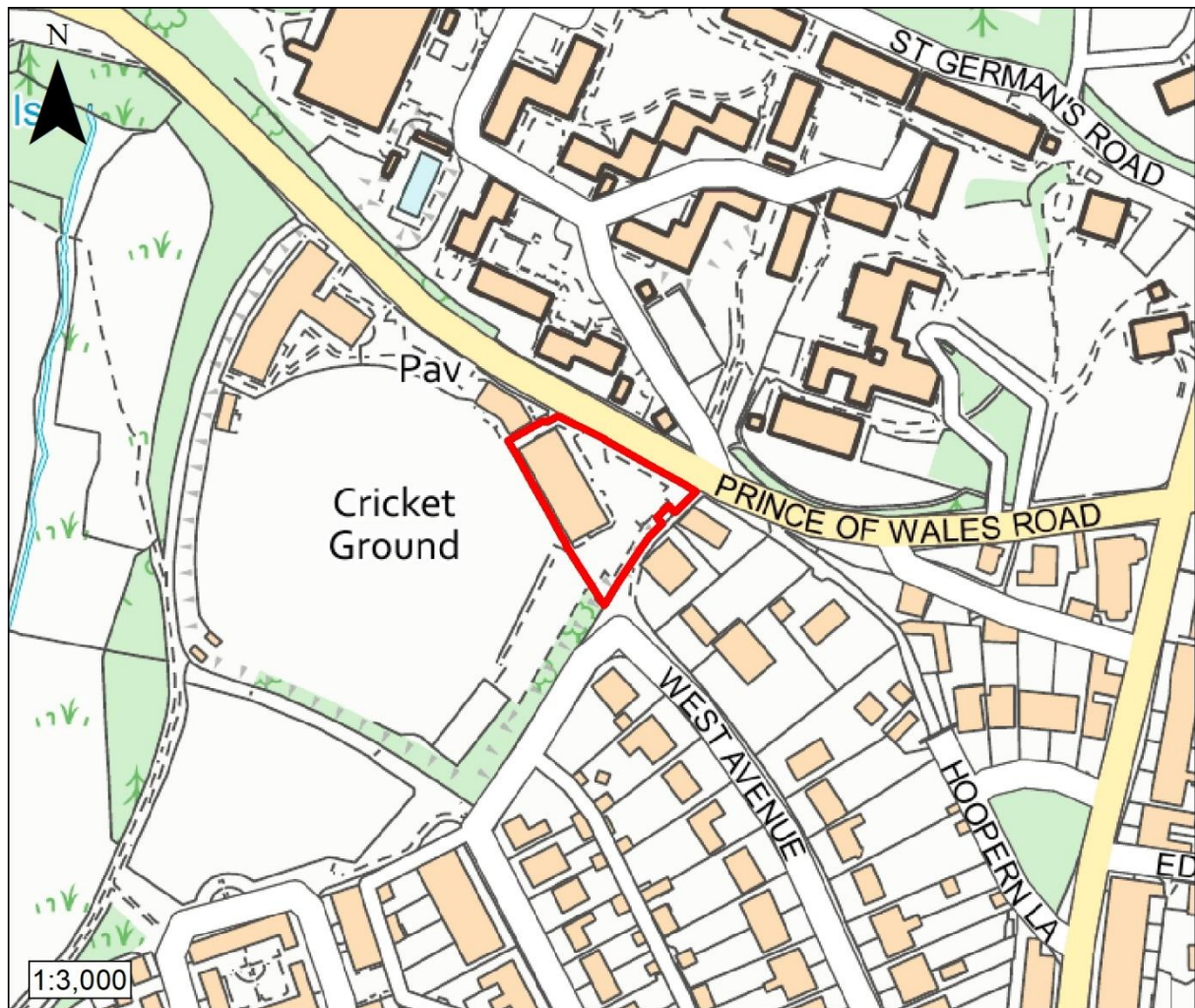


Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Land at Exeter Squash Club



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Exeter
City Council

Your name:	Christian Leigh
Company (if applicable):	Leigh & Glennie Ltd
Phone Number:	
Email Address:	



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

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- ☐ Other: _____

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Comments:

