

Notes from Haven Banks Regeneration Residents Meeting
22nd June 2022, 6pm
Exeter Rowing Club, Haven Banks

1. Welcome to the new attendees
2. Communication is via Whatts app, twitter, Facebook and emails. The contact list will be updated and emails issued to all.
3. Session held to allow discussions on the plans.
4. Richard clarified the plan for 3 leaflets to be issued when planning date is known, along with posters on lampposts.
5. A volunteer is required to coordinate the future leaflet distributions
6. Donations were encouraged to cover printing costs. Michele Martin will act as treasurer.
7. Sue clarified that Devon Communities Together could not provide funding.
8. The key issues that can be logged on the planning portal was discussed. Relevant planning matters include
 - National and local planning policies
 - Effect of the proposed development on the appearance of an area
 - Quality of design and how the proposal fits in
 - Significant overbearing impact and loss of sunlight and daylight (e.g. significant overshadowing from a new building)
 - Loss of privacy to neighbouring properties
 - Economic benefits of the proposal
 - Effect on parking, traffic and highway safety issues
 - Significant increase in noise and general disturbance
 - Loss of important trees or impact on wildlife
 - Intrusion into the countryside
 - Impact on historic buildings or structuresConcerns which are not normally relevant to the planning process
 - Loss or harm to a private view
 - Loss of property value
 - Breach of private covenant
 - Loss of trade to a competitor
 - Level of profit a developer might make
 - Personal circumstances of the applicant (other than in exceptional cases)
 - Character of the applicant
 - Nuisance caused by building works
 - Moral objections (e.g. to uses such as amusement arcades and betting offices)
 - Boundary or neighbour disputes
 - Conflict with private access
9. The residents have met in groups previously and made notes on the key areas. These are listed below.

Residents notes on Environmental Operating issues:

- Will there be any technologies to reduce the energy costs of living in the accommodation?
- There will be much more noise from the increased residents.
- Traffic will cause increased pollution in the area
- Where will the plant be located and will it impact upon the adjacent properties- noise and fumes
- Will there be limited times for deliveries?

Construction issues

- How will existing wildlife be considered- seagulls, bats, kestrel
- What will happen with the trees with TPOs
- How will the existing properties be protected from damage during construction- piling and excavations
- How will the properties be protected from disruption during construction?

Design issues

- What will be the sustainability credentials of the construction?
- No 'greenwashing'- what environmental considerations are being incorporated?
- Exeter City Council promote a green city and their new buildings are generally built to passivhaus standards.
- Where are the private garden areas- these will benefit mental health and also attract wildlife
- Will water neutrality be achieved? <https://buildpass.co.uk/blog/what-is-water-neutrality/>
- Will there be loss of light to adjacent properties?
- The design is not sympathetic to the historic quayside

Residents notes on Traffic and Parking.

Parking:

1. Loss of over 260 parking spaces. At present the general public, business owners, local workers and those using the physical pursuits i.e. Clip 'n' Climb and kayaking use the car park. Including visitors in the area going to local cafés and restaurants and other local businesses on the quay.
2. There is not enough parking for residents in Diamond Road and Haven Road at present. With a strain on parking or lack of it if this goes ahead there will be not enough parking for anyone. At present there are three other carparks in the area: Haven Road car park 1 pay-and-display 79 spaces. Haven Road car park 2 pay-and-display 43 spaces. Haven Road car park 3 Pay and display 37 car spaces plus spaces for coaches. Car parking spaces along Haven Road from Piazza Terracina to the two new electric power points, 11 spaces (Pay and display). Diamond Road three parking spaces for general public and residents for two hours and at the weekend all day. Also approximately 20 spaces for Diamond Road and Haven Road residents. Stream Court private parking only. Water Lane no parking. The small lane next to 19 Water Lane is an official "Right of Way" for a resident of Stream Court so cannot be blocked off in any form.

3. Will the new residents of this development be parking zone 'M' exempt?
4. The workers that work locally will be forced to park where they can and where is the cheapest this will be in the vicinity of Diamond Road and Haven Road.
5. How many parking spaces will this development have exactly. At present none for Disabled parking.
6. The parking on the development is not for the new residents but for anyone. There will be a couple electric point charge spaces but possibly no more than 25-30 spaces in total. For a complex development holding 440 homes some of which are family homes with no parking does not make sense. These residents will park their cars where they can in any road that they can get in. And eventually will be allowed a parking permit for zone M from the council.

Traffic:

1. Access to Alphington Road junction onto Haven Road and Water Lane will be gridlocked.
2. Alphington Road is the main road coming off of the M5 into Exeter going onto Topsham Road and other roads. This is an extremely busy road at times specially business hours.
3. There is only one way in and one way out for all users of Water Lane, Haven Road, Isca Road and the respective roads that come off of these, and this is Alphington Road junction. This Alphington Road crossroad junction is by Riverside Leisure Centre and Salvation Army Charity Shop.
4. Proposed development of 1600 homes from Willey's Club to the Gasworks; - is this going ahead, has it been passed by planning, will they have their own parking spaces, if this is going ahead is there any need for more homes in the area. What effect on the infrastructure will these homes have on the area ie traffic, air pollution, parking? Where will families school their children as schools full as is doctors surgeries. If this has been passed do ECC plan on opening up any roads or building a new one to ease the stress on Water Lane on Alphington Road.

