APPENDIX I

Assessment of the housing potential of broad locations for growth

Water Lane Area (Plan I(i))

1.1 The Water Lane Area is previously developed and largely in employment use (industry). It is located to the east of the River Exe/Canal and north-west of the mainline railway to Plymouth.

1.2 Whether or not the economic recession is taken into account in Years 1-5, the SHLAA identifies a potential supply of 213 dwellings (mid-point) from one specific developable site in the Water Lane Area (see Site 17 in Appendices C, Di and ii), coming forward towards the end of the plan period.

1.3 To assess the ‘broad’ housing potential of the remaining area, the only assumption made is that land already occupied by housing will not be available for redevelopment during the plan period.

1.4 Once this land and the specific site already identified as developable in the SHLAA are discounted, the Council considers there to be around 9.7 ha (comprising one parcel of 0.1 ha and one of 9.6 ha) where housing development could be feasible during the plan period. Based on applying a net developable ratio of 80% to the larger parcel and 100% to the smaller, and a density range of 50-100 dph (the SHLAA’s standard for this location), it is considered that the Water Lane Area could deliver an additional 389 to 778 dwellings, or a mid-point yield of 584 dwellings.

Grecian Quarter (Plan I(ii))

1.5 The Grecian Quarter comprises an area of brownfield land in the centre of Exeter, bound by Sidwell Street to the west, Western Way to the east and Paris Street to the south. It currently incorporates a variety of land uses, including the City’s Bus and Coach Station, employment, retail, leisure, car parking and a small amount of housing.

1.6 Whether or not the economic recession is taken into account in Years 1-5, the SHLAA identifies a potential supply of 124 dwellings (mid-point) from specific deliverable sites in the Grecian Quarter during the plan period (see Site 15 in Appendices C, Di and ii, and Sites 1010 and 1154 in Appendix Ei and ii).

1.7 To assess the ‘broad’ housing potential of the rest of the Grecian Quarter, it has been assumed that the only areas not available for potential development during the plan period are:

- the terrace lying within the St Sidwells Conservation Area, between Sidwell Street and Red Lion Lane; and
- areas of very recent development (i.e. the former Shaul’s Bakery site on Verney Street, developed to provide flats; and the block of land between Western Way and Belgrave Road, developed to provide a new post office sorting house, car parking, cinema and affordable housing).

1.8 Once these areas and the specific sites already identified as deliverable in the SHLAA are discounted, the Council considers there to be around 6 ha
where development could be feasible during the plan period. Given the desirability of achieving a mix of uses in the Grecian Quarter, it is assumed that roughly a quarter of this net area (i.e. 1.5 ha) could potentially deliver housing. Based on applying a net developable ratio of 80% and a density range of 101-250 dph (the standard for City centre locations) to this net area, it is considered that the Grecian Quarter could deliver an additional 121 to 300 dwellings during the plan period, or a mid-point yield of 211 dwellings.

**Newcourt (Plan I(iii))**

1.9 ‘Land at Newcourt’ is bound to the north by the A379, to the west by Rydon Lane, to the south by Topsham Road and to the east by the M5. It currently incorporates a range of land-uses, including recreational, residential, employment and a significant amount of greenfield land.

1.10 Whether or not the economic recession is taken into account in Years 1-5, the SHLAA identifies a potential dwelling supply from specific deliverable and developable sites in the Newcourt area of 2,801 dwellings (overall mid-point) (see Sites 58-63 in Appendices C, D, and ii, and Sites 1015-1017 in Appendix E (i and ii).

1.11 To assess the ‘broad’ housing potential of the rest of Newcourt, it has been assumed that the only areas not available for potential development during the plan period are:

- Areas of existing housing along Old Rydon Lane, Rydon Lane and Topsham Road;
- Land required for future employment use;
- Land required to provide green infrastructure;
- Existing sport/recreation areas (the Golf Club, Football Practice Ground and Sandy Park Rugby Stadium); and
- Newcourt House, which is a Listed Building.

1.12 Once these areas and the specific sites already identified as deliverable or developable in the SHLAA are discounted, the Council considers there to be around 21.9 ha (comprising one area of 13.7 ha, one of 4.5 ha and one of 3.7 ha) where residential development could be feasible during the plan period. Based on applying a net developable ratio of 80% and a density of 50 dph (the SHLAA’s standard for urban extensions) to this area, it is considered that Newcourt could deliver an additional 875 dwellings in total.

**Conclusions**

1.13 Table A below summarises the potential contribution from each of the broad locations for growth from 2019 to 2026. For simplicity, the annual yield is calculated by dividing the total contribution for each broad location equally between the 7 years period.
Table A: Potential housing contribution from broad locations for growth, 2019-2026

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Plan I (ii) Grecian Quarter Regeneration Area

- Red: Grecian Quarter
- Yellow: Discounted Areas (Conservation Area & Recent Development)

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15/07/2009

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Plan I (iii) Newcourt Urban Extension

- Newcourt
- Discounted Areas (Green infrastructure, existing housing, listed buildings, Rugby Stadium and land to be allocated for employment use)