

Development at Clifton Hill, Exeter Community Feedback

Public Consultation, February 2020

Analysis provided by Avril Baker Consultancy

Summary of consultation activities

Public Consultation		
Key stakeholder session	2pm 12 February 2020	Belmont Chapel, Western Way
Drop-in event for stakeholders, near neighbours and wider community	3 – 7pm 12 February 2020	Belmont Chapel, Western Way
Drop-in event for stakeholders, near neighbours and wider community	10am – 2pm 15 February 2020	Belmont Chapel, Western Way

February Exhibition in numbers

The February consultation events were well attended:

- 14 stakeholders and 33 local residents attended the 12 February event
- A further 49 people attended the 15 February event

Organisations represented included:

- Newtown Community Association,
- St Leonards Neighbourhood Association,
- Exeter Ski Club,
- Exeter Scrapstore,
- Clifton Court Amenity Ltd,
- Devon Communities Together,
- Exeter Civic Society, and
- Cycling Campaign.

Verbal feedback

Feedback from those attending the exhibition was generally encouraging and positive.

Positives

- Sustainability and low carbon aspirations
- Support for green transport initiatives - electric car charging points and bike storage
- Pleased to see more family homes in the area (not student housing)
- 25% affordable provision was welcomed (although a couple of individuals questioned the VBC calculation)
- Connection to the park at the rear is very welcome – hoped that this will resolve existing antisocial/security issues
- A few people showed interest in moving to the scheme and enquired about sales cost
- Project team members are local and have a vested interest in the scheme

Verbal feedback (contd.)

Concerns

- Residents on Portland Street were concerned re overlooking and losing access to their rear gardens
- Parking – people keen to see sufficient provision within the scheme to minimise impact on surrounding roads
- A few people raised concerns whether the large homes would end up as multiple-occupancy
- In addition, some people found the artist's impression used on the communications material misleading as it falsely implied a new access route through the garage site.

Some suggestions were offered by local residents:

- Street lighting design - ideally low light to avoid additional light pollution
- Provide some open market smaller units within the scheme - flats/2-bed homes

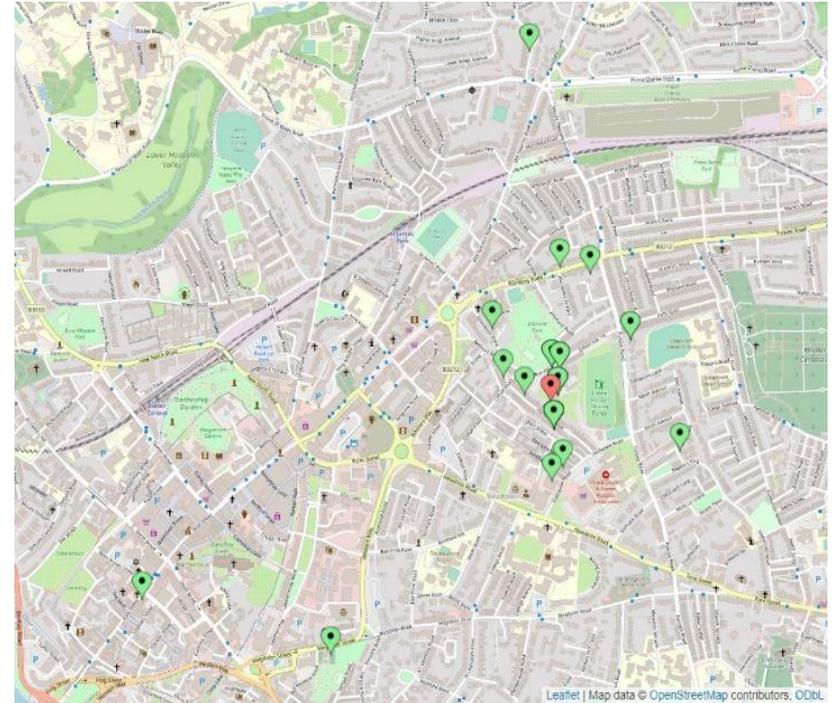
Survey responses

32 individuals completed the survey.

The majority of respondents were from within the immediate vicinity of the sports centre site (red pin).

