

Authority Monitoring Report



2020/21 Monitoring Report

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1 Introduction

1.1 The Authority Monitoring Report

- 1.1.1 The Localism Act (2011) requires Local Planning Authorities to prepare and publish an Authority Monitoring Report. The role of this report is to set out progress on the timetable specified in the Local Development Scheme and to show how the implementation of the policies contained within Exeter's Development Plan is progressing. It also reports on nationally prescribed matters including housing provision, whether any Neighbourhood Plans have been adopted, actions relating to the Duty to Cooperate, and Community Infrastructure Levy (CIL) receipts.
- 1.1.2 This Authority Monitoring Report covers the period 1 April 2020 to 31 March 2021.

2 Exeter Planning Framework

2.1 The Development Plan

2.1.1 In Exeter, the Development Plan currently includes the following documents:

- **Exeter Core Strategy**¹ - this sets out policies and allocations to guide future development in Exeter. It provides the broad strategy for the development of the city.
- **Exeter Local Plan First Review (saved policies)**² – provides more detailed land use policies vital to making decisions on planning applications.
- **Devon Minerals Plan and Devon Waste Plan**³ - these are produced by Devon County Council. The Minerals Plan sets out how and where minerals should be worked in Devon. The Waste Plan is the planning policy framework for the facilities that are needed to manage Devon's waste.
- **St James Neighbourhood Plan**⁴ - this sets out policies to be used in making planning decisions within the ward of St James.

2.1.2 The Council has also produced the following adopted **Supplementary Planning Documents**⁵ (SPDs) which add to or expand upon policies in the Core Strategy or the Local Plan First Review:

- Affordable Housing
- Householder's Guide to Extension Design
- Houses in Multiple Occupation (including C4 uses)
- Planning Obligations
- Public Open Space
- Residential Design Guide
- South West Exeter Development Brief
- Sustainable Transport
- Trees in Relation to Development
- University of Exeter Streatham Campus Masterplan Framework
- Canal Basin Masterplan

2.1.3 These masterplans have also been produced:

- Monkerton and Hill Barton Masterplan
- Newcourt Masterplan
- Riverside and Ludwell Valley Parks Masterplan

¹ [Local Plan - Core Strategy Development Plan Document - Exeter City Council](#)

² [Local Plan - Local Plan First Review 1995-2011 - Exeter City Council](#)

³ [Minerals and waste policy - Planning \(devon.gov.uk\)](#)

⁴ [Neighbourhood Planning - St James Neighbourhood Plan - Exeter City Council](#)

⁵ [Supplementary planning documents and Planning Statements - Exeter City Council](#)

2.2 Local Development Order (LDO)

- 2.2.1 LDOs provide permitted development rights for specified types of development in defined locations.
- 2.2.2 Exeter has one Local Development Order which is for Local Energy Networks⁶ and grants permitted development rights, which are in addition to permitted development rights granted nationally, to District Heating and other local energy transmission and distribution networks, including pipes, wires, heat exchange equipment, enclosures, information signage, and ancillary engineering works.

⁶ Local Development Order: [Planning Register Part 3 - Exeter City Council](#)

3 Progress against the Local Development Scheme

3.1 Local Development Scheme 2020/21

- 3.1.1 The Local Development Scheme⁷ (LDS) sets out the planning policy that is to be prepared by Exeter City Council and the timetable for its preparation. Progress against the LDS that relates to the 2020/21 reporting period, including the stage reached by March 2021 and the reason for any delay, is set out in this section. However, it should be noted that Exeter's policy direction has changed significantly since the publishing of this LDS and the LDS was updated in June 2021 (section 3.2) to reflect this.
- 3.1.2 **Greater Exeter Strategic Plan (GESP):** this joint plan across East Devon, Exeter, Mid Devon and Teignbridge Councils is no longer being progressed. Exeter City Council is now developing a new Exeter Local Plan, and the four councils have agreed that there should be a non-statutory Joint Strategy covering cross-cutting strategy and infrastructure matters that affect the four areas.
- 3.1.3 **Development Delivery Development Plan Document:** following the end of the Greater Exeter Strategic Plan, Exeter City Council is developing a new Local Plan. This will incorporate the much of the work previously done on the Development Delivery Development Plan Document but this will not be progressed as a standalone document.
- 3.1.4 **Code for Sustainable Homes Supplementary Planning Document:** This SPD intended to amplify Policies CP13, CP14 and CP15 of the Core Strategy, giving more detailed information about what the Council expects developers to do to meet the requirements of those policies.
- 3.1.5 The publication of the Government's response to the consultation on the Future Homes Standard updating their position regarding both planning powers and Building Regulations, means that the production of this SPD will serve no useful purpose.
- 3.1.6 Exeter City Council has also shifted policy direction to focus on the delivery of a new Local Plan. An updated LDS (section 3.2) published in June 2021 sets out the intention to gradually review all SPDs in the context of the policies in the new Local Plan, and to reflect any national planning changes which may result from the 2020 Planning White Paper.
- 3.1.7 **Planning Obligations Supplementary Planning Document:** This SPD intended to amplify Policy CP18 of the Core Strategy. No progress has been made with regard to this SPD due to the change in focus to delivery of the new Exeter Local Plan, and a review of the developer contributions process which may result from the White Paper.