Signature: _____

21/11/24

Date: _____

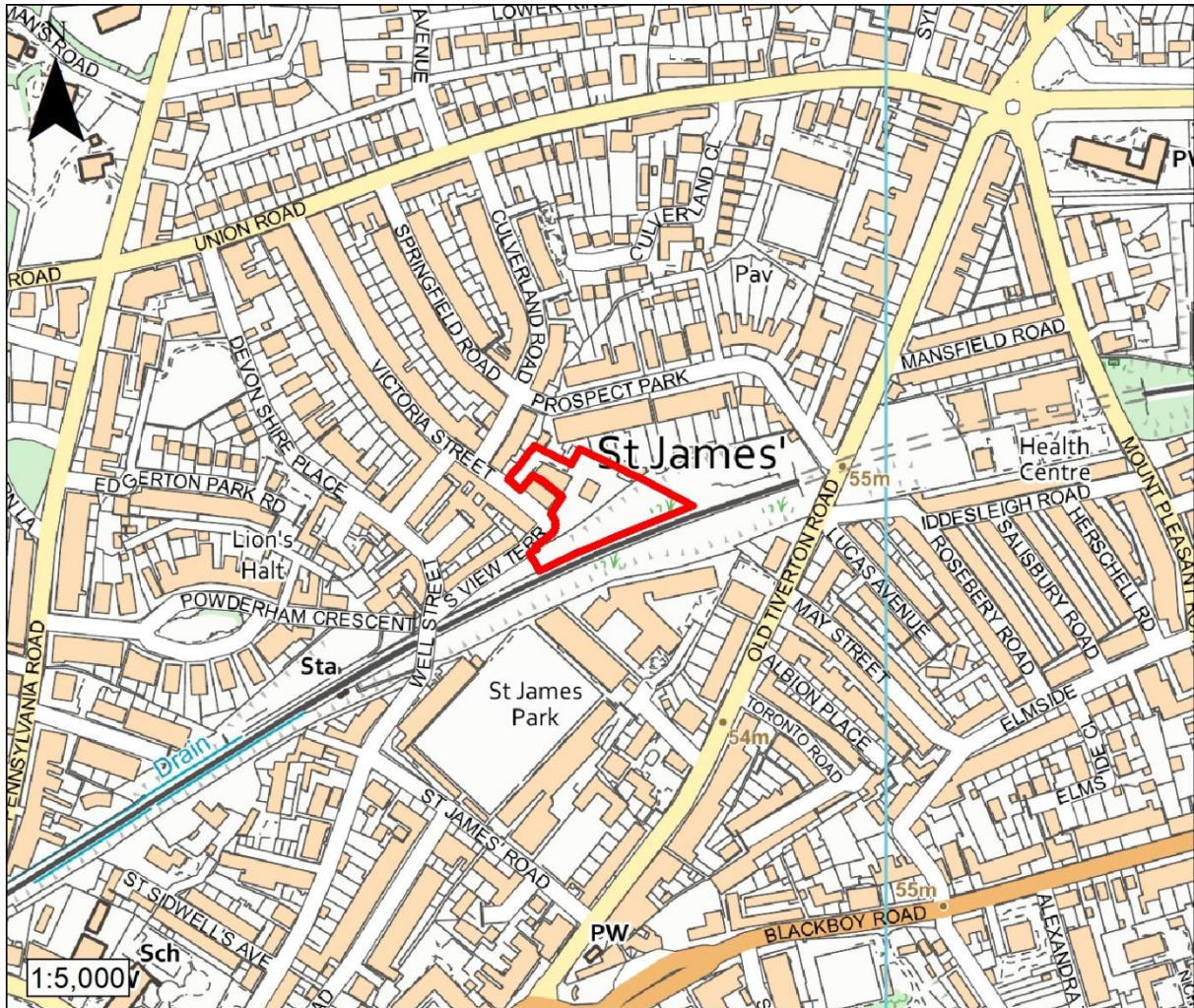


Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Land and buildings at Victoria Street



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Exeter
City Council

Your name: Iestyn John

Company (if applicable): Bell Cornwell LLP

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

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Comments:

Signature:

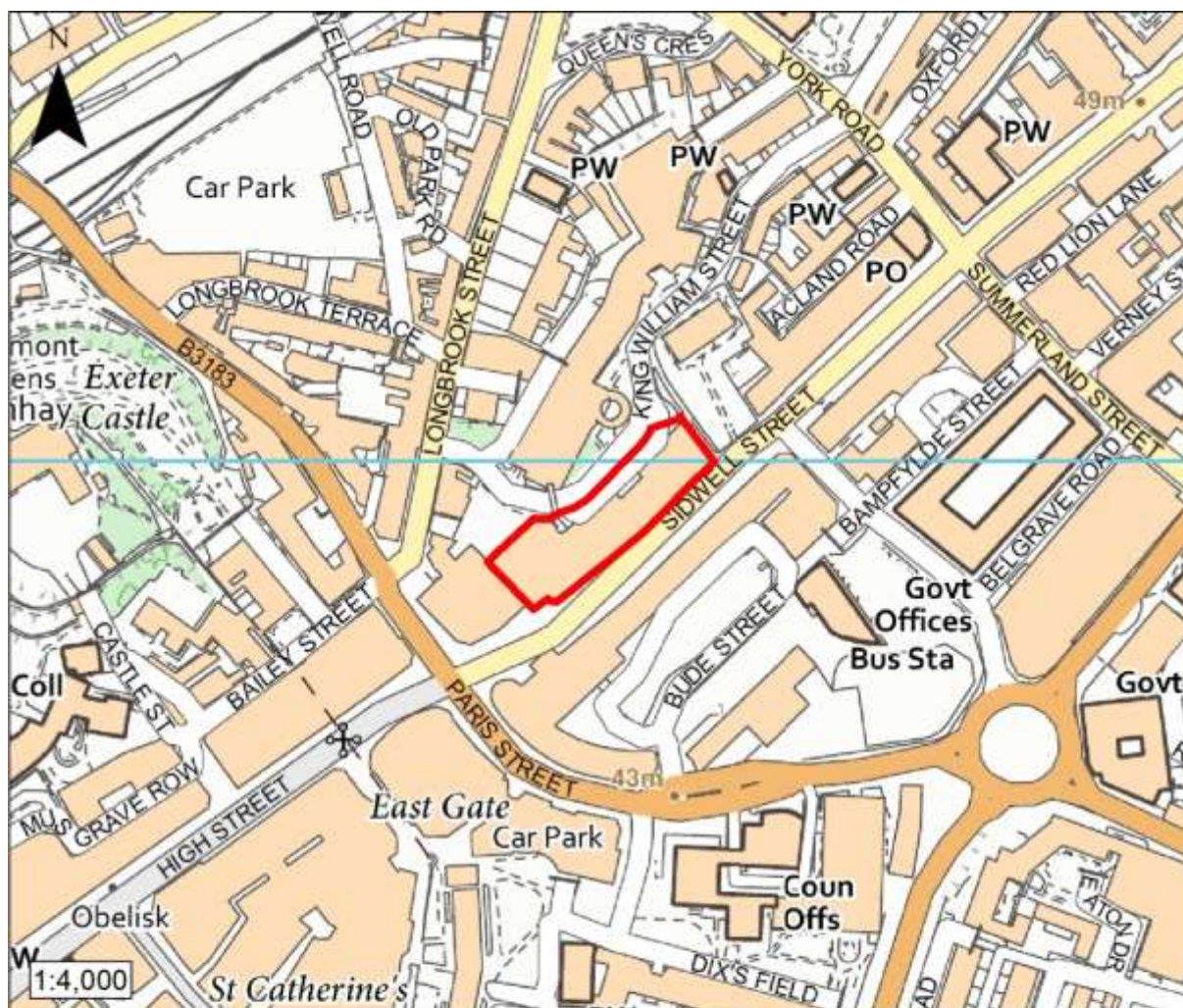
Iestyn John

Date:

29th November 2024

Exeter Plan: Confirmation of Site Availability

Site: 12-31 Sidwell Street



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Your name: David Martin – Principal Development Surveyor

Company (if applicable): Exeter City Council

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 265080
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☒ Landowner
- ☐ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

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Comments:

Signature:

Date:

6th February 2025



Exeter
City Council

Local Plans Team

City Development

Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Belle Isle Depot, Belle Isle Drive



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Exeter
City Council

Your name: David Martin – Principal Development Surveyor

Company (if applicable): Exeter City Council

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

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Comments:

Signature:



Date:

6th February 2025

Site: Gypsy Hill Hotel

Craig Davies

From: Craig Davies
Sent: 15 September 2025 09:14
To: Planning Policy
Subject: FW: Exeter Plan: Gypsy Hill Hotel (Response Required)

Availability evidence regarding Gypsy Hill Hotel.

