

Exeter Plan

Hearing statement

Matter 15:

Monitoring and Implementation

April 2026

Exeter City Council
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1. Introduction

- 1.1 This hearing statement provides Exeter City Council's (the City Council's) response to the Examination Inspectors' questions raised in relation to Matter 15: Monitoring and Implementation.
- 1.2 The statement addresses the Issue within Matter 15:
 - Issue 1: Monitoring and Implementation

2. Issue 1 – Monitoring and Implementation

Q1. Will the Council's monitoring and review processes for the Plan be effective in assessing the success or failure of delivery and what alternatives might reasonably be provided if necessary?

2.1 Yes, the monitoring and review processes are considered effective. The indicators are considered comprehensive and measurable, subject to modifications outlined below, and therefore annual reporting can effectively assess delivery of the Exeter Plan.

2.2 Where relevant, monitoring indicators have been discussed with key partners to confirm the availability of data and their involvement in the provision of data and monitoring process.

2.3 The following additional/minor modifications are suggested in document CSD-03 to improve clarity and measurability of specific monitoring indicators:

- SAMM120 (CSD-03: p113)
- SAMM121 (CSD-03: p114)
- SAMM122 (CSD-03: p114) superseded by a further suggested update, see paragraph 2.4 below
- SAMM123 (CSD-03: p115)
- SAMM124 (CSD-03: p115) superseded by a further suggested update, see paragraph 2.4 below
- SAMM125 (CSD-03: p116)
- SAMM126 (CSD-03: p116) and
- SAMM127 (CSD-03: p117).

2.4 In addition, a series of new, additional minor modifications are suggested to ensure that the monitoring of specific policies is effective. These are set out in appendix A to this statement:

- Homes: Policy H2: Housing allocations and windfalls
- Homes: Policy H4/5: H4: Affordable housing and H5: Build to rent (redraft of amendment SAMM122 (CSD-03: p114)
- Homes: Policy H7: Custom and self-build housing
- Homes: Policy H10: Purpose built student accommodation
- Homes: Policy H11: Gypsy and Traveller accommodation
- Homes: Policy H14: Accessible homes (redraft of amendment SAMM124 (CSD-03: p115) and
- Natural Environment: Policy NE4: Green Infrastructure.

2.5 Subject to these additional minor modifications being made, the Council does not consider it necessary to provide alternative processes for monitoring and review. The outlined processes will allow the delivery of the Plan to be effectively assessed.

3. Summary

- 3.1 This hearing statement has been prepared by the City Council in response to the question asked in relation to Matter 15 of the Exeter Plan Examination.

Appendix A: New additional minor modifications suggested for monitoring and implementation

Suggested Additional Modification reference (SAMM)	Element of the plan	Issue	Suggested modification	Justification
Monitoring and implementation				
NEW SAMM	Homes: H2: Housing allocations and windfalls	Indicator does not accurately relate to target.	Amend indicator to: "Number of homes permitted completed on allocated sites".	To provide clarity.
Update of SAMM122	Homes: H4: Affordable housing.	Following discussions at the Hearings, the Council considers it important to monitor total and annual affordable homes (including affordable private rent delivered on build to rent schemes) completed.	Amend heading to read: "H4: Affordable housing and H5: Built to rent " Amend indicator to read: "Average percentage and tenure split of affordable housing secured on sites of ten homes or more, or with a site area of 0.5 hectares or more Number of additional affordable homes (including affordable private rent) completed per annum." Amend target to read: "Qualifying brownfield sites: 15% affordable housing, of which 50% for social rent and 50% for affordable homeownership Qualifying greenfield sites: 35% affordable housing, of which	To ensure effective monitoring of all affordable homes completed per year and over the Plan period, including affordable homes secured outside the Section 106 process.

Suggested Additional Modification reference (SAMM)	Element of the plan	Issue	Suggested modification	Justification
			50% for social rent and 50% for affordable homeownership Completion of an average of 191 affordable homes per annum, and 3,821 affordable homes over the Plan period."	
NEW SAMM	Homes: H7: Custom and self-build housing	The current indicator and targets do not fully tie in with the Custom and Self-Build Housing Register or monitoring requirements of the Self Build PPG and legislation.	Amend the indicator to read: "Number of serviced plots for custom and self-build homes permitted delivered " Amend the targets to read: "Meeting demand as expressed by the Council's Custom and Self-Build Housing Register Delivery of 400 serviced custom and self-build plots within the period of 2021—2041 Delivery of 5% serviced custom and self-build plots on sites of 20 homes or more"	To ensure that monitoring is effective, as it will tie in with the Register. It will also reflect the monitoring requirements in the Self Build PPG and be consistent with Self Build legislation.
NEW SAMM	Homes: H10: Purpose built student accommodation	Indicator wording is inconsistent with other housing indicators.	Amend indicator to read: 'Number Completion of additional purpose built student accommodation bedspaces completed. "	To provide consistency with the wording of other indicators, and clarity.
NEW SAMM	Homes: H11: Gypsy and Traveller accommodation	Indicator wording is inconsistent with other housing indicators.	Amend indicator to read:	To provide consistency with the wording of other indicators.

Suggested Additional Modification reference (SAMM)	Element of the plan	Issue	Suggested modification	Justification
			'Completion Delivery of six permanent pitches by 2041.'	
Update of SAMM124	Homes: H14: Accessible homes.	Indicator refers to number of homes built to Building Regulations M4(3) (wheelchair user homes) standard which cannot be effectively monitored.	Amend indicator to read: 'Average percentage of new build affordable homes built to permitted on sites of ten homes or more or with a site area of 0.5 hectares or more to that meets Building Regulations M4(3) (wheelchair user homes) standard' Amend target to read: 'Delivery of 'At least 10%.' Add the following to the delivery mechanisms to read: "City Council delivering own housing stock Collaboration with developments Collaboration with Homes England."	To ensure effective monitoring of new build affordable homes built to Building Regulations M4(3) standard.
NEW SAMM	Natural Environment NE4: Green infrastructure.	Monitoring indicator and target needs updating to reflect NE4 policy text.	Amend indicator to read: 'Number of large-scale residential development proposals accompanied by a Green Infrastructure Plan' Amend target to read:	To be consistent with NE4 policy text.

Suggested Additional Modification reference (SMM)	Element of the plan	Issue	Suggested modification	Justification
			'100% of large-scale residential development proposals to be accompanied by a Green Infrastructure Plan'.	