Liveable Water Lane Supplementary Planning Document

Development Framework and Design Code

Public Consultation Draft October 2023

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This document has been prepared and checked in accordance with ISO 9001:2015

Chapter 1

Introduction

1.1 Overview

Water Lane is a key strategic brownfield redevelopment area in Exeter and one of the largest sites of Exeter City Council's Liveable Exeter initiative. The site runs alongside the Riverside Valley Park and the Great West Mainline railway. It currently contains a variety of land uses including business premises and workshops, utilities infrastructure, public car, coach and boat parking, leisure and community facilities including for water-based activities and Grace Road playing fields (now disused).

Water Lane provides an opportunity to deliver a high quality, low-car new neighbourhood that is well served by a school, community, cultural and sustainable travel facilities, with good access to employment opportunities and effective links to the Valley Park. Development will need to respond to challenges including flood risk, restricted access, contamination and protecting the amenity of nearby residents. It will also need to reflect the site's rich industrial and water-related heritage.

The Liveable Water Lane Supplementary Planning Document (hereafter referred to as the SPD) amplifies adopted and emerging planning policy by providing a Vision, Development Framework and Design Code (the Code) to guide the delivery of high quality, co-ordinated redevelopment and placemaking in the area.

1.2 Planning policy framework

The SPD elaborates on the principles and policy set out in national and local planning policy documents. These are summarised below:

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) provides a framework within which locally-prepared plans for housing and other development can be produced. It highlights that the role of the planning system is to achieve development that is environmentally, economically and socially sustainable. To achieve sustainable development paragraph 20 highlights that strategic policies should set out an overall strategy for the pattern, scale and design quality of places. In doing so, policies should make sufficient provision for housing and commercial uses, infrastructure and community facilities, and make provision for the conservation and enhancement of the natural, built and historic environment.

Good design is identified as a key aspect of sustainable development. Paragraph 130 and, more broadly, the National Design Guide, stipulate that planning policies and decisions should ensure that developments:

a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience'.

The NPPF is complemented by planning practice guidance for a broad range of topics.

Exeter Local Plan

The adopted Local Plan for Exeter comprises the Core Strategy Development Plan Document (DPD) which was adopted in February 2012, and policies in the Exeter Local Plan First Review that have been saved. This SPD builds upon and provides more detailed guidance specifically in relation to policy KP6 of the Exeter Local Plan First Review and policy C17 of the Core Strategy, which set out high-level development aspirations for Water Lane. The supporting text to policy KP6 highlights that appropriate uses within the Water Lane area will include housing, leisure and "more environmentally acceptable" employment uses supported by financial contributions towards highways improvements, bus priority measures and facilities for pedestrians and cyclists." For the Quay and Canal Basin area, policy C17 states that development should:

- ‘respect the historic character of the area and incorporate uses that realise the potential of existing high quality historic buildings;
- provide a high quality public realm that adds to the interest and draw of the area;
- establish an attractive and safe environment that encourages social interaction and relaxation within the Piazza Terracina and along the Riverside walk;
- include attractions that tell Exeter’s historic story as an important industrial centre and port;
- create vibrancy that encourages visitors and tourists to linger longer within Exeter;
- provide a permeable built form with good connections to an enhanced Exe Riverside Valley Park;
- retain and enhance the biodiversity of the Canal Basin and adjacent areas’.

It goes on to identify that development in the Water Lane Regeneration Area should:

- 'take a comprehensive approach to the delivery of development which ensures that new housing is compatible with other existing land uses in the area, particularly industry;
- provide a mix of uses that encourage vitality and create a safe and secure environment;
- include innovative modern design that respects the form and massing of existing development, to enhance the character of the area;
- address the issue of flood risk through design and layout;
- aim to connect to a heat supply from the Marsh Barton EfW facility’.

Emerging Local Plan

The SPD has been prepared to align with both the principles and requirements of policies KP6 and C17 and more up to date national planning policy. The principles and requirements set out in national planning policy are reflected in the Liveable Exeter 2040 Vision, which in turn underpins the emerging Local Plan (The Exeter Plan) expected to be adopted in 2025. Once the Exeter Plan is adopted, the Water Lane Development Framework and Design Code will either form a SPD in support of the new policy or will potentially form part of the Exeter Plan itself. The chosen approach will be subject to updated government guidance on SPDs and Design Codes.

The Exeter Plan proposes to allocate Water Lane as a development site and is subject to consultation as a full draft plan in autumn 2023, alongside the Water Lane SPD. The local community are also working on the early stages of a neighbourhood plan within the area.

1.3 Liveable Exeter

By 2040 Exeter will be a global leader in addressing social, economic and environmental challenges. Commitment to transformational change and sustainable growth is underpinned by the 2040 Exeter Vision, which has been endorsed by a series of key stakeholders in the city.

2040 Exeter Vision

The 2040 Exeter Vision will achieve the following seven outcomes:

- An innovative and analytical city
- A healthy and inclusive city
- The most active city in the UK
- Accessible world-class education
- A liveable and connected city

Driven entirely by achieving these outcomes, Exeter City Council has embedded the Vision into the (draft) Exeter Plan across all key policies and development sites. The Plan works alongside Liveable Exeter to deliver the 2040 Vision.

Liveable Exeter is an ambitious city-making initiative to regenerate brownfield land and build new homes within healthy and vibrant new neighbourhoods. It is the brilliant alternative to building on green spaces and strives to protect Exeter's unique characteristics, including its landscape setting and rich cultural heritage.

Brownfield development is enshrined in the development strategy for the Exeter Plan. There is a need to use land more efficiently and increase densities at strategic brownfield developments, including at Water Lane.

Liveable Exeter takes a fresh approach to growth, looking to renew the city in ways which benefit people, the environment and the economy.

A liveable city

A liveable Exeter combines the strengths of a global city with local character, including:

- Exeter's rich heritage
- The River Exe and the surrounding countryside
- Internationally recognised places to work and study

The network of neighbourhoods that make up the city, such as St. Thomas, St. Leonards and Whipton, retain some of the qualities of the small villages that once surrounded the city wall. Together, these distinct qualities create the foundations of a liveable city.

As Exeter plans for growth, it is essential to recognise where there is room for improvement. For example:

- The streets, spaces and parks that link neighbourhoods and key destinations like the city centre need to be safe and attractive, encouraging people to be active and use cars less.
- The institutions and businesses that give Exeter strength and status need to be recognised and supported to respond to shifts in the digital, economic and social landscape.
- Investment and funding achieved through transformational development and infrastructure renewal projects will be how the Vision outcomes are achieved.

A set of high-level Liveable Exeter Principles have been developed to guide new development and infrastructure projects across the city and ensure changes in the built and natural environment deliver the outcomes of the Exeter Vision 2040.

The SPD builds on the work undertaken within the Water Lane Principles document which expresses Exeter City Council's aspirations for the redevelopment of the site.

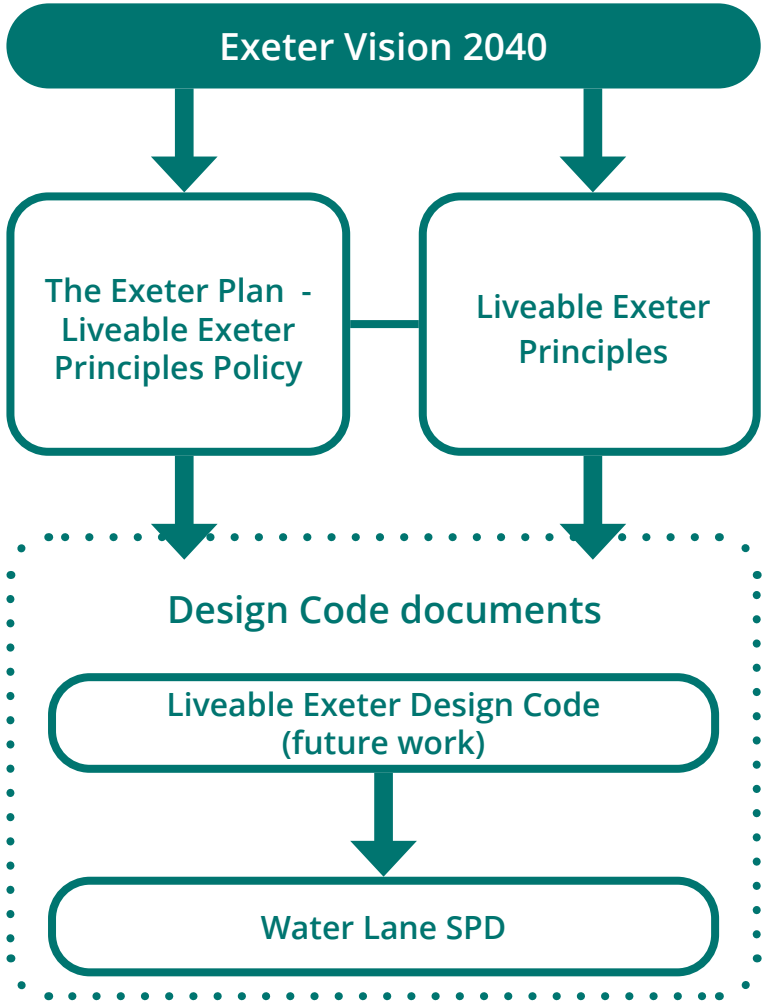


Diagram explaining the hierarchy of council documents related to Liveable Exeter.

Liveable Exeter Principles

The Liveable Exeter Principles are tools to contribute to delivering the outcomes of the Exeter Vision 2040. The 7 themes capture the outcomes Exeter is seeking to achieve.

Memorable places

Exeter has strengthened its relationship with key features that define the image of the city including the River Exe, the City Centre and the surrounding hills.

Outstanding Quality

Exeter has high-quality and net zero carbon living, working, learning, leisure, cultural and historic environments which help to attract top businesses and the best talent.

Welcoming neighbourhoods

Exeter is made up of a network of compact and well-connected neighbourhoods where people can access day to day services such as care, schools, work and social spaces by walking and cycling.

Liveable Buildings

Exeter's new and upgraded buildings contribute to an attractive city and are well-designed spaces where people enjoy spending time.

Connected Culture

Exeter has a diverse and accessible cultural offering, connecting our world leading climate science, arts and literature, heritage, learning and innovation.

Spaces for people and wildlife

Exeter's urban and natural spaces are attractive and well-connected environments well used for recreation, active travel and for supporting wildlife.

Active Streets

Exeter has transformed into a city with high-quality streets where active travel, public transport and shared mobility are the natural and most convenient choice for most journeys.

1.4 Using the SPD

The purpose of the SPD

This SPD builds upon the Water Lane Principles document setting out a Vision for Water Lane, and outlining requirements and precedents for applicants coming forward with development proposals. The purpose of this document is to help ensure development proposals are well designed and achieve the Vision when delivered.

Comply or Justify

The requirements and guidance within the SPD reflect local stakeholders' aspirations for Water Lane and development is expected to follow these. Where a proposal departs from the requirements and guidance, a thorough justification should be provided and demonstrate how it still supports the Vision for Water Lane.

Who the SPD is for

The SPD will form a material consideration for planning applications and should be used as part of the pre-application process. The document is intended to be used by a wide range of stakeholders, with the main users set out below:

Applicants: The SPD is intended to give designers, developers and landowners applying for planning consent a clear steer on what is expected of development proposals. It provides a common starting point and vision to work towards.

Planning Officers: The SPD will be a tool for planning officers to guide applicants through the pre-application and planning application process and ensure proposals meet the requirements in the SPD.

Planning Committee: The SPD will also be used to inform Councillors during their decision making at Committee to ensure applications that are approved meet the requirements in the SPD and support the Vision for Water Lane.

Residents and stakeholders: The SPD provides a framework to achieve high quality design and placemaking and as such will provide residents and local stakeholders with certainty on the design standards new development should meet.

The SPD is also an important strategic tool for stakeholders to determine priorities for infrastructure delivery and improvements. More details on this is set out in Chapter 5.

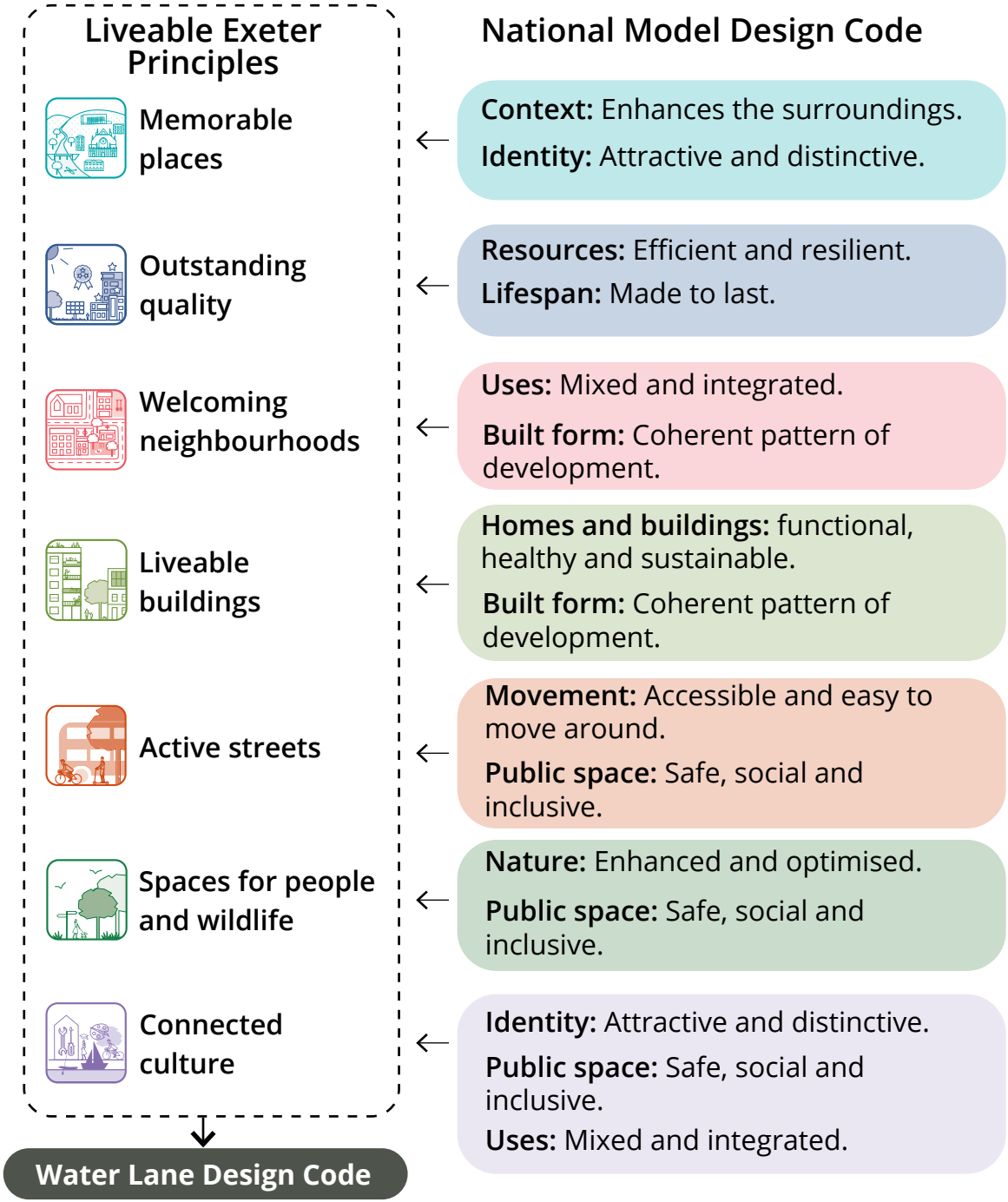
How the Design Code is structured

The Design Code section of the SPD is structured around the Liveable Exeter Principles, setting out how development at Water Lane should respond to each Principle, ensuring a clear thread between Exeter's overarching vision, Local Plan Policy and the SPD.

The topics covered under each Liveable Exeter Principle are informed by the Government's National Model Design Code (NMDC). The Principles and requirements within the Code have also been informed by the following initiatives:

- Garden City Principles.
- Sport England's ten principles of Active Design.
- Building for a Healthy Life.
- 10 Healthy Streets Indicators.

This diagram shows where the NMDC topics are covered within the Code. A more detailed mapping of the NMDC topics and outcomes are included in the appendix.



How the Design Code is structured - sample pages

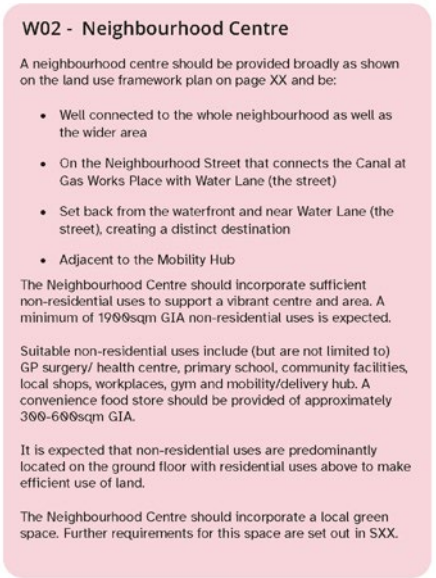
This document is intended to be a practical and usable tool for all parties involved in the design and planning process in Water Lane. The Code sets out both specific design requirements as well as required processes that should be followed to arrive at a good design solution. This allows flexibility for applicants to adhere to the Code in a number of different ways. Requirements are supported by examples of how this can be achieved.

All code requirements have a code number and are set out within coloured boxes.

Graphics and precedent images show examples of how the Code requirement can be achieved. These do not represent the only acceptable design solution.

Text on white background is supporting text to provide additional detail.

In some instances, graphics and images show both an example of what is acceptable ✓ and unacceptable ✗.



W02 - Neighbourhood Centre

A neighbourhood centre should be provided broadly as shown on the land use framework plan on page XX and be:

- Well connected to the whole neighbourhood as well as the wider area
- On the Neighbourhood Street that connects the Canal at Gas Works Place with Water Lane (the street)
- Set back from the waterfront and near Water Lane (the street), creating a distinct destination
- Adjacent to the Mobility Hub

The Neighbourhood Centre should incorporate sufficient non-residential uses to support a vibrant centre and area. A minimum of 1999sqm GIA non-residential uses is expected.

Suitable non-residential uses include (but are not limited to) GP surgery/ health centre, primary school, community facilities, local shops, workplaces, gym and mobility/delivery hub. A convenience food store should be provided of approximately 399-699sqm GIA.

It is expected that non-residential uses are predominantly located on the ground floor with residential uses above to make efficient use of land.

The Neighbourhood Centre should incorporate a local green space. Further requirements for this space are set out in SXX.

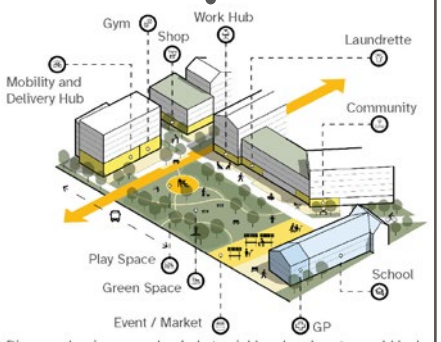


Diagram showing example of what neighbourhood centre could look like and the uses it could include.

Mixed-use neighbourhood centre with active uses on ground floor and residential above, North West Cambridge

Central zone - Water Lane (the street)

In addition to the general requirements for the central zone, proposals on Water Lane (the street) must consider the following. Refer also to the active streets chapter for further details.

L08 - Central zone, Water Lane frontages and building line

All buildings should have active frontages with windows and frequent building entrances onto Water Lane.

Building frontages must be setback along the south western edge of Water Lane to allow for street trees and avoid over shading of the street. The building line must allow at least a 1:1 ratio between street width and building height.

Building frontages should vary to the north eastern edge of Water Lane. The building line should respond to the specific context such as being set back behind existing trees. This will create a varied built form and avoid an overbearing continuous massing. Occasional buildings which come forward to meet the existing stone wall or level change may be acceptable in specific locations a suitable location.

L09 - Central zone, Water Lane height

Proposals must respond to the level difference between the two sides of Water Lane so that buildings on higher ground are not overbearing on the street. Appropriate responses include lower building heights, greater setbacks and setback upper storeys to achieve a 1:1 street height to width ratio.

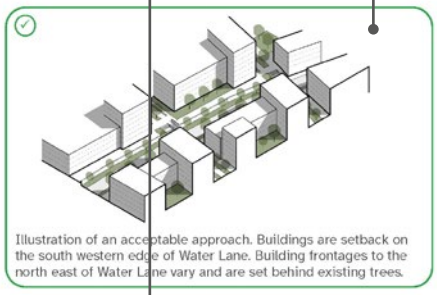


Illustration of an acceptable approach. Buildings are setback on the south western edge of Water Lane. Building frontages to the north east of Water Lane vary and are set behind existing trees.

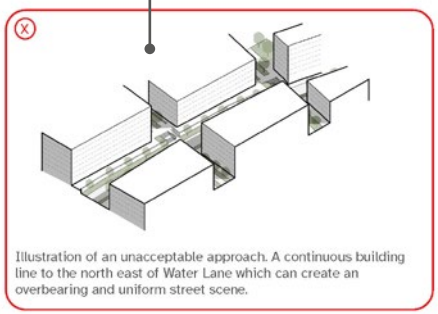


Illustration of an unacceptable approach. A continuous building line to the north east of Water Lane which can create an overbearing and uniform street scene.

Chapter 2

Vision

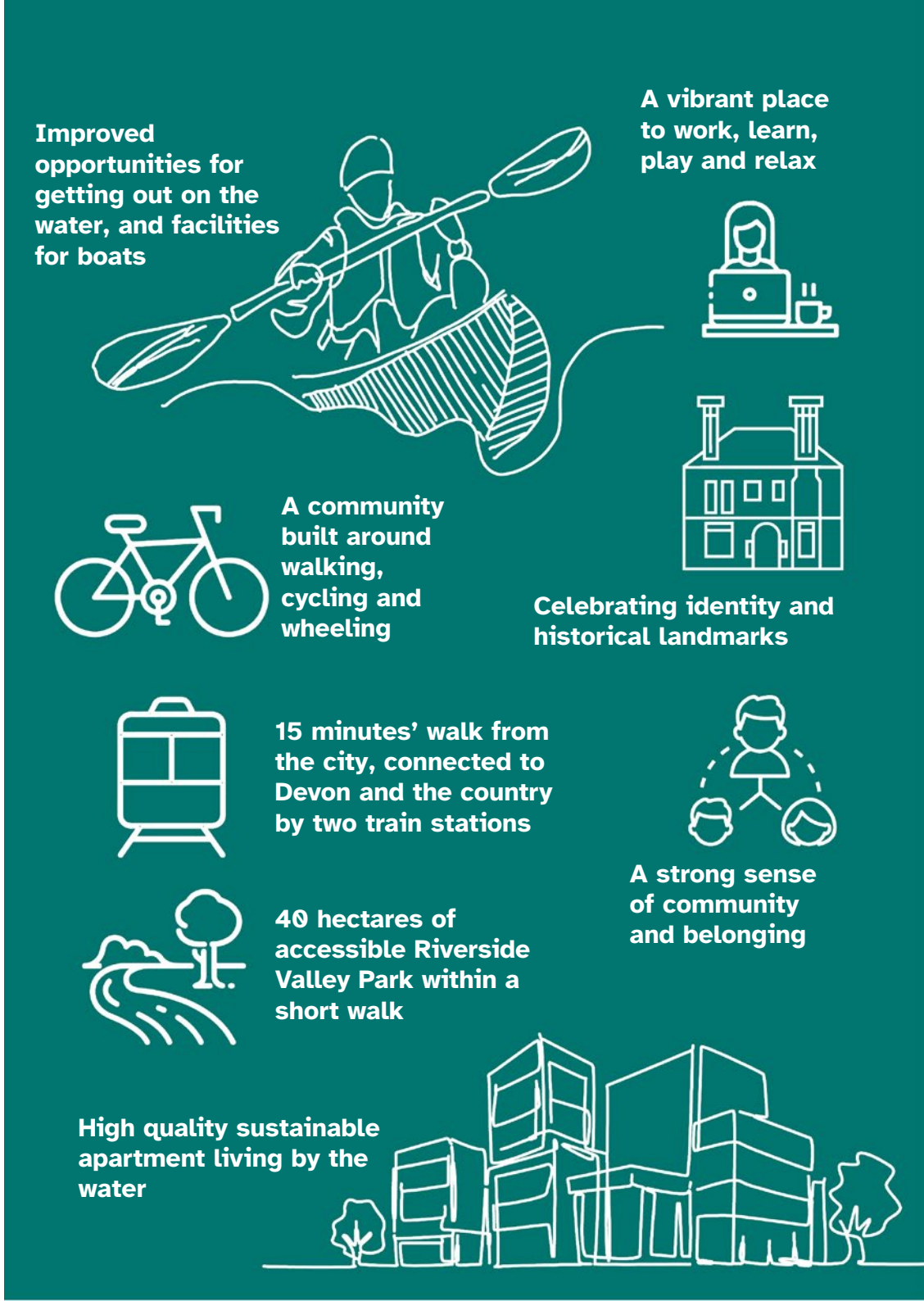
2.1 Water Lane - the opportunity

Water Lane is an exciting and totally unique development opportunity for Exeter. It is located by the River Exe and Riverside Valley Park, which are valued landscapes and noted tourist and leisure destinations. It has an incredibly rich industrial and maritime heritage and is still a functioning harbour with a strong identity. And it is a 15 minute walk from the City Centre and served by two train stations. It is currently underutilised and disconnected from other parts of the city, providing an opportunity to rethink connectivity in Exeter starting with walking and cycling.

