

**MEETING TO DISCUSS THE WATER LANE DEVELOPMENT. EXE WATER SPORTS ASSOCIATION 22AUGUST 2022 7pm.**

**Present:**

Gert Vonhoff (Chair) Exeter Civic Society

Representatives of Exeter Civic Society, Friends of the Ship Canal, Exeter Sea Cadets, Exe Water Sports Association, Haven Banks Regeneration Group, Haven Banks Residents Association, Cllr Carol Whitton, Cllr Diana Moore.

Apologies were received from Keith Lewis (Exeter Civic Society), Cllr Amy Sparling and Cllr Tess Read, all of whom were on holiday.

GV opened by saying that the meeting followed up that on 1 August with interested groups. All groups had sent feedback about their questions and concerns about the development. These had been collated into an outline document under a series of provisional headings which had been circulated. He proposed that on the basis of this summary a prospectus should be prepared. It could then be presented to Exeter City Council planning officers and committee, the developers and used for publicity.

It was AGREED that the prospectus should be prepared. All groups would contribute and it would be owned by all groups. The prospectus would cover both the Water Lane and Haven Banks developments as well as the wider built-up area between Alphington Street and the river/canal, recognising that they were contiguous, the one would affect the other, and there needed to be consistency (e.g. about heights of buildings).

The Prospectus would establish a series of overarching principles, make suggestions on how they could be achieved and raise issues and questions for the Council and developers to consider and address. It could not be comprehensive or go into technical details as the groups lacked the necessary expertise. But it could set out carefully thought challenges which if properly responded to would go a long way to making the developments a success for the City, local residents and businesses.

The provisional structure of the Prospectus was discussed and agreed along with how the contributions would be made. Individual chapters would be written by nominated individuals and groups as set out below. Each chapter would have a guiding set of principles, followed by policy points arising from this and a traffic lighted checklist of actions. The chapters, particularly that on 'Building Great Neighbourhoods', would be informed by the Town and Country Planning Association's updated Garden City Principles.:

1) **Intro:** ongoing community engagement and some of the more general points **GV**

**Building great neighbourhoods:** *Establishing a plan for the area between Alphington Street and river/canal.* This would also include proposals on sustainability (e.g. the use of grey water and collection of rain water), the need for a balanced community with particular reference to the

proportion of students, design principles e.g. building height to be no greater than its existing neighbours (excluding the incinerator chimney), consistency of brick cladding in keeping with the existing buildings, that an iconic feature did not need to be a (large) building. **Authors:** Dominic Maxwell-Batten: [dmaxwell-batten@hotmail.com](mailto:dmaxwell-batten@hotmail.com), Alan Liebermann: [alanliebermann@yahoo.co.uk](mailto:alanliebermann@yahoo.co.uk), Elke Nachtigall: [elkenachtigall@yahoo.co.uk](mailto:elkenachtigall@yahoo.co.uk) (all 3 from *Haven Banks Residents and Business Association*); Gert Vonhoff, *Exeter Civic Society*

2) **Social, retail & leisure provision:** Promoting active, creative and healthy lifestyles; break up into sub-chapters:

- a. Social
- b. Retail, business
- c. Sport, Leisure, physical activity, education: has to be renamed and made more precise

HBRG would seek to re-establish contact with Bar Venezia, Mick Green (FESC) would contact the Friends corporate list. Ride On could also be approached. Jane Evans, ECS, would seek the views and involvement of the Exe Water Sports Association. R Flack (Sea-Cadets) would also contribute

3) **Transport:** Assuring permeability and interconnectivity exemplary for future developments in a low-car community. It was agreed that Haven Banks Road was not a suitable access road for the development, being too narrow at 6.4m. An alternative main access route needed to be found from the Marsh Barton end. Possibilities were opening up Tan Lane and/or devising a one-way system using Michael Browning Way. A wider approach also needed to be taken to improve Alphington Street congestion. The chapter would also address the need for better public transport to and from the area. Exeter Cycle Campaign (to be contacted by GV, done with no response so far), Sporting Groups (JE to contact) and Residents and Regeneration Groups nominees would draft.

- a. Access to the site
- b. Permeability through(out) the site
- c. Cycle and car parking
- d. Links to city centre and Marsh Barton

4) **Canal basin and canal links:** A true waterside community at the heart of Exeter Friends of the Ship Canal, Jane Evans and R. Flack (Sea Cadets)

5) **Natural environment:** Building corridors and bridges to river and canal valley GV to contact Devon Wildlife Trust planning officer to seek their involvement, done waiting for response

6) **History:** Keeping heritage alive in the new living quarter This could for example be achieved by the design of buildings echoing those of the past. GV, Mick Green to approach Guy Parker (Friends of the Ship Canal). Keith Lewis would be asked to approach ECS historians for help.

JE would seek the Water Sports Association agreement to the idea of a joint prospectus and to be involved in its production. JE would also contact the River and Canal User Group.

Peter Nickol, ECS – agreed to edit the document into its online form

Mick Green would provide photographs for the document and take new ones at the request of individual groups for specific chapters.

## NEXT STEPS

GV asked for writing groups nominations (names, email, tel numbers) to be sent to him by 25 Aug, lunchtime, to email list to all attendees by 25 Aug evening. The timetable would then be:

- a) editing groups for the different chapters of the prospectus with representation from different groups; main working time on prospectus during rest of August and early September: **deadline 15 Sep**

- b) Editing joint document: **16-22 Sep**
- c) Taking joint prospectus back to different groups, asking for their feedback by email: **23-28 Sep**
- d) Including feedback into prospectus: **29 Sep-3 Oct**

Once the prospectus was prepared the strategy for taking it forward could include

1. A group of representatives of the project taking the prospectus to EC Director of City Development in late September/early October. An external consultant had also been appointed by Exeter City Council to act between the council and the developers in developing a master plan for the Water Lane site:
2. Further community engagement to validate and refine the prospectus
3. Inviting the developers to a discussion about the issues and questions raised in the prospectus possibly in early to mid-October
4. Publicising through a media campaign in Exeter