The feedback included responses from:

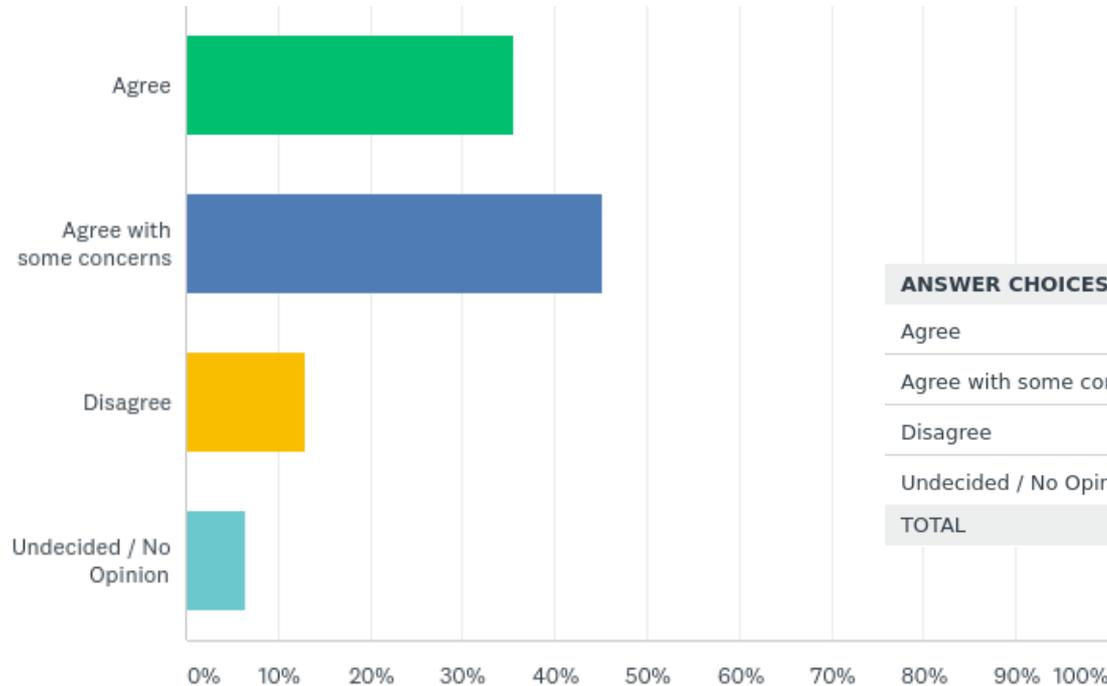
- Save Clifton Hill green space,
- Exeter and District Ski Club,
- St Leonard's Neighbourhood Association,
- Exeter Labour Party, and
- a Tree Warden.



Q1: Do you think that new housing on this site will make a positive contribution to the area?

Answered: 31 Skipped: 1

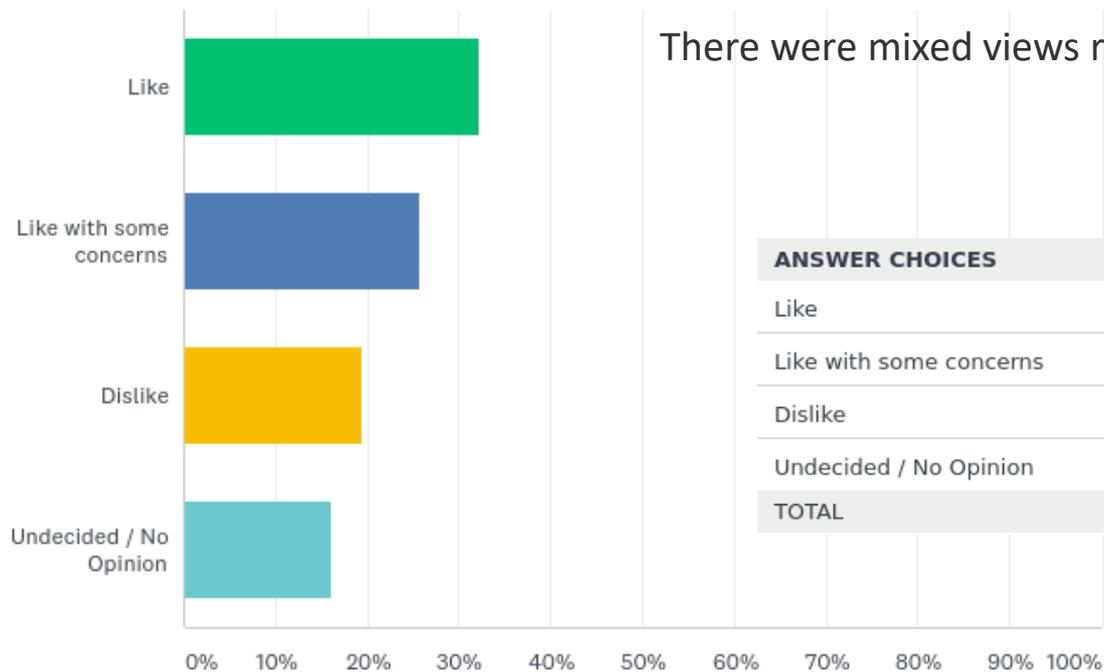
25 of the 32 respondents (80%) agree that new housing on this site will make a positive contribution to the area.