⁷ Local Development Scheme: [Monitoring and evidence base - Exeter City Council](#)

3.2 Updated Local Development Scheme (2021)

3.2.1 An updated and revised Local Development Scheme (LDS) was produced in June 2021 reflecting the shift in policy direction towards the preparation of a new Local Plan. The content is contained below for context. Progress against this LDS will be reported in the 2021-2022 Authority Monitoring Report.

3.2.2 The 2021 Local Development Scheme sets out the new Exeter Local Plan preparation timetable:

- Issues consultation: September 2021
- Draft plan consultation: September 2022
- Publication: February 2023
- Submission to Planning Inspectorate: June 2023
- Examination hearings: October 2023
- Adoption: June 2024

3.2.3 **Supplementary Planning Documents (SPDs):** the Council already has a series of SPDs (listed in section 2.1.2) covering topics such as affordable housing, planning obligations, public open space and various areas in the city. The list of SPDs will gradually need to be reviewed in the context of the new policies which emerge in the new Local Plan and to reflect changes in national planning policy which may result from the 2020 Planning White Paper ('Planning for the Future'). Given these current uncertainties, this LDS document does not include a specific series of SPDs which will be produced; further information will be provided on this in future.

4 Policy Implementation

4.1 Policies Implemented

- 4.1.1 All policies contained within the Core Strategy and Local Plan First Review, are implemented, except for the requirements of Core Strategy Policy CP14 on renewable and low carbon energy.
- 4.1.2 Towards the end of the 2012/13, due to the delay in introducing anticipated amendments to the Building Regulations, the requirements of the sustainable construction policy (Policy CP15 of the Core Strategy) became more onerous than those of the renewable and low carbon energy policy (Policy CP14 of the Core Strategy). Hence there was no need to seek specific compliance with Policy CP14 or attach conditions to this effect. This has remained the case in all subsequent years. At the end of January 2021, the Government published its response to the consultation on the Future Homes Standard and updated the position regarding both planning powers and Building Regulations. As a result, it is unlikely that specific compliance with Policy CP14 will be required in the future.

4.2 Policy Revisions

- 4.2.1 Core Strategy policy CP7 on affordable housing provision has been re-interpreted in order to comply with the National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) requirements. These documents set out that affordable housing should only be sought on major developments of 10 or more residential units (the policy wording as originally drafted sought affordable housing on proposals of 3 units or more). This revision was relevant to decision making during the 2020/21 reporting period.
- 4.2.2 In 2021, a national planning policy update on affordable housing was made introducing First Homes, a new type of affordable housing. The City Council's First Homes Planning Policy Statement further reinterprets Core Strategy Policy CP7 on affordable housing to take account of First Homes. The revised policy was not in place during the 2020/21 reporting period.

5 Policy Monitoring

5.1 Housing Delivery

5.1.1 **Annual housing figure:** The Core Strategy housing target of at least 12,000 dwellings between 2006 and 2026 has been superseded by the Government’s standard method housing figure. The standard method uses a formula to assess housing need and identify the minimum number of homes expected to be planned for. It sets out a minimum annual housing need figure.

5.1.2 Exeter’s standard method housing figure is currently 627 homes per annum.

5.1.3 **Housing completions:** The following numbers of homes were completed in Exeter in the reporting year April 2020 to March 2021:

- 348 net additional homes (not including Purpose Built Student Accommodation).
- 2,230 net additional Purpose Built Student Accommodation bed spaces.