Most importantly, Water Lane and the surrounding area have a strong and enterprising local community that is passionate about its future. That local community, made up of people living in the area, people running or working in local businesses and people visiting the area from other parts of the city, has been instrumental to shaping the Vision for Water Lane and determining the requirements in the SPD through early engagement. For instance, the idea of a true waterside community, which is one of the key placemaking principles guiding the SPD, has come from the Friends of the Ship Canal.

The wishes of the local community, expressed during early engagement, are captured in the collage on the following pages. A more detailed description of the community engagement process and input gathered is set out in chapter 6.

Graphic representation of key opportunities within the Water Lane area.

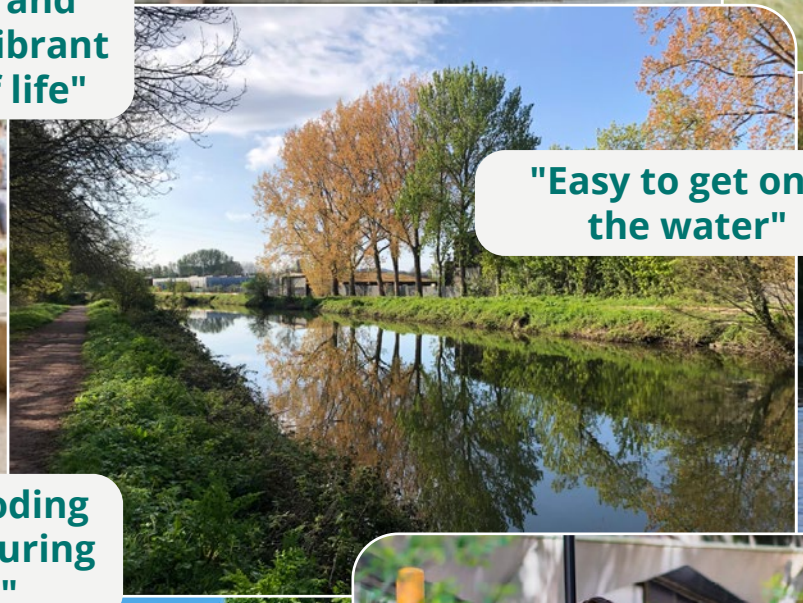


The collage on the following two pages shows a mix of site photos from Water Lane to highlight some of the great opportunities within Water Lane, and precedent images from other places to describe what the area could be like in the future. Precedent image credits: Robin Forster, Claire Borley, Neil Speakman.

"Tranquil and peaceful, vibrant and full of life"

"Nature, space, light and water"

"Safe from flooding and pleasant during heatwaves"



"Easy to get onto the water"

"I spot herons and kingfishers all the time"

"A fantastic walk from Marsh Barton station to the City Centre"

"It's a close-knit community where you know your neighbours"

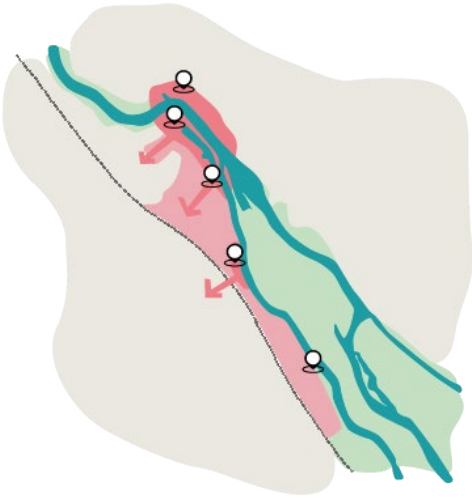
2.2 Water Lane placemaking principles

These seven placemaking principles in this section describe what each of the Liveable Exeter Principles mean for Water Lane. The principles are used to structure the Code to ensure all requirements help to achieve the Vision. Each placemaking principle is expanded upon later in the Code.

1

Memorable places
- A true waterside community

The Canal and River define the cultural identity of, and life in, Water Lane.



2

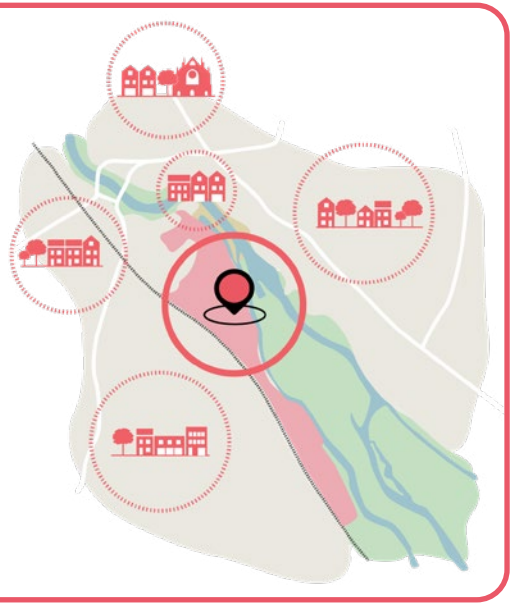
Outstanding Quality
- Exeter's flagship development

Water Lane is an award winning development known nationwide as an exemplar outstanding quality, low carbon neighbourhood.

3

Welcoming Neighbourhoods
- A new exciting neighbourhood

People living in Water Lane are personally invested in the community and feel a strong sense of belonging.



4

Liveable Buildings

- Responsive density and height

Compact development and taller buildings are provided in the right places and in a way that is responsive to context and local heritage.

5

Active Streets

- A low car and healthy neighbourhood

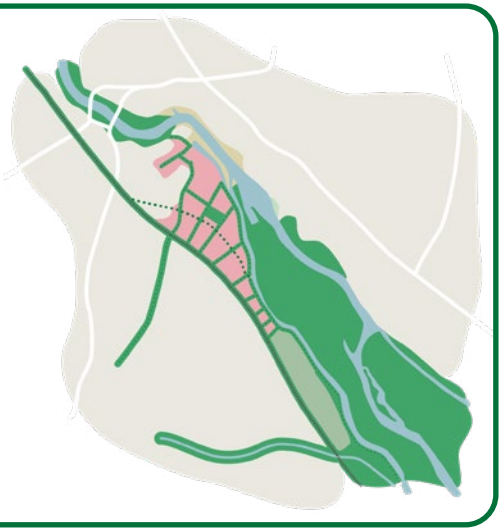
It's easy to move around on foot, by bike and by public transport within Water Lane and to get to the rest of the City

6

Spaces for people and wildlife

- Connecting with the Canal, River and Valley Park

Abundant planting in streets and spaces together with green walls and roofs create a rich and joined up natural network.



7

Connected Culture

- A dynamic maker community

Water Lane provides opportunities for cultural attractions and creativity, building on the diverse community of businesses, and industrial heritage.

2.3 Water Lane Vision

Water Lane is a truly unique neighbourhood in Exeter and its regeneration has been a catalyst for transformation across the City. The River and Canal are at the heart of people's daily life and a cherished destination for everyone in Exeter. Water Lane is a dense and urban neighbourhood where people live and work with both the bustling Quay and the leafy, tranquil Canal on their doorstep. The high density of buildings is matched by an abundance of nature within all streets and spaces and on buildings.

Part of Water Lane's charm is how it has grown organically over time, there is a rich and unpolished mix of uses and buildings which create a strong local identity. Industrial heritage and the working Canal are celebrated and support new cultural uses. Once an isolated area, Water Lane is now well-connected to the rest of the City and a neighbourhood where people choose to walk and cycle, thanks to the attractive streets, bridges and easy access to local facilities.

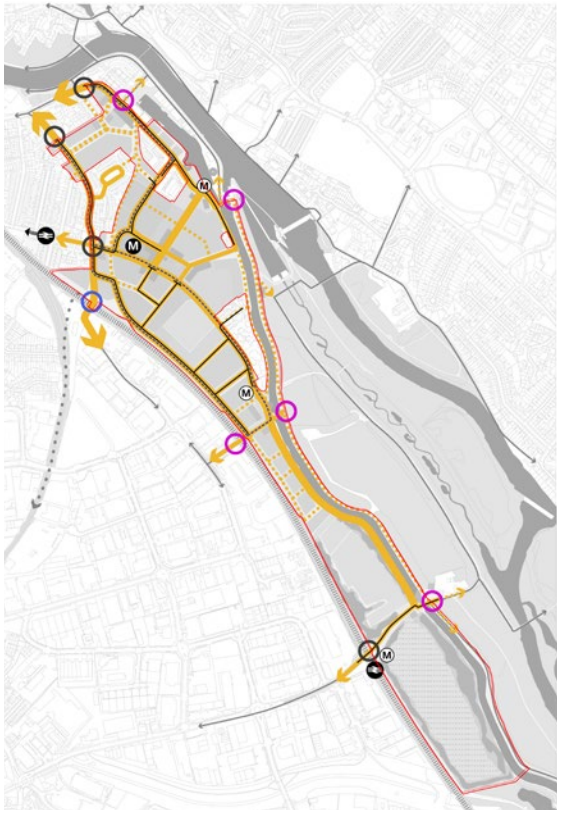
Chapter 3

Development Framework

3.1 Development Framework Overview

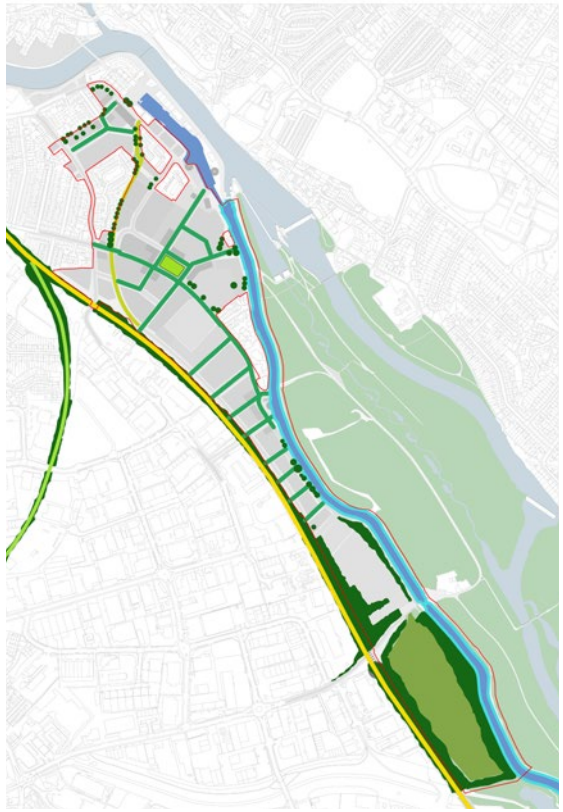
The Development Framework provides an illustrative spatial overview of development within the Water Lane site. It provides a co-ordinating structure to the whole development area to guide individual planning applications. The Development Framework represents the spatial application of the Vision and has been used throughout the preparation of the SPD to test aspirations for the site. The Development Framework comprises a build up of the following layers, each of which are explained and expanded on within the Design Code:

Mobility
- see 'Active Streets'

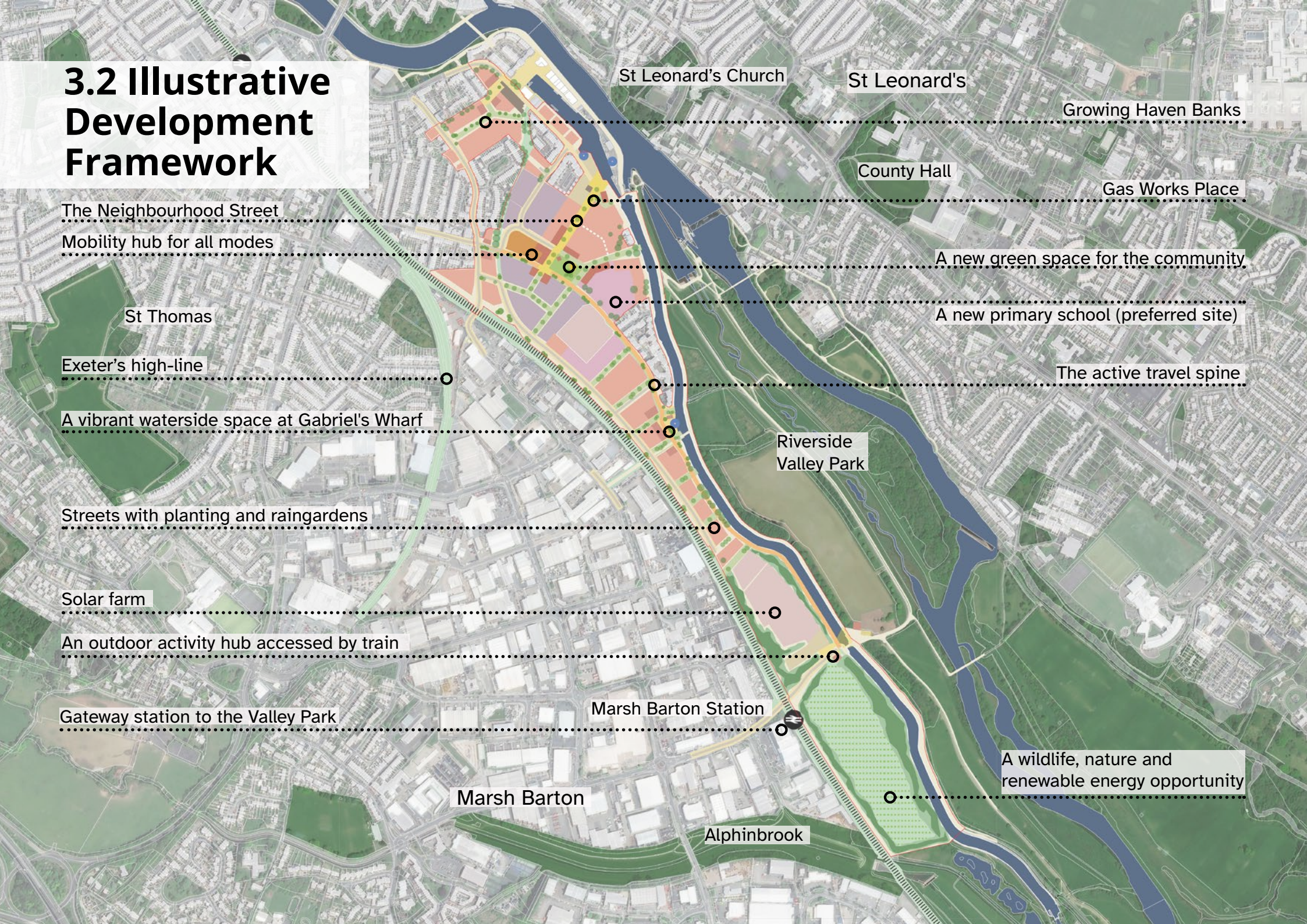


Land Use
- see 'Welcoming Neighbourhoods'

Green infrastructure
- see 'Spaces for People & Wildlife'



3.2 Illustrative Development Framework



Chapter 4

Design Code

4.1 Code contents

A reference for all requirements within the Code is set out in the following list, which can be used as a checklist. Code requirements which only apply to specific locations are highlighted with a bold **'S'**.

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

Global city qualities	
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	
Sustainable construction	
Q12 – Embodied carbon	
Q13 – Resilience	
Q14 – Building performance standards	
Q15 – Flood risk	
Lifespan	
Q16 – Stewardship and governance	
Q17 – Development coordination	

4.5 Welcoming neighbourhoods

Land use and activity	
W01 – General land use and activity	
W02 – Land use plan	
W03 – Neighbourhood centre	**S**
W04 – Primary school	**S**
W05 – Water related uses	
W06 – Housing mix	
W07 – Employment opportunities	
W08 – Existing uses	
W09 – Utilities	
Water spaces	
W10 – Gas Works Place	**S**
W11 – Garbriel's Wharf	**S**
W12 – Clapperbrook Hub	**S**

4.6 Liveable buildings

Built form and scale	
L01 – Building density	
L02 – Street ratio	
L03 – Building heights	
L04 – Northern canal, height and massing	**S**
L05 – Northern canal, frontage	**S**
L06 – Canal basin, height and massing	**S**
L07 – Canal basin, frontage	**S**
L08 – Central zone, height and massing	**S**
L09 – Central zone, frontages	**S**
L10 – Central zone, Water Lane frontages and building line	**S**
L11 – Central zone, Water Lane height	**S**
L12 – Southern zone, height and massing	**S**
L13 – Southern zone, frontage	**S**
Site wide codes	
L14 – Housing space standards	
L15 – Daylight	
L16 – Ventilation and dual aspect	
L17 – Relationship with existing buildings	
L18 – Noise	
L19 – Accessible homes	
L20 – Flexible homes	
L21 – Storage	
L22 – Raised ground floors	
L23 – Public, private thresholds	
L24 – Non-residential ground floors	

4.7 Active streets

Movement and connectivity	
A01 – Mobility strategy	
A02 – Mobility strategy plan	
Site wide codes	
A03 - General requirements for design of streets and junctions	
A04 - Public transport	
A05 – Primary mobility hub	**S**
A06 – Primary mobility hub functions	**S**
A07 – Secondary and tertiary mobility hubs	
A08 - Car parking	
A09 – Cycle and mobility parking	
A10 - Safe access and egress	
Street codes	
A11 – Mobility coding plan	
A12 – Water Lane, role and function	**S**
A13 – Water Lane, managing level change	**S**
A14 – Water Lane, access and movement	**S**
A15 – Neighbourhood Street	**S**
A16 – Haven Road/Maritime Court	**S**
A17 – Foundry Lane	**S**
A18 – Tan Lane	**S**
A19 – Michael Browning Way	**S**
A20 – Northern site access	**S**
A21 – Green Streets	**S**
A22 – Green Lanes	**S**

Site connections	
A23 - Canal crossings	
A24 - Canal tow path	
A25 - Railway crossings	
A26 - Off-site connectivity and improvements	

4.8 Spaces for people and wildlife

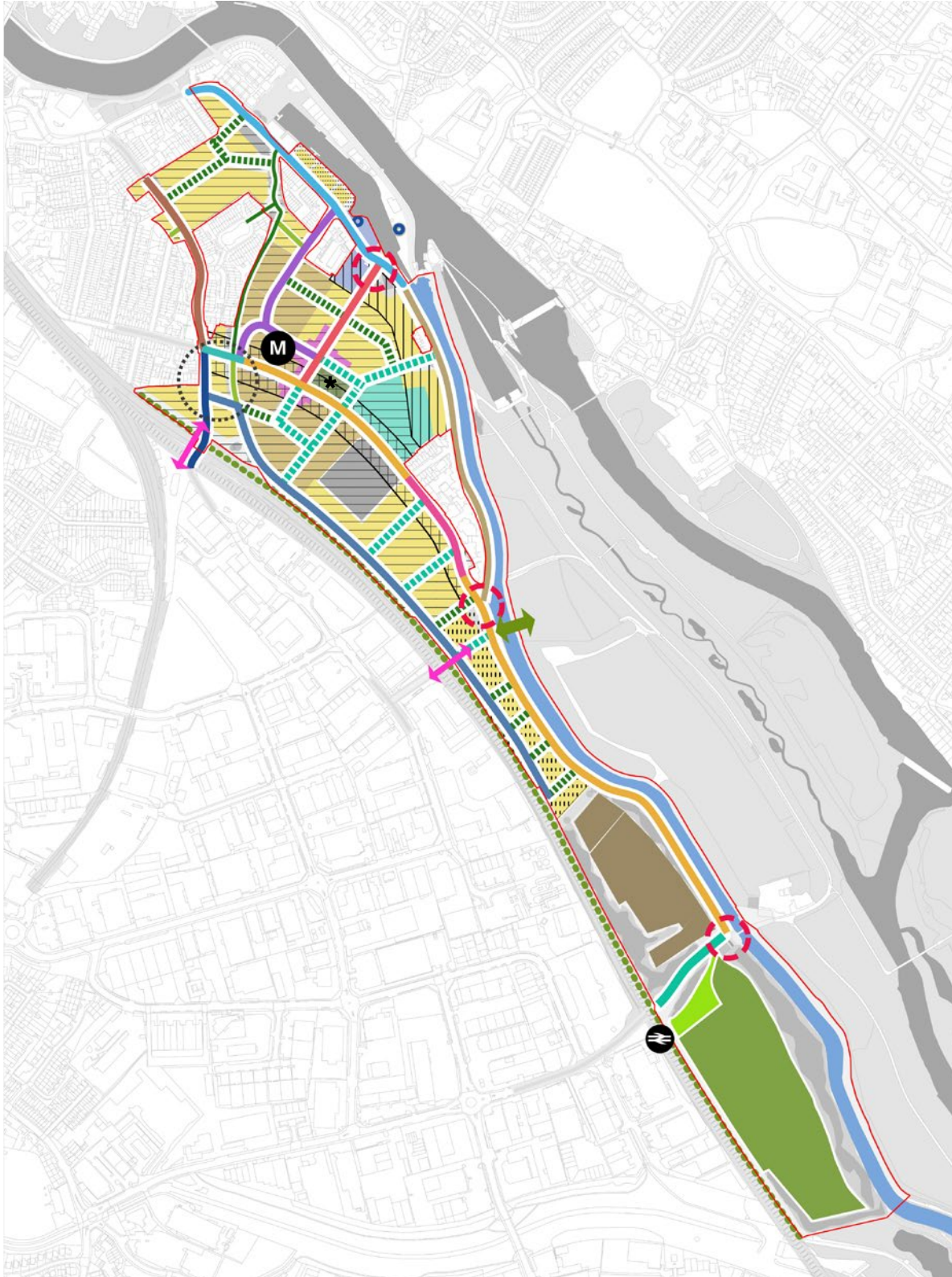
Site wide codes	
S01 – Green infrastructure plan	
S02 – Open space	
S03 – Green and blue infrastructure	
S04 – Biodiversity	
S05 – Urban Greening Factor	
S06 – Sustainable Drainage Systems	
S07 – Trees	
S08 – Planting	
S09 – Play	
S10 – Food growing	
S11 – Residential open space	
Public spaces codes	
S12 – The community green space	**S**
S13 – Canal	**S**
S14 – Railway embankment	**S**
S15 – Grace Road fields	**S**

4.9 Connected culture

C01 – Culture-led development
C02 – Public realm place making
C03 – Creative industries
C04 – Meanwhile uses
C05 – City culture hub

4.2 Regulating plan

The regulating plan describes the specific spatial requirements of the Code within the Water Lane area. It can be used to help identify which spatial Codes are relevant to specific parcels of land and therefore individual planning applications. A legend is provided on the following page.



