

Matter 9 SBA2 Possible agreement

POSSIBLE AGREED APPROACH

1 UPDATE FOR INSPECTORS

- 1.1 At the end of the hearing on Matter 9 and on SBA2 there was a suggestion put as to rewording of SBA2 by the Council which did not address the concerns of the Police and would not result in any policy requirement anywhere in the Plan to have an appropriate Police Station for Exeter. This led DCP to produce on 14 May 2026 the “Response to ECC proposed wording following the hearing by DCP”.¹
- 1.2 At the tail end of the hearing on 14 May 2026 DCP indicated that we were trying to work with ECC to resolve differences. There had been a good measure of agreement on this issue in the helpful and appropriate email from George Marshall on 4 February 2026² in which it was going to be a requirement of SBA2 to provide:
- “Accommodation appropriate for a city centre police base including office and public enquiry space”.*
- 1.3 The need for the police station in the City Centre has been compellingly shown at the hearing and summarised in the Response note above.
- 1.4 DCP are keen to resolve this issue with the Council but ensure that the “essential”³ police station which is of “critical importance”⁴ is provided.
- 1.5 DCP have put to the council a form of wording on 14 May 2026 that will hopefully be acceptable to the Council and can resolve the issue. The

¹ Now Called EXM-18 on the website

² See appendix 1 of DCP hearing statement for matter 9.

³ The wording agreed as part of the Plan at 15.18

⁴ *ibid*

words in blue are those of George Marshall from 4 February 2026 email⁵ and the words in purple are designed to address the continuity of provision and assist with the Council concern about funding.

SBA2: East Gate:

The following will be required...

C. Social, community and cultural infrastructure including:

v. Contributions to GP provision

vi. Accommodation appropriate for a city centre police base including office and public enquiry space providing appropriate continuity of provision all to be funded by a combination of DCP, the developer, s106 contributions and CIL.

- 1.6 It is hoped that this will be an agreed position with the Council. If the Council does not agree to this we invite the Inspectors to find that this or the main modifications suggested by the police at 4.18 of their hearing statement are required for soundness of the plan.

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1 June 2026

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⁵ Appendix 1 to DCP hearing statement for Matter 9