5.1.4 Previous annual housing completions (excluding Purpose Built Student Accommodation) are outlined in Table 1.

Reporting Year	Number of Dwellings Completed
2006/07	891
2007/08	491
2008/09	236
2009/10	270
2010/11	432
2011/12	555
2012/13	87
2013/14	382
2014/15	483
2015/16	618
2016/17	508
2017/18	473
2018/19	621
2019/20	553
2020/21	348

Table 1: Annual number of homes delivered

5.1.5 **Five year housing supply calculation:** Against a 5 year housing land requirement of 3,292, the Council is able to demonstrate a supply of 3,588 homes. On this basis, at April 2021, Exeter City Council has a land supply 5.5 years⁸.

5.1.6 **Housing Delivery Test:** This is an annual measurement of housing delivery covering a three year period and has a nationally set method for calculation (including Purpose Built Student Accommodation). For the three years 2017/18 to 2019/20, Exeter had a total housing requirement of 1,720, calculated by the Government via standard housing method plus adjustment. A total of 2,630 homes were delivered over this same period. On this basis, Exeter City Council passed the 2020 Housing Delivery Test with a result of 153%.

5.2 Specialist Housing With Care

5.2.1 During 2020/21, 59 net additional bed spaces providing housing with care were delivered:

- Cumberland Grange Care Home on Cumberland Way (new development)
- 20-22 Salutory Mount, Heavitree (additional bed spaces at existing Highlands Borders care home).

5.3 Student Accommodation

5.3.1 Provision of Purpose Built Student Accommodation (PBSA) aims to meet the housing need of 75% or more of additional student numbers (against a 2006 baseline). This aim was endorsed by a report prepared for the City Council in 2018 by Professor Darren Smith of Loughborough University, entitled The Options and Implications for Accommodating the Future Growth Of Students in Exeter.

5.3.2 At 1 April 2021:

- 71% of additional students since 2006 in need of accommodation were housed in PBSA.
- 2,230 net additional PBSA bed spaces were provided in 2020/21.

5.4 Community Facilities

5.4.1 The availability and provision of community facilities are integral to supporting the well-being of local people and communities. The City Council aims to support the provision of such services. The following schemes that seek to provide community facilities have progressed during the 2020/21 reporting period. This list is not exhaustive.

⁸ Data taken from Exeter City Council Five Year Housing Land Supply Statement: [Monitoring and evidence base - Five Year Housing Supply Statement - Exeter City Council](#)

- **St Sidwell's Point:** during 2020/21, significant progress was made towards the completion of this new leisure centre due to open in early 2022. It will be the first leisure centre in the UK to be built to ultra-energy efficient Passivhaus standard. St Sidwell's Point is part of the Council funded redevelopment of the bus station site.
- **Alphington Community Association Drama Studio:** this facility opened in 2020. This adjoins Alphington Village Hall which was refurbished in 2017.
- **Park Life Heavitree Café and Hub:** progress made towards the opening of the new café and community hub facility in Heavitree Pleasure Ground. The facility opened October 2021.
- **Pinhoe Community Hub:** planning permission granted in 2020 for a new community building to include a library, café and changing facilities. Construction due to take place 2021/22, with opening planned 2022/23.

5.5 Employment

5.5.1 Exeter's existing employment land supply is currently being monitored and reviewed. The total area of employment land is around 350 hectares and the majority, in the region of 315 hectares, falls within the classification of established employment areas. Of the remainder, around 15 hectares is located within other existing employment areas, around 7 hectares consists of undeveloped allocation land, and approximately 5 hectares of land contains sites with planning permission for planning use classes B1, B2 and B8. The amount of employment land detailed here demonstrates the continued importance of Exeter as a regional employment destination, and support for Exeter's economy.

5.6 Energy – Renewable, Decentralised and Zero Carbon

5.6.1 Exeter has declared a climate emergency and has the ambition to be a net zero carbon city by 2030. The decarbonisation of energy production is integral to meeting these aims and planning plays a role within this agenda.

5.6.2 **Passivhaus standard developments:** this is an internationally recognised design standard delivering ultra-energy efficient buildings and high standards of comfort and health. Exeter City Council has a number of Passivhaus standard projects:

- **St Sidwell's Point:** in 2020/21, progress was made towards the completion of the UK's first Passivhaus standard leisure centre.
- **Bovemoors Lane council housing:** 10 new council homes were completed in February 2021. These additions to the Council's portfolio of Passivhaus properties help to address fuel poverty for tenants, as well as reducing carbon emissions and energy consumption.
- **Edwards Court extra care housing:** progress towards the completion of Edwards Court, the UK's first Passivhaus extra care housing scheme was

also made during 2020/21. The scheme is located off Topsham Road and will offer self-contained apartments with on-site care and support, for residents over 55 with care needs.