Regulating plan legend

Welcoming neighbourhoods

Neighbourhood centre
W03

Residential led development
Multiple codes apply

Water Spaces
W10-12

Primary school
W04, Preferred location

Employment opportunity area W07

Boat storage
W05, Preferred location

Craning point
W05, Fixed location

Solar farm, biogas plant and green waste
Q09, W08, Fixed location

Car parking for leisure hub
W12, Fixed location

Electricity substation

Liveable buildings

Built Form Zones
Covering detail of building frontages, massing and articulation of height.

Northern canal zone
L04-05

Canal basin zone
L06-07

Central zone
L08-09

Central zone water lane L10-11

Southern zone
L12-13

For height requirements refer to L03 building heights coding plan.

For density requirements refer to L01 building density coding plan.

Active streets

Water Lane zone 1
A12-14, fixed location

Water Lane zone 2
A12-14, fixed location

Water Lane zone 3
A12,14, fixed location

Water Lane zone 4
A12,14, fixed location

Neighbourhood Street
A15, Fixed location

Foundry Lane
A17, Fixed location

Haven Road
A16, Fixed location

Michael Browning Way
A19, Fixed location

Tan Lane
A18, Fixed location

Green Streets
A21, Indicative location

Green Lanes
A22, Indicative location

Canal path
A24, Fixed location

New canal bridge
A23, Indicative location

Railway underpass
A25

Primary mobility hub
A05, A06

Northern site access
A20

Spaces for people and wildlife

Local green space
S12

Grace Road fields
S15

Canal
S13

Railway embankment
S14

4.3 Memorable places

The City-wide ambition: Exeter has strengthened its relationship with key features that define the overall image of the City including the River Exe, the City Centre, and the surrounding hills.

A true waterside community

Future Vision for Water Lane: The Canal and River define the cultural identity of, and life in, Water Lane. They root the neighbourhood in a wider waterside quarter: the Quay, Haven Banks and the Valley Park. The water is more than a pretty backdrop, it's an essential part of daily life. It's easy to access the water and people can enjoy paddling on the Canal and walking along the towpaths. New waterfront spaces are busy with people getting their buoyancy aids on, cleaning paddleboards and repairing boats. The industrial and maritime past of the harbour and Canal Basin, as a trading hub, is celebrated through an enterprising community spirit.

Walking through the area you catch glimpses of the Canal and streets with lush raingardens leading towards the water. Standing on the waterfront, you can fully appreciate Exeter's panorama with the Cathedral and church spires amongst clusters of trees and buildings.

Sense of place

‘A sense of place is the quality that makes a place special and lodges it in the memory so that people want to stay or return’ - National Model Design Code

Whilst all elements of this code work together to create a strong sense of place, this section sets out specific requirements relevant to creating a ‘true waterside community’. It starts with a deep understanding of the unique character and identity of Water Lane, what’s important to the local community and Water Lane’s role in the City and region.

Water Lane has a strong community but the area lacks coherence and legibility and its pockets of homes are dispersed. The following codes set out the key unique features which development proposals need to focus on to create a legible and memorable Water Lane.

Subsequent sections of the Code describe how places should be planned to feel vibrant and streets and public spaces designed to add to the identity of the area.

Contextual Analysis

Water Lane has an established local community and a rich history which has shaped its relationship to the River, the city and the wider countryside. It is important that proposals understand the needs and aspirations of local people and sense of place at Water Lane.

M01 – Contextual analysis

Applicants must demonstrate a comprehensive analysis and understanding of the local and city-wide context and how these have shaped the development proposal from the outset. This analysis must include (but not be limited to) the relationship with: the River and Canal, Haven Banks and the Quay, Marsh Barton, St Thomas, the City Centre, landmarks such as the Cathedral and St Leonard’s church, natural features such as groups of trees, the Riverside Valley Park and the green hills surrounding Exeter.

M02 - Local engagement

Applicants must engage with the local community and local stakeholders at an early stage to understand their aspirations for the area and set out how the development proposals have been informed by these aspirations and will provide positive benefits for the local community. Community events that are aimed at simply explaining and defending a proposal will not be sufficient.

M03 – Character and cultural identity

Applicants must demonstrate a comprehensive understanding of the historic and cultural identity of the local area including (but not limited to) the area's industrial and maritime heritage and its current role and function as a working harbour and a regional destination. Refer also to the Connected Culture chapter for requirements relating to cultural placemaking.

Water play, London Olympic Park

The River Exe, Riverside Valley Park and Exeter Ship Canal are regional destinations and some of the most important areas for Exeter. They are places for many uses including: walking, running, cycling, paddling and dinghy sailing. It is important that proposals enhance these assets and ensure that Water Lane remains an attractive destination long-term, both for local people and people coming from further afield.

M04 – Relationship with the River and Canal

Proposals must improve Exeter's relationship with the River and Canal. This should be achieved by:

- Drawing the influence of the water into the character of streets and spaces of Water Lane.
- Providing new waterfront buildings and public spaces which place greater emphasis on the River and Canal.
- Providing internal and external space for water-related activities including access to the water. Further detailed requirements are provided in 'Welcoming Neighbourhoods'.
- Improving connections to the waterfront, along the waterfront and across the Canal and the River. Public access along the full length of the Canal must be maintained and improved.
- Framing views through the development to the waterfront with frequent gaps in the built form.

Key views

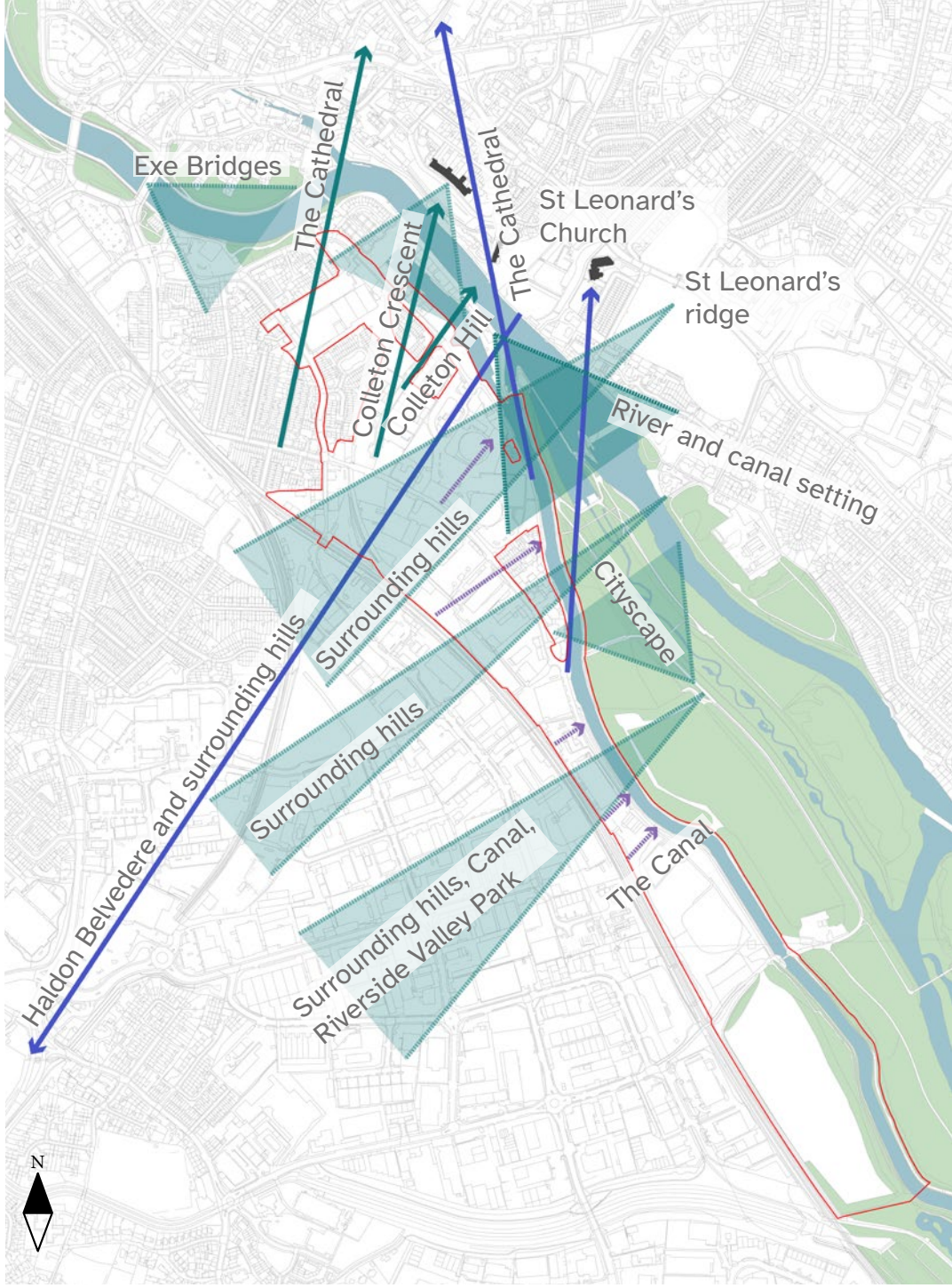
Wherever you are in Exeter you catch glimpse views of landmarks such as the Cathedral and church spires and of the green surrounding hills. In Water Lane there is an opportunity to strengthen the area's character by both retaining and creating new glimpse views. This visibility plays an important role in creating memorable places by giving a strong sense of the position of Water Lane within the City.

M05 – Key views

Development proposals must map and analyse views to and from the site and consider how to best retain existing and create new glimpse views.

Development proposals must retain and consider views as shown on the 'Views Framework Plan'. These views provide a starting point and there may be others to consider. All views to be considered should be agreed with the Council at an early stage. A Landscape and Visual Impact Assessment (LVIA) should be used as a design tool to inform development proposals and not only at the end of the process.

View of the Cathedral from Gabriel's Wharf



Views Framework Plan showing views to key landmarks and features

Water Lane area boundary

Views to retain

Views to consider

Indicative wider views to consider

Indicative short Canal views to consider

Integrating historic and existing features

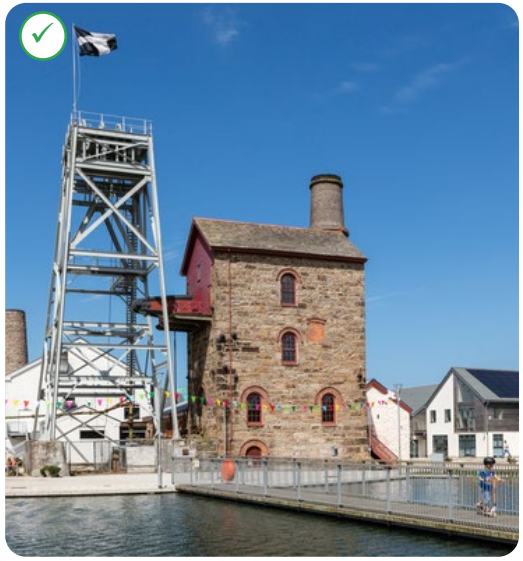
M06 – Historic and existing features

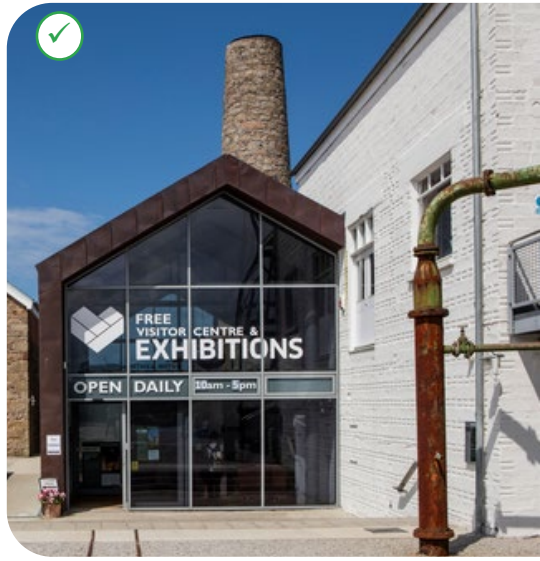
Development proposals should retain and re-purpose existing buildings, features and materials where these positively contribute to the character and identity of the area. The setting of nearby historic buildings should be respected.

The Quay Climbing Centre within the former electricity works building must be retained and it's setting respected. Development should also respect the setting of the historic listed warehouses on the Canal Basin.

The Gas Works former Social Club building must be retained and positively incorporated into the development. Proposals should aspire to retain other features that add character and identity.

Gas Works former Social Club





Retained industrial feature and contemporary extension contributing to cultural identity, Trevenson Rd, Cornwall. Image credit, Robin Forster Photography.

Re-use of warehouse building for workplaces, Baltic Triangle Liverpool

4.4 Outstanding quality

The City-wide ambition: Exeter has high-quality and net zero carbon living, working, learning, leisure, cultural and historic environments which help to attract top businesses and the best talent.

Exeter's flagship development

Future Vision for Water Lane: Exeter has positioned itself as one of the country's leaders in responding to the climate emergency. Water Lane has played a key role with its innovation in net zero buildings and energy technologies and setting a high-quality precedent for a low-car, nature-rich urban neighbourhood.

Water Lane has also become an amazing and exciting gateway to the water and helped make the Canal, River and Valley Park an outstanding destination which people visit from all across the City and the region.

Water Lane has won multiple awards for it's high quality buildings, great streets and spaces and the approach to placemaking which has successfully overcome many big challenges.

All of this has happened thanks to a huge effort and exciting new collaborations between all stakeholders including Exeter City Council, Devon County Council, the local community, the University of Exeter, Exeter College and developers.

Global city qualities

Overarching opportunities and objectives

At the heart of Liveable Exeter lies the aspiration to combine the strengths of a global city with local qualities. Exeter is a great city that often punches above its weight. It is one of the most successful locations for investment in the UK and has an emerging knowledge economy particularly with strengths in environmental and life sciences. People from all over the UK are choosing to make their lives in Exeter and it is attracting talented and committed people from other leading cities. Some of Exeter's institutions and initiatives are internationally important and widely recognised. The world class research in environmental intelligence and climate science at the University of Exeter, the Met Office and Exeter Science Park, uniquely positions Exeter as a global leader in tackling the climate emergency and achieving Net Zero. Demonstrating how to deliver Net Zero on the ground, Exeter has also successfully built the UK's first Passivhaus leisure centre.

To continue to grow successfully, it will be important to recognise the qualities that make Exeter a great city as well as significantly improve the places across the city which are reducing the city's appeal. Exeter needs outstanding gateways, be it St David's or Marsh Barton, that express the high quality and high aspirations of the city. The city also needs to remain compact with attractive streets and spaces that link neighbourhoods and key destinations, where people choose to walk and cycle. And the major institutions and businesses that give the city its strength and status need to be recognised and supported to respond to shifts in technology, shopping patterns, and social dynamics.

'Outstanding Quality' sets out the requirements that will help make Water Lane a flagship development contributing to Exeter's global city qualities, with a particularly strong focus on Net Zero.

Q01 - Global city qualities

Water Lane should be a new neighbourhood of outstanding quality. Development proposals should demonstrate aesthetic excellence and aspire to award-winning quality of design across all scales of design.

Development proposals must capitalise on the opportunity to make Water Lane an outstanding gateway to the Canal, River and Riverside Valley Park and enhance the area's attraction as a destination of regional importance.

Water Lane should be a low car neighbourhood, taking advantage of its central location, offering a new type of healthy, low carbon living, learning, leisure and working environment for Exeter.

Development proposals are encouraged to explore opportunities to collaborate with the University, the hospital, the College and other key institutions to find opportunities for innovation and creating award-winning development as well as providing improved physical connections, facilities and appropriate house types.

Development proposals must explore opportunities to provide exciting education, research, skills, work and leisure destinations in prominent and accessible locations.

Resources

Overarching opportunities and objectives

Water Lane can create a transformational shift in how resources such as water, energy, power and materials are used in the area. Currently the building stock and utility infrastructure across the area is largely inefficient, uncoordinated and limited in capacity. The use of resources is based on a linear system with minimal recycling, renewable and low carbon resources. Instead, there is an opportunity to move to a sustainable stewardship of resources with a circular system where rainwater is harvested, power is generated and used on-site and excess heat and waste is re-used. This stewardship of resources will require integrated resource systems across Water Lane, where all resources are considered together.

Water Lane also needs to be designed to be resilient for the long term. This includes eliminating the use of fossil fuels, improving energy and water efficiency in buildings, providing renewable decentralised energy and adapting the neighbourhood to climate change. This will help address the challenges people are facing such as fuel poverty.

The key objectives for the Water Lane resource strategies are to:

- Minimise resource consumption and carbon emissions by adopting hierarchical approaches in the design of buildings, infrastructure, streets and spaces.
- Set and embed best practice sustainable construction standards to deliver high levels of performance through every stage of the lifecycle across design, construction and operation, underpinning the other six Liveable Exeter principles.

The Codes and precedents on the following pages set out how these objectives can be achieved.

Integrated energy, water and waste resource strategies embedded into Hammarby Sjöstad, Sweden

Net Zero Exeter

The planet is facing huge environmental challenges caused by human interventions which are increasing carbon dioxide (referred to as carbon in this SPD) and other greenhouse gas emissions. In recognition of this, Exeter City Council (ECC) declared a climate emergency and have adopted the Net Zero Exeter 2030 Plan which sets out what Exeter will need to put in place to be net zero carbon by 2030. Water Lane is Exeter's flagship development and one of the City's most important opportunities for achieving the Vision.

Delivery of net zero-carbon development, affordable heat and hot water to residents and businesses at Elephant Park, London.
Image credit, Esri.

Q02 - Zero Carbon

Development proposals should support Exeter's ambition to be net zero by 2030 through each of the following:

- Considering location, urban form, density and place-specific solutions.
- Minimising the need to travel and maximising walking, cycling and public transport.
- Applying a fabric first approach to maximise energy efficiency.
- Maximising renewable and low carbon energy generation.
- Applying the principles of the circular economy.
- Utilising Sustainable Drainage Systems (SuDS) and other nature-based solutions to deliver flood risk management.
- Providing green infrastructure, biodiversity net gain and landscape-led schemes.

Development proposals are also encouraged to:

- Limit carbon emissions over the development's lifetime.
- Exceed local and national planning policies wherever feasible.
- Provide a 'Pathway to Net Zero Carbon' aligning with recommendations of the Net Zero Exeter 2030 Plan, best practice guidance such as the 'UKGBC Net Zero Carbon Buildings Framework' and wider UK strategies including the Energy Security and Net Zero strategies.
- Provide a 'Whole Life Carbon' assessment in detailed proposals for major development, covering carbon emissions resulting from the materials, construction and use of buildings over their entire lifetime, including demolition and disposal.
- Minimise disturbance of soil to avoid releasing stored carbon into the atmosphere.

Contextual analysis and engagement

Q03 – Site analysis and community engagement

Applicants must demonstrate that:

- A comprehensive site analysis has been undertaken which has informed the overarching resource strategies, including energy, water, materials and waste management.
- Proposals take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- Opportunities for resource stewardship and integrated strategies, including energy, water, materials and waste management, have been a central part of engagement with the local community and other key stakeholders.
- Proposals address community and stakeholder aspirations and provide positive benefits for the local community.

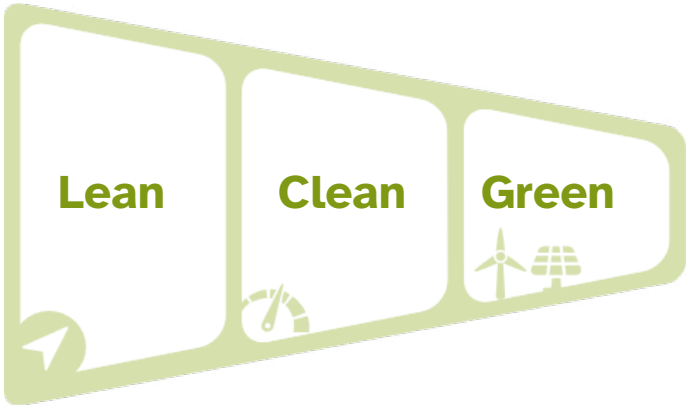
Passive design approaches were central to delivering the 'Carbon Neutral' community at BedZed, Sutton, South London. ©Tom Chance

Energy strategy

The Code for Water Lane minimises energy use and resulting carbon emissions in order to create an exemplar sustainable and low carbon neighbourhood.

This is achieved by employing the energy hierarchy approach. This approach supports minimising energy demand from the outset, utilising both passive (lean) and active (clean) measures which are more cost-effective than high capital cost energy generation systems. Following reduction of demand through lean and clean measures, low and zero-carbon technologies ('green' measures) should then be considered to further reduce the development's carbon emissions and ensure they are resilient to external influences on energy supply and unit cost.

Water Lane: Energy Hierarchy



Low carbon energy strategy and district energy network embedded from the outset at Queen Elizabeth Olympic Park, London. Top image credit, Robin Forster Photography.

Q04 – Energy hierarchy

Development proposals should adopt the following key principles as part of embedding the energy hierarchy to achieve the Water Lane Vision:

1. LEAN - Use less energy

- Apply passive design principles, optimising building massing, form and orientation to maximise seasonal 'free' heating and cooling, whilst reducing overheating risks and the need for reliance on comfort cooling.
- Apply a fabric first approach that minimises building space heating demands by embedding high air tightness and building fabric insulation and construction standards.
- Optimise glazing ratios to create a highly insulated building envelope whilst providing good levels of natural daylight.
- Utilise findings from best practice post-occupancy evaluation case studies to inform and incentivise sustainable behaviour change.

