

Housing Opportunities in Greater Exeter

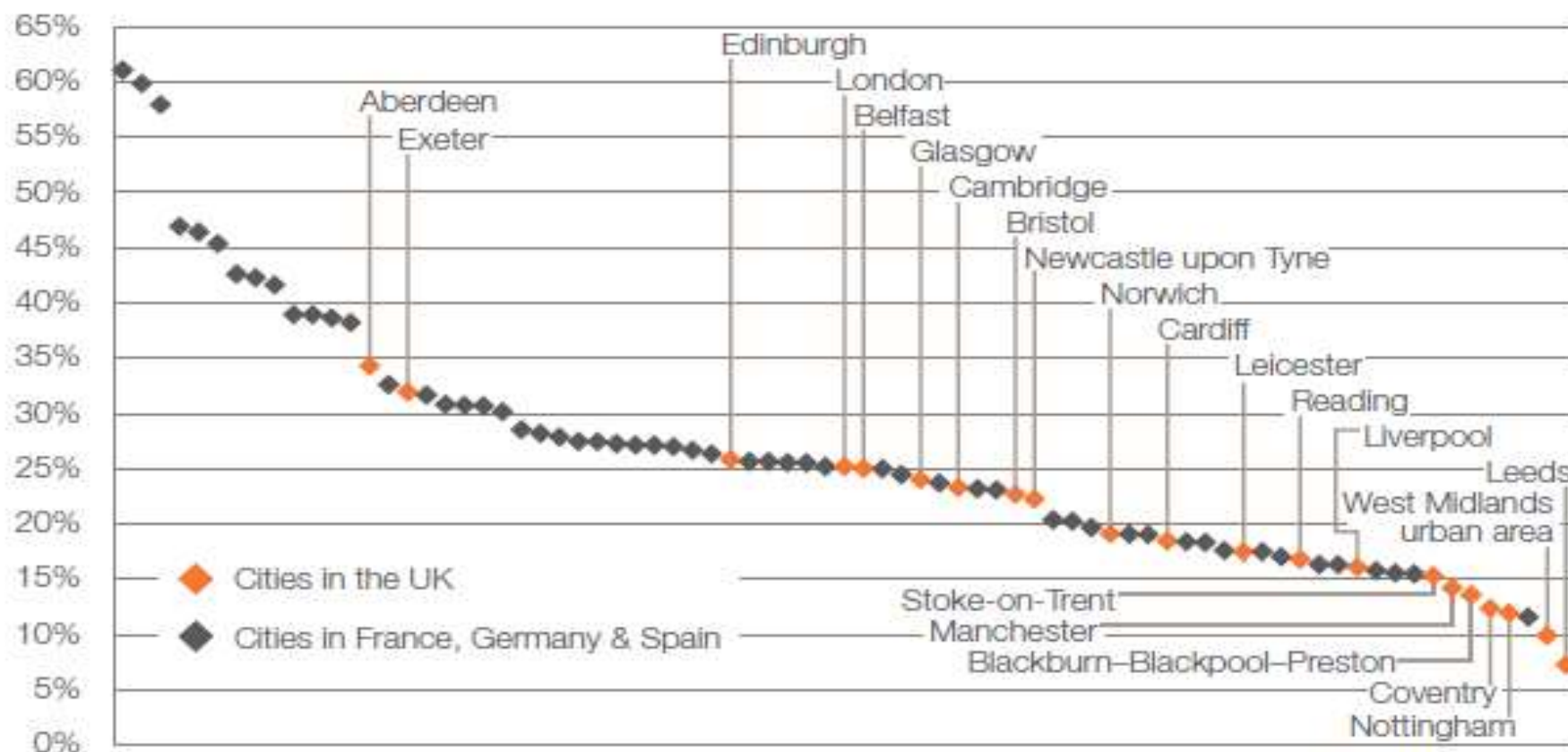
4th October 2017

2,790

London Oxford Cambridge

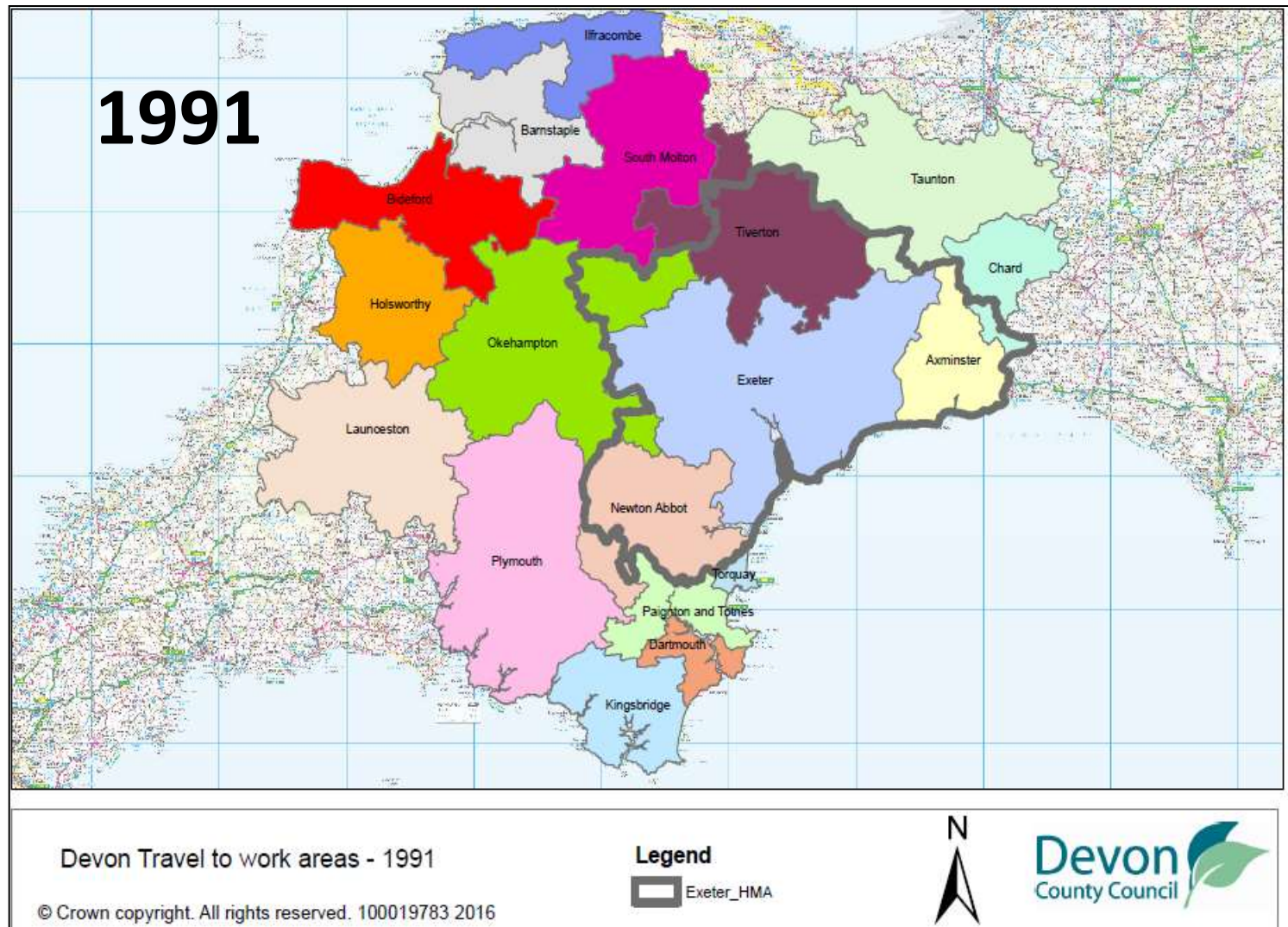
Figure 2.5

Percentage growth in productivity, measured as GDP (in purchasing power standards) per inhabitant, in cities in UK, France, Germany and Spain, 2000–2010