Kind regards,

Craig Davies

Project Manager – Local Plans
City Development
Exeter City Council



From: Grace Carleton
Sent: 14 September 2025 14:03
To: Craig Davies
Subject: RE: Exeter Plan: Gypsy Hill Hotel (Response Required)

Hi Craig

I am sorry for the delay in replying. I have been very busy and am now trying to catch up.

I am intending to apply for planning permission for a very small amount of houses this year whilst the land is still in the Local Plan.

In case I miss this year it would be wise to have the land included in the 2026 Local Plan.

Please therefore go ahead to include the land.

Kind regards
Grace



Exeter
City Council

Local Plans Team

City Development

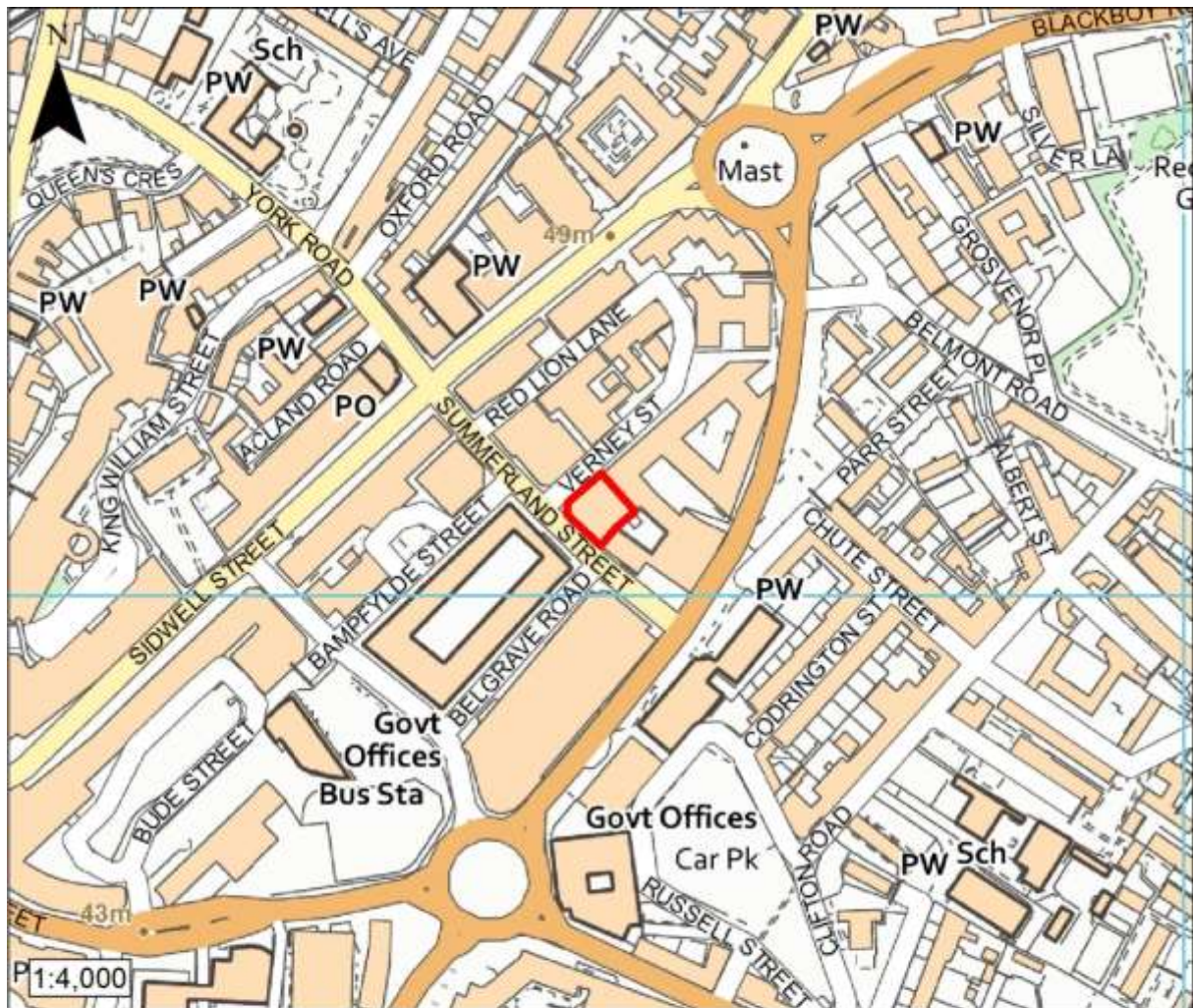
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Unit 1 Nightclub, Summerland Street



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Exeter
City Council

Your name: David Martin – Principal Development Surveyor

Company (if applicable): Exeter City Council

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

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Comments:

Signature:

Date:

6th February 2025



Exeter
City Council

Local Plans Team

City Development

Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Land behind 66 Chudleigh Road



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Exeter
City Council

Your name:

MR THOMAS KEATE

Company (if applicable):

Phone Number:

Email Address:



Please indicate your role in relation to the Site by selecting one of the following options:

- ☒ Landowner
☐ Land promoter/planning agent acting on behalf of the landowner(s)
☐ Other: _____

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Comments:

*The land is owned equally between my brother Charles Keate & my sister Naomi Keate & myself.
we are all in agreement that the site is made available.*

Signature: _____

Date: 18/7/25

Site: East of Pinn Lane

Craig Davies

From: Will Frankpitt [REDACTED]
Sent: 26 September 2025 06:08
To: Craig Davies
Subject: Re: Exeter Plan - land East of Pinn Lane

Please include us in the plan Craig - I will send over massing study for 10 units. Confirm land is available.

Sent from [Outlook for iOS](#)

From: Craig Davies [REDACTED]
Sent: Tuesday, September 23, 2025 4:51:28 PM
To: Will Frankpitt [REDACTED]
Subject: RE: Exeter Plan - land East of Pinn Lane

Hi Will

Please could you sign and return the attached availability form by 5pm tomorrow.