2. CLEAN - Supply energy efficiently

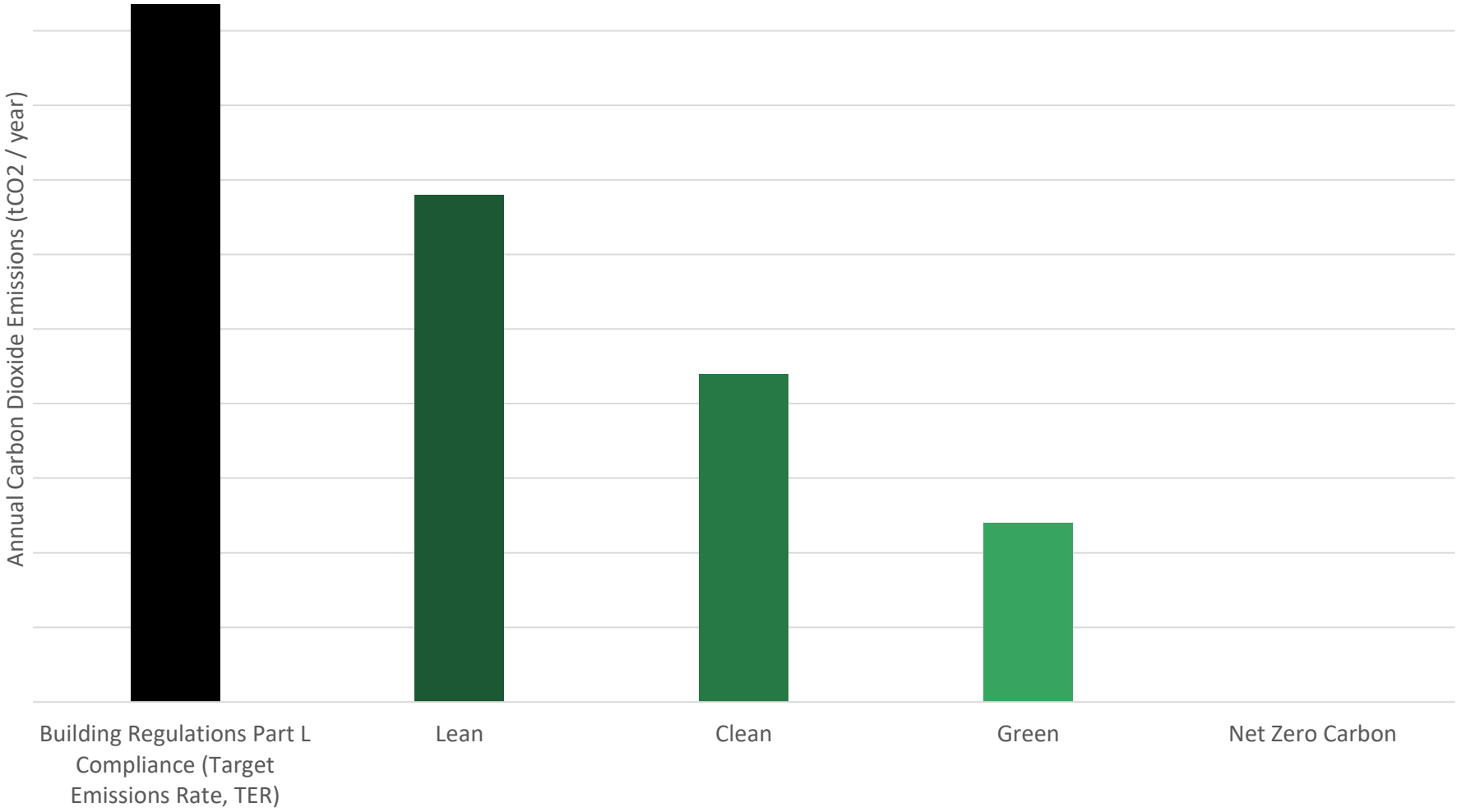
- Incorporate Energy Efficiency Measures including high efficiency building services systems, ventilation systems with heat recovery such as MVHR, and high performance LED lighting.
- Incorporate connection to local decentralised energy networks. First connect on-site, otherwise connect to existing networks. If neither is possible allow for future connections.
- Incorporate SMART grid and building infrastructure including metering, controls, appliances, energy storage and electric vehicle charging systems. Carry out and share post-occupancy evaluation studies publicly.
- Address unregulated energy consumption and carbon emissions, through incorporating high efficiency white goods and equipment and SMART controls.

3. GREEN - Use Renewable Energy

- Incorporate low and zero-carbon technologies including renewable energy systems, making use of those with the highest energy generation potential on-site in the first instance.
- Once all potential on-site low and zero-carbon technologies have been pursued, consider opportunities for near/off-site renewable energy supplies (e.g. renewable energy power purchase agreements) and then offsetting residual carbon emissions as a last resort, through responsible and certified schemes.

Example 'Pathway to Net Zero Carbon' in Operation

The graph provides an example ‘Pathway to Net Zero Carbon’ in operation as set out in Code Q02, based on the annual carbon emissions for development proposals. This shows how reductions in the annual carbon emissions can be achieved through adopting the key principles of the ‘Lean Clean Green’ energy hierarchy covered under Code Q04. The pathway starts with the minimum required to achieve compliance with the ‘Target Emissions Rate’ (TER) of Part L of the Building Regulations applicable at the time the Code was prepared.



Passive, climate responsive and efficient design

Q05 – Passive and climate responsive design

Development proposals must consider opportunities to utilize passive and climate responsive design approaches, and natural resource systems on-site, from a neighbourhood to plot and building scale. These should include:

- Maximising passive solar heat gain whilst mitigating overheating risk.
- Maximising solar access where possible for incorporation of solar technologies to generate energy on-site and reduce the primary energy required.
- Demonstrating how the wind climate has been considered in development proposals and mitigation measures incorporated, for example to address potential detrimental impact on pedestrian comfort.
- Proposals informed by embedding microclimate analysis using software approved by an industry body, such as CIBSE.
- Designing building and public spaces to respond to predicted winter and summer temperatures, for example through the use of shading, landscaping, ventilation and shading devices such as colonnades to ensure pedestrian comfort. Proposals should explore creative and innovative designs which can set a high quality benchmark for Exeter.

The Climate Innovation District in Leeds (above) was designed as a powerful response to climate change through embedding passive and climate responsive design techniques, harnessing the sites natural resources and delivering highly energy efficient and resilient homes.

Knight's Place, Exeter. Delivering sustainable development embedding Passivhaus standards.

Local clean energy networks and smart infrastructure

Decentralised energy networks and smart infrastructure can support a Net Zero Carbon Water Lane, particularly when considering existing and proposed development and through collaboration between stakeholders. On average, standard centralised power generation, which provides power through the grid to most properties, is only 30% efficient, whereas decentralised generation is typically twice as efficient.

Q06 – Local clean energy networks

New development (either new build or conversion) with a floorspace of at least 1,000 square metres, or comprising ten or more dwellings, will be required to connect to any existing, or proposed, Decentralised Energy Network in the locality to bring forward low and zero carbon energy supply and distribution. Otherwise, it will be necessary to demonstrate that it would not be viable or feasible to do so. Where this is the case, alternative solutions that would result in the same or better carbon reduction must be explored and implemented, unless it can be demonstrated that they would not be viable or feasible.

Development proposals are also encouraged to collaborate with ECC and other leading organisations, such as the Devon Climate Emergency Response Group, at an early stage to explore innovative solutions for local energy networks.

Q07 – SMART grid and infrastructure

Development proposals should explore opportunities to:

- Develop a coordinated clean energy and mobility strategy.
- Implement SMART controls, metering, appliances and technology in all properties across Water Lane, to support efficient use of energy and other resources.
- Deploy SMART grid technology and interconnected infrastructure to maximise the benefits of local energy networks, on-site generation and storage. This should include electric charging infrastructure for vehicles, bicycles and scooters.
- Ensure data on resource consumption and on-site energy generation is captured and shared publicly, to inform consumers and contribute to research and development e.g. by the University of Exeter.
- Develop a digital platform that integrates multiple sources of data for example traffic, air quality and energy which enables residents, businesses and ECC to make informed decisions about their activities.

Renewable energy

Renewable sources of energy include sun, wind and water power, ground and air source heat pumps, biomass energy from organic matter, energy from waste, landfill and sewage gas. These can offer diversity and security of supply and can reduce harmful emissions to the environment.

Q08 – Renewable energy

Development proposals should maximise opportunities for on-site renewable energy generation, utilising innovative technologies.

Proposals for renewable technologies should be space efficient and integrated into buildings in the first instance, including wall and roof mounting.

Photovoltaic array installed at Exeter's Mary Arches car park which has provided for a carbon positive building.

Air quality and pollution

Q09 – Air quality and pollution

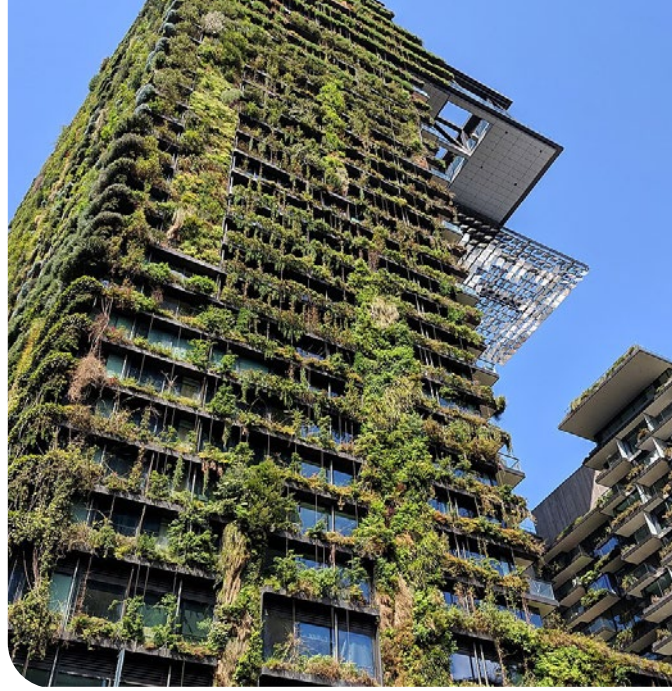
Development proposals should:

- Ensure that all electricity generated and consumed on-site is from clean energy sources and adopt a 'zero fossil fuel combustion' approach (unless technically unviable) to reduce/eliminate the risk of greenhouse gas emissions and air pollution.
- Minimise emissions and light, dust, vibration and noise pollution, and where possible, contribute to the improvement of local environmental conditions.
- Achieve good indoor air quality using best practice approaches, and accreditations such as BREEAM and the WELL Building standard.
- Explore opportunities to integrate a network of air quality sensors.

Water strategy

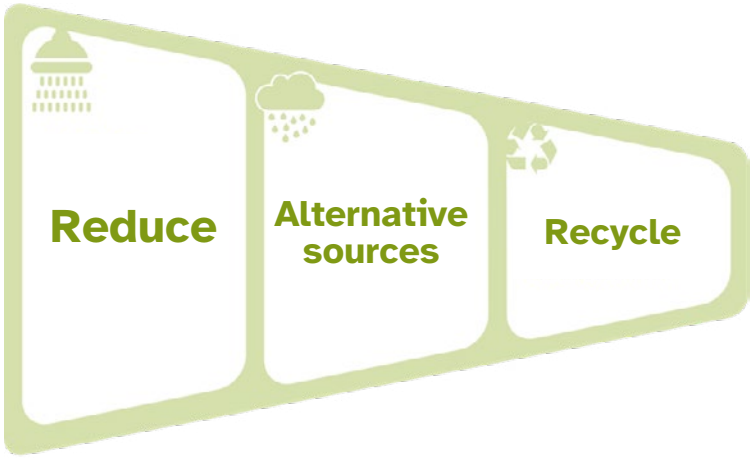
The Code aspires to dramatically reduce water consumption and meet a large proportion of the neighbourhood's water needs through captured rainwater and recycled water. This will create a positive impact on the wider catchment area, reduce the reliance on potable water supply from the municipal network and set a new benchmark for Exeter.

There is an opportunity for recycled water or harvested rainwater to be used for water related uses with additional requirements for non-potable water such as irrigation, flushing of toilets, cleaning e.g. kayaks, canoes and paddle boards etc. There are also ground floor areas within Water Lane not suitable for residential use which may provide an opportunity for water storage.



Innovative water strategy embedded from the outset at Central Park, Sydney. This includes a membrane bioreactor system in the basement of the buildings, providing 50% to 70% of non-potable uses including toilet flushing, washing machine use and garden/ green wall irrigation. ©MDRX

Water Lane: Water Hierarchy



Q10 – Water hierarchy

Development proposals should:

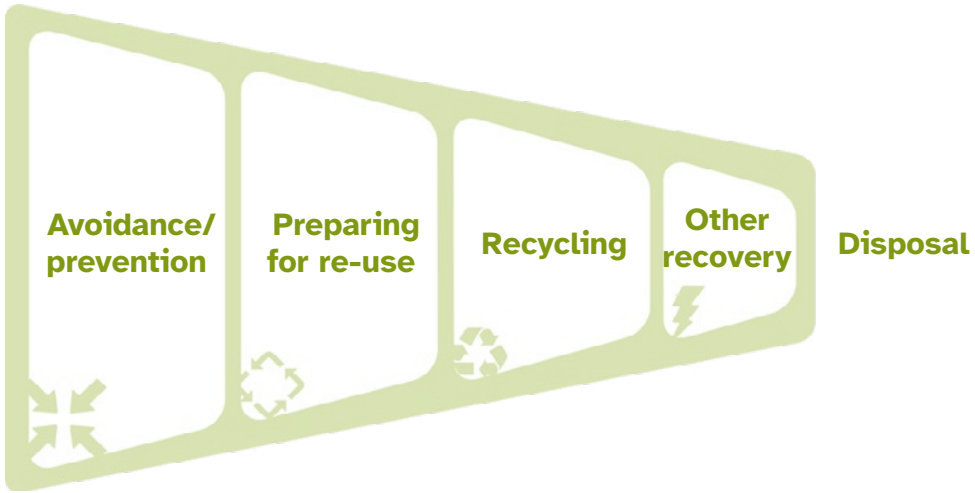
- Adopt the water hierarchy in design development to support the conservation of water supplies and resources.
- Minimise water demand as a priority, before considering efficient fixtures, fittings, distribution, alternative sources for lower grade use and recycling.
- Incorporate water storage, rainwater harvesting and use across all properties wherever feasible.
- For sustainable drainage requirements refer to S06.

Development proposals are encouraged to achieve a minimum water efficiency that requires an estimated water use of no more than 110 litres per person per day.

Materials and waste strategy

The SPD promotes sustainable material selection, use and recycling, minimising waste generated during construction and operation, and sent to land fill.

Water Lane: Waste Hierarchy



Q11 – Materials and waste hierarchy

Development proposals should:

- Follow Devon County Council's Waste Management and Infrastructure SPD.
- Ensure that waste management is considered from the outset and over the development lifecycle.
- Adopt the materials and waste hierarchy to first reduce waste before considering reuse and recycling. This should include selection and management of materials arising from demolition, site excavation and construction.
- Adopt circular economy principles using best practice approaches for example as developed by the Greater London Authority.

The design of Mayfield Park in Manchester has reused and upcycled many of the features that were on site, including the structure for the former culvert now used for the new footbridge constructions. Re-use of existing materials helped to reduce the cost of the park by £20 million.

Sustainable construction

The Code aspires to enable highly sustainable buildings, infrastructure and public realm using environmentally responsible and resource efficient processes. These include selecting materials with low embodied carbon, using modern methods of construction, maximising resilience and high sustainable performance in construction and operation.

Exeter is leading the delivery of both residential and leisure Passivhaus schemes in the UK. Development at Water Lane can use local expertise and knowledge to achieve the highest levels of energy performance.

St Sidwell's Point Leisure Centre, Exeter. The first leisure centre in the UK built to Passivhaus standards.

Q12 – Embodied carbon

Development proposals are encouraged to:

- Select and prioritise low carbon, local and durable materials for construction, reusing existing buildings and materials wherever possible.
- Use innovative, on or off-site modern methods of construction that minimise the development's embodied carbon and promote a circular economy.
- Calculate the impact on climate change from carbon emissions embodied in development materials, using a nationally recognised carbon assessment method, such as the UKGBC 'Net Zero Carbon Buildings Framework'.
- Demonstrate that the embodied carbon has been minimised.

Q13 – Resilience

Development proposals should:

- Be designed and built to function well over the development lifetime to be resilient to climate change and minimise vulnerability. The performance standards required should be considered from the outset to ensure they can be achieved post-completion.
- Minimise resource consumption, including energy, water, materials and waste.
- Use appropriate design, layout, orientation, landscaping and materials.
- Integrate renewable technologies and SuDS wherever possible.
- Enable people and goods to travel by modes that are low or zero-carbon and less vulnerable to increase in fuel prices, such as walking, cycling and public transport.
- Consider regenerative building design and landscaping that are resilient to climate change over the development's lifetime.
- Enable future connections to local energy networks and energy centres/utility hubs, using best practice principles such as the National Joint Utility Group.
- Design infrastructure that is resilient to climate change, prioritising nature-based solutions to managing flooding wherever feasible. See Q18 for specific reference to flood risk.

Climate resilience has been central to the design of Malmo's Western Harbour (Sweden). Nature-based solutions to manage flooding are attractive and integrated within the overall landscape, green roofs slow the run-off from buildings down and large boulders help create an attractive waterfront whilst protecting the neighbourhood from the sea during storms.

Q14 – Building performance standards

Development proposals are encouraged to:

- Adopt the highest sustainability performance standards in all buildings, using certification systems such as Passivhaus, Home Quality Mark or BREEAM.
- State the benchmarks and targets adopted and demonstrate how these will be addressed in the design and throughout the lifespan of the development.
- Achieve a 78% carbon dioxide emissions reduction from that required under the 2013 Building Regulations (applies to residential development).
- Meet national target improvements for Energy Performance Certificates (EPC).
- Ensure high comfort levels within all buildings by minimizing overheating and heat loss, and provide good ventilation using best practice, industry approved modelling software such as CIBSE TM 52/59.

Flood risk

The Water Lane area is predominantly within flood zone 3 and flood risk is a key consideration for development. It has significant impact on the overall design and on a wide range of issues including safe access and egress, ground floor uses and frontages.

Q15 - Flood risk

Flood risk must be considered early in the design process. Development should be designed to provide an adequate response to flooding which is considered safe throughout its lifetime, without increasing flood risk elsewhere.

Vulnerable uses such as residential need to be laid out and designed using flood avoidance measures such as raising finished floor levels above predicted flood levels or using only the upper storeys for habitable areas of housing.

Where low vulnerability uses are located within the flood zone, they should incorporate flood resilience measures in line with best practice for all sources of flooding. This includes consideration of layout of individual units, choice of materials, floor construction, height of electrics etc.

See L22 and L24 for requirements relating to ground floor frontages within the flood zone.

See A10 for requirements relating to safe access and egress.

See A12 for requirements relating to Water Lane (the street).

See S06 for requirements relating to sustainable urban drainage.

Lifespan

For Water Lane to be a successful and outstanding quality neighbourhood, it is crucial that the long-term stewardship and governance is considered from the outset and that development proposals across the area are well coordinated. This will ensure that spaces and buildings are well looked after and resilient to future change. It will also ensure that important infrastructure, such as active travel connections, community facilities and open space are delivered early and in the right place to support the new neighbourhood.

Q16 - Stewardship and governance

Development proposals must clearly describe future management arrangements, including any areas proposed to be adopted by a public authority, or areas under the control of a management company. Proposals should clearly show the difference between public, communal and private spaces.

Development should consider management structures which ensure local governance and maintenance of public and communal open spaces, such as a Trust or Community Interest Company (CIC). The details of such stewardship arrangements will be agreed between ECC, the developers and other stakeholders at the planning stage.

Larger sites should provide frequent public access through developments to ensure pedestrian permeability, as outlined within the Development Framework and A03. Gated developments which do not allow public access to large areas of the site will not be acceptable.

Q17 - Development coordination

Development proposals must demonstrate that they are coordinated with other sites within Water Lane and enable a comprehensive development overall. This includes:

- Taking account of approved and live applications in the area.
- Taking account of the Development Framework and Design Code requirements.
- Considering any shared infrastructure needs, site connectivity and integration with development layouts on adjacent sites.
- Setting out a strategy for coordinated phasing and delivery of key infrastructure.

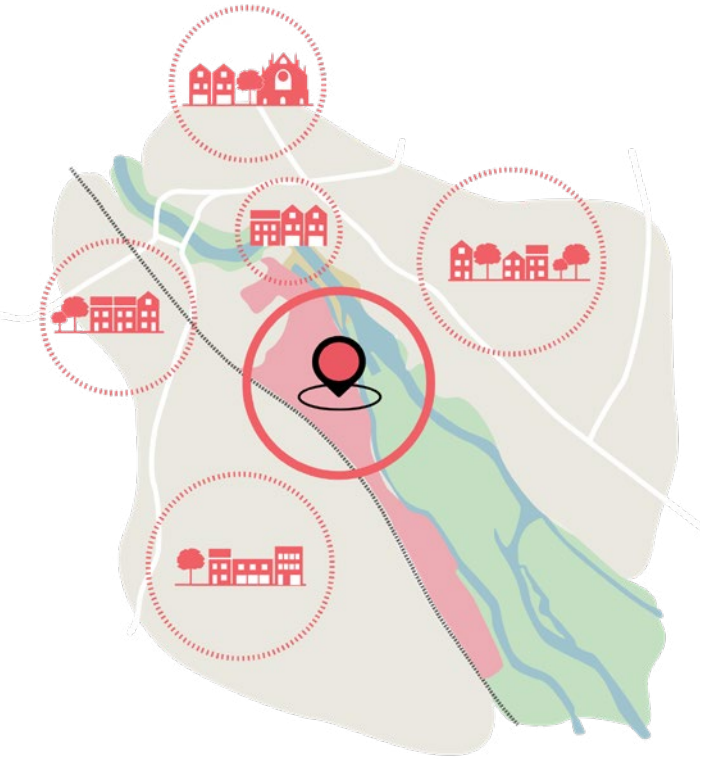
4.5 Welcoming neighbourhoods

The city wide ambition: Exeter is made up of a network of compact and well-connected neighbourhoods where people can access day to day services such as care, schools, work and social spaces by walking and cycling.

A new exciting neighbourhood

Future Vision for Water Lane: Water Lane is a new canalside neighbourhood taking its place amongst Exeter's distinctive network of neighbourhoods. Its neighbourhood centre with its award-winning primary school, community green space, work hubs and shops has become the natural gathering place which brings the community together. The many community events held within the neighbourhood centre and on the waterfront spaces show that people are personally invested in the community and feel a strong sense of belonging. It's a welcoming neighbourhood where it's easy to meet and socialise with neighbours and people say hello to each other. Thanks to the many different types of homes, Water Lane has attracted people from all stages of life, from University graduates to families and retirees.

When people want to venture further, it's easy to get to surrounding neighbourhoods and the City Centre by foot, on bike and by public transport.



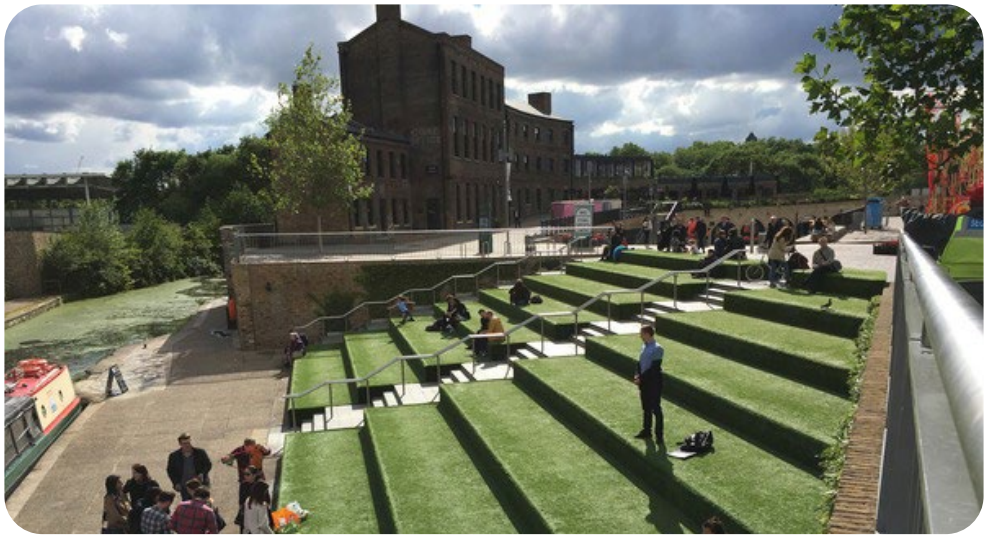
Land use and activity

W01 - General land use and activity

Development proposals must:

- Accommodate a mix of uses and cater for a broad demographic. Suitable uses include residential, employment uses compatible with residential (as defined in use class E), education, healthcare, food and drink, leisure, culture, heritage centre, community facilities, water-related uses, and space for the charitable sector.
- Deliver important uses including school, public open space, local healthcare provision and Neighbourhood Centre in an early phase to support a successful and cohesive new neighbourhood.
- Coordinate plans and phasing with other proposals across the Water Lane area, as far as possible, to ensure a comprehensive development.
- Help connect and bring together dispersed residential areas into a cohesive neighbourhood with accessible community facilities, diverse homes and high quality open spaces which complement and contribute to the local area.
- Explore the opportunity for cultural space of city wide significance as outlined in C05.

