

	SECTIONS	RESPONSES
4.3	Memorable places	
M01	Contextual analysis	
M02	Local engagement	
M03	Character and cultural identity	
M04	Relationship with the River and Canal	
M05	Key Views	
M06	Historic and existing features	
4.4	Outstanding quality	
	<i>Global city qualities</i>	
Q01	Global city qualities resources	
Q02	Zero Carbon	
Q03	Site analysis and community engagement	
Q04	Energy hierarchy	
Q05	Passive and climate responsive design	
Q06	Local clean energy networks	
Q07	SMART grid and infrastructure	
Q08	Renewable energy	
Q09	Air quality and pollution	
Q10	Water hierarchy	
Q11	Materials and waste hierarchy	
Q12	Embodied carbon	
Q13	Resilience	
Q14	Building performance standards	
Q15	Flood risk	
	Lifespan	
Q16	Stewardship and governance	Like - public access and no gated development
Q17	Development coordination	
4.5	Welcoming neighbourhoods	
	<i>Land use and activity</i>	
	Other	Budlings too close to, on top of, each other. Smal spaces between buildings. Overlook each other. Infrastructure required - schools, doctors, dentists.
W01	General land use and activity	
W02	Land use plan	
W03	Neighbourhood Centre	
W04	Primary school	
W05	Water related uses	Parking required for businesses and water sports in right areas. Need storage and disabled access. Access required for disabled and others.

W06	Housing mix	
W07	Employment opportunities	
W08	Existing uses	
W09	Utilities	
	<i>Water spaces</i>	
W10	Gas Works Place	
W11	Gabriel's Wharf	Broadly agree with proposal
W12	Clapperbrook Hub	
4.6	Liveable buildings	
	<i>Built form and scale</i>	
	Other	Keep residential properties and commercial development separate (e.g. college & proposed retail development opposite Cotfield Street, Gabriel's Wharf and River Meadows) and existing residential property.
	Other	Include Passivhouse developments
	Other	Specify environmental standards for construction: Passivhaus, Breeam. Code for sustainable homes - no default
	Other	Infrastructure needs to be delivered in advance.
	Other	We need to create a long term mixed community
	Other	Can it be proved that sewers can cope?
	Other	Design code needs to be enforced and developers must maintain quality
L01	Building density	Loathe: Need proper homes not bed sits. Density per hectare is too high. Can't we just build 'in keeping' with existing properties (in areas/sites where development is proposed). Height and density of housing (m2) floor space / parking spaces per property should not be left to reserved matters - should be agreed at early stages of planning. Site wide code: Refuse co-living room sizes.
L02	Street ratio	Like: Good daylight levels. People need light.
L03	Building heights	Heights need to be in keeping with existing buildings. No more than one story higher than adjacent buildings
L04	Northern canal, height and massing	
L05	Northern canal, frontage	No reduced set back (two people should be able to comfortably pass each other)
L06	Canal basin, height and massing	No mention of the maximum height of the buildings in the area - recommend 4 stories maximum
L07	Canal basin, frontage	Developments should be 8 metres away from canal rather than just 3 metres inline with main river allowance. Do not like illustrations 1, 2 and 3 - all look like boxes.
L08	Central zone, height and massing	
L09	Central zone, frontage	Frontages - 'active frontages' is vague. Need to have specified set back (e.g. from canal) Bike lockers for existing streets
L10	Central zone Water Lane frontages and building line	Concern about building heights and massing. Need to be respectful of the Cities character Exeter doesn't want to become a facsimile of other cities in the UK
L11	Central zone, Water Lane height	
L12	Southern zone height and massing	
L13	Southern zone, frontage	
	Site wide codes	
L14	Housing space standards	No small hotel style housing attracting transient population rather than community. Housing space standards appear to be only 'guidance' - not enforced. Housing space standards - need specific figures not guidance.