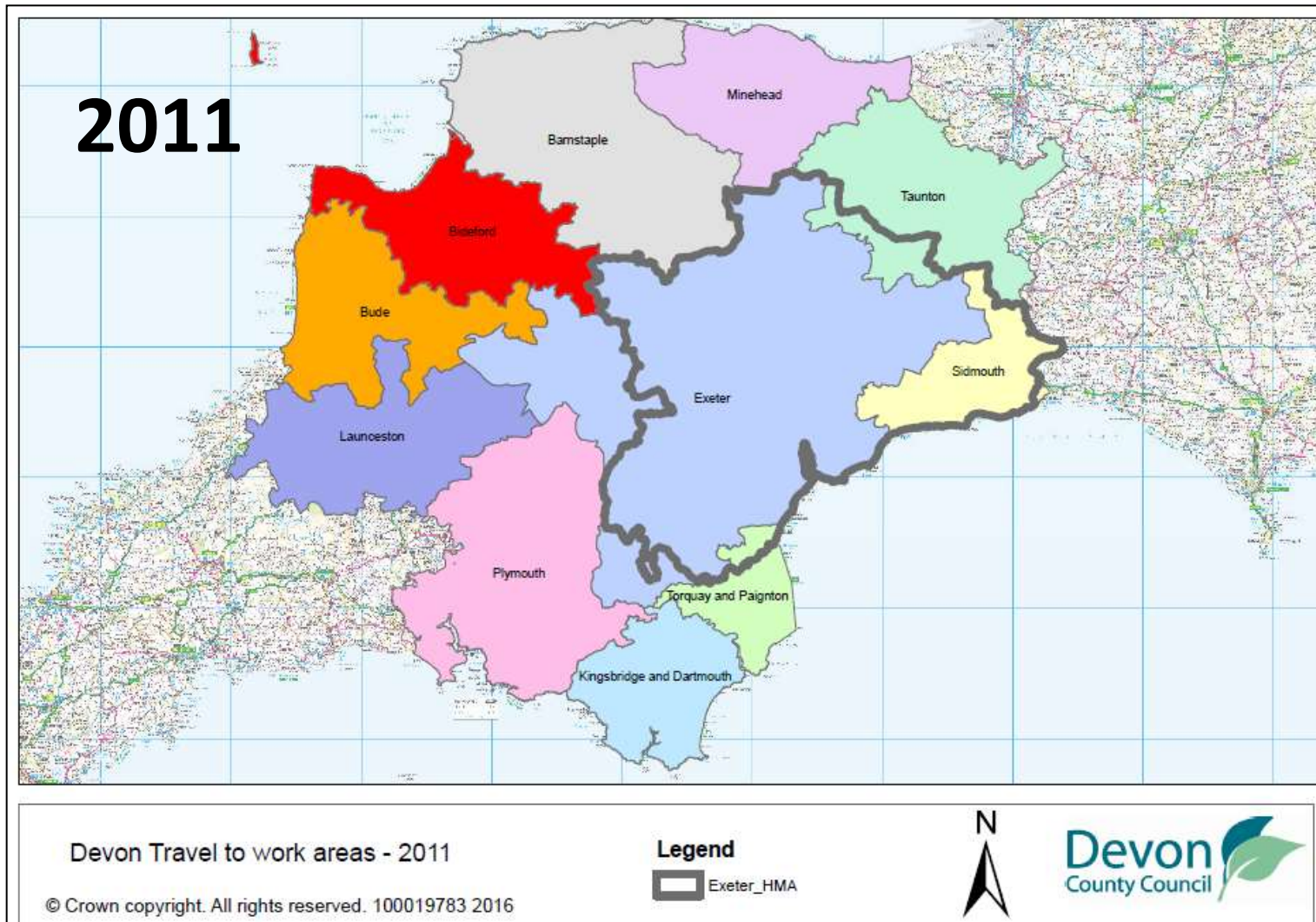


Source: 'GDP at current market prices', Eurostat (2013)

Travel to work areas



Travel to work areas



 **Exeter**
City Council

East Devon
www.eastdevon.gov.uk

 **Teignbridge**
DISTRICT COUNCIL
South Devon

Exeter and East Devon Growth Point

Programme of developments

UNIVERSITY OF EXETER STREATHAM CAMPUS

£380m capital investment programme including new state-of-the-art facilities and redevelopment at the heart of the campus



PINHOE QUARRY AND IBSTOCK BRICKWORKS

Up to 610 new homes

CITY CENTRE REDEVELOPMENT

Redevelopment of Exeter bus station, new St Sidwell's Point Passivhaus leisure complex and Princesshay Leisure

MARSH BARTON RAILWAY STATION

Improving accessibility to Marsh Barton and supporting growth

MATFORD GREEN BUSINESS PARK

27 acres of prime commercial development - 500,000 sq ft of mixed employment and support services space