- 5.6.3 **Local Development Order (LDO) for Local Energy Networks⁹:** Exeter City Council has brought in an LDO to contribute to the Council's net zero ambition. The principle aim of this LDO is to support the roll-out of decentralised energy networks in Exeter in the interests of decarbonising energy supply in the city. Decentralised energy is generated close to where it will be used rather than at a plant and distributed through the grid.
- 5.6.4 The Local Energy Networks LDO was approved in 2019 and grants Permitted Development rights to District Heating and other local energy transmission and distribution networks within the area identified on the Local Development Order map.
- 5.6.5 **Renewable energy:** Small scale renewable energy installations, such as domestic rooftop photovoltaic arrays, have come forward in the city. These often fall within permitted development and as planning permission is not required, these schemes are unable to be monitored through the planning process.
- 5.6.6 A major renewable energy scheme in the city is the Exeter City Council Solar Farm. In 2020/21 works have progressed in the development of a 1.2 MW ground mounted solar array co-located with energy storage technology, a battery with a separate connection (private wire) to provide a renewable energy supply to the Council's nearby Operations Depot in Exton Road. This renewable supply will have capacity to support the future electrification of the Council's operational fleet.

5.7 Flood Risk

- 5.7.1 As part of the climate change mitigation agenda, Exeter City Council takes the issue of flood risk seriously. The National Planning Policy Framework is clear in its aims to protect people and property from flooding, and the Environment Agency is consulted when planning proposals fall within the relevant flood risk areas.
- 5.7.2 In compliance with the above policy, no planning permissions in 2020/21 granted by Exeter City Council were contrary to the advice of the Environment Agency.

5.8 Green Spaces

- 5.8.1 **Exeter Valley Parks:** The Core Strategy identifies seven Exeter Valley Parks within the city. In May 2019, Devon Wildlife Trust took on the maintenance of approximately 140ha of land with the Valley Parks under an arrangement with Exeter City Council who remain as landowners.

⁹ Local Development Order for Local Energy Networks [Planning Register Part 3 - Exeter City Council](#)

- 5.8.2 Exeter City Council and Devon Wildlife Trust have also put together a joint vision for the Northbrook Approach greenspace (former golf course) which connects Ludwell and Riverside Valley Parks. This vision was consulted on at the beginning of 2021, closing in April. The vision to become a wild arboretum and community space recognises the important role of this space as a corridor for both wildlife and people between the Valley Parks and demonstrates the commitment to improving the greenspace of the city in future.
- 5.8.3 **Allotments:** Demand for allotments remains high in Exeter. There has been no increase in the area of allotment land available in the last 5 years. The newest allotments were opened at Trews Weir in 2011.
- 5.8.4 **Sites of Special Scientific Interest (SSSI):** this is a formal conservation designation. It usually describes an area that is of particular interest to science due to the presence of rare species of flora or fauna, or important geological or physiological features.
- 5.8.5 There are three SSSIs located within Exeter, although the Exe Estuary extends beyond Exeter City Council's administrative boundary:
- Bonhay Road Cutting: 0.26ha (designated for geological features)
 - Exe Estuary: 2190.10ha (designated for ecology)
 - Stoke Woods: 91.63ha (designated for ecology)
- 5.8.6 Natural England assesses the condition of SSSIs in England with the objective to achieve 'favourable condition' status for all SSSIs. Favourable condition means that the SSSI's habitats and features are in a healthy state and are being conserved by appropriate management.
- 5.8.7 In 2021, Natural England's assessment found Exeter's SSSI's to predominantly be meeting 'favourable' or 'unfavourable recovering' condition criteria with the exception of the Bonhay Road Cutting SSSI. More detail is contained within Table 2. The Bonhay Road cutting is designated for its geological features and the planning system has limited potential to impact on its condition.