L15	Daylight	Not enough consideration - one habitable room with sun light. Plus impact on existing solar panels. Currently based on BSS codes on the Spring Equinox day.
L16	Ventilation and dual aspect	Outside decks must be only supplementary to open space amenity provision.
L17	Relationship with existing buildings	Building heights should be no more than existing neighbouring developments. Shading of canal by 5 or 6 story buildings. Impact on ecology.
L18	Noise	Does this protect people sufficiently from noise nuisance? Mandatory acoustic treatment to provide no more than 45 dBa in adjoining apartments
L19	Accessible homes	
L20	Flexible homes	
L21	Storage	Good to ensure adequate storage for bikes and kayaks etc.
L22	Raised ground floors	If floor levels are raised how can we ensure flood risk upstream isn't increased. Flood risk on existing areas is significant now. No property occupation (in River Meadows/Water Lane) due to known surface / pluvial flood risk.
L23	Public, private thresholds	
L24	Non-residential ground floors	Ensure adequate lighting of public areas (no mention of it any where). Water drainage - how is it addressed
4.7	Active streets	
	<i>Movement and connectivity</i>	
	Other	Mandate and enforce LTN 120 (Government bike route standards)
A01	Mobility strategy	Not feasible in short or medium term. Additional access/egress required. Not just Haven Road Alphington Road junction. Quality, connected walking and cycling routes required to support active travel. Separate cycle routes from pedestrian ones. Bus stop locations need to be specified. Bus shelters need to be specified - rather than just stops.
A02	Mobility strategy plan	A16 contradicts A02. Haven Road must not be a primary route. Cycle infrastructure must be built in tandem with development phases. Change location of main 'through route road' to railway side (not canal). Keep major roads away from residential zones. Consideration needs to be considered to locations outside of Exeter. How will visitors get to and park in the new developments (and existing facilities such as the Quay). Impact on traffic flows Alphington Road/Haven Road junction - especially on businesses, fire engine and ambulance access.
	<i>Site Wide codes</i>	
A03	General requirements for design of streets and junctions	Compulsory purchase of large areas of land (e.g. Water Lane) means that roads can be moved). In plans cannot differentiate primary / secondary routes (same colour). Haven Road must not be on a primary route - multiple leisure/hospitality venues result in pedestrian crossings. Cycle routes must be updated in advance or at least in tandem with development phases as current infrastructure can not cope. Open another route to Marsh Barton
A04	Public transport	Stresses connection to Marsh Barton and St Thomas stations but no mention of links to the City Centre, St David's station, RD&E Hospital and other major employment sites.
A05	Primary mobility hub	
A06	Primary mobility hub functions	Car club needs to be guaranteed.
A07	Secondary and tertiary mobility hubs	

A08	Car parking	Protect existing resident parking controls in existing and new areas. How will this cope with electric cars?
A09	Cycle and mobility parking	Cycle storage provision needs to be adequate for e-bikes, cargo bikes, child carriers and include electric charging points
A10	Safe access and egress	Good approach. Thumbs up! Access and egress needs to be approved prior to approval of development.
	Street codes	
A11	Mobility coding plan	
A12	Water Lane, role and function	
A13	Water Lane, managing level change	
A14	Water Lane, access and movement	
A15	Neighbourhood Street	
A16	Haven Road/Maritime Court	
A17	Foundry Lane	
A18	Tan Lane	
A19	Michael Browning Way	
A20	Northern site access	
A21	Green Streets	
A22	Green Lanes	
	<i>Site connections</i>	
A23	Canal crossings	
A24	Canal tow path	
A25	Railway crossings	
A26	Off-site connectivity and improvements	
4.8	Spaces for people and wildlife	
	<i>Site wide codes</i>	
	Other	ECC to ensure biodiversity 'net-gain' on all planning application and ensure it is delivered
S01	Green infrastructure plan	Green corridor along canal to protect biodiversity, net gain. Provide continuous protected green lung into centre of city.
S02	Open space	
S03	Green and blue infrastructure	
S04	Biodiversity	
S05	Urban Greening Factor	
S06	Sustainable drainage systems	
S07	Trees	Retain all trees. Specify tree/people ratio No trees to be cut down.
S08	Planting	
S09	Play	
S10	Food growing	
S11	Residential open space	
	Public spaces codes	
S12	The community green space	
S13	Canal	
S14	Railway embankment	
S15	Grace Road Fields	
4.9	Connected culture	

C01	Culture led development	
C02	Public realm placemaking	
C03	Creative industries	
C04	Meanwhile uses	
C05	City Cultural Hub	
	Other	Need to consider people's abilities (e.g. disability and age)
	Other	CIL / Section 106 funds need to be spent in the local area for the benefit of the local community.
	Other	Heat & Power: Connect to incinerator