PEAMORE CENTRE, ALPHINGTON

A prime location with good access to road network with planning permission for 17,885 m² of industrial and warehouse space

REDHAYES BRIDGE

Award-winning pedestrian and cycle bridge spanning the M5

PINN COURT AND PARK FARM

Up to 1,200 new homes and supporting community facilities

MONKERTON MASTERPLAN

New community of 2,300 homes

JUNCTIONS 29 AND 30 IMPROVEMENTS

4,300 STUDENT BED SPACES SINCE 2016
3,800 TO FOLLOW

BRIDGE ROAD WIDENING

Providing two continuous outbound lanes while improving pedestrian/cycle facilities

SANDY PARK

Phase 2 development and new IKEA store

NEWCOURT MASTERPLAN

New community of 3,700 homes

SOUTH WEST EXETER URBAN EXTENSION

2,500 homes, employment space and community facilities including a school

TITHEBARN GREEN/MOSSHAYNE

1,560 homes, a link road, an employment area, park and ride facility, local centre/square, health and fitness centre, creche, open space, powered by low carbon district heating

EXETER GATEWAY LOGISTICS PARK

Lidl's new 500,000 sq ft regional distribution centre, open summer 2017 with a second phase to follow

CRANBROOK

Around 8,000 new homes with a low carbon district heating network, community buildings, schools, a town centre, railway station and country park

E.ON ENERGY CENTRE

Hub of a ground-breaking district heating scheme to provide a lower carbon energy source for Cranbrook and Skypark, potentially saving 13,000 tonnes of CO₂ a year

CLYST HONITON BYPASS

EXETER AIRPORT BUSINESS PARK EXPANSION

FLYBE TRAINING ACADEMY AND HILTON HOTEL

Training facility for the aviation industry and 120-bed Hampton by Hilton Hotel

EXETER INTERNATIONAL AIRPORT

Planned enhanced passenger facilities

SKYPARK BUSINESS PARK

£200m sustainable business park with the potential to create 6,500 jobs. Home to DPD distribution centre, South West Rapid Response Centre and E.ON's energy centre. Planning applications approved for new office space.

EXETER SCIENCE PARK

The Science Park Centre now hosts a wide variety of tech and innovation companies. The Park is also home to the Met Office's new super computer as part of the Environmental Futures Cluster. Plans are also approved for state-of-the-art new laboratory facilities.

KEY

- NEW COMMUNITIES
- STRATEGIC EMPLOYMENT SITES
- EDUCATION
- LEISURE/RETAIL
- ROAD IMPROVEMENTS

EXETER AND EAST DEVON ENTERPRISE ZONE

For the latest visit exeterandeastdevon.gov.uk

[@ecdgrowthpoint](https://twitter.com/ecdgrowthpoint) facebook.com/ecdgrowthpoint [Find us on LinkedIn](https://www.linkedin.com/company/ecd-growth-point)