Location	Condition: Favourable or Unfavourable Recovering	Condition: Favourable	Condition: Unfavourable Recovering	Condition: Unfavourable Declining
Bonhay Cutting SSSI	0%	0%	0%	100%
Exe Estuary SSSI	99.62%	83.95%	15.67%	0.38%
Stoke Woods SSSI	100%	14.83%	85.17%	0%
Devon*	75.61%	29.84%	45.77%	4.83%
England*	90.24%	38.15%	52.09%	4.27%

Table 2: Natural England’s SSSI condition assessment 2021

* remaining percentages classified as: Unfavourable – No Change / Partially Destroyed / Destroyed / Not Recorded

- 5.8.8 **Habitats mitigation contributions** – The Conservation of Habitats and Species Regulations 2017 require the City Council to ensure that the impacts of development on the protected habitats of the Exe Estuary, Dawlish Warren, and the East Devon Pebblebed Heaths are mitigated. Consent cannot legally be granted for a development that would either alone or in combination with other developments, have a likely significant effect on a European wildlife site, unless full mitigation is provided.
- 5.8.9 Residential development in Exeter is considered to impact on these protected habitats because it accommodates a growing population which places increased recreational pressure on them. The visitor pressure comes either from developments in themselves or from developments in combination with others. Protecting these site is important for a number of reasons including providing safe areas for all users to enjoy while caring for the wildlife these sites support.
- 5.8.10 Developer contributions collected through Habitats Mitigation payments, the Community Infrastructure Levy and Section 106 Agreements are ways in which developers are required to contribute towards mitigation of the impact of their development. In 2020/21 Exeter City Council provided £80,117 of developer contributions to the South East Devon Habitats Regulation Partnership which goes towards the management of these important habitats. This is a partnership between Exeter City, East Devon District and Teignbridge District Councils.

5.9 Pollution

- 5.9.1 Local Authorities are required to carry out air quality monitoring as part of their statutory duties. This entails monitoring of concentrations of the pollutants nitrogen dioxide (NO₂), and particulate matter (PM₁₀ and PM_{2.5}). Nitrogen dioxide is a gas mainly produced during the combustion of fossil fuels. Particulate matter is everything in the air that is not a gas and therefore consists of a huge variety of chemical compounds and materials. The particles are less than 10 micrometres in diameter (PM₁₀) and less than 2.5 micrometres in diameter (PM_{2.5}). It is also noted that air quality is affected by other emissions, pollutants and factors that extend beyond this monitoring framework.
- 5.9.2 In line with the national framework, Exeter City Council's Environmental Health team monitor air quality by measuring the concentration of pollutants nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}) at points across the city.
- 5.9.3 **Air Quality Action Plan (AQAP):** An AQAP is required when an Air Quality Management Area (AQMA) is declared, when an exceedance of an air quality objective is recorded. Exeter's AQMA covers some of the busiest roads into and around the city due to an exceedance of air quality objectives. Exeter's AQAP outlines the action that will be taken to improve air quality within the AQMA between 2019 and 2024.
- 5.9.4 The AQAP focusses on the air quality issues that are within the City Council's control while recognising there are many more issues that go beyond the Council's influence. The AQAP contains and refers to numerous projects and measures that aim to reduce concentrations of air pollutants and exposure to air pollution within the AQMA. Ultimately this aims to positively contribute to the health and quality of life of residents and visitors.
- 5.9.5 **2021 Air Quality Annual Status Report¹⁰:** this is published by Exeter City Council's Environmental Health team. The 2021 report summarises that air quality in Exeter mainly meets government objectives, with concentrations showing long-term downward trends from a peak measurement, except for a small number of hot spots where concentrations of nitrogen dioxide are above the objectives.
- 5.9.6 **Nitrogen Dioxide (NO₂):** At most Exeter sites, nitrogen dioxide levels have fallen since a peak in 2009 and have been broadly stable in the four years prior to 2020.
- 5.9.7 In 2020, levels of nitrogen dioxide at every site, including East Wonford Hill which has historically measured close to or above the objective level, fell to below the objective levels. This significant fall was caused by a reduction in traffic flows as a result of COVID-19.
- 5.9.8 Away from busy roads, concentrations of nitrogen dioxide fall. The majority of the population of Exeter therefore live in locations with concentrations of

¹⁰ [Air quality monitoring - Exeter City Council](#)

nitrogen dioxide well below the objective (especially in 2020). No schools in Exeter experience levels above the objective.

5.9.9 2020 was exceptional in terms of the reduction in traffic flows during some parts of the year. This resulted in noticeable reductions in nitrogen dioxide concentrations at all sites. Trends in air quality generally take several years to emerge even in normal times, because of the annual variability caused by weather. What the long term impact of COVID-19 will be on air quality is uncertain. As trends do appear, any necessary changes to the AQMA or AQAP will be reported in future Annual Status Reports.