Wapping Wharf Phase 1 Mixed use scheme, which integrates new flats and ground floor retail space along Bristol Harbour.



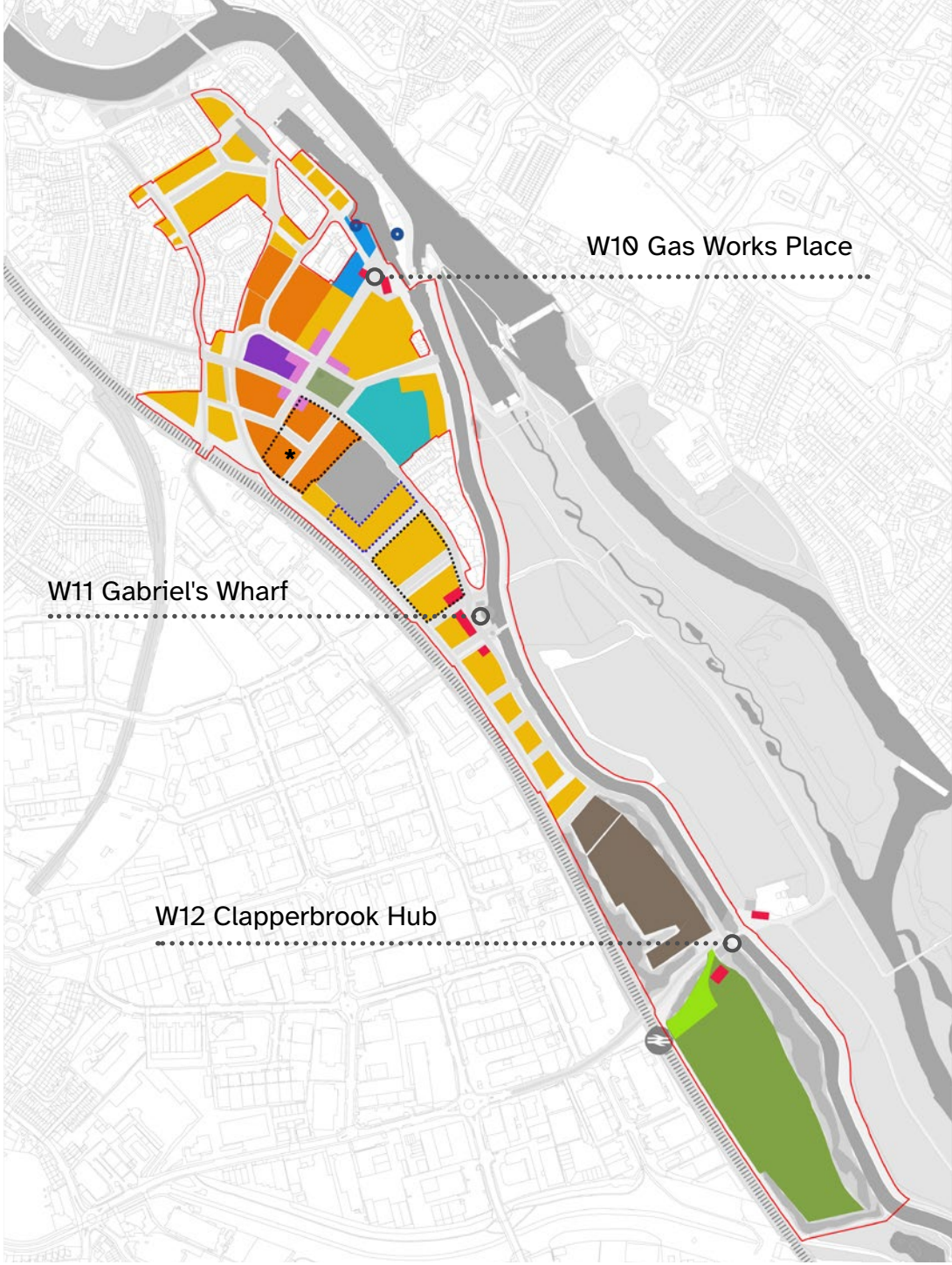
Generous canal side public space as part of a mixed-use urban regeneration at Kings Cross, London.

W02 - Land use plan

Distribution and location of uses should broadly follow the land use plan unless a more suitable arrangement is demonstrated.

Legend

- Neighbourhood Centre (W03)
- Water spaces (W10-12)
- Mobility and delivery hub (A05-06)
- Preferred primary school site (W04)
- Alternative options for Primary School
- Opportunity for Higher Education
- Residential led development
- Employment opportunity area (W07)
- Grace road fields, wildlife, nature and renewable energy opportunity site (S15)
- Solar farm, bio gas plant and green waste site (Q09)
- Car parking for leisure hub (W12)
- Boat storage (W05)
- Craning point (W05)
- * Local green space (S12)
- Electricity substation



Land use plan

W03 - Neighbourhood Centre

A Neighbourhood Centre should be provided broadly as shown on the land use plan and be:

- Well connected to the whole neighbourhood as well as the wider area.
- On the Neighbourhood Street that connects the Canal at Gas Works Place with Water Lane (the street).
- Set back from the waterfront and near Water Lane (the street), creating a distinct destination.
- Adjacent to the mobility hub.

The Neighbourhood Centre should incorporate sufficient non-residential uses to support a vibrant centre and area. A minimum of 175m of non-residential active frontage is expected, focused on the western side of the local green space and Neighbourhood Street as described in the land use plan.

Suitable non-residential uses include (but are not limited to) GP surgery/ health centre, primary school, community facilities, local shops, workplaces, gym and mobility/delivery hub. A convenience food store should be provided of approximately 300-600sqm GIA.

It is expected that non-residential uses are predominantly located on the ground floor with residential uses above to make efficient use of land.

The Neighbourhood Centre should incorporate a local green space. Further requirements for this space are set out in S12.

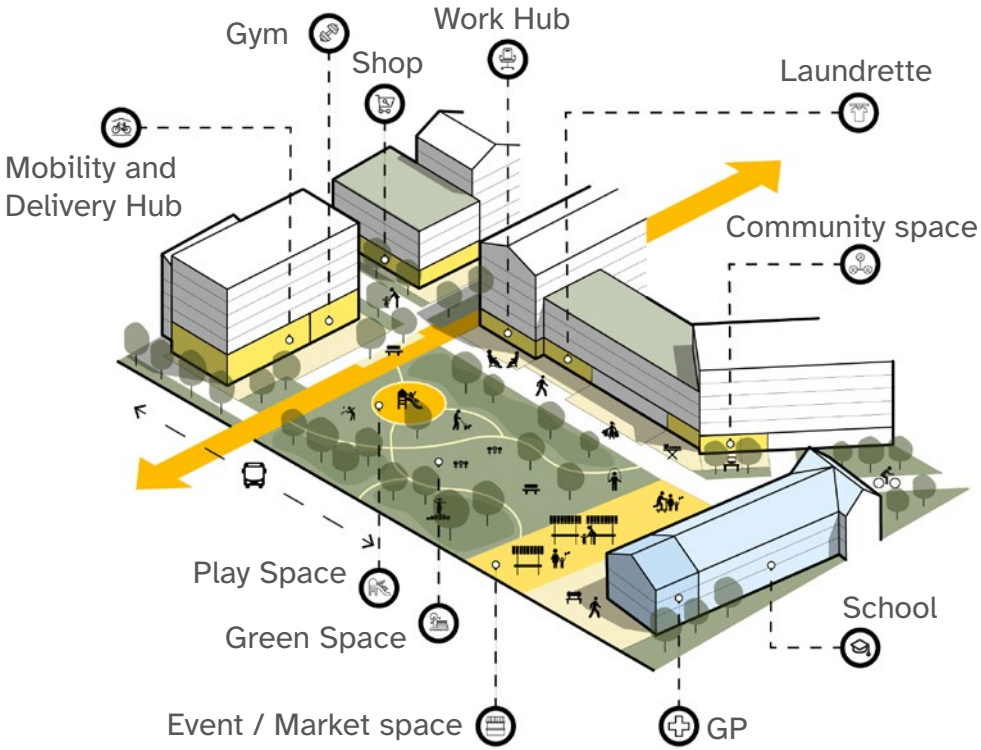


Diagram showing an example of what the Neighbourhood Centre could look like and the uses it could include.

Mixed-use neighbourhood centre with active uses on ground floor and residential above, North West Cambridge

The Neighbourhood Centre and local green space provides a well connected, mixed use centre for Water Lane.

W04 - Primary school

A two-form entry primary school with early years provision and space for a children's centre should be provided at Water Lane. The school should provide a playing pitch, hard play area, outdoor classroom areas and preferably areas for forest school or wildlife areas. This will be balanced with a compact form appropriate to the central location and proposed higher density development. The school should incorporate minimal on-site parking provision and utilise the proposed mobility hub to make best use of land. Refer to the active streets chapter for further mobility hub details.

The school should be located adjacent to or near to the Neighbourhood Centre and must contribute to the street. This could include a prominent entrance and co-locating community uses with windows facing the street.

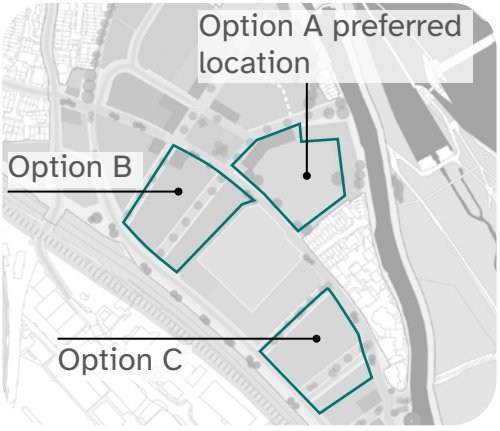
Three options have been identified for the school location. The preferred option to support successful placemaking is a portion of the former Gas Works site to the east of Water Lane, as this is closest to the neighbourhood centre and incorporates existing mature trees. Alternative options include to the north or south of the electricity substation on the western side of Water Lane.

The size of the school site is to be determined through discussions between applicants, Devon County Council and Exeter City Council.

Site constraints including, but not limited to, safe access and egress, contaminated land and proximity to existing utilities, including the high pressure gas main and electricity substation, will need to be addressed.

Montgomery School in St Thomas incorporates a range of outdoor play and social spaces within a relatively compact urban site. There may be opportunities for further consolidation at Water Lane including reduced car parking. Image credit, Esri.

Diagram illustrating preferred close relationship between the primary school and the neighbourhood centre.



Primary School location options, site areas are shown indicatively.

Water related uses

The Canal Basin is a working harbour and is actively used by businesses, organisations, schools and individuals. Water related uses are essential for Water Lane to be a true waterside community, where the water plays an active role in the life of the neighbourhood rather than just being a pretty backdrop to development. There are many interventions identified by local stakeholders that could make the Canal an even more attractive feature for the local area and the city. These include:

- A new slipway that enables small and medium vessels to get into the water.
- Clean water in the Canal.
- Multiple smaller pontoons along the Canal to allow access to the water in more locations.
- A water-related community hub with space for boat building and maintenance.
- Boat and equipment storage.
- Changing facilities.
- Car parking in the right places for those that bring their own equipment.
- Opportunities for water taxis between Marsh Barton Station, the Quay and Canal Basin.

A selection of these features may come forward in future.

W05 - Water related uses

Public access must be maintained across the whole length of the Canal. Suitable development setbacks are shown in L05, 07, and 13.

Development proposals along the Canal should provide space suitable for water-related uses in places where there is or can be good access to the water.

Applicants must engage with users of the Canal and River and Exeter City Council at an early stage to understand their aspirations and requirements and define how the development proposals can best support these. This should include engagement with the Friends of the Exeter Ship Canal, the Exeter Canal and Quay Trust, the Canal user group and watersport association.

Development proposals must allow sufficient space to safeguard the function of the working harbour, ensure good access to the Canal for water-related uses and ensure the use of the Canal can increase in the future.

At least one craning point must be provided in the area that enables larger vessels to access the water. This could either be accommodated by strengthening the existing craning point at the West Quay, or retaining a craning point at Gabriel's Wharf.

Paddle boarders on the Canal, Exeter

Housing mix

W06 – Housing mix

Development must provide a mix of housing which caters for a broad demographic and takes account of local needs, including for affordable housing. This should be reflected in the type, size and tenure of housing proposed as well as its associated amenity space. This mix should include homes suitable for families, key workers, people with additional needs, care leavers, younger people, students, elderly, downsizers, and custom build housing.

Housing typologies that are dedicated to a narrow demographic such as student housing, co-living or retirement living must not dominate the area. Developments must demonstrate they are future proofed to support alternative uses by illustrating alternative layouts.

There is a need for homes for older people, including extra care housing, in Exeter. Applicants must liase and collaborate with relevant local authorities to explore how the development can best support this need.

Family housing in urban apartment context

Apartments in an urban context can provide suitable homes for families if designed well. The most successful precedents are typically well designed, with good daylight levels; have communal green space with opportunities for doorstep play; easy access to local shops, play areas and nursery/school; some car parking is provided for private car or car club; and sufficient bike and buggy storage provided in convenient locations. Refer to the liveable buildings chapter for detailed housing design requirements.

Hortsley retirement accommodation in an urban context, Seaford, West Sussex. ©RCKa/Jacob Spriestersbach

Apartment blocks which cater for a broad demographic including families with easy access to play and open space, Malmo, Sweden

Employment opportunities

Water Lane provides an exciting opportunity to create a unique mixed-use area with space for a broad range of employment uses that can be co-located with residential. Proposals can use the highly accessible and sustainable location to support workplace travel plans.

Water Lane has an important relationship with Marsh Barton and as such it can act as a catalyst for wider regeneration with more efficient and creative use of land and existing buildings. Due to the flood risk, there might be areas where it is not suitable to have residential at ground floor, which presents a great opportunity to provide space for a broad range of less vulnerable uses.

W07 – Employment opportunities

Development proposals should incorporate space for employment uses that are compatible with residential, with a particular focus within the 'employment opportunity areas' identified on the land use framework plan and where ground floors aren't suitable for residential use due to site constraints. Types of employment spaces could include work hubs, collaborative workspace, live-work units and spaces for maritime employment uses.

Ground floors should have floor-to-floor height of at least 3.5m and flexible floor plates to accommodate a broad range of non-residential uses and changes over time including leisure, offices and workshops.

Proposals are encouraged to provide existing levels of employment floor space.

Ground floor workshop space with residential above, Caxton Works, London

W08 – Existing uses

Applicants must consult with existing businesses and organisations in the area to explore opportunities to provide space which caters for their future needs.

Development proposals should explore opportunities to re-purpose existing buildings where suitable to provide affordable space for businesses and other organisations.

Applicants must engage with relevant authorities including ECC and DCC as waste collection and waste disposal authority respectively, with regards to the nearby strategic facilities including the energy from waste facility, and the Exton Road material reclamation facility.

W09 – Utilities

Proposals must consider opportunities for the strategic consolidation of utilities infrastructure. Relocation of existing services and provision of new services must be coordinated to provide positive placemaking outcomes with consideration for the wider area. Proposals must accommodate existing strategic infrastructure where this is not proposed to be relocated, for example along Water Lane (the street).

Water spaces

W10 - Gas Works Place

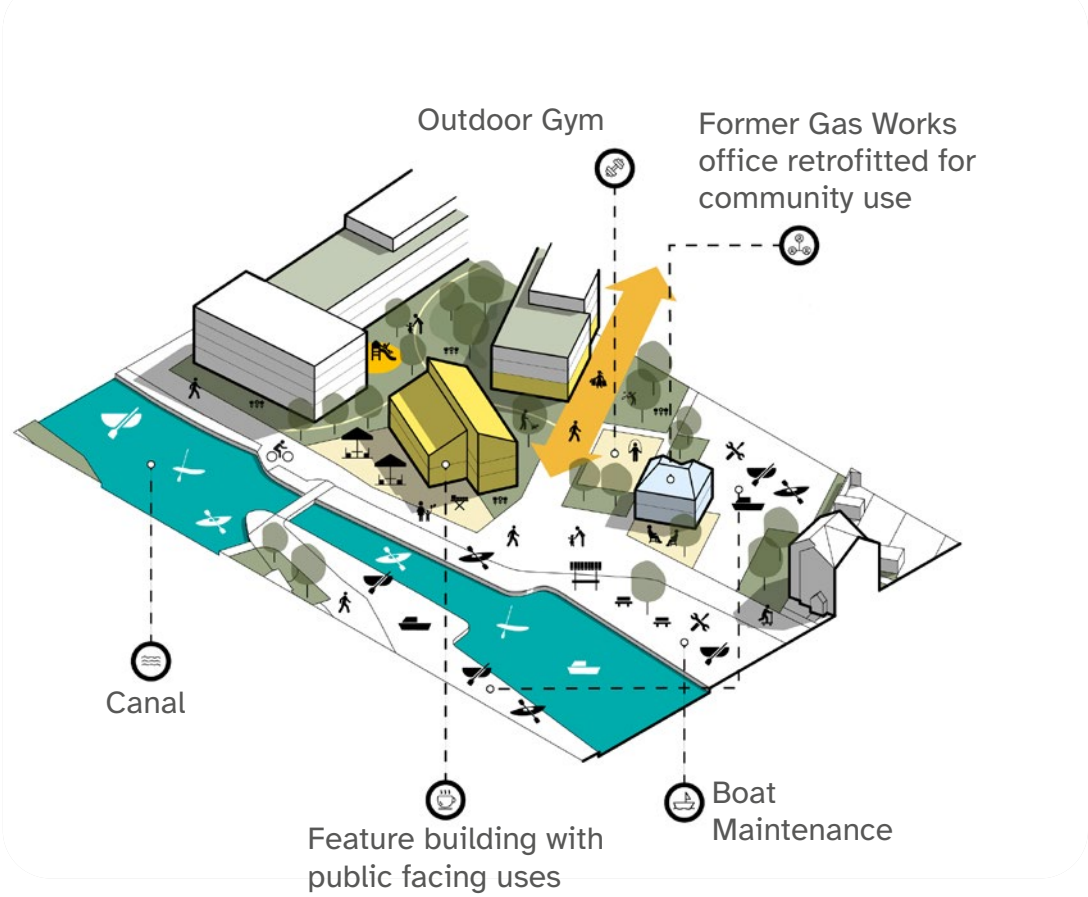
A local node should be provided adjacent to the former Gas Works office, broadly as shown on the land use framework plan.

Development should re-purpose the former Gas Works office as a water related community hub. This could include a relocated canal office, Sea Cadets and other water related uses. The adjacent area could be provided for boat storage and maintenance. Other non-residential uses could include local shops, cafés, heritage centre and chandlery.

The space forms part of the Neighbourhood Street which connects the Canal Basin to the Neighbourhood Centre and will be an important gateway into the new development. There should be opportunities for street trees, planting and 'play on the way' features. Vehicle access should be limited to service access only from Maritime Court, refer to the active street chapter for further details.

There is an opportunity for a feature building which has active frontages on both the Neighbourhood Street and Maritime Court/ the Canal. The form of this building should be carefully considered to ensure the massing is broken down and it is responsive to framed views of St Leonard's Church from the Neighbourhood Street. Public facing uses such as a heritage centre or other water related uses should be considered for this site.

High quality public realm and re-purposed industrial buildings, Gloucester Docks. Image credit, James Hudson Photography.



Illustrative view of one development option for Gas Works Place.

W11 - Gabriel's Wharf

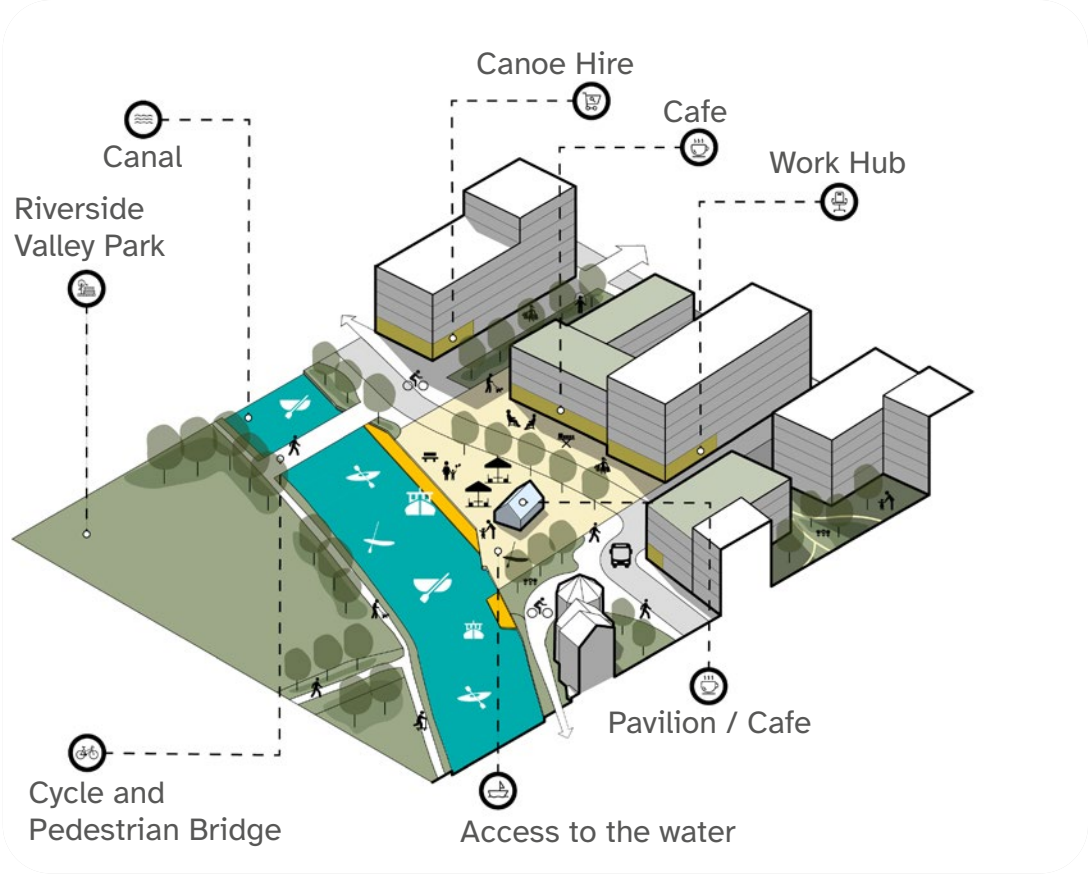
Garbriel’s Wharf is an important point of connection between the Canal path, Water Lane, the existing railway underpass to Marsh Barton and potential future bridge across the Canal. A local node should be provided at Garbriel’s Wharf, broadly as shown on the land use framework plan.

Development must ensure water access at the wharf is safeguarded. Opportunities for new improved access should be considered, including for canoes, kayaks and paddle boards. Refer also to W05 Water related uses.

A multi-functional public space should be provided behind the wharf fronting the Canal. Building frontages should be well set back from the wharf to reduce overshadowing of the space. A pavilion building of 1 to 2 storeys with active frontages may be suitable to be located within this space.

Development should include non-residential ground floor uses with active frontages facing the space. Suitable uses could include water related uses such as boat hire, in addition to local shops, cafés and work hub.

There are no specific development proposals for the existing homes at Gabriel's Wharf which are outside of the Code and Development Framework area.



Illustrative view of one development option for Gabriel's Wharf. Existing apartments at Gabriel's Wharf are retained.