Cranbrook New Community site looking south: May 2011



Cranbrook New Community: September 2013



Cranbrook New Community – August 2015

ORIGIN

49%

Moved to Cranbrook
from the Exeter area

28%

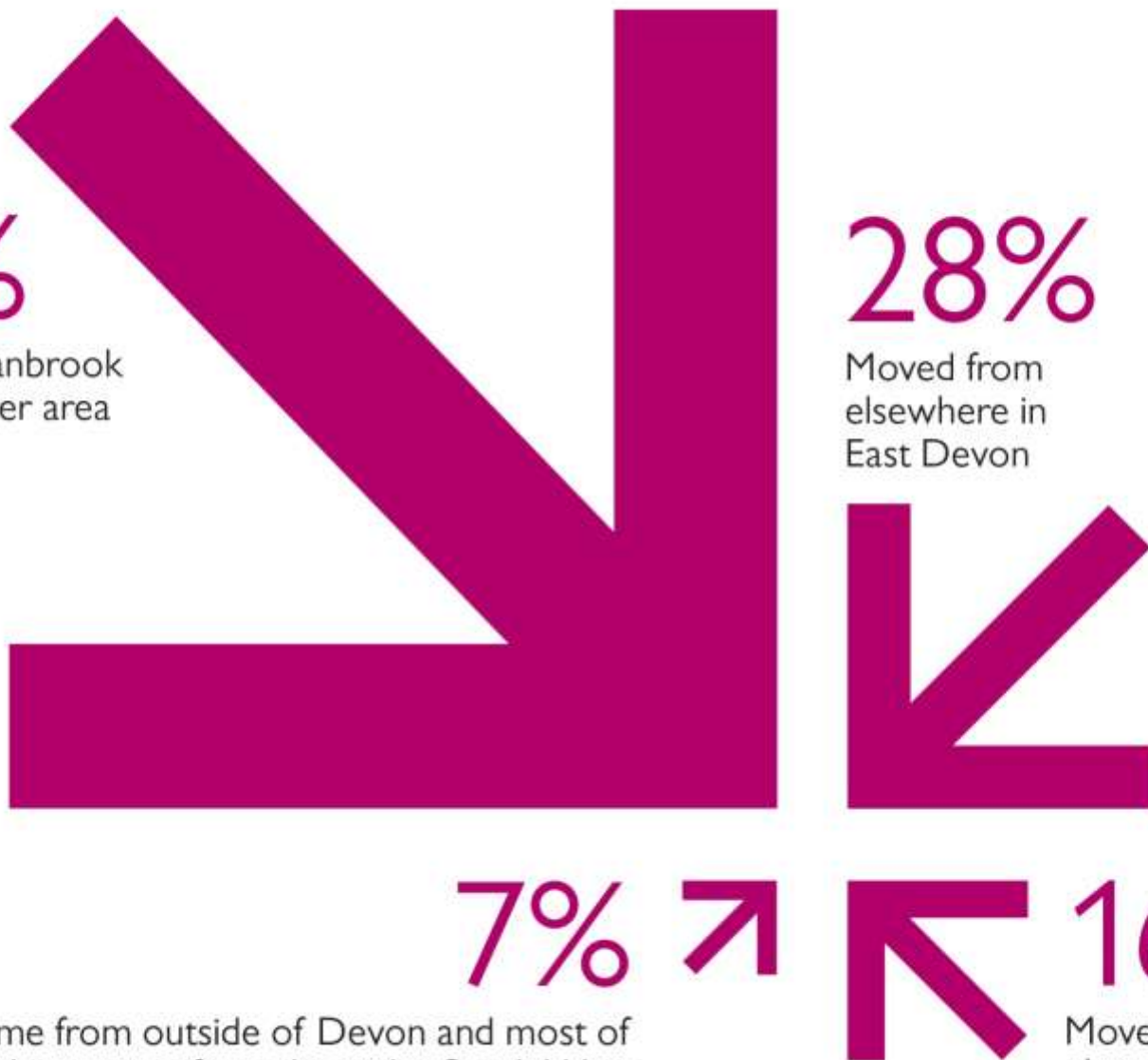
Moved from
elsewhere in
East Devon

7%

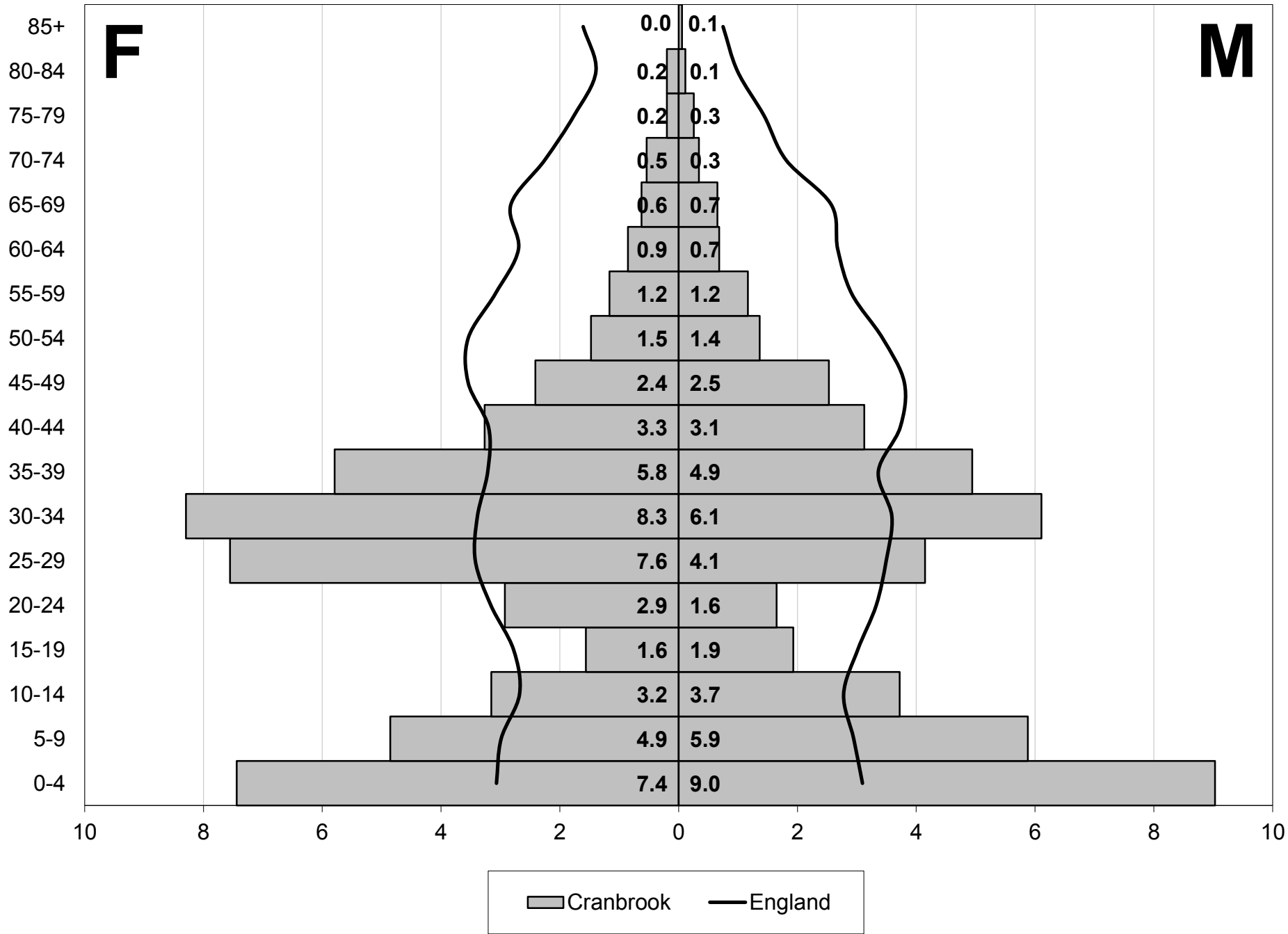
Came from outside of Devon and most of
these came from the wider South West

16%

Moved from
elsewhere in Devon



Population Pyramid (% compared to England)





District Heating Pipework

Passivhaus



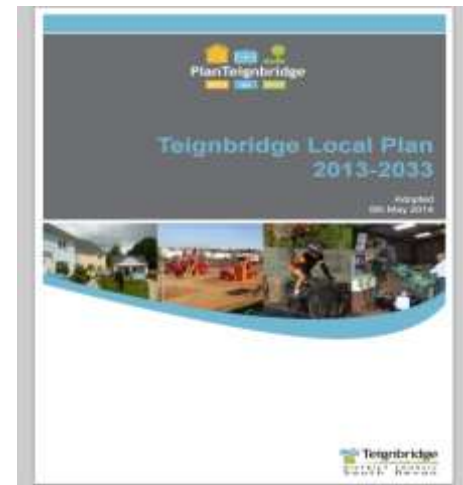


‘TEIGNBRIDGE RULE’ adopted in 2014

WE7 Custom Build Dwellings:

To support prospective custom builders on **sites of more than 20 dwellings** developers will supply **at least 5%** of dwelling plots for sale to custom builders

“Local Plan policy WE7 requires larger developments to incorporate Custom Build Dwellings, to widen the choice in the housing market.”



