

Exeter Plan: Publication plan. Revisions since full draft plan

Chapter 1:

- Revised plan-period: Moved forwards by one year. Now 2021-2041 2021/22 to 2040/41

Chapter 2:

- New chapter added – spatial portrait of the city

Chapter 4: Spatial Strategy:

S1: Spatial strategy

- Minor additional elements added regarding cross boundary employment, city-wide biodiversity, density in the context of local characteristics and heritage, reference to improving services as well as infrastructure.

S2: Liveable Exeter principles

- Minor revisions to make reference to waste management, climate change resilience, healthy streets, multifunctional GI.

Chapter 5: Climate change

CC1: Net zero

- Added requirement for major development proposals to submit a Net Zero Statement
- Added requirement to minimise operational and embodied carbon emissions
- Minor rewording to reference 'wheeling' and 'nature-based solutions'

CC2: Renewable and low carbon energy

- Minor rewording to add clarity – 'Development proposals for energy generation'

CC3: Local energy networks

- Text added to refer to demonstrating if the development is not feasible or viable
- Minor rewording to add clarity

CC4: Ground-mounted photovoltaic arrays

- Minor rewording to refer to 'heritage assets' (rather than 'historic assets')

CC5: Future development standards

- Significant amendments to ensure policy requirements fit with governments emerging Future Homes Standard and Future Building Standard

CC6: Embodied carbon

- Minor rewording of criteria a and b to add clarity
- Policy requirement for minor residential development changed to allow one for one replacement homes where the lifecycle carbon footprint is lower.

CC7: Development that is adaptive and resilient to climate change

- New policy aimed at ensuring new development is adaptive and resilient to climate change by reducing overheating in buildings, reducing flood risk and aiding recovery from flooding, integrating biodiversity into the built environment, adapting to reduced water availability and retrofitting renewable energy technologies.

CC8: Flood risk

- Inserted requirement to adhere to the drainage hierarchy
- Minor rewording to ensure clarity

CC9: Water quantity and quality

- Reference added to Storm Overflow Action Plan

Chapter 6: Homes

H1: Housing requirement

- Overall planned housing delivery figure amended from 14,124 to 13,975, to reflect the changes in bullet points 2-5.
- The figures for homes already completed has been updated to reflect the new plan period, plus the addition of completions in 2023/24.
- The figure for homes with planning consent has been updated to reflect the position at 1 April 2024.
- The figure for site allocations has been updated to reflect further work on site assessments and the granting of consent for some sites.
- The figure for windfalls has been updated to reflect an updated assessment of potential windfalls.

H2: Housing allocations

- Sites re-categorised to reflect their scale.
- The list of sites and some site capacities have been updated to reflect further work on site assessments and the granting of consent for some sites.

H3: Regeneration opportunity areas

- A new policy to give specific policy support to the regeneration of brownfield sites across the city, subject to consideration of constraints.

- Policy identifies Marsh Barton and North Gate (previously proposed as allocations) as potential regeneration opportunity areas.

H4: Affordable housing

- The target percentage for affordable housing delivery has been amended from 35% for all major sites to 35% on major greenfield sites and 15% on major brownfield sites, to ensure that the Plan is viable.
- The tenure split for affordable housing delivery has been amended to 50% social rent and 50% affordable homeownership, to reflect the need for affordable housing in Exeter (as found in the 2024 Exeter Local Housing Needs Assessment).
- Reference added to affordable rent being an appropriate substitute for social rent, where necessary to enable scheme viability.

H5: Build to rent

- Minor re-wording of the policy to improve clarity.

H6: Co-living housing

- Minor re-wording of the policy to improve clarity.
- Policy now states that affordable housing provision should be made off-site by means of a financial contribution, as co-living itself is not suitable as affordable housing.
- Policy no longer refers to the need to consider the concentration of co-living housing in the locality. This would be considered under policy H15.

H7: Custom and self-build housing

- Policy no longer allocates sites for the provision of custom and self-build housing.
- Clarity provided on the size of developments (20+ homes) that should include custom and self build plots, and the number of plots that should be provided (5% of total homes on the site).
- Minor re-wording to improve clarity.

H8: Homes for older people

- New policy supporting the provision of homes for older people subject to consideration of constraints. This type of housing was previously covered by policy H7 'Specialist Housing', but due to the need for older persons housing, it is now considered to warrant its own specific policy.

H9: Supported housing

- Policy re-named (from Specialist Housing) to provide greater clarity.
- Minor re-wording to improve clarity.