Highway Safety Issues

1. Air pollution causes a lot of health issues for people. At present our area has fairly clean air. There is an Air Pollution Monitor near the junction to Alphington Road, it would be good to know past and present levels at different times of day, season (specially in Summer when there are many more visitors to the area). In the past when Haven Road/Water Lane became gridlocked residents suffering from asthma and other lung conditions were poorly.
2. High air pollution as cars are stuck in traffic along Haven Road has happened before and is right beside the play area for young children.
3. There is going to be a gate at the end of Diamond Road by no. 18. This is for emergency use only by residents of the development in case of a flood. We have had our flood defence updated in recent years and there is little chance of flooding plus who in their right mind runs towards a flooding river. For this type of emergency it should be escape via Water Lane or stay indoors. I think it is a foregone conclusion that this will be and is a short cut for the development residents.
4. If this gate is to go ahead then will ECC lengthen the pathway on Diamond Road side to meet the development pathway? If so then this will be blocking off access to no. 18 parking - unless a drop curb is put in. No matter what, Diamond Road is a dead end road and vehicles have to turn around at the bottom. This is a safety issue as anyone coming through the gate is liable to get knocked over by an unsuspecting

driver. If this is made a continuation of the pathway then vehicles cannot turn around meaning reversing onto Haven Road where the speed around that blind corner has been a problem for some years.

There will need to be a speed limit, speed bumps and plenty of signage showing where parking is that Stream Court is private parking only, Diamond Road is residents parking only and a dead end - no access.

Residents notes on Crime.

Potential Crime Hotspots from the proposed new development:

- The gap between 78 Haven Road and the site
 - Collection point C corridor
 - Will there be security staff on site?
 - Will there be 24/7 monitored CCTV?
 - Potential for anti-social behaviour after the restaurant / bars close at 11pm
 - Potential for anti-social behaviour on the playgrounds from adolescents
 - The tables and chairs / benches will need to be taken in at night, given the experience on Piazza Terracina during lockdown.
 - Access between the Coolings and block C has a number of 'blind spots'
 - Also 'blind spots' on the other side of block C
 - The narrow space between block D and the edge of the site is a potential area for crime
 - What will the referencing process be for people letting the properties?
 - Peppering a mix of owner occupiers, renters, social housing, etc is proven to provide a more cohesive neighbourhood.
 - Doors get wedged open, which could enable crime in bin stores, bike store theft, front doors to blocks, and any other door or gate, which is supposed to be kept closed. What provision is there for monitoring this and ensuring they are not left open?
 - The block D service is a potential crime hotspot
 - What provision has been made to stop people parking in the laybys illegally?
- Will the management suite be available 24/7 to respond to issues from the sites neighbours?

Residents notes on Scale and Appearance:

- Effect of proposed development on the appearance of an area.
- Hill views blocked by high rise.
- Proposals block green pastures.
- We would lose the hills between the Outdoor climbing frame and across to the black shed with the blue door. View to Redhills.
- Quay Hill residents would also lose sight of the hills as the current buildings would be the highest in the area.
- Quality of design
- Council developments (arrow) 'good life'
- Developers dream (arrow) future slums.
- Designer rat run goes to waste (bins).
- Hanley Panky in the alley.
- 'Good life ' for fat cats.

- Significant overbearing impact.(overshadowing loss of sunlight)
- Outlook for residents of Diamond Rd, Haven Rd, Stream Court.
- Outlook walled up
- Walled up- shut out
- Overshadowing gloom.
- At 08.00 sunny day beginning of June.
- Noon on sunny day beginning of June.
- These trees are higher than the Stream Court houses 7-14. While we do not know the full height of the co- living building they do demonstrate the overshadowing effect the building will produce. The noon shadow ends at the T of the parking bay. This T is where the back wall of the communal centre will be opposite 10 Stream Court.
- Overshadowing will take place all year round.
- Currently my garden is overshadowed significantly by the badly managed sycamore tree just inside the carpark boundary at noon in the Summer. In Winter this changes, as the tree is bare. I don't want the tree at all as the leaf / seed fall is a real nuisance.
- Loss of privacy
- Private gardens have 220 public views.
- Spies in the sky
- Disco on our doorstep
- Density racks up intensity

10. Please review the planning issues subjects and the residents notes. Please feedback any further thoughts at the next meeting.

11. Contacts are required to assist the group. Any potential names to be shared with the group- previous experience of planning objections, architect, planning officer...

12. There could be an option to set up a stand on the Piazza to raise the profile. Volunteers with any marques or similar requested.

13. Key message- tell more people.

14. Reminder that the Water Lane development takes place this Friday 24th and Saturday 27th.

15. Haven Banks Residents Association next Monday 27th at 6m. Venue Exeter Rowing Club

16. Haven Banks Regeneration Residents next meeting Wednesday 5th at 6m. Venue Exeter Rowing Club.

17. Summary of Actions Above

- Volunteer to coordinate future leaflet disstribution
- Volunteer for a marquee or similar for locating on Piazza
- All to comment on current planning complaints list
- All to consider any contacts that would improve the group