Bristol Harbour Inlet Marina, Bristol

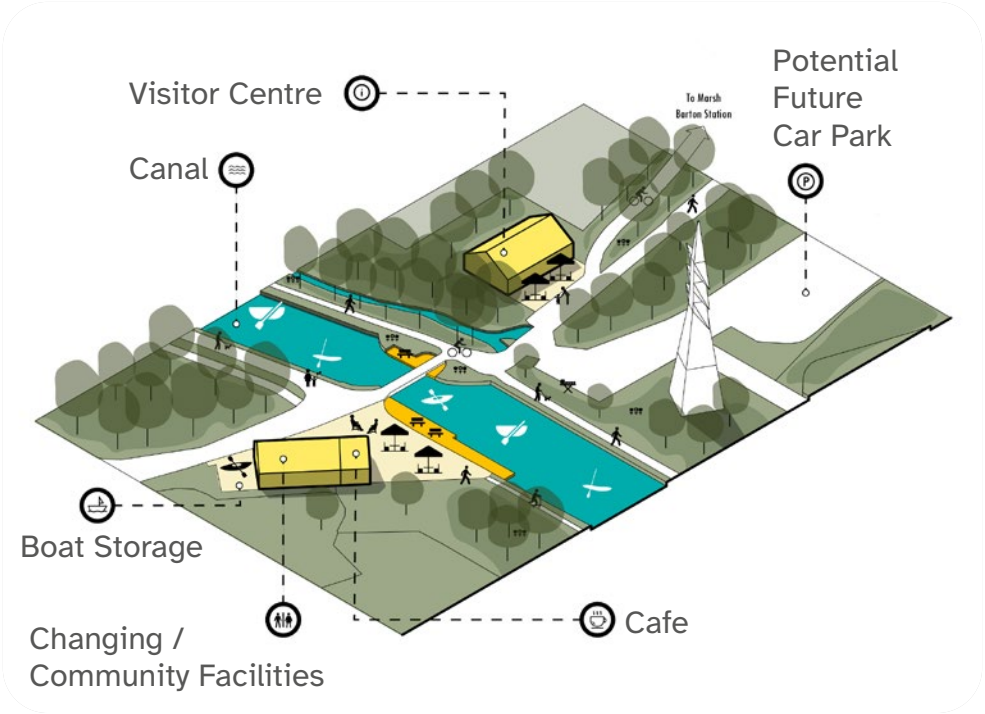
W12 - Clapperbrook Hub

A local node should be provided by the Canal adjacent to Marsh Barton Station. This is a strategic gateway to the Riverside Valley Park with high connectivity for people walking, cycling and taking the train. There is an opportunity to provide a significant cultural attraction at Clapperbrook such as a regional wildlife centre, climate hub, outdoor activity centre or city-scale play space.

Other acceptable uses include boat and cycle hire, café, and replacement for the existing changing rooms. A new car park to the west of the Canal could replace the current Bromham's Farm car park which sits outside of the Development Framework and Design Code boundary. This would remove the need for cars to cross the narrow Canal bridge.

Limited development will be suitable in this location, buildings should be free standing structures of 1-2 storeys. Active frontages and spill out space for cafés and community uses should front on to Clapperbrook Lane and the Canal.

Reference should be made to the Riverside and Ludwell Valley Parks Masterplan.



Illustrative view of one development option for the Clapperbrook Hub.

Example of a local cafe within a park setting, Barking Park London. Image credit Robin Forster Photography.

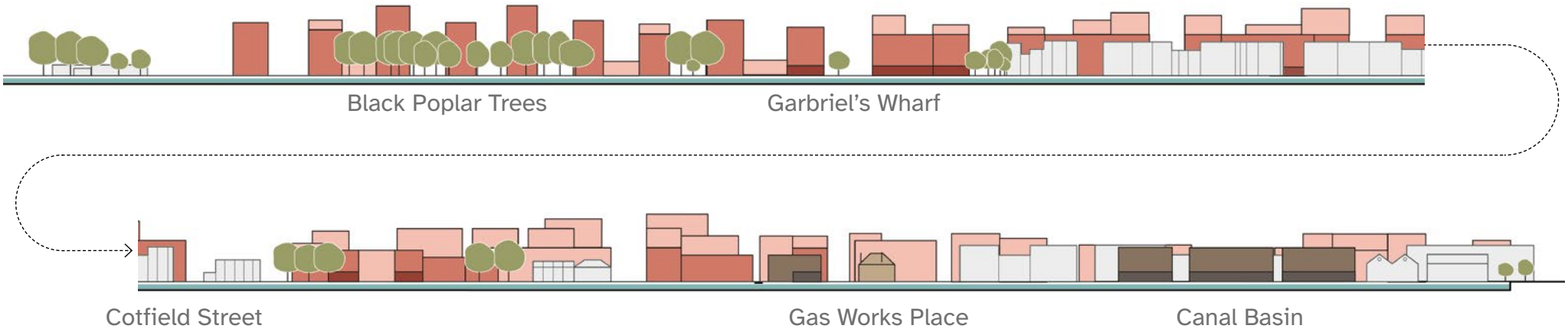
4.6 Liveable buildings

The City-wide ambition: Exeter’s new and upgraded buildings contribute to an attractive city and are well-designed spaces where people enjoy spending time.

Responsive density and height

Future Vision for Water Lane: Water Lane is an urban neighbourhood which makes the most of it's location close to the city centre, canal and river. The area has a high density of buildings, yet they have a human scale and never feel overbearing thanks to the variation in height and location of taller buildings in the right places. Walking along the canal, you still catch the sun for large parts of the day and the varied buildings give the canal frontage an interesting character. Water Lane has retained a sense of light, space and nature thanks to gaps between the buildings and nature-rich streets with plants in abundance. What makes the streets truly unique are the creative design responses on the ground floor facades within the flood zone; climbing plants, decorative screens and entrances to small workshops and storage for kayaks help create pleasant and somewhat quirky streets to spend time in. The high quality continues inside the buildings with homes that are spacious, light and airy with a strong chance of spotting a kingfisher flying by.

Built form and scale



Concept section viewed from the Canal illustrating an example of varied built form and scale providing glimpse views and light between buildings.

Overview

The Water Lane area is characterised by a variation in building form and scale, varied site conditions and a sense of light and space with glimpse views to surrounding areas.

Whilst the area will become more densely built up and include taller buildings, new development can build on the existing characteristics and provide a rich and varied built form; providing heights and densities which respond to the site context.

This section describes acceptable building heights, densities, massing and frontages and has been developed with reference to the Exeter Density Study (2021). The area has been divided into five built form zones to provide further specific detail.

Important aspects which will affect the acceptability of proposed height and massing include:

- The setting of the Riverside Valley Park and the Quay, and key identified views within section M05.
- Daylight, ventilation and outlook, for future residents and within public streets and spaces.
- The setting, daylight and amenity of existing residents.
- Existing site characteristics.

Building density

This section outlines a range of acceptable densities across different zones which have been developed with reference to the Exeter Density Study (2021). Density parameters must be used in combination with wider coding controls, and maximum densities may not always be achievable.

Dwellings per hectare

For residential development a density range of dwellings per hectare (dph) has been used. Site area is based on net site area (NSA). NSA includes infrastructure and services that are directly associated with the use of the developed buildings, including access roads, private garden space, open space and private car parking. It excludes major distributor roads, schools, public car parking, boat storage, significant utility infrastructure and public open space.

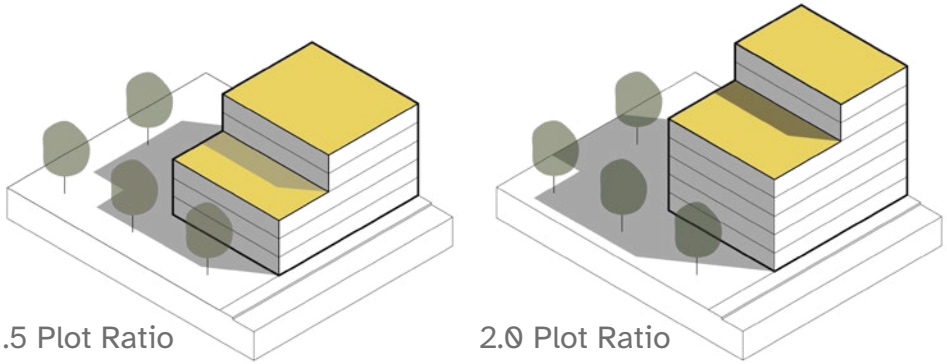
The density ranges are based on an average apartment size of 67 square meters gross internal area (GIA). For developments with a higher percentage of smaller units, including student housing and co-living, it may be possible to achieve a higher number of dwellings in total. These specialist housing types should be part of the mix and not dominate, refer to W06 Housing mix. Proposals above the maximum dph may be acceptable where it can be demonstrated that all other requirements of the Code are complied with, including dual aspect, variation in height and a mix of dwelling types. Similarly proposals below the minimum dph may be acceptable in certain situations, such as where significant non-residential uses or townhouses are proposed.

The Code sets out a preference for dwellings to be predominantly apartments, to ensure a suitable density, response to site constraints and other considerations. Townhouses will be suitable in certain locations where they help to address specific site conditions such as the presence of existing dwellings. The density ranges on the following page are set to reflect this.

High quality medium rise apartments with good provision of open space at Hammarby Sjostad, Sweden. This development has a density of 133 dwellings per hectare.

Plot Ratio

Maximum plot ratios have also been used, and are based on GIA. The plot ratio describes the maximum amount of acceptable internal floor space as a ratio of the site area. Proposals should comply with both dph and plot ratios. This ensures that proposals with more non-residential floor space cannot be significantly larger than purely residential developments. Site testing has been used to set appropriate maximum plot ratios. Proposals above the maximum plot ratio may be acceptable where there are non-residential ground floor podiums and it can be demonstrated that all other requirements of the Code are complied with.



Plot ratio diagrams.

L01 - Building density

Proposals should align with the building density coding plan unless robust justification can be provided for an alternative arrangement.

The Central and Southern zone allow lower densities so that townhouses can form part of the mix of dwelling types. Townhouses should not dominate the development and should be located where they help respond to specific site conditions such as existing residential areas.

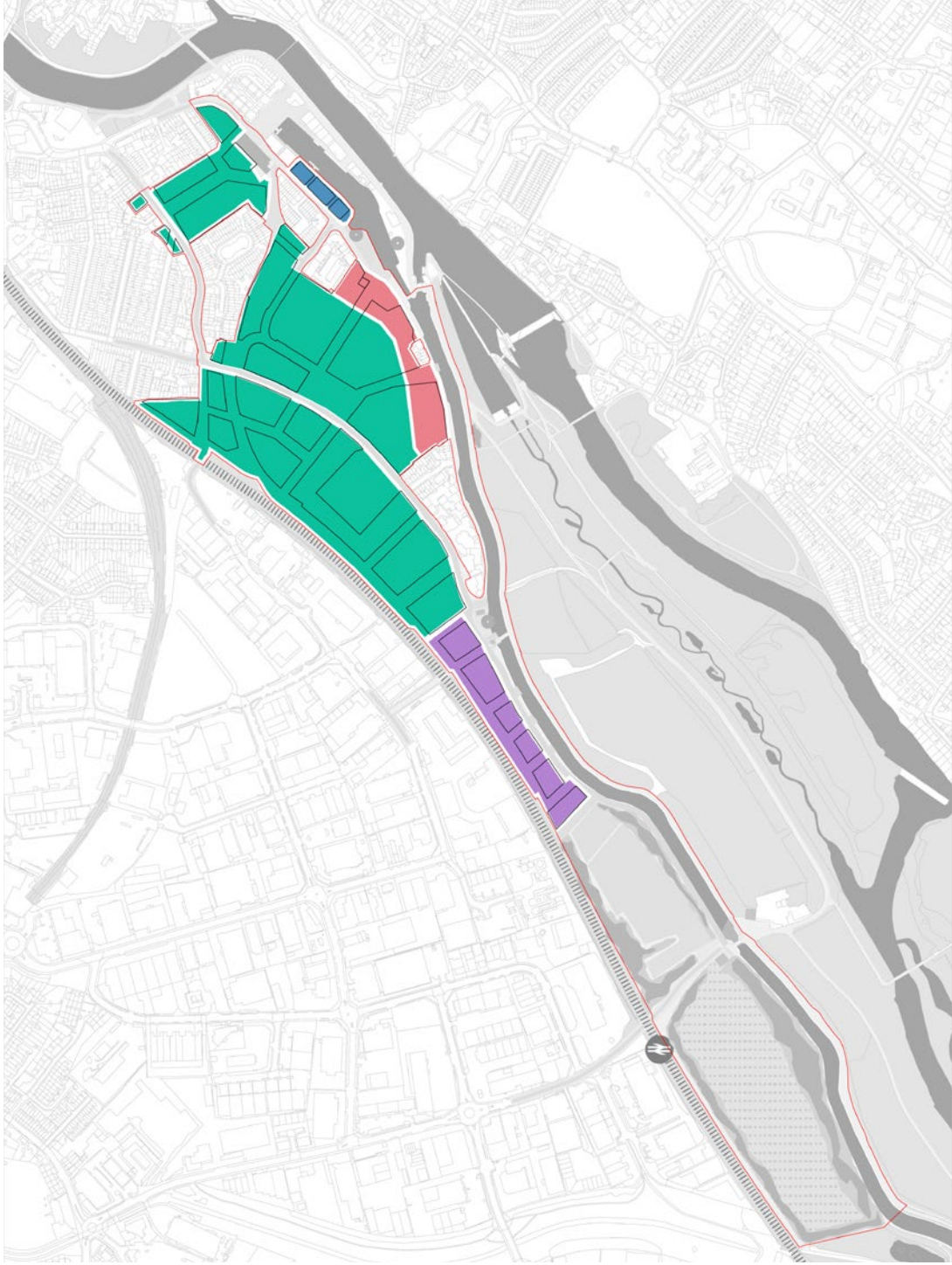
Legend

Northern canal zone
Residential density: 120-140 dwellings per hectare
Plot Ratio: up to 1.5

Canal basin zone
Residential density: 120-140 dwellings per hectare
Plot Ratio: up to 1.8

Central zone
Residential density: 75-180 dwellings per hectare
Plot Ratio: up to 1.9

Southern zone
Residential density: 75-220 dwellings per hectare
Plot Ratio: up to 2.2



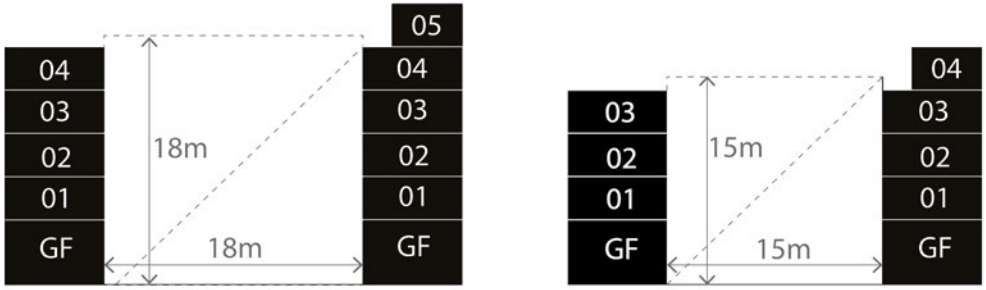
Building density coding plan

Building Heights

Maximum building heights and a site wide maximum street height to width ratio are set within this section. Additional detail on how maximum building heights should be applied is provided within the built form zone codes.

L02 - Street ratio

Building heights must be proportionate to the width of the street to ensure good daylight levels and that buildings aren't overbearing. Generally a street height to width ratio of up to 1:1 will be supported, but development can go beyond this in smaller sections e.g. with taller corner buildings. The top floor can be setback to enable an additional storey.



Street sections illustrating a 1 to 1 building height to width ratio.

A height to width ratio of 1:1 results in good daylight access whilst still enclosing the street, Brentford Lock, London.

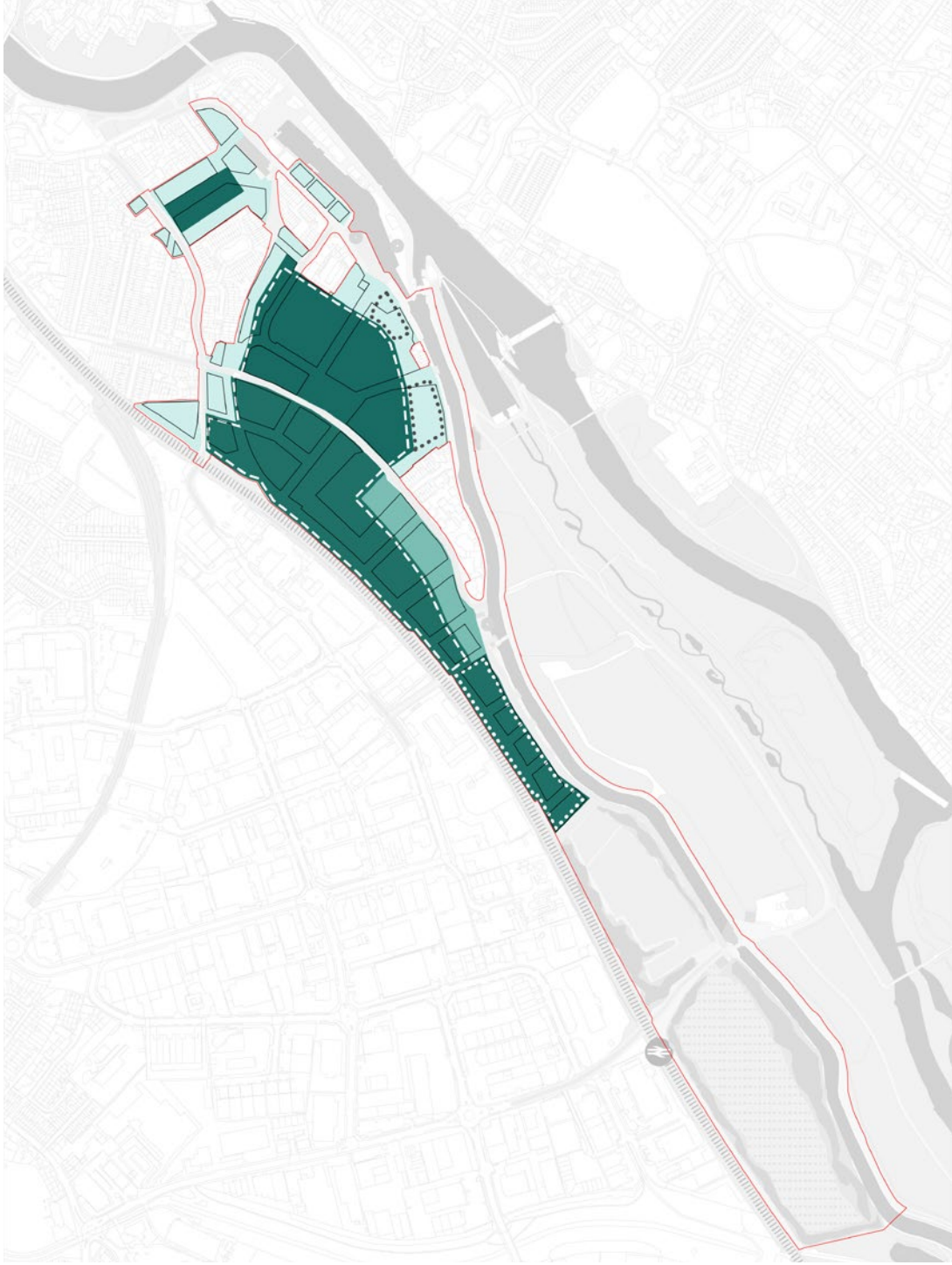
A high street height to width ratio, of more than 1:1, results in poor daylight access and privacy issues, Liverpool.

L03 - Building heights

Proposals should follow the building heights coding plan unless robust justification is provided for an alternative arrangement. Taller buildings, as defined within the legend below, must be of exceptional quality.

Legend

- Up to 4 storeys
- Up to 5 storeys
- Up to 6 storeys
- Occasional buildings of up to 5 storey may be acceptable within parcels. See ‘northern canal zone’ for details
- Occasional taller buildings up to 8 storeys, may be acceptable within parcels. See 'central zone' controls for details.
- Taller buildings of up to 9 storeys may be acceptable. See 'southern zone’ for details.



Building heights coding plan

Built form zones

Built form requirements have been developed for five zones which respond to the character of the different areas.

Northern canal zone

The former Gas Works site is the most visible area of Water Lane. The canal frontage is seen as part of the cityscape when approaching from the south along national cycle route 34 and the adjacent footpath (view 1). The frontage is highly visible within the wider river valley view which opens up when approaching from the riverside footpath to the north (view 2). The site is also visible in long views from properties and streets on St Leonard's Ridge to the north east. The Haldon hills form a backdrop to this view. Key issues for this zone include impacts on the setting of the Riverside Valley Park and Quay, over shadowing of the Canal, and overbearing massing on the Canal footpath.

Canal Basin

The Canal Basin is a sensitive location adjacent to listed warehouses at 60 Haven Road. Key issues include responding to the historic context, overshadowing of the basin and the relationship to the established existing built form and scale.

Central zone

The central zone is setback from the Canal and river edges. Height and massing will have less impact on long views when compared to other zones but will still need to be carefully considered. Key issues include daylight and amenity for streets and homes within a denser and taller context. Taller development also has the potential to create an overbearing character if existing and proposed streets are too narrow.

View 1 View towards the northern canal zone, approaching from the south within the Riverside Valley Park.

View 2 View of the northern canal zone, approaching from the north within the context of the Riverside Valley Park.

View of Water Lane showing the relatively narrow existing street width and significant height difference behind the retaining wall to the north.

Glimpse views from the Canal of Haldon Hills between industrial units.

Central zone - Water Lane

Water Lane (the street) has a varied character, some street sections are particularly narrow, building setbacks are varied and there is a significant level change to the former Gas Works site to the north. Key issues include built form and massing responding to the varied site conditions and supporting the opportunity to create a high quality active travel focused street. Taller development has the potential to create an overbearing character and poor daylight access if the existing street width and level change are not considered.

Southern zone

The southern zone is a narrow area between the Canal and railway. It is further away from existing residential areas and has a leafy character. Large black poplar trees are a significant feature along the Canal edge. Long views of the site from the east are generally restricted by existing trees. The area around Gabriel's Wharf to the north of the zone has greater visibility from the Riverside Valley Park. There are glimpse views of Haldon Hills visible from the Canal footpath between the industrial sheds.

Key issues include impacts on the setting of the Riverside Valley Park, overshadowing of the Canal, and glimpse views between development from the Canal. There is the potential for good daylight, outlook and ventilation due to the narrow site depth. Combined with the restricted long views from the Riverside Valley Park this could support taller heights within this zone.

