

Greater Exeter Strategic Plan

Exeter Brownfield Sites Studies

June 2020



Exeter
City Council



1. Introduction

1.1 The evidence base for the GESP includes the following three studies, which have informed the identification and assessment of brownfield site options in Exeter that are contained in the GESP Draft Policies and Site Options consultation document:

- Strategic Brownfield Sites Study, LDA Design, January 2018 (Appendix A)
- Brownfield Sites Visioning Study, LDA Design, September 2018 (Appendix B)
- Liveable Exeter: A Housing Delivery Programme, Exeter City Council, March 2019 (Appendix C)

2.0 Strategic Brownfield Sites Study

2.1 The Greater Exeter councils commissioned LDA Design to produce the Strategic Brownfield Sites Study (SBSS) during 2017/18, in order to help provide an initial understanding of the capacity of strategic brownfield sites in the City to deliver housing growth to 2040.

2.2 The SBSS identifies and assesses 18 sites in Exeter for their ability to deliver strategic residential development during the GESP plan period. 'Strategic' is defined as having the potential to provide a net gain of at least 100 homes. Deliverability is assessed in terms of a site's suitability to accommodate residential development (with reference to planning considerations) and its availability and achievability for development. Delivery mechanisms are suggested for some of the sites.

2.3 The 18 sites were identified from a range of sources including the GESP 2017 Call for Sites, past Exeter SHLAAs, the 2008 Exeter Employment Land Review, stalled/lapsed planning consents, stalled allocations, a site search undertaken by LDA and a GESP Member Reference Forum workshop held in June 2017.

2.4 The table at Appendix 1 of the SBSS summarises LDA's conclusions on potential density ranges, yields and delivery timescales for each site, at the time of the commission. The SBSS has informed the identification and assessment of brownfield site options in Exeter that are contained in the GESP Draft Policies and Site Options consultation document.

3.0 Brownfield Sites Visioning Study

3.1 The Greater Exeter councils commissioned LDA Design to produce the Brownfield Sites Visioning Study during 2018. The Study provides 'visioning' material for five of the brownfield sites in Exeter that appear in the SBSS, for the purpose of illustrating and explaining how sites can look if redeveloped to provide a residential / residential-led scheme of high quality and high density.

3.2 Again, this Study has been used to help inform the assessment of brownfield site options in Exeter that are contained in the GESP Draft Policies and Site Options consultation document.

4.0 Liveable Exeter: A Housing Delivery Programme

4.1 Exeter City Council published the Liveable Exeter document in March 2019. The document draws on the SBSS and Brownfield Sites Visioning Study to identify a vision for the potential redevelopment of eight large brownfield sites in the Exeter: Water Lane, Marsh Barton, Sandy Gate, Exeter St David's Station, North Gate, East Gate, South Gate and West Gate.

The document indicates that these sites have the potential to deliver around 12,000 new homes over the coming decades.

- 4.1 Again, this document has informed the identification and assessment of brownfield site options in Exeter that are contained in the GESP Draft Policies and Site Options consultation document.

5.0 Conclusion

- 5.1 The three studies appended to this report provide useful information about the potential dwelling capacity of strategic brownfield sites in Exeter. This information has fed into the GESP Draft Policies and Site Options consultation document. As the GESP progresses towards adoption, further work will be undertaken to refine the planning policy requirements for those brownfield site options that are proposed for allocation.