H10: Purpose build student accommodation

- Policy no longer refers to the need to consider the concentration of PBSA in the locality. This would be considered under policy H15. The supporting text to H10 refers to the need to consider potential local impacts of development to that potential issues with amenity are avoided or addressed appropriately.
- Minor re-wording to improve clarity.

H11: Gypsy and Traveller accommodation

- New criterion added to ensure that pitches/plots are only occupied by Gypsies and Travellers who meet the Government's published definitions of Gypsies and Travellers/Travelling Showpeople or who are cultural Gypsies and Travellers/Travelling Showpeople, to ensure that the pitches/plots are meeting specific needs.
- Minor re-wording to improve clarity.

H12: Residential conversions and houses in multiple occupation

- Clarification added that, other than in exceptional circumstances, new HMOs will not be granted planning consent: Within the Article 4 area or outside the Article 4 area if this will cause or exacerbate an over-concentration of HMOs in the locality (defined in the supporting text as 20% or more of homes in a postcode and adjoining postcodes being HMOs).
- Minor re-wording to improve clarity.

H13: Loss of residential accommodation

- No changes made.

H14: Accessible homes

- Clarification provided that the policy only applies to new homes to which Part M Volume 1 of the Building Regulations applies (i.e. currently, all new build homes).
- Market homes are now only required to meet Building Regulations M4(2), with no requirement to meet Building Regulations M4(3). This change has been made to ensure the policy reflects Government guidance and so that the Plan is viable.
- Minor re-wording to improve clarity.

H15: Housing density and size mix

- Amendment made to require all developments to take account of local housing need, no matter what size they are.
- Minor re-wording to improve clarity.

H16: Residential amenity and healthy homes

- Minor re-wording to improve clarity.
- Additional criterion added, requiring that new homes are future-proofed for changes in lifestyle and use.

Chapter 7: Economy and jobs

EJ1: Economic growth

- Overarching statement added to provide support for proposals that meet the economic needs of the city
- Added 'Green economy' sector

EJ2: Retention of employment land

- Minor rewording to strengthen protection for employment land and ensure clarity of decision making

EJ3: New forms of employment provision

- No change

EJ4: Access to jobs and skills

- No change

EJ5: Provision of local services in employment areas

- Criteria added to require development to support ongoing and viable employment provision.

EJ6: New Transformational employment allocations

- Toby Carvery deleted from allocation policy as land not confirmed as available

Chapter 8: Retail and the future of our centres

RFC1: The future of our centres

- Policy shortened to focus on the strategic approach to the centres and widening the range the acceptable uses located there.

RFC2: Development in, and affecting, our centres

- New policy with more technical detail about the application of the sequential test, appropriate retail in the strategic brownfield sites and restricting out of town retail.

Chapter 9: Sustainable transport and communications

STC1: Sustainable movement

- Addition of reference to the transport hierarchy
- Addition of reference to waterways as transport infrastructure
- Addition of reference to the transport role of the canal

STC2: The transport hierarchy (new name)

- Clearer reference to the transport hierarchy
- Reference to the need for transport enhancements to take account of environmental impacts
- Additional text to refer to the need for developer contributions for transport.

STC3: Supporting active travel

- Referencing clear support for new routes and links to PROW going outside the city
- Inclusion of text regarding reinstating historic street patterns

STC4: Supporting public transport

- Additional text regarding late bus services
- Additional reference to improvements to park and ride
- Particular reference to accessibility improvements at specific rail stations
- Additional text supporting rail freight

STC5: Supporting more sustainable forms of car use

- More detail about design requirements for charging points
- Reference to parking standards from the sustainable transport SPD
- Additional text referencing building regulations covering charging points

STC6: Travel Plans

- Travel plans now to be required for more development types related to impact
- Additional text added to require proportionate detail related to scale of development nature of impact
- Additional text requiring an action plan in the travel plan

STC7: Safeguarding transport infrastructure

- Additional safeguarding of rail freight area at St Davids
- Inclusion of safeguarding for an alternative emergency/access egress routes
- Inclusion of safeguarding of the canal

STC8: Motorway service area

- Additional mention of the delivery of a new service area requiring collaboration with other LAs and National Highways.