Thanks,

Craig Davies

Project Manager – Local Plans
City Development
Exeter City Council

[REDACTED]



Exeter
City Council

Local Plans Team

City Development

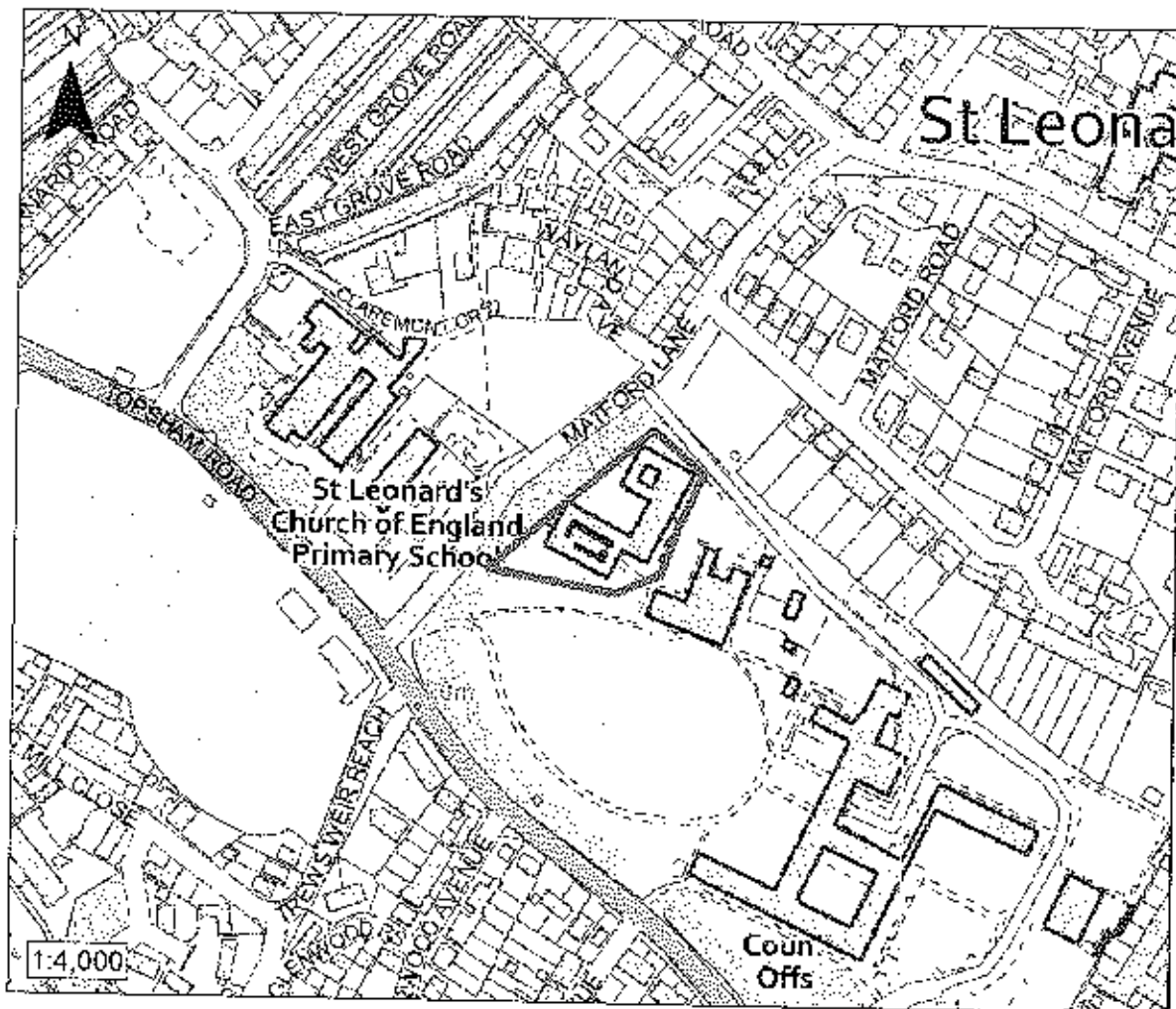
Tel: 01392 277883

Civic Centre, Paris Street, Exeter, EX1 1JN

planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Land at Matford Lane (2)



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Exeter
City Council

Your name:

Jon Williams

Company (if applicable):

Dorset County Council

Phone Number:

[Redacted]

Email Address:

[Redacted]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN
planningpolicy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☒ Landowner
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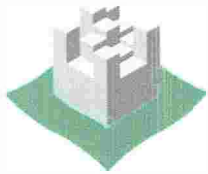
Comments:

Signature:

Date:

[Redacted Signature]

6/12/24



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Hessary, Hollow Lane



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Exeter
City Council

Your name:

PAUL SWOBLE

Company (if applicable):

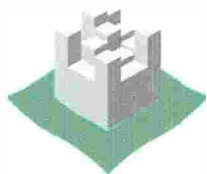
AROWEN ESTATES

Phone Number:



Email Address:





Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888

Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

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- ☒ Landowner
- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

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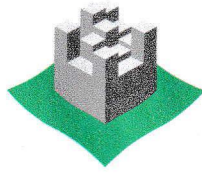
Comments:

Please note Red line.