134 plots consented to date

Custom and Self Build Housing SPD

Custom & Self Build Housing

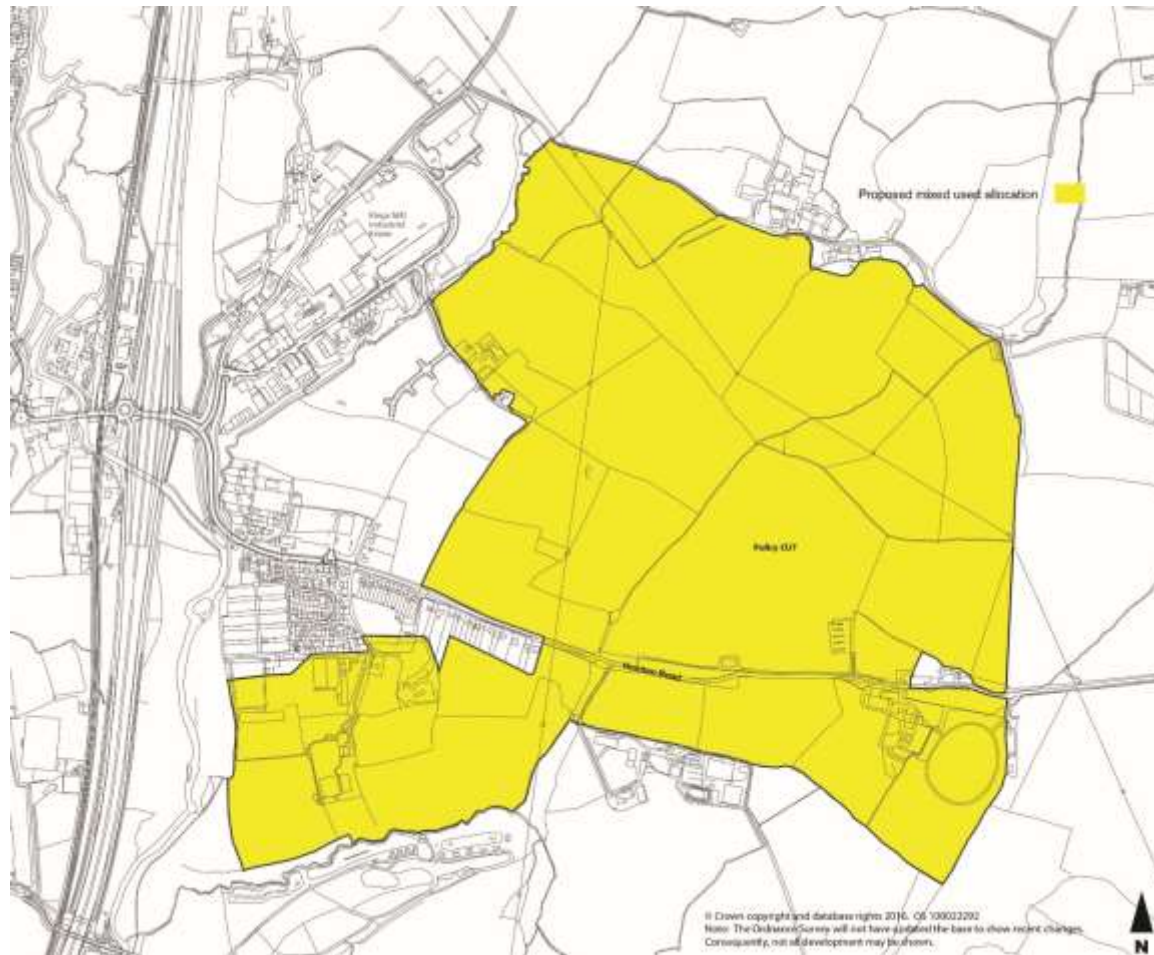
Supplementary Planning Document

July 2016

- ✓ Invaluable framework in discussions with landowners, planning agents, developers.
- ✓ Affordable CSB policy
- ✓ Size limitations for affordable CSB
- ✓ Design Codes – develop template doc



Culm Garden Village



A new plan

The new document, looking forward to 2040, will be called the **Greater Exeter Strategic Plan**.

The purpose of preparing the Greater Exeter Strategic Plan is to:

- Have a joined-up vision and aspirations for the area
- Meet the area's housing needs in the right locations
- Secure economic growth and increased prosperity
- Provide transport and infrastructure improvements needed to support sustainable growth
- Conserve and enhance the area's environment



Conclusions

- High demand area
- Alignment of housing and labour markets
- Environmental setting
- Carbon/energy credentials
- Different delivery models
- Next generation of strategic sites



Questions?