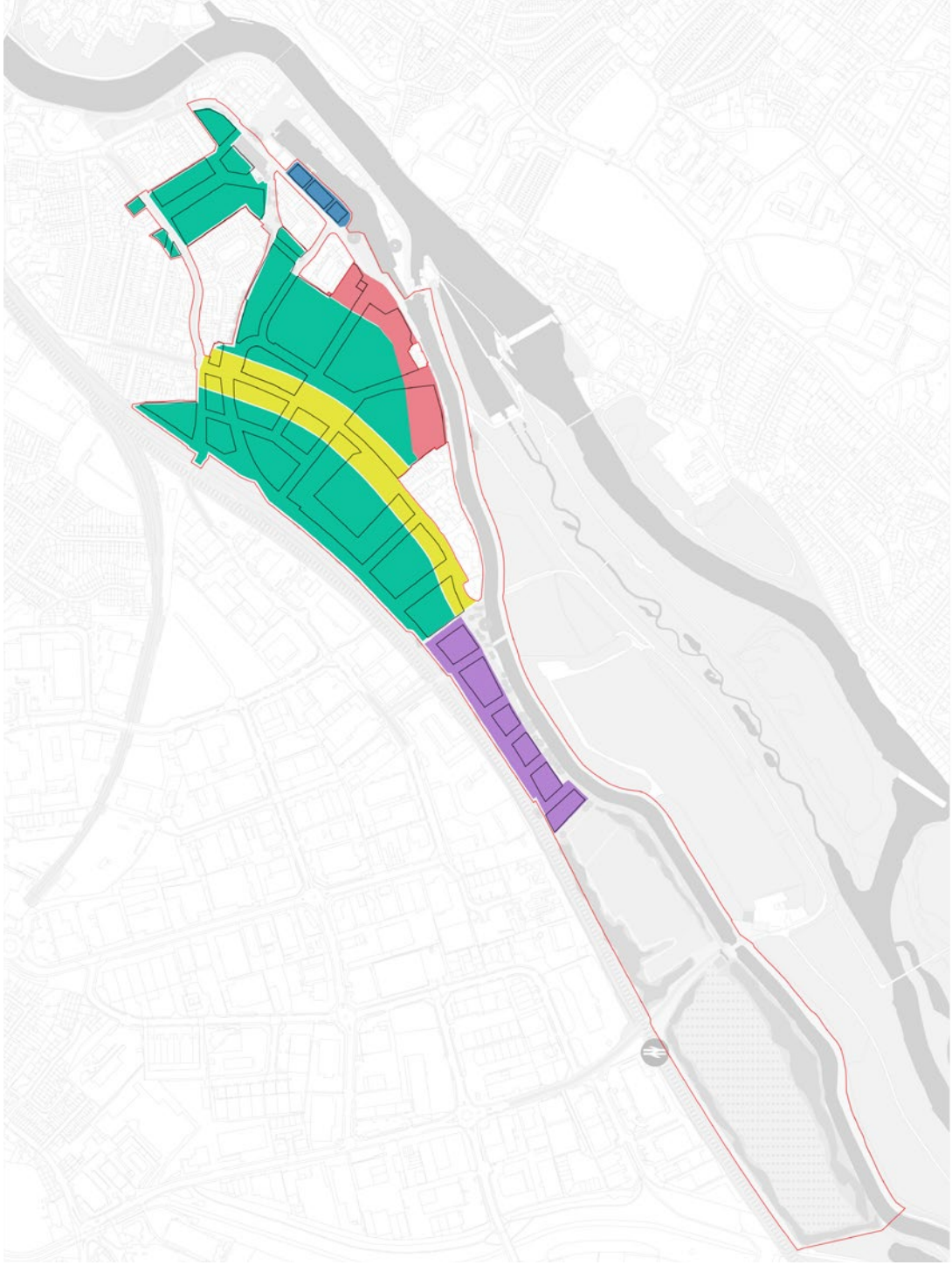
Built form zones plan

The Water Lane area has been divided into five distinct built form zones, which reflect the different site characteristics of each area.

Additional detail is given on how maximum building heights described within L03 should be applied within the built form zones. Zone specific controls are also provided for massing and frontage. The built form zones align with the density control zones in L01.

Legend

- Northern canal zone (L04+05)
- Canal basin zone (L06+07)
- Central zone (L08+09)
- Central zone - Water Lane (L10+11)
- Southern zone (L12+13)



Built form zones plan

Northern canal zone

L04 - Northern canal, height and massing

Built form must vary in height and have frequent gaps to avoid an overbearing continuous massing. Taller buildings must be slender and located in key locations, such as by a local node or on corners and away from existing dwellings.

L05 - Northern canal, frontage

All buildings must have active frontages with windows and frequent building entrances onto the Canal.

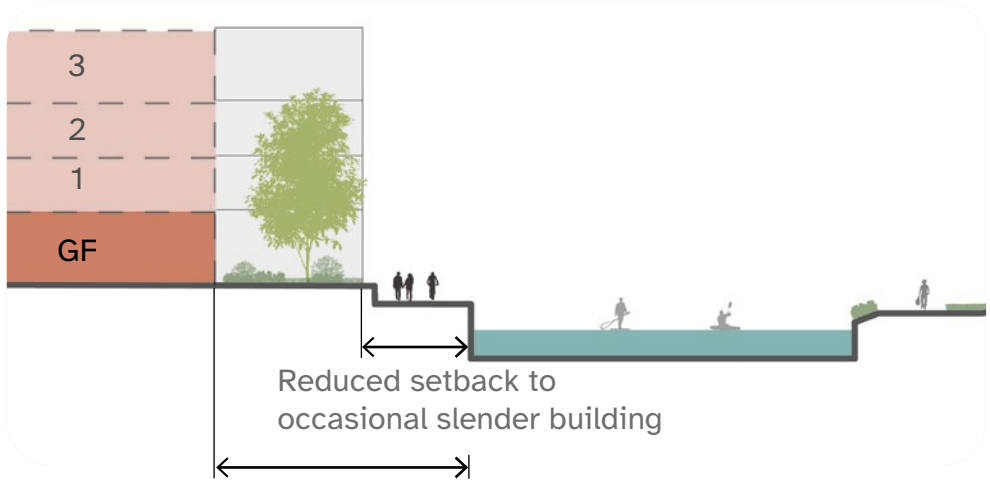
Buildings must be set back from the Canal to provide continuous public access and avoid over shading the Canal. The setback should be at least the same distance from the Canal edge as the height of the building.

Building lines should respond to the specific context such as being set back behind existing trees. This will help create a varied built form and Canal frontage.

A reduced setback may be acceptable for occasional buildings which present a slender frontage to the Canal. Occasional buildings which cantilever over the public path may be acceptable if the building is of exceptional quality and in a suitable location.

Active frontages facing the water, Millbay Plymouth.

Positive interface with the water, and well considered setback incorporating mature trees at Hammarby Sjostad, Sweden.



Illustrative canal frontage cross section

Northern canal zone

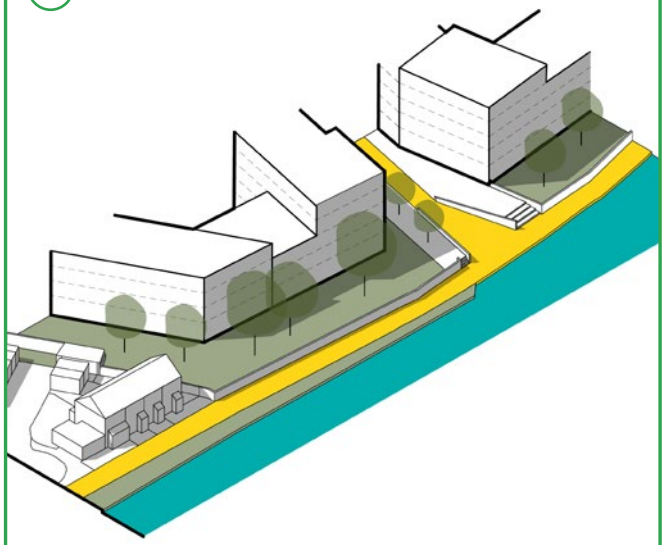


Illustration of an acceptable approach:

- Buildings of varied heights with gaps, well set back from the Canal behind existing trees.
- Occasional taller buildings are slender when viewed form the Canal. The example shows 30% of the canal frontage taller than 4 storeys.
- Development is well setback from existing houses.

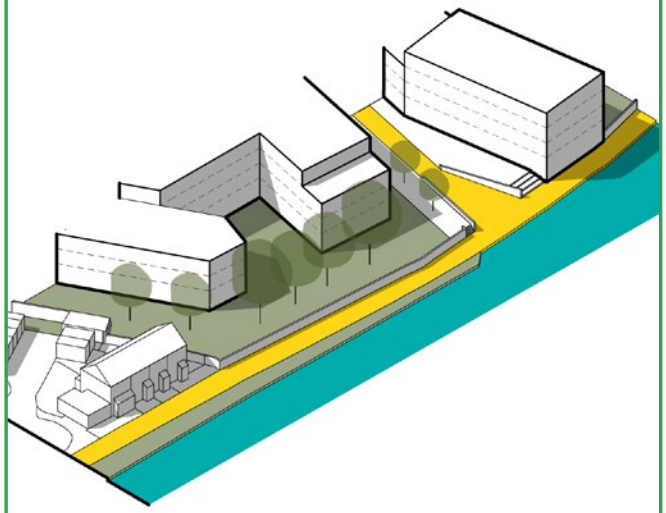


Illustration of an acceptable approach:

- An occasional slender building with reduced setback to the Canal.
- A 'u' shaped block creates gaps in the built form on the canal frontage and allows more homes to have water views.

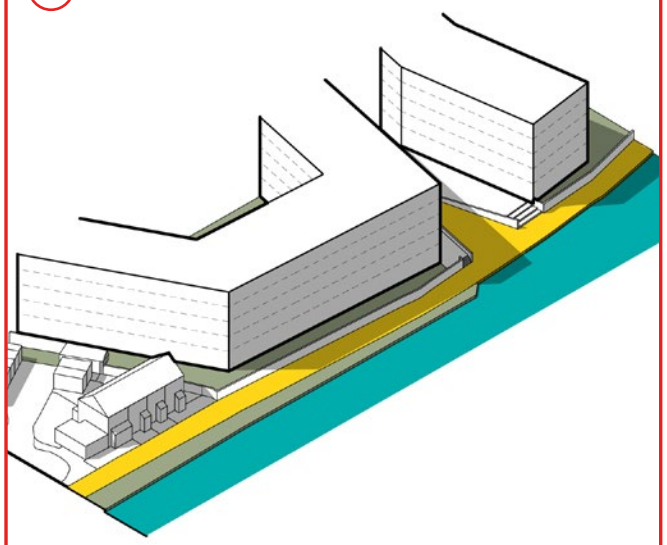


Illustration of an unacceptable approach:

- Continuous five storey massing.
- No retention of existing trees.
- 5 storey interface with existing terraced housing.

Canal basin zone

L06 - Canal basin, height and massing

Regular ground level gaps at a maximum of 50m spacing should be provided between buildings allowing glimpse views of the Canal Basin and regular pedestrian access from Haven Road.

The building roof form should be varied and relate to the historic warehouses on the basin. Building massing should be articulated to relate to the rhythm and proportion of the listed warehouses at 60 Haven road.

L07 - Canal basin, frontage

Buildings must be setback by a minimum of 3m from the basin and allow widened public access along the basin edge. Development can follow the building line of 60 Haven Road on the Haven Road frontage.

Developments should include glazed frontages and frequent building entrances fronting the Canal Basin. Frequent building entrances should be provided along Haven Road.

Windows on Haven Road must be designed to avoid overlooking of the existing housing on Haven Road.

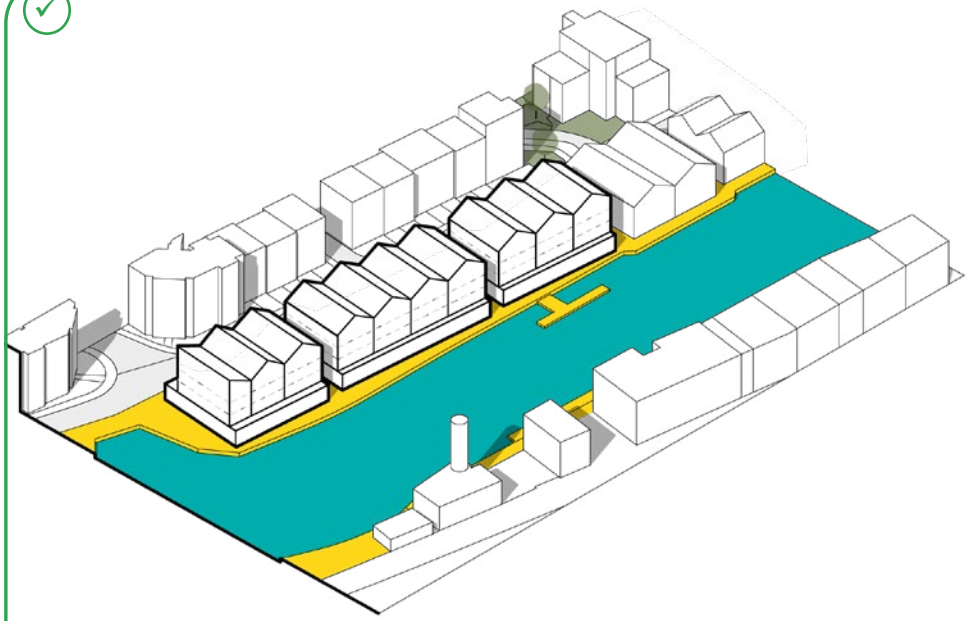


Illustration of an acceptable approach:

- Buildings are set back from the Canal Basin with gaps between blocks.
- An articulated massing responds to the adjacent warehouses.

Central zone

L08 - Central zone, height and massing

The central zone should be characterised by a perimeter block form of development. Proposals must have frequent gaps in blocks to avoid an overbearing continuous massing.

Built form must vary in height to provide light and variation to the street. Occasional taller massing must be slender and located in key locations, such as by a local node or on a corner and away from existing dwellings. Continuous horizontal massing above 5 stories will generally not be acceptable.

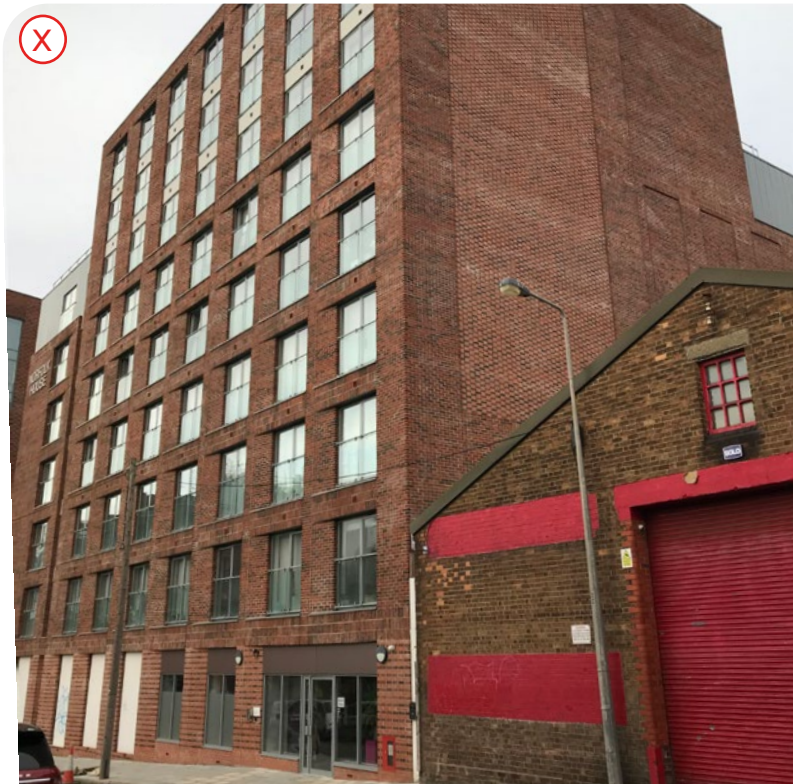
A well articulated street corner, with variation in height and form, Cambridge.

L09 - Central zone, frontages

All buildings should have active frontages with windows and frequent building entrances onto the street.

Buildings should generally provide a continuous building line to the street. Proposals must provide a shallow planting setback to ‘green streets’ and ‘green lanes’, refer to A21 and A22.

No variation in height and continuous massing over 5 storeys showing an unacceptable approach, Liverpool.



Central zone

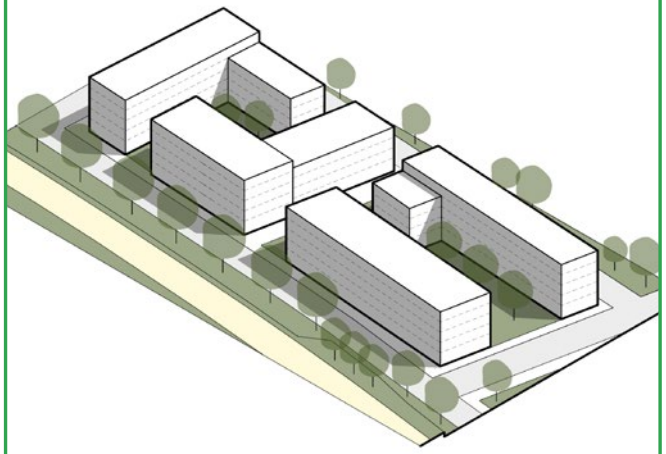


Illustration of an acceptable approach;

- Frequent gaps in blocks providing light and public access between buildings.
- A uniform building height up to five storeys.

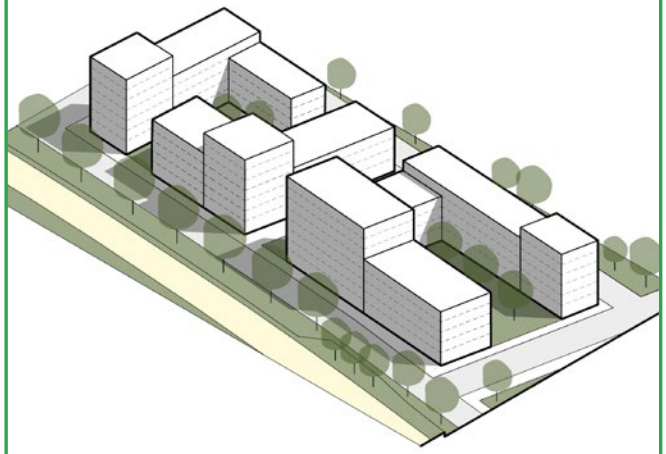


Illustration of an acceptable approach;

- Taller slender massing on corners and good variation in height.
- Taller buildings are occasional, the example shows 30% of the building footprint extending above 6 storeys.

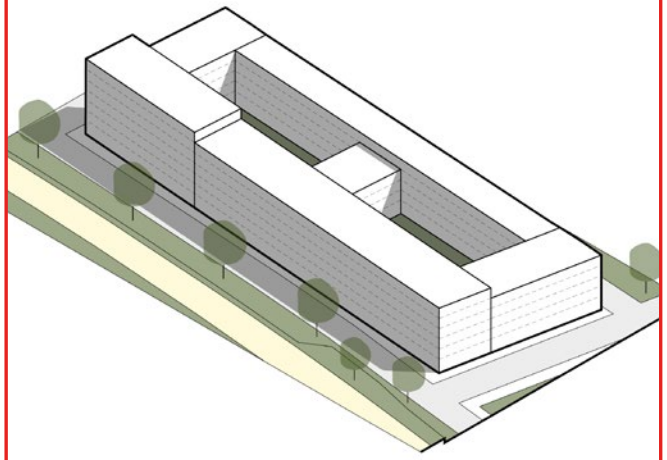


Illustration of an unacceptable approach;

- Continuous undivided blocks, and continuous massing above 5 stories can create an overbearing and uniform street scene.

Central zone - Water Lane (the street)

In addition to the general requirements for the central zone, proposals on Water Lane (the street) must consider the following. Refer also to the active streets chapter for further details.

L10 - Central zone, Water Lane frontages and building line

All buildings should have active frontages with windows and frequent building entrances onto Water Lane.

Building frontages must be setback along the south western edge of Water Lane to allow for street trees and avoid over shading of the street. The building line must allow a maximum 1:1 ratio between building height and street width.

Building frontages should vary to the north eastern edge of Water Lane. The building line should respond to the specific context such as being set back behind existing trees. This will create a varied built form and avoid an overbearing continuous massing. Occasional buildings which come forward to meet the existing stone wall or level change may be acceptable in specific locations.

L11 - Central zone, Water Lane height

Proposals must respond to the level difference between the two sides of Water Lane so that buildings on higher ground are not overbearing on the street. Appropriate responses include lower building heights, greater setbacks and setback upper storeys to ensure a maximum 1:1 street height to width ratio.

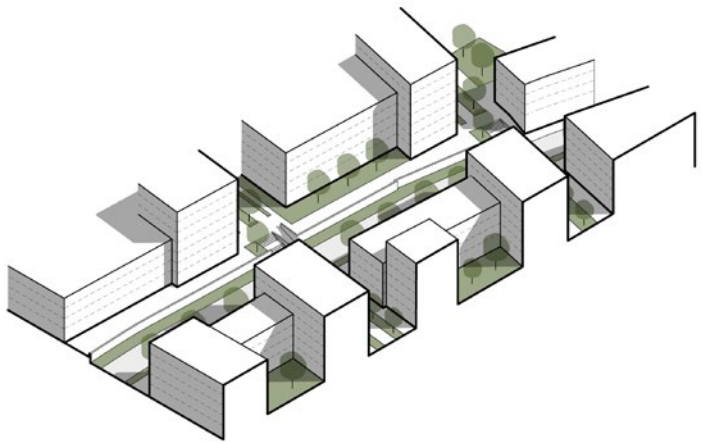


Illustration of an acceptable approach. Buildings are setback on the south western edge of Water Lane. Building frontages to the north east of Water Lane vary and are set behind existing trees.

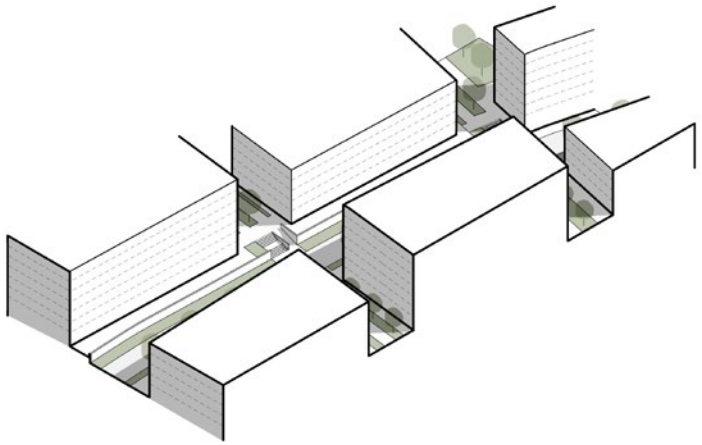


Illustration of an unacceptable approach. A continuous building line to the north east of Water Lane, continuous heights over 5 storeys and a street ratio greater than 1:1 create an overbearing appearance with poor daylighting.

Southern Zone

L12 - Southern zone, height and massing

Built form must vary in height and have frequent gaps to avoid an overbearing continuous massing and over shading of the Canal. Gaps between blocks should allow glimpse views from the Riverside Valley Park.

Taller buildings must be slender and located to create a varied skyline. Lower linking sections between blocks of up to 4 storeys may be acceptable where clear gaps are maintained.

A street height to width ratio above 1:1 may be acceptable on the streets running perpendicular to the Canal. These short streets can support good daylight levels and views out to the Canal. Refer to S13 for additional canal requirements.

Slender blocks facing the water with gaps between buildings at Hammarby Sjostad, Sweden.

L13 - Southern zone, frontage

All buildings should have active frontages with windows and frequent entrances onto the Canal.

Buildings must be set back from the Canal to provide continuous public access and avoid over shading the Canal. Building lines should respond to the specific context such as being set back behind existing trees. Proposals must not create a continuous ground floor building line but should provide varied setbacks or gaps between blocks. This will help create a varied built form and Canal frontage.

Refer to S13 for additional canal requirements.

A continuous building frontage, and small setback creates an overbearing appearance to the water, Manchester.