Signature: _____

Date: _____

28.11.2024

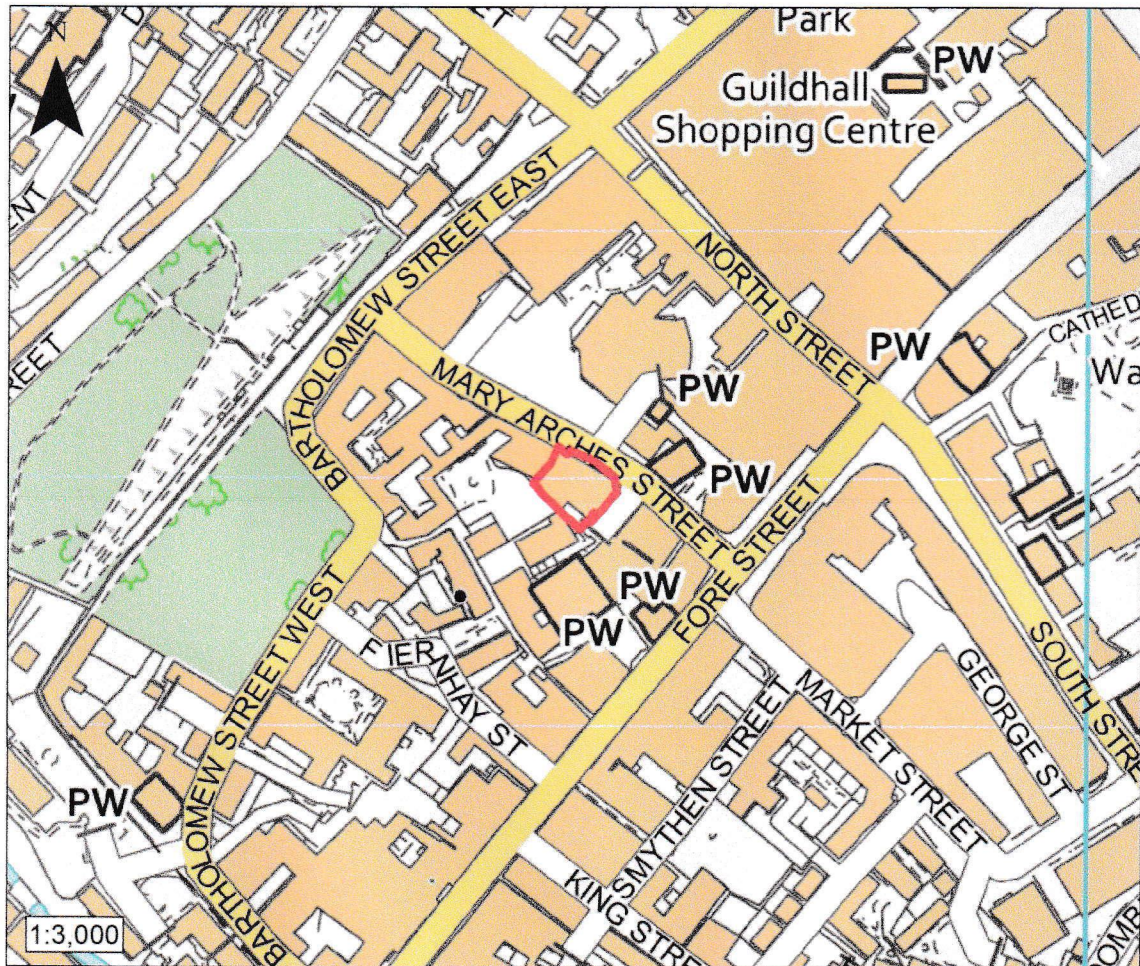


Exeter
City Council

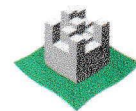
Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Fever and Boutique, 12 Mary Arches Street



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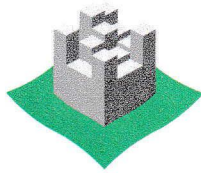
Exeter
City Council

Your name: James Gibbs

Company (if applicable): Jackson-Stops

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
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Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

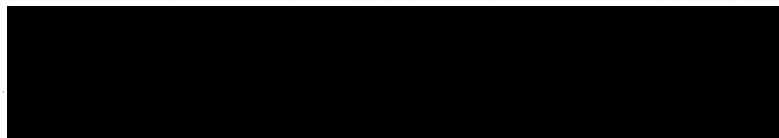
- ☐ Landowner
- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
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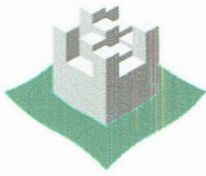
Comments:

Signature:



Date:

20/11/21



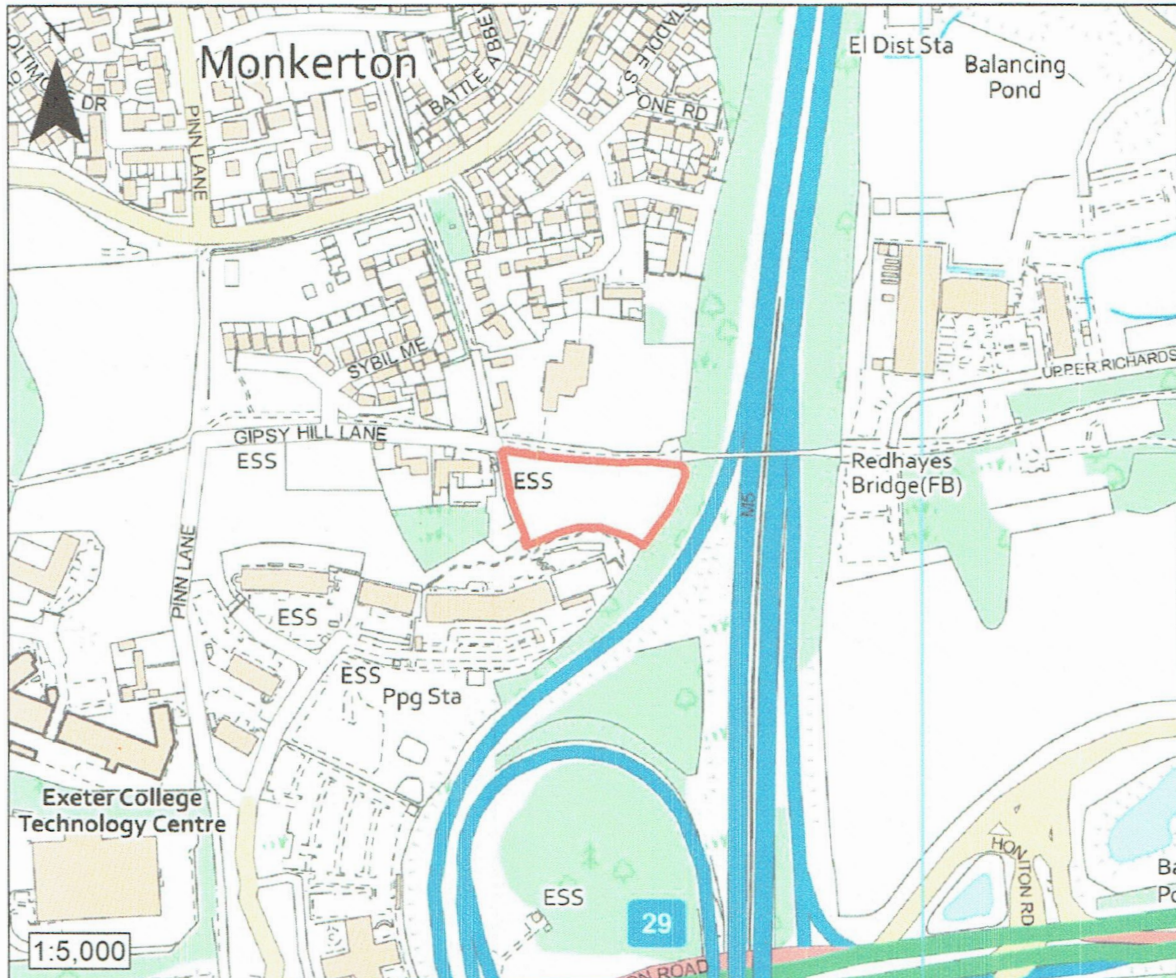
Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888

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Exeter Plan: Confirmation of Site Availability

Site: Land south of Gypsy Hill Lane



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Exeter
City Council

Your name:

PAUL SWBLE

Company (if applicable):

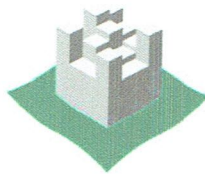
GROWN PARK ESTATES

Phone Number:



