

Exeter Plan 2021-2041

Publication Stage (Regulation 19)

Representation Form

Ref:

**(For official
use only)**

Name of the Local Plan to which this representation relates: Exeter Plan 2021-2041

Please return to Exeter City Council, Local Plans Team, Paris Street, Exeter, EX1 1JN, upload onto our consultation portal at <https://exeterplanpublication.commonplace.is/> or email to planning.policy@exeter.gov.uk by **11:59 pm** on **6 February 2025**.

This form has two parts:

Part A – Personal Details: Needs to be completed only once.

Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

Part A: Personal details

1. Personal details*

*If an agent is appointed, please complete only the Title, Name and Organisation (if application) boxes below but complete the full contact details of the agent in section 2.

Title	University of Exeter (UoE)
First Name	Robin
Last Name	Holloway
Job Title (where relevant)	Assistant Director - Capital Development
Organisation (where relevant)	
Address Line 1	
Line 2	
Line 3	
Line 4	

Post Code

Telephone number

E-mail address

2. Agent's details if applicable

Title

Mr

First Name

Nigel

Last Name

Pugsley

Job Title (where relevant)

Technical Director – Town Planning

Organisation (where relevant)

tor&co Limited

Address Line 1

Everdene House

Line 2

Deansleigh Road

Line 3

Bournemouth

Line 4

Dorset

Post Code

BH7 7DU

Telephone number

E-mail address

Part B – Representation

Please use a separate sheet for each representation

3. To which part of the Exeter Plan does this representation relate?

Paragraph Policy Policies Map

4. Do you consider that this part of the Exeter Plan is legally compliant?

Yes No

4 (a). If yes, and you wish to support the legal compliance of this part of the Exeter Plan, please use this box to set out your comments.

(Continue on a separate sheet if necessary)

The University maintains support for the spatial strategy policy S1. Specific comments are made below on some of the numbered points in the draft policy.

Policy Point 1 aims to ensure the provision of a sufficient supply of high-quality homes in a variety of types to meet the needs of the Exeter City Council area. The University supports this objective by continuing to provide student accommodation on its campuses and is committed to maintaining this contribution. Given the substantial student population in Exeter, student housing is a vital component of the city's overall housing supply.

As the University plans for growth through 2040, identifying and securing opportunities for additional purpose-built student accommodation (PBSA) in sustainable locations remains a priority. While the University acknowledges that the Exeter Plan generally supports these objectives through its redevelopment proposals, it believes that explicitly recognising the ongoing demand for PBSA within the plan would be beneficial.

Policy Point 2 focuses on facilitating new employment opportunities in the city and collaborating with neighbouring councils to meet the employment needs of the broader economic market area. In line with this goal, the proposed Innovation Hub at East Gate is a represents a strategic priority for the University.

Policy Point 3 prioritises development on large, strategic brownfield sites, particularly those near the city centre, while **Point 4** supports the use of smaller brownfield sites as they become available. The University aligns with this approach and endorses these principles.

Within this broader framework, the University is exploring the redevelopment of its St Luke's campus. The proposed redevelopment aims to establish a future health campus, consolidating health and well-being education and scaling up biomedical and clinical research. Additionally, the University anticipates redeveloping the nearby Rowancroft and James Owen Court student accommodation to achieve a net increase in bedspaces within the 2040 plan period.

The University is progressing a new masterplan framework for the St Luke's campus redevelopment and has worked in partnership with the City Council's planning team to realise the site's future potential.

4 (b). If no, please give details of why you consider this part of the Exeter Plan is not legally compliant. Please be as precise as possible.

(Continue on a separate sheet if necessary)

4 (c). Please set out the modification(s) you consider necessary to make this part of the Exeter Plan legally compliant, in respect of any legal compliance matters you have identified at 4(b) above. You will need to say why each modification will make this part of the Exeter Plan legally compliant. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.

(Continue on a separate sheet if necessary)

5. Do you consider that this part of the Exeter Plan is Sound?

Yes

No

5 (a). If yes, and you wish to support the soundness of this part of the Exeter Plan, please use this box to set out your comments.

(Continue on a separate sheet if necessary)

See comments above

5 (b). If no, please give details of why you consider this part of the Exeter Plan is unsound. Please be as precise as possible.

(Continue on a separate sheet if necessary)

N/A

5 (c). Please set out the modification(s) you consider necessary to make this part of the Exeter Plan sound, in respect of any soundness matters you have identified at 5(b) above. You will need to say why each modification will make this part of the Exeter Plan sound. It will be helpful if you are able to put forward your suggested revised wording for the relevant policy or paragraph. Please be as precise as possible.
(Continue on a separate sheet if necessary)

N/A

6. Do you consider that this part of the Exeter Plan complies with the Duty to Co-operate?

Yes ☐ Yes

No ☐

6 (a). If yes, and you wish to support this part of the Exeter Plan's compliance with the duty to co-operate, please use this box to set out your comments.
(Continue on a separate sheet if necessary)

See comments above

6 (b). If no, please give details of why you consider this part of the Exeter Plan fails to comply with the duty to co-operate. Please be as precise as possible.
(Continue on a separate sheet if necessary)

N/A

Please note that non-compliance with the duty to co-operate is incapable of modification at examination.

7. If you would like to make representations on the Sustainability Appraisal (SA) please provide your comments here, stating to which part of the SA your comments relate.
(Continue on a separate sheet if necessary)

N/A

8. If you would like to make representations on the Habitats Regulation Assessment (HRA) please provide your comments here, stating to which part of the HRA your comments relate.
(Continue on a separate sheet if necessary)

N/A

Please note In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

9. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

No

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

10. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

(Continue on a separate sheet if necessary)

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

For more information on how we use your data – please read our privacy notice at the following website: <https://exeter.gov.uk/media/5750/planning-policy-privacy-notice.pdf>