ANSWER CHOICES	RESPONSES
Agree	35.48% 11
Agree with some concerns	45.16% 14
Disagree	12.90% 4
Undecided / No Opinion	6.45% 2
TOTAL	31

Q4: Do you have any comments on the block plans and proposed massing of buildings (see 'Consultation material pdf' panel 5)?

Answered: 31 Skipped: 1

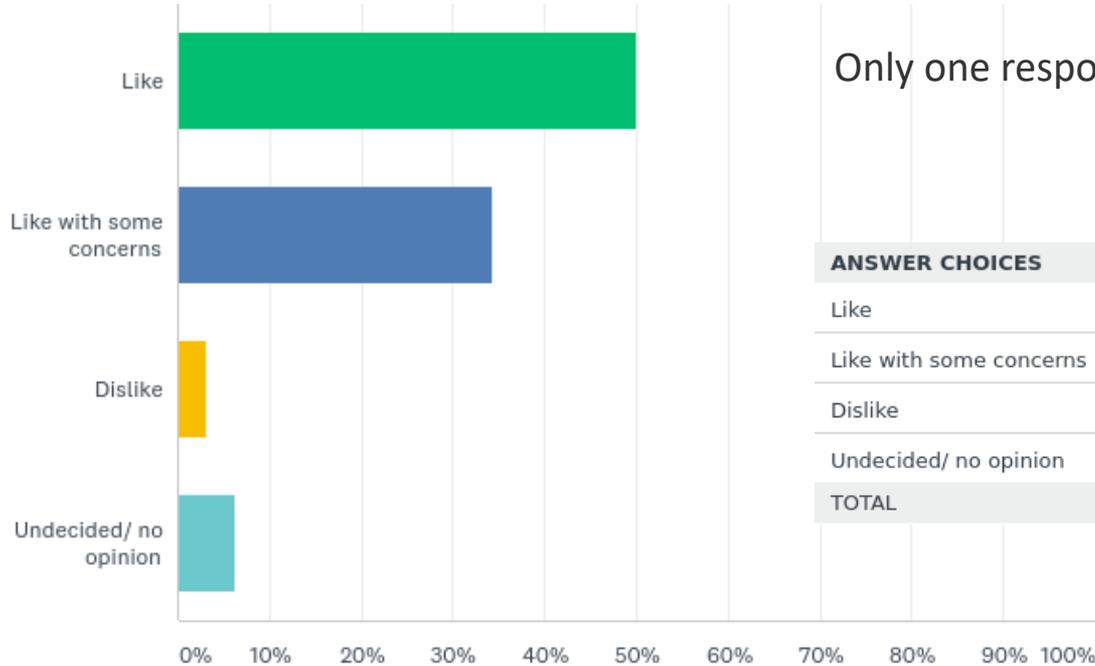


There were mixed views regarding the block plans.

ANSWER CHOICES	RESPONSES
Like	32.26% 10
Like with some concerns	25.81% 8
Dislike	19.35% 6
Undecided / No Opinion	16.13% 5
TOTAL	31

Q5: What do you think about the design approach? (see 'Consultation material pdf' panel 6)