STC9: Digital communications

- No significant change

Chapter 10: Natural environment

NE1: Landscape setting areas

- Text amended to ensure clarity and consistency in relation to managing flood risk and delivering other forms of climate resilience
- Text amended to require infrastructure to be 'essential' and 'strategic'

NE2: Valley Parks

- Added requirement that proposals will only be permitted where they deliver a meaningful contribution to an appropriate use and do not harm the key purposes for which the Valley Parks are designated
- Text amended to ensure clarity and consistency in relation to managing flood risk and delivering other forms of climate resilience

NE3: Biodiversity

- Minor text changes as suggested by Natural England

NE4: Green Infrastructure

- Requirement to submit a Green Infrastructure Plan broadened to include all large scale development

NE5: Green circle

- Minor text change to ensure clarity (deletion of 'normally')

NE6: Urban greening factor

- Minor text changes to ensure clarity
- Additional text added to ensure delivery and retention of urban greening

NE7: Urban tree canopy

- Policy wording amended to aid understanding and provide clarity
- Percentages deleted from policy but clear statement included that proposals resulting in an overall loss of tree canopy cover will not be permitted

Chapter 11: History and heritage

HH1: Conserving and enhancing heritage assets

- Additional requirement for all large scale development to improve interpretation of the historic environment.
- Clarifies the protection of heritage assets and provides more explanation regarding impact weighed against public benefit.

HH2: Conservation areas:

New policy to ensure conservation of the distinctive character, special architectural value and historic significance of Conservation Areas

HH3: Archaeology:

- New policy providing clear steer on the approach to be taken to preserving archaeology, mitigation and recording.

HH4: Heritage assets and climate change

- Reworked policy providing support to development which may impact on heritage assets where they minimise carbon impacts and support climate change adaptation.

HH5: Conserving and enhancing Exeter City Walls

- Minimal changes

Chapter 12: Culture and tourism

C1: Protecting and enhancing cultural and tourism facilities

- Minor change explaining a limited number of situations in which the loss of cultural facilities may be justified

C2: Development and cultural provision

- Additional requirement for development to be sensitive to local cultural and cultural practices.
- Additional requirement for large scale development proposals to be accompanied by a cultural plan.

Chapter 13: High quality places and design

D1: Design principles

- Reworked policy including additional design requirements including regarding waste management and designing-out crime.

D2: Designing-out crime

- New policy stating the key considerations where development proposals can minimise and manage the impacts of crime.

D3: Advertisements:

- Additional text making reference to the need to consider lighting in the determination of applications for adverts.

Chapter 14: Health and wellbeing

HW1: Health and wellbeing

- Minor addition to cover designing-out crime

HW2: Environmental quality, pollution and contaminated land

- Additional requirements for monitoring frameworks alongside planning applications
- New requirements regarding the need for development proposals to consider and manage impact on future residents in terms of contaminated land and pollution.

15: Infrastructure and facilities

IF1: Delivery of infrastructure

- Minor revisions
- Addition of text requiring infrastructure phasing plans for large-scale residential development proposals

IF2: Viability

- Minor revisions only.

IF3: Community facilities

- Greater detail about the circumstances in which community facilities will be protected and associated criteria
- Additional reference to contributions to community facilities

IF4: Open space, play areas, allotments and sport

- Reworked policy including different set of community facilities. Greater detail about the circumstances in which community facilities will be protected and associated criteria
- Additional reference to contributions to community facilities

IF5: New cemetery provision

- Minimal revision

Chapter 16: Site allocations policies

- Marsh Barton removed as a strategic allocation
- North Gate removed as a strategic allocation
- Exe Bridges Retail Park added as a strategic mixed brownfield allocation
- Some other policy revisions – including reference to development being in accordance with the viewpoints, density and heights study.

Allocated sites:

- Restructuring of the mixed use and residential allocations so they are now grouped as:
 - Strategic mixed use brownfield sites
 - Predominantly residential sites: large scale
 - Predominantly residential sites: major
 - Residential sites: minor
- New residential sites added:
 - Mary Arches Street car park (previously part of North Gate)
 - St Bridget's nurseries (site no longer has planning permission)
 - Heavitree Road police station (previously part of East Gate)
 - Whipton Community Hospital
 - Rougemont Switching Centre
 - Land at Topsham Golf Academy
 - Land at buildings at Victoria Street
 - Land to the east of Newcourt Road 2
 - Clifford Close
 - Gypsy Hill Hotel
 - Unit 1 Nightclub, Summerland Street
 - Land at Matford Lane 2
 - Hessary, Hollow Lane
 - Land south of Gypsy Hill Lane
 - Newbury car breakers
 - Lancelot Road
 - Land rear of Beacon Lane shops
 - Land at Taunton Close
 - 91-97 Wonford Street
- Sites removed
 - Marsh Barton: Now a regeneration area not allocation
 - North Gate: Now a regeneration area, not allocation
 - 99 Howell Road (no longer considered appropriate)
 - Land at Cowley Bridge Road (permitted)
 - Former overflow car park, Tesco (permitted for food and beverage)
 - Toby Carvery, Middlemoor – employment (not available)

Other sections

- Key diagram added
- Monitoring and implementation framework added