5.9.10 **Particulate Matter (PM₁₀ and PM_{2.5}):** the results of 2020 particulate pollution measurements (PM₁₀ and PM_{2.5}) indicate that no areas in the city exceed the objectives for this type of air pollution. PM₁₀ concentrations have shown a steady decline since 2006, and PM_{2.5} is recorded to be well below the objective level.

5.10 Transport

5.10.1 Developer contributions collected through Section 106 and the Community Infrastructure Levy (CIL) from developments in the city have contributed significantly to the funding of various projects, including transport infrastructure. The most recent major transport projects delivered in Exeter are outlined in Table 3.

Project	Opened
Newcourt Rail Station	2015
Tithebarn Link Road – phase 1	2015
Co Bikes – on street electric bike hire	2016
A379 Sandy Park junction upgrade	2017
Tithebarn Link Road – phase 2 and pedestrian/cycle bridge	2018
Bridge Road outbound widening	2018
Exeter E4 cycle route – phase 1	2018
Exeter E4 cycle route – phase 2 and phase 3	2020
Moor Lane roundabout improvement	2020

Table 3: Overview of key transport projects delivered in Exeter 2015 - present

5.10.2 **Exeter Transport Strategy:** In November 2020, Devon County Council adopted the Exeter Transport Strategy 2020- 2030. One of the aims of the Transport Strategy is for 50% of all journeys starting and finishing in the city to be made by foot or bicycle by 2030. Similar aims are shared in Exeter City Council’s Carbon Neutral 2030 plan and the Local Delivery Pilot programme which aims to make Exeter the most active city in England.

5.10.3 Bus and rail infrastructure:

- **Exeter Bus Station:** In 2020 progress was made towards the opening of the new bus station in July 2021, offering improved passenger facilities.

The bus station is broadly in the same location and has come forward as part of the wider development of the new Council leisure centre.

- **Marsh Barton rail station:** works commenced in spring 2021 and the new rail station is due to be completed 2022. Council Community Infrastructure Levy (CIL) receipts are part of the funding package for the station. There will also be an associated pedestrian/cycle bridge, access, parking/turning area and a pedestrian/cycle path
- **Pinhoe rail station interchange:** planning permission for this project was approved in March 2021. Works to commence early 2022. The project aims to improve the attractiveness and facilities available at the station.

5.10.4 **Cycle and pedestrian enhancements:** In 2020/21 numerous traffic calming measures were introduced along Exeter's strategic cycle routes in addition to the following developments:

- **Cycle Route E4:** Summer Lane bridge, Pinhoe Road and Exhibition Way sections completed.
- **Cycle Route E9:** New pedestrian / cycle crossing on Russell Way.
- **Countess Wear roundabout:** Rydon Lane pedestrian / cycle crossing.

5.10.5 **Co Bikes:** this is Exeter's on street electric bike hire scheme. In 2020/21 new Co Bike sites were introduced at Princesshay, Sidwell Street, and Cowick Street, and the site at County Hall was expanded. During 2020, the use of the Co Bike network increased by over 400%.

5.10.6 **Strategic road infrastructure:**

- **Moor Lane roundabout:** improvements completed in October 2020. This scheme to improve the roundabout, near junction 29 of the M5, added an extra lane from the direction of Sowton Industrial Estate and improved the roundabout at Emperor Way / Ambassador Drive.
- **South West Exeter** is a new development on the edge of the city. It is expected to deliver 2,500 new homes, 2000 within Teignbridge District Council and up to 500 within Exeter City Council's boundary, and 21.5 hectares of land for new employment. The development needs a large amount of infrastructure to support it, including new roads and junctions, upgrades to roads, a pedestrian/cycle bridge, a community building and a new public park. Devon County Council secured funding to deliver works in this area to support the development and delivery began in August 2020.

6 Community Infrastructure Levy (CIL)

6.1 CIL Collected Since Implementation

- 6.1.1 The Community Infrastructure Levy (CIL) is a planning charge which can be levied by local authorities on new development in their area. It is an important tool to help local authorities deliver needed infrastructure in their area.
- 6.1.2 CIL was implemented by Exeter City Council in 2013. Since that date, and as of the end of March 2021, a total of approximately £20.15m has been received from the levy.
- 6.1.3 Demand notices (notices to applicants/landowners setting out total future CIL liabilities) for a larger sum of around £23.64m have been issued.