Email Address:





Exeter
City Council

Local Plans Team
City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

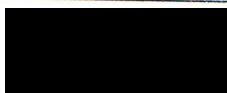
- ☒ Landowner
☒ Land promoter/planning agent acting on behalf of the landowner(s)
☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
☐ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

Signature:



Date:

28-11-2024



Exeter
City Council

Local Plans Team

City Development

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Civic Centre, Paris Street, Exeter, EX1 1JN

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Exeter Plan: Confirmation of Site Availability

Site: Land at Hamlin Lane



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Exeter
City Council

Your name: David Martin – Principal Development Surveyor

Company (if applicable): Exeter City Council

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

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City Development
Tel: 01392 277888
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☒ Landowner
- ☐ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
- ☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
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Comments:

Signature:

Date:

6th February 2025

Site: 88 Honiton Road

Craig Davies

From: Craig Davies
Sent: 10 February 2025 07:02
To: George Marshall; Katharine Smith; Jill Day; Sidrah Naqvi
Subject: FW: Exeter Plan: Proposed allocation of 88 Honiton Road

Importance: High

FYI

From: Julian Sutton
Sent: Friday, February 7, 2025 5:45 PM
To: Planning Policy
Subject: Exeter Plan: Proposed allocation of 88 Honiton Road
Importance: High

Dear Sirs

I refer to the previous correspondence sent to Exeter Estates (part of the Rowe Group Holdings) (the landowner of the above site) requesting an update as to the progress of the above site in respect to its proposed allocation as a housing site in the forthcoming Local Plan.

I act on behalf of Murleigh Retail, which has very recently signed an agreement with Exeter Estates to bring forwards the development of the above site in the immediate future. Accordingly, I can confirm that the site is now not being brought forwards for housing but rather [REDACTED]. As such, the site is no longer going to be available for a residential development. Accordingly, we would request that the proposed housing allocation on this site in the forthcoming Exeter Local Plan is deleted on the basis that there is shortly going to be [REDACTED]. The site will, therefore, not be available for redevelopment to housing during the plan period of the new plan. Alternatively, the designation should be amended to refer to [REDACTED].

I am aware that the deadline for representations to the Local Plan closed yesterday. I would though be grateful if you could please note the above to avoid a redundant allocation being included within the emerging Local Plan and accept this representation to the Reg 19 plan.

Should you have any further questions in this matter or wish to discuss further, please do not hesitate to contact me.

Kind regards



Julian Sutton BA (Hons) MSc MRTPI
Managing Director

[REDACTED] | jmsplanning.com | [REDACTED]

Build Studios, 203 Westminster Bridge Rd, London SE1 7FR



Craig Davies

From: Harry Langley [REDACTED]
Sent: 24 March 2025 10:55
To: Craig Davies
Cc: George Marshall; Harry Langley
Subject: RE: Exeter Plan & 88 Honiton Road

Flag Status: Flagged

Morning

We are under an option agreement obligation to sell the property as [REDACTED]
[REDACTED] – subject to planning consent that is being processed as we speak as I understand it.

Hope this helps.

Harry



Harry Langley MBA
Governance Director

[REDACTED]
Exeter Estates
Alphington, Exeter, Devon, EX2 9SL
Head Office: [REDACTED]

From: Craig Davies [REDACTED]
Sent: 21 March 2025 11:46
To: Harry Langley [REDACTED]
Cc: George Marshall [REDACTED]
Subject: Exeter Plan & 88 Honiton Road

Dear Mr Langley

Thank you for your help in providing information on the availability of 88 Honiton Road for allocation for housing in the Exeter Plan.

We have since received correspondence from the planning agent (Mr Sutton) representing Murleigh Retail which effectively states that there is a signed agreement in place between Murleigh Retail and Exeter Estates for [REDACTED], and that in their view the site is therefore not going to be available for housing. (Presumably this proposed use may need to be subject to various permissions, planning or otherwise.)

We will only be allocating sites for housing in the Exeter Plan if there is a realistic prospect that they will be built out for housing at some point during the plan period up to 2041. If 88 Honiton Road is not going to be available for housing in the plan period then we will remove it as an allocation.

Please can we ask you therefore, on behalf of the landowner, to confirm whether you agree that the site is not going to be available for housing?

Naturally if the landowner holds any intention of developing the site for housing either later in the plan period or as an alternative/fallback to [REDACTED] then you may consider it advantageous for the site to remain as an allocation, however, as stated, we need to have a realistic expectation that the site will come forward for housing in order for it to be an allocation in the Exeter Plan.

Grateful for your confirmation on this, and happy to discuss.

Kind regards,

Craig Davies

Project Manager – Local Plans

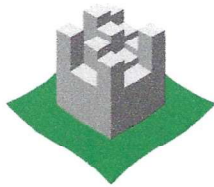
City Development

Exeter City Council

[REDACTED]

See our [privacy notice](#) for details on how we manage personal information.

Disclaimer: <https://www.exeter.gov.uk/disclaimer>



Exeter
City Council

Local Plans Team
City Development
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planning.policy@exeter.gov.uk

Exeter Plan: Confirmation of Site Availability

Site: Newbery Car Breakers



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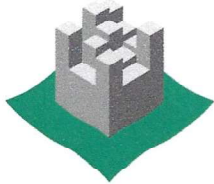
Exeter
City Council

Your name: James Hill

Company (if applicable): 8 Tech Ltd (t/a 8Homes)

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

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planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

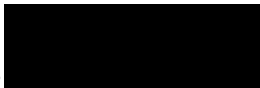
- ☒ Landowner
☐ Land promoter/planning agent acting on behalf of the landowner(s)
☐ Other: _____

Please tick the boxes below to confirm the following statements:

- ☒ The landowner(s) is willing for the Site to be allocated for development in the Exeter Plan.
☒ I am not aware of any insurmountable legal restrictions or land ownership/leasehold constraints that would prevent the site from being developed in the period to 2041.
☒ I agree to Exeter City Council using the data provided in this form in accordance with the City Council's council-wide Privacy Notice (available [here](#)) and the City Council's Planning Policy Privacy Notice (available [here](#)). (Note that any personal information would be redacted in the event that this form were to be made publicly available as part of the evidence base for the Exeter Plan.)