Answered: 32 Skipped: 0

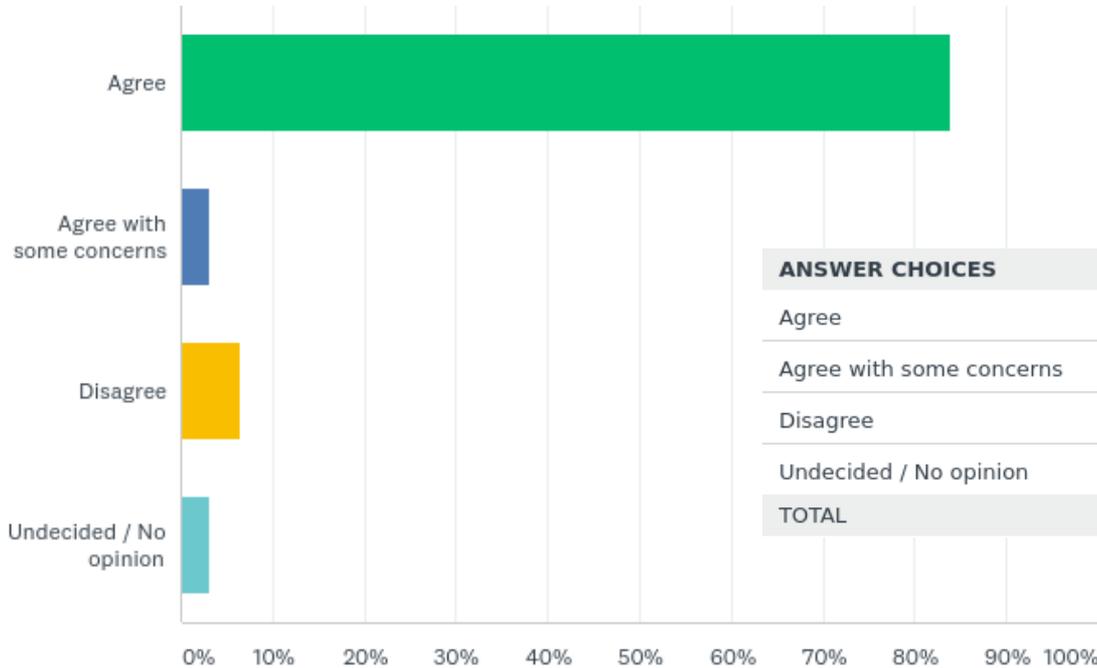


Only one respondent disliked the design approach.

ANSWER CHOICES	RESPONSES	
Like	50.00%	16
Like with some concerns	34.38%	11
Dislike	3.13%	1
Undecided/ no opinion	6.25%	2
TOTAL		32

Q10: Do you agree with the approach taken to deliver homes that are low-carbon, healthy and climate resilient? (see 'Consultation material pdf' panel 7)

Answered: 31 Skipped: 1



There was strong support for the Passivhaus standards for low-energy homes.

Summary of survey feedback

Positive comments

In addition to positive comments regarding the Passivhaus standards, respondents welcomed the following:

- Housing for families - including no. of units, capacity, proportion affordable, mixed tenure
- Design - in keeping with surroundings, sensitive height
- Landscaping and wildlife proposals - including the green street, linking Belmont Park to valued Clifton Hill green space, retention of trees

Summary of survey feedback (contd.)

Concerns

The main concerns voiced by respondents were concerned with traffic and movement:

- Vehicle access – retain access to ski club and golf range
- Insufficient parking – both on site and already in the surrounding roads; concerns re overspill
- Increased traffic volumes/pollution – pinch points on Clifton Hill and at the junction with Polsloe Road
- Green street – conflict between vehicles and pedestrians/children; turning vehicles/emergency access; need for safe pavements

Summary of survey feedback (contd.)

Other concerns

- Four respondents identified as residents of Portland Street whose properties back onto the site. They voiced specific concerns regarding loss of rear access to their homes. They were also concerned about a potential loss of trees on the site boundary and that the block plans appeared to show buildings obscuring their rear view.
- A small number of respondents felt that there was insufficient detail available to form an opinion on the design approach and block plans, and were keen to see the emerging proposals. And one person flagged a concern regarding significant levels of surface water run-off, causing flooding of the roads during periods of heavy rain.

Summary of survey feedback (contd.)

Suggestions

Landscaping/biodiversity

- Welcome native planting but must be climate resilient/suitable
- Protect existing trees during construction

Sustainability

- Include solar or air source heat pumps
- Opportunities for rainwater collection

Design/Architectural treatment

- Preference for red brick, in keeping with the area, though a couple of respondents suggested glass, wood, metal and encouraged the team to be more 'ambitious'
- Orientate gardens to south and west
- More generous balconies
- Increase storage inside and out