6.2 CIL 2020/21

- 6.2.1 The Community Infrastructure Levy Regulations, as amended, require Councils to publish an Annual Infrastructure Funding Statement¹¹ (AIFS), including information about CIL and Section 106 receipts.
- 6.2.2 A summary of the information monitored through the AIFS is included in Tables 4 and 5. These detail CIL funding collected, spent, and retained during 2020/21. CIL money is not required to be spent in the year it is received and can be retained and carried over.

Description	Value (£)
CIL receipts total 2020/21	£4,869,787.79
Total expenditure 2020/21	£1,990,729
CIL to repay	£0.00
CIL retained (available receipts)	£5.09m

Table 4: Summary of 2020/21 CIL collected, spent and retained

Item	Value (£)
Total expenditure 2020/21	£1,990,729
Sandy Park Junction	£837,831
Toilets / Play Areas	£133,000
Neighbourhood CIL	£812,854
Habitat Mitigation	£80,117
Admin (less than the permitted maximum 5% of receipts)	£126,928

Table 5: Summary of 2020/21 expenditure

¹¹ [Annual Infrastructure Funding Statement - Exeter City Council](#)

7 Duty to Cooperate

7.1 Duty to Cooperate Overview

- 7.1.1 The Duty to Cooperate places a legal duty on Local Planning Authorities to engage constructively, actively and on an ongoing basis to maximise the effectiveness of Local Plan preparation in the context of strategic cross boundary matters.
- 7.1.2 To help manage such discussions, this process is guided by the Devon Duty to Cooperate Protocol which is in the process of being updated.

7.2 Duty to Cooperate Activities

- 7.2.1 Below is a summary of the activities undertaken relating to the Duty to Cooperate:
- 7.2.2 **Non-Statutory Joint Strategy** covering a wide variety of themes is being developed between East Devon, Exeter, Mid Devon and Teignbridge Councils. This intends to ensure a collaborative and coordinated approach to addressing cross-boundary issues effectively in the sub-region.
- 7.2.3 **Liveable Exeter Place Board** has been established to bring together the major organisations in the city (public, private and voluntary sectors) to collaboratively and proactively plan for the city's future and deliver the city's 2040 vision.
- 7.2.4 **Heart of the South West Local Enterprise Partnership (LEP)** was formed under the leadership of the private sector supported by the local authorities from Devon, Plymouth, Somerset and Torbay. Exeter has continued to work closely with the LEP since its inception. In November 2020 the Heart of the South West Local Industrial Strategy was published with the aim to create a more resilient, stronger and more prosperous area.
- 7.2.5 **The Exeter Board** was established in 2012 and comprises Exeter's Devon County Councillors and Members of Exeter City Council. The Board takes a joint working approach to resolve strategic issues.
- 7.2.6 **Exeter Highways and Traffic Orders Committee (HaTOC)** is a long established joint committee of Devon County Council and Exeter City Council Members which deals with highway and other transport schemes.
- 7.2.7 **Devon & Exeter Rail Project Working Party** is a long-established working party of Members of Devon County Council and various Devon districts (including Exeter City Council Members). In particular it is working to promote the new rail stations which feature in our Core Strategy policies.
- 7.2.8 **Devon and Cornwall Planning Officers Group** (formally Devon Planning Officers Group) is a long established group of planning officers that addresses strategic issues that require a common understanding, initiates work that can be most effectively undertaken jointly, and enables Authorities to exchange best practice across Devon. This group is currently chaired by an Officer from Exeter City Council.

7.2.9 **District Heating Group.** Exeter City Council is working with the University of Exeter, Royal Devon and Exeter NHS Foundation Trust, Devon County Council, and Teignbridge District Council, to develop the district energy proposals and deliver the aims of Core Strategy Policy CP13: “Decentralised energy networks” where such networks require public sector support.

7.3 Joint Evidence

7.3.1 Significant evidence base work to support Exeter’s planning policy has been carried out in partnership with neighbouring authorities, including during preparation of the Greater Exeter Strategic Plan (GESP). While the GESP is no longer being progressed, the evidence collected remains relevant and will be used in developing Exeter’s Local Plan. Key studies currently being produced jointly include:

- Greater Exeter Strategic Plan - Local Housing Needs Assessment.
- Greater Exeter Area Economic Needs Assessment Update.

Authority Monitoring Report



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We consider requests on an individual basis.