Comments:

Signature: _____



Date: _____

22nd November 2024

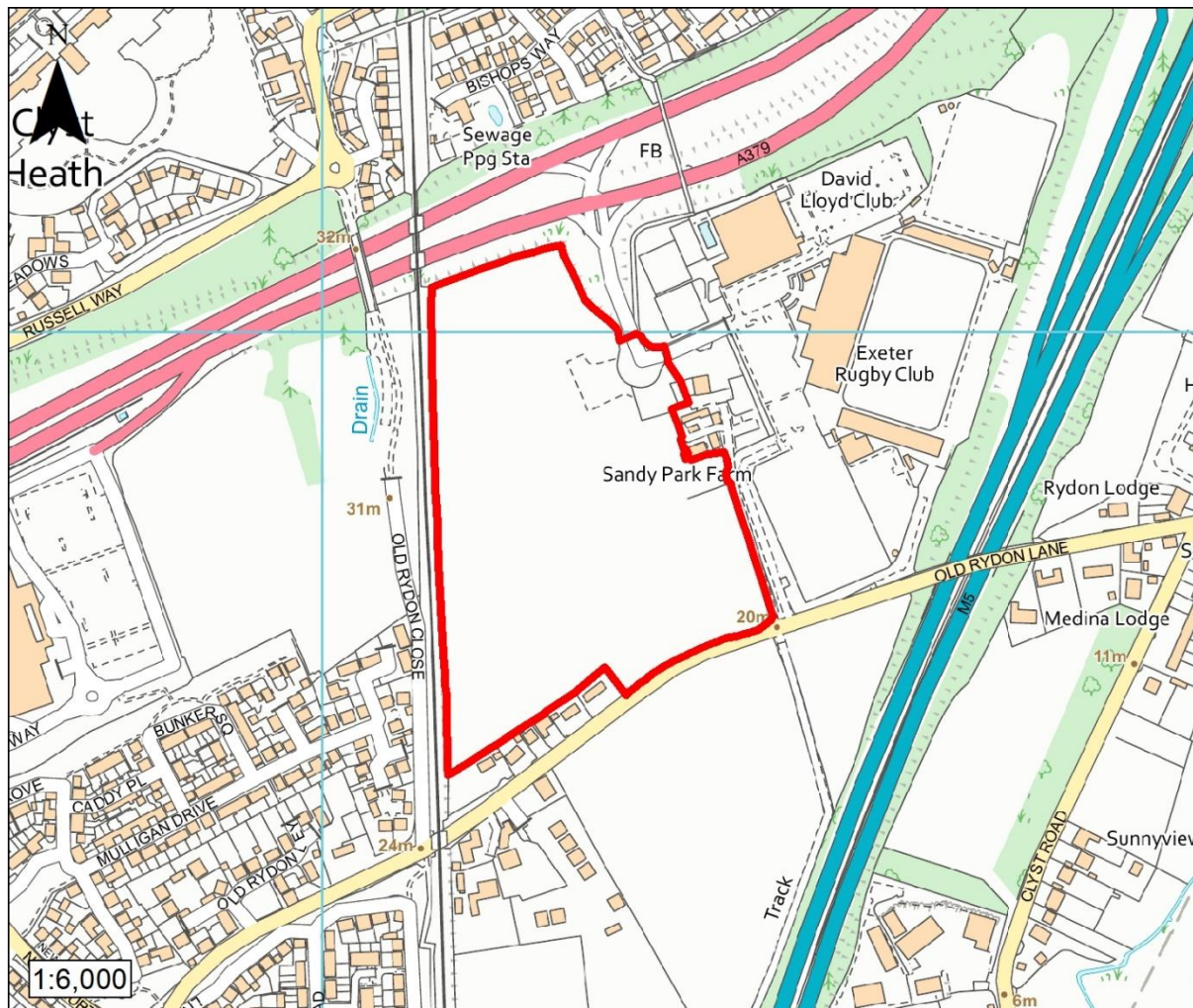


Exeter
City Council

Local Plans Team
City Development
Tel: 01392 265080
Civic Centre, Paris Street, Exeter, EX1 1JN
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Exeter Plan: Confirmation of Site Availability

Site: Land adjacent to Sandy Park, Newcourt



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Exeter
City Council

Your name: James McMurdo

Company (if applicable): McMurdo

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 265080
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

- ☐ Landowner
- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
- ☐ Other: _____

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Comments:

Site 140. Subject of planning application 23/1532.

James McMurdo MRTPI MRICS

Signature:

For The SPFP

Date:

6th of December 2024

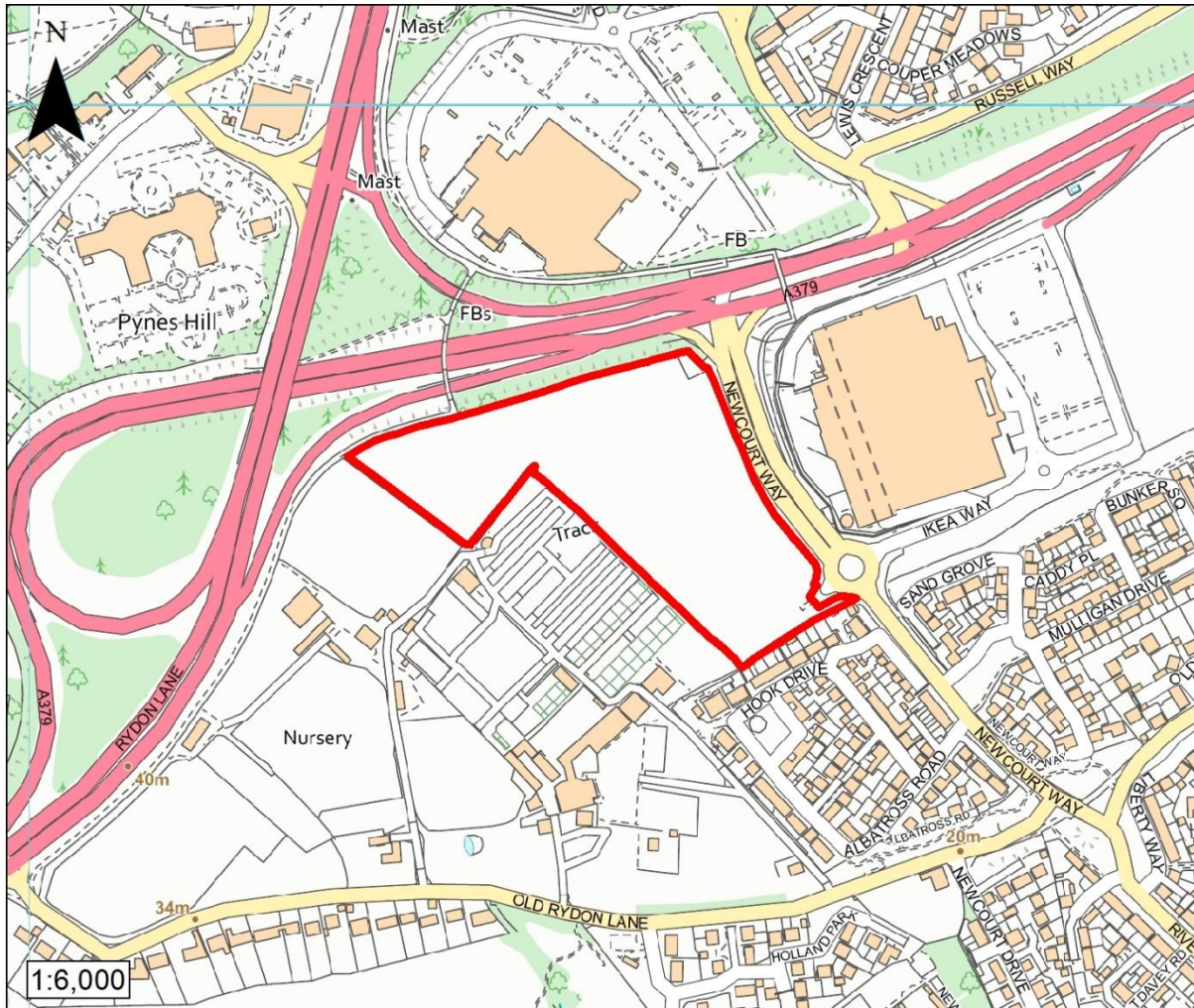


Exeter
City Council

Local Plans Team
City Development
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Exeter Plan: Confirmation of Site Availability

Site: Land adjacent Ikea, Newcourt



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Exeter
City Council

Your name: James McMurdo

Company (if applicable): McMurdo

Phone Number: [REDACTED]

Email Address: [REDACTED]



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 265080
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

Please indicate your role in relation to the Site by selecting one of the following options:

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- ☒ Land promoter/planning agent acting on behalf of the landowner(s)
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Comments:

Site 136.

James McMurdo MRTPI MRICS

Signature:

For The SPFP

Date:

6th of December 2024

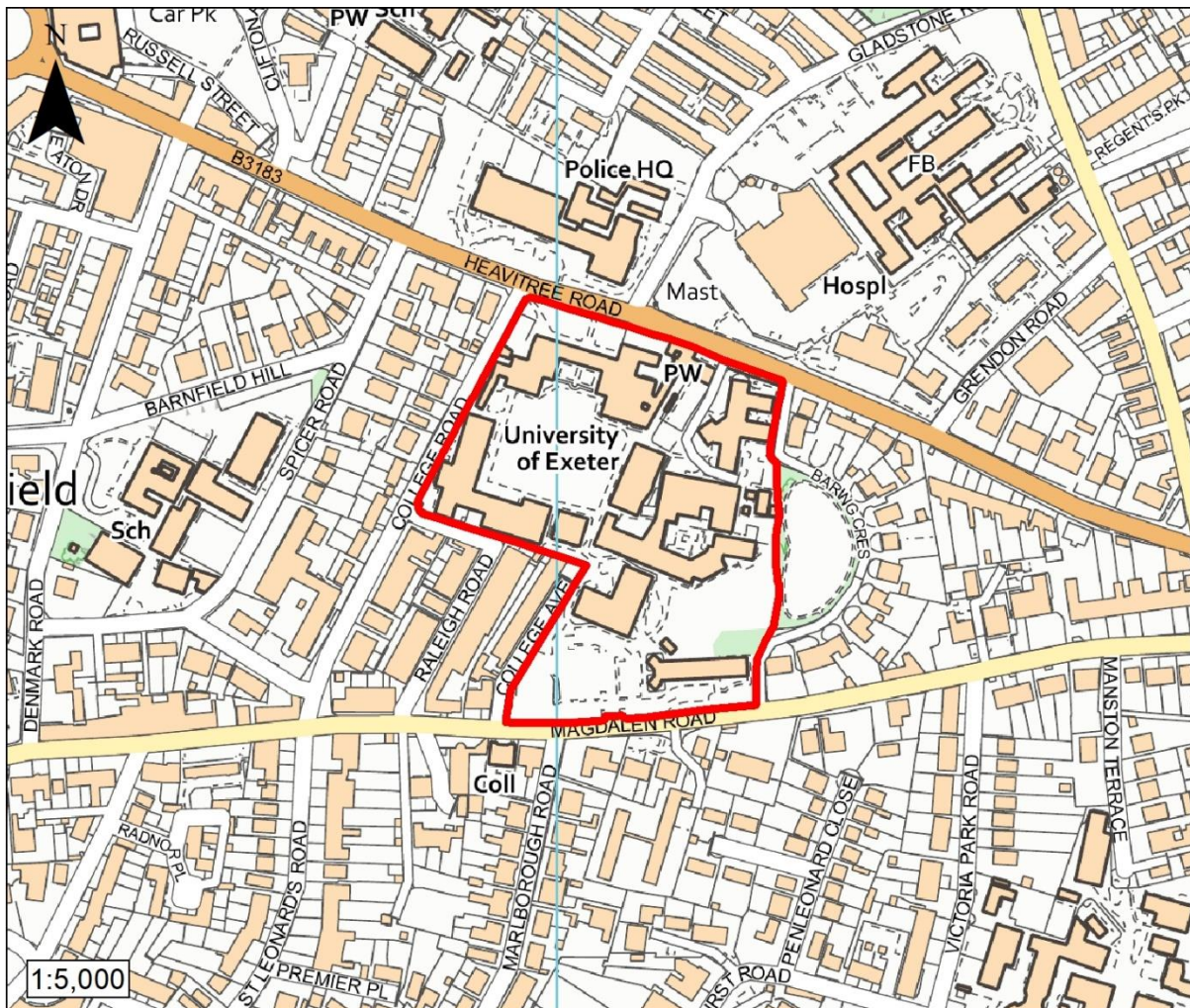


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City Council

Local Plans Team
City Development
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Exeter Plan: Confirmation of Site Availability

Site: St Luke's Campus, Heavitree Road



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Exeter
City Council

Your name:	John Vickery
Company (if applicable):	University of Exeter
Phone Number:	
Email Address:	



Exeter
City Council

Local Plans Team
City Development
Tel: 01392 265080
Civic Centre, Paris Street, Exeter, EX1 1JN
planning.policy@exeter.gov.uk

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Comments:

Signature:

Date:

20/01/2025