Southern zone

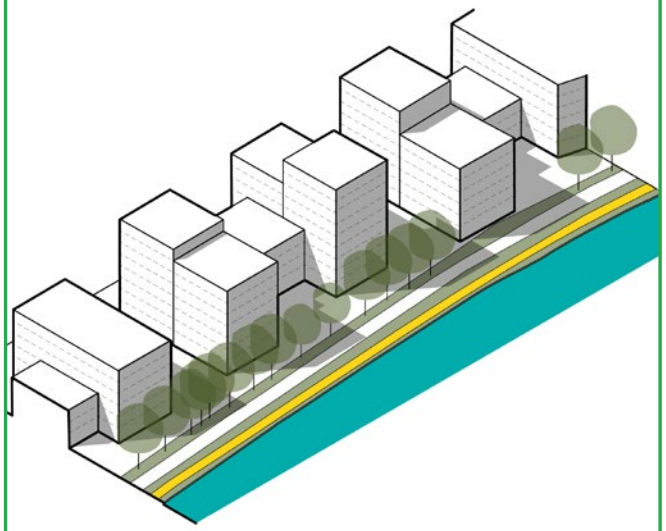


Illustration of an acceptable approach.

- Slender blocks are set back behind existing trees.
- Frequent gaps reduce the bulk and massing viewed from the Canal.
- Lower linking sections maintain glimpse views between blocks.

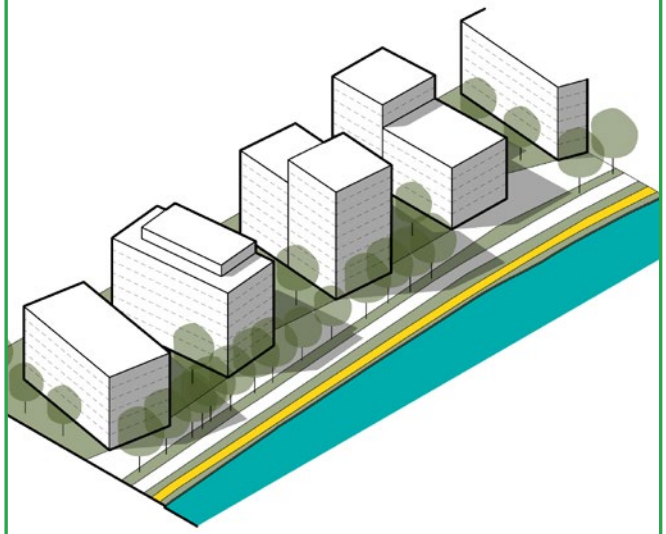


Illustration of an alternative acceptable approach.

- Individual slender taller buildings are set back behind existing trees.
- Frequent gaps between buildings, illustrated at 35m spacing.
- Non-continuous ground floor building line, illustrating 60% void in the canal building frontage line.

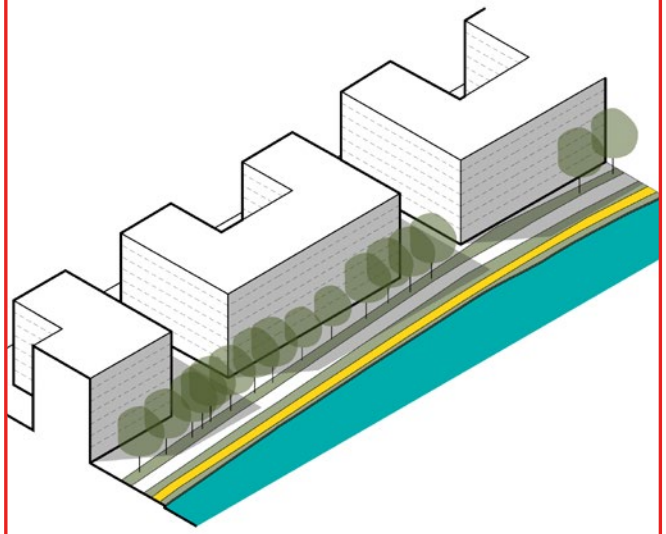


Illustration of an unacceptable approach.

- Continuous buildings block glimpse views from the Riverside Valley Park.
- Continuous taller buildings create an overbearing massing to the Canal frontage.

Site wide codes

The following section describes requirements which apply across the Water Lane area.

Residential amenity and housing types

Development should generally provide safe and healthy living conditions and a good standard of amenity for future occupiers, and avoid unacceptable impact on the amenity of neighbouring residents.

L14 - Housing space standards

Housing designs must adopt the nationally described space standards.

L15 - Daylight

All homes should receive direct sunlight, combined with solar shading where necessary. As a minimum at least one habitable room should receive direct sunlight throughout the year.

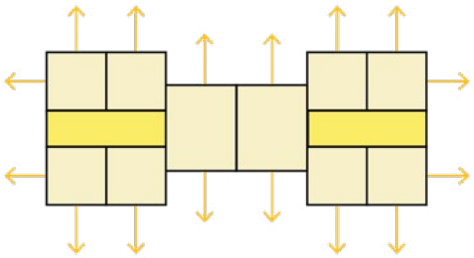
Communal areas in developments with smaller dwellings, such as student housing and co-living, should receive direct sunlight throughout the year.

L16 - Ventilation and dual aspect

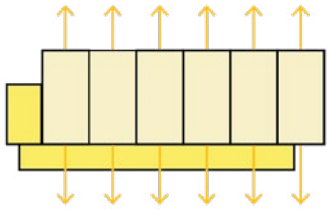
Homes must be predominantly dual aspect to achieve cross ventilation, varied outlook and access to sunlight through the day. Single aspect dwellings facing north or with 3 or more bedrooms will not be acceptable. Secure covered outside decks should be considered as a good option to allow a high percentage of dual aspect dwellings.

Single aspect units will be acceptable for smaller dwellings such as student housing and co-living. Communal areas in these development must be dual aspect.

Developments should avoid long narrow corridors and provide a maximum of 8 homes per stair and lift core.



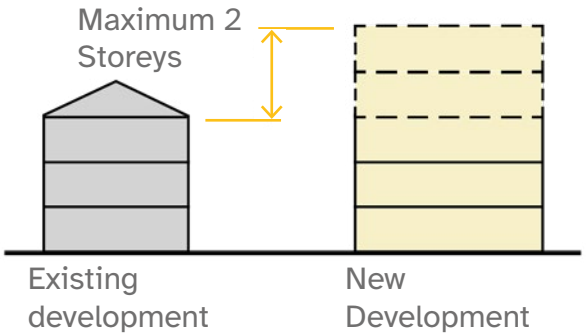
A dual aspect dwelling is one with opening windows on two external walls, which may be on opposite sides of a dwelling or on adjacent sides of a dwelling.



Deck accessed dwellings should be considered as a good option to allow a high percentage of dual aspect dwellings.

L17 - Relationship with existing buildings

Proposals must respect the setting, daylight and amenity of existing residents. Distance between buildings and window locations should be well considered and agreed with ECC on a case by case basis. Building heights should generally be no more than two storeys higher than existing neighbouring development.



Building heights should generally be no more than two storeys higher than existing neighbouring development.

L18 - Noise

Proposals must demonstrate how acceptable noise levels are achieved within homes in line with best practice, whilst not compromising thermal comfort during warmer weather.

This can consider the location of habitable rooms, positioning of windows and doors, ventilation systems and where necessary sound attenuation measures. Key external noise emitters to consider include the railway, electricity substation, material reclamation facility and biogas plant among others.

L19 - Accessible homes

Residential developments are encouraged to accommodate changes in tenants' mobility, by designing housing to meet Building Regulations M4(2) accessible and adaptable dwellings standard.

Wheelchair accessible housing should be provided as part of a development housing mix to meet Building Regulations M4(3) wheelchair user dwelling standard.

L20 - Flexible homes

Proposals should demonstrate how homes are flexible to residents' different needs. Suitable space for a home office should be identified on plans. Bedrooms should be designed to accommodate multiple bed positions.

L21 - Storage

Proposals should explore opportunities to provide dedicated secure ground floor storage for apartments in addition to the required cycle storage. Storage should be suitable for bulky furniture and large sporting equipment including kayaks. Storage is a suitable ground floor use for areas of the site within flood zones 2 and 3.

Street frontages

Due to the flood risk within the Water Lane area, there may be streets where residential uses cannot be located on the ground floor. It is important that frontages and ground floors are well considered to provide active frontages, avoiding long sections of blank façades and inactive ground floors.

L22 - Raised ground floors

Within flood zones 2 and 3 it may be acceptable to raise the ground floor above the flood level to provide dry safe access. This applies where the level change is small, generally less than 1 meter, subject to detailed advice from the Environment Agency. Proposals should:

- Ensure they do not increase the flood risk outside the development.
- Carefully consider how the level changes are managed within the public realm to ensure step free access.
- Ensure frequent access points between levels.
- Use planting to avoid large areas of blank retaining walls.
- Incorporate street entrances to individual ground floor units to provide activation.
- Communal residential entrances should be frequent and prominent to activate the street, including large, well lit glazed lobbies with covered entrances.

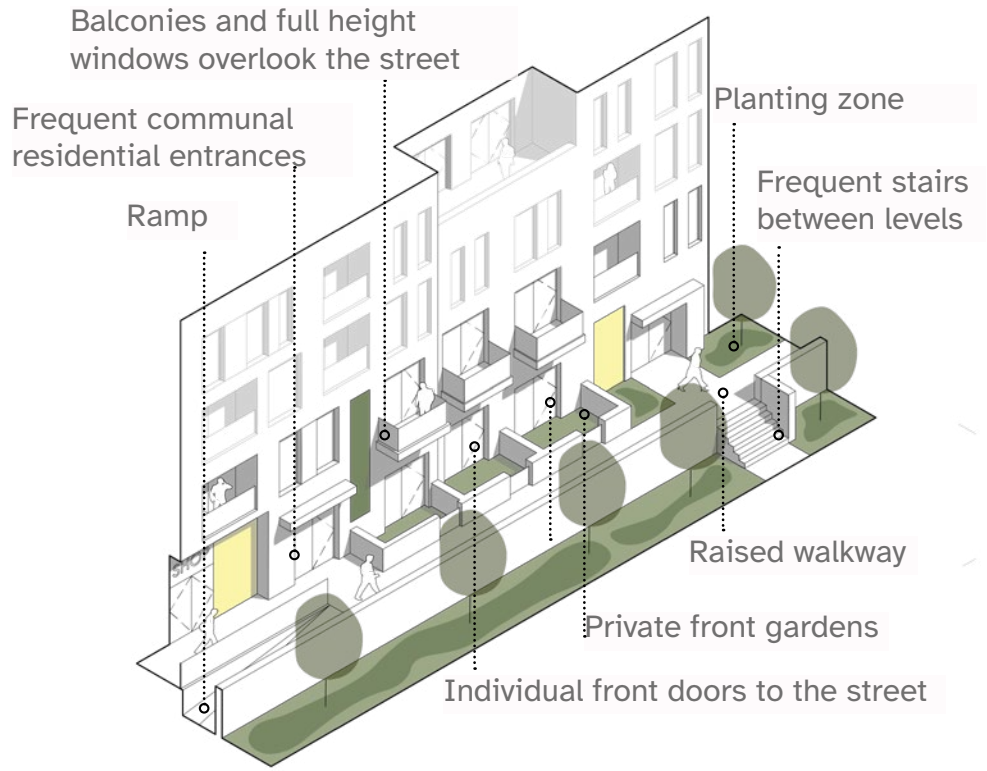


Illustration of an acceptable approach to a raised residential ground floor frontage outside the neighbourhood centre and local nodes.

L23 - Public, private thresholds

Proposed designs should clearly articulate the boundaries between public, communal and private space to ensure ownership and use is legible.

L24 - Non-residential ground floors

Where residential units are provided on the upper floors only, careful consideration of the ground floor frontage should be given:

- Glazed commercial frontages should be provided where possible, fronting on to key streets such as Water Lane, and the Neighbourhood Street.
- Communal residential entrances should be frequent and prominent to activate the street, including large, well lit glazed lobbies with covered entrances. Secondary access routes above the design flood levels may be required.
- Direct secure entrances to bike and kayak/canoe stores should be provided from the street to create activation.
- Balconies and full height windows should be used on the first floor to provide interaction with and visibility of the street.
- Blank frontages related to under croft parking and storage must not be located on key streets such as the Neighbourhood Street or fronting the local green space.
- Where blank frontages are unavoidable they should be located on secondary streets such as green streets and green lanes, and should be kept to a minimum length.
- Creative approaches to the blank frontages should be used including planting in front of and up the wall, patterned screens and decorative façade designs.
- Where low vulnerability uses are located on the ground floor within the floodzone, they should incorporate resilience measures in line with best practice for all sources of flooding.

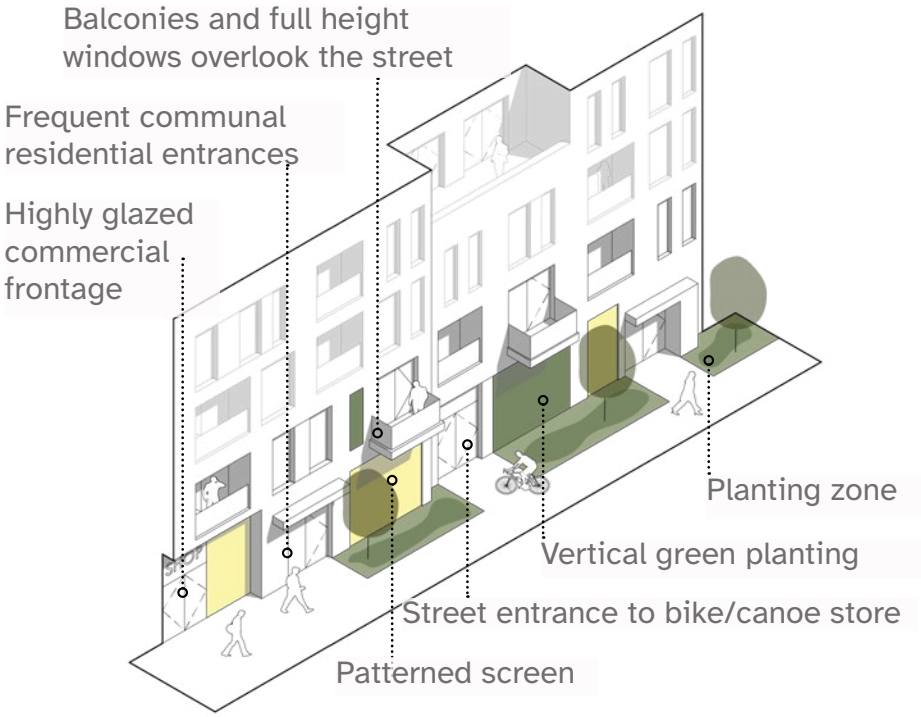


Illustration of an acceptable approach to non-residential ground floor frontages outside of the neighbourhood centre and local nodes.

An example of vertical planting used to screen the ground floor facade, Accordia, Cambridge.

Example of a decorative feature panel, Bristol

4.7 Active streets

The City wide ambition: Exeter has transformed into a city with high-quality streets where active travel, public transport and shared mobility are the natural and most convenient choice for most journeys.

A low car and healthy neighbourhood

Future Vision for Water Lane: Water Lane is unique as Exeter's first, purpose built, low-car neighbourhood which has been a catalyst for the whole city to fundamentally re-imagine how people and goods move around. It's easy to move around on foot, by bike and by public transport within Water Lane and to get to the rest of the City, thanks to the significant street improvements, new connections and improved services the development helped deliver. With plenty of car clubs, people can drive when they need to and the delivery hubs mean vans don't need to drive all the way to people's front doors.

Most people coming from further afield arrive by public transport thanks to the two train stations, improved park and change services and new facilities for storing large water-sports equipment. The streets in Water Lane are social spaces where people, and a lot of wildlife, enjoy spending time. Instead of parked cars and road space, the streets are abundant in planting, with small play areas, planters to grow food and places to sit and enjoy the sunshine.

Movement and connectivity

Overarching opportunities and objectives

The mobility strategy for Water Lane has the potential to help address several aspects of the Water Lane Vision as well as addressing many of Exeter's city-wide challenges including the Net Zero 2030 target, congestion, pollution and inactive lifestyles.

Exeter's current mobility network prioritises vehicular traffic, historically seeking to minimise inconvenience to the car to the detriment of more sustainable modes. A transformational shift is required to increase movement capacity and achieve a positive step change in how people and goods move around the city. This is particularly relevant for Water Lane where Alphington Road, the main route to the area, is heavily congested for large parts of the day and options for further vehicle access points are limited.

Water Lane has a great starting point for being a low car area which prioritises active travel. There are several established and potential access points for active travel modes, providing more alternatives than for vehicles. However, many of these access points and connections are narrow and of varying quality, with investment needed to enable larger volumes of active travel. The connections into the City Centre are particularly constrained, whilst connections to Marsh Barton and across the River also need to be improved for the active travel network to reach its full potential.

In addition, St Thomas and Marsh Barton Railway Stations offer opportunities to be key transport interchanges for both future residents and those wishing to access the City. Active travel connections to these facilities need to be improved.

Generous footway, street trees, and low design speeds, Battersea, London. Image credit, Neil Speakman.

The objective of a low car development at Water Lane can be supported through a low parking ratio, supported by access to car clubs, active travel infrastructure and public transport.

The key objectives for the mobility network are:

- Reduce congestion, air pollution and carbon emissions by shifting how people travel from private vehicles to cleaner modes that take up less space.
- Repurpose road space away from parked cars and vehicle traffic to more planting and trees, space for socialising, play, walking and cycling.
- Enable people to live more active lives by making active travel the natural choice for most journeys.

Within the Code requirements in this chapter the term 'Water Lane' refers to the street and not the wider area.

Mobility strategy

The mobility strategy for the Water Lane area is entirely led by the Vision to create a low car and healthy neighbourhood with streets for active travel as well as socialising and play. It re-imagines the roads, streets and paths as a mobility network which prioritises walking, cycling, public transport and shared mobility. These modes have greater capacity potential, help make streets less polluted, allow people to have more active lifestyles and help to reduce carbon emissions.

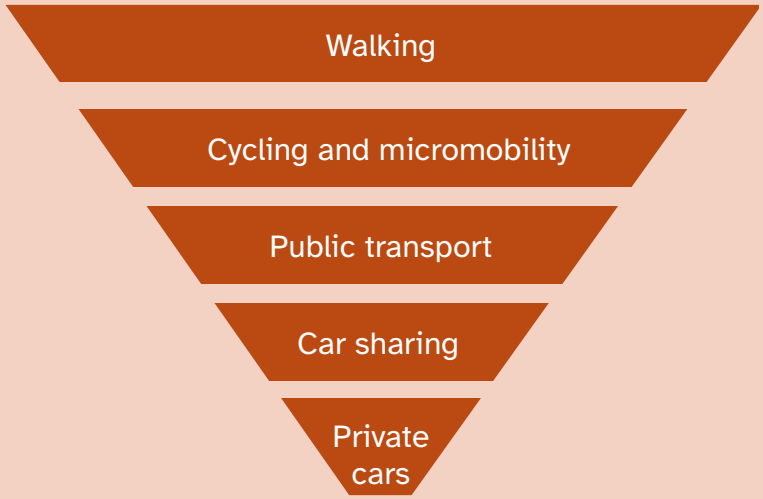
Shared active street with social spaces and play elements Alfred Place, London. Image credit, Neil Speakman.

A01 – Mobility strategy

Development proposals should use a 'Vision and Validate' approach to the assessment of traffic impact and to inform their mobility strategy. This approach should be used to rebalance developer investment in highways infrastructure towards social, green and sustainable infrastructure supporting well designed places.

Development should adopt the following key principles to achieve the Water Lane area Vision:

- Maximise local living and minimise the need to travel by providing great digital connectivity and local facilities that satisfy day-to-day needs.
- Use the following priority hierarchy when planning the mobility network and when designing streets and junctions.



A02 – Mobility strategy plan

The mobility strategy plan sets out the street hierarchy and movement principles for the area. Proposals should follow the principles of the plan. Details of functions and design of streets are set out within A03, mobility coding plan.

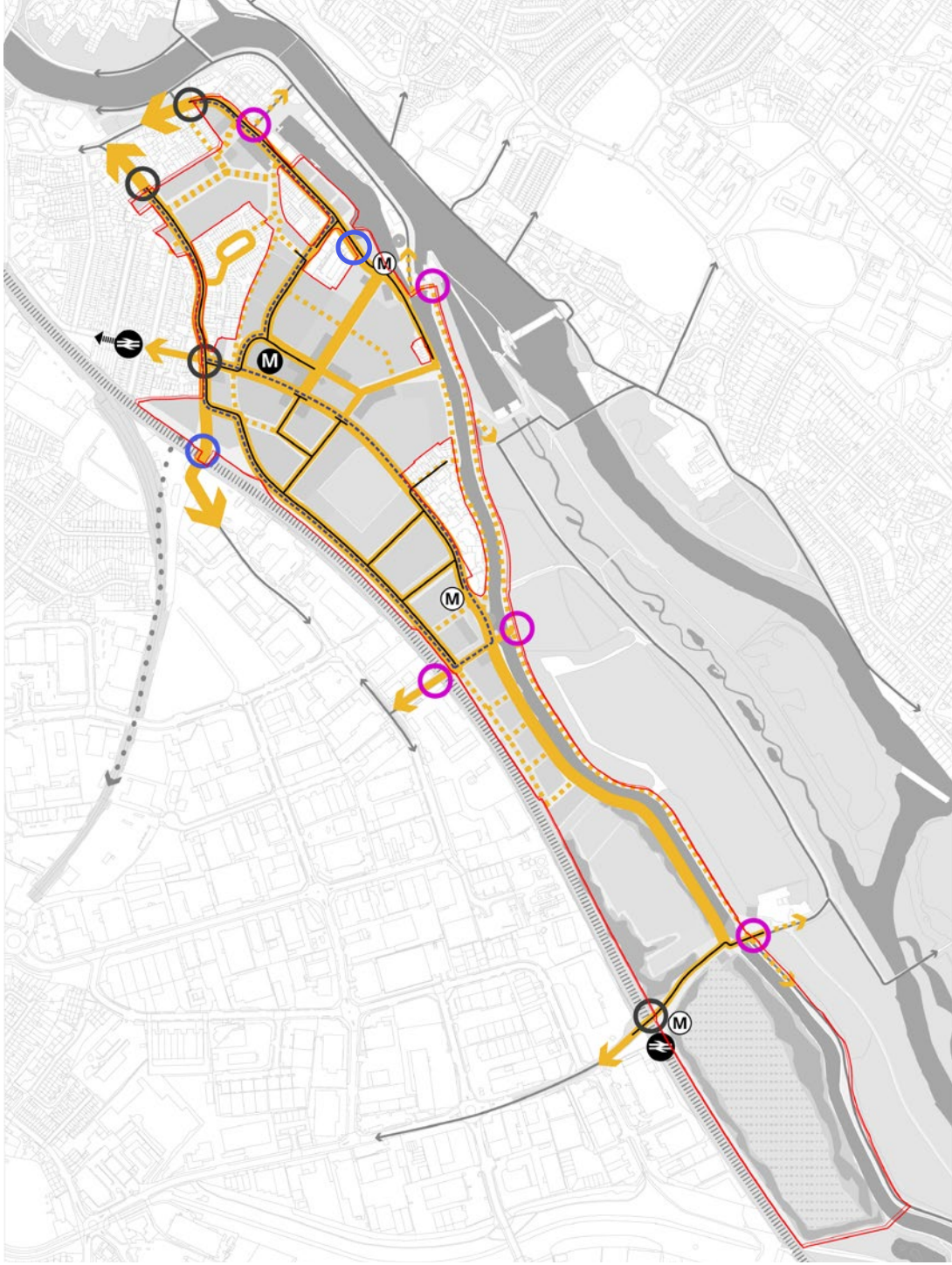
Legend

All streets prioritise walking and cycling

- Primary street (fixed location)
- Secondary street (indicative location)
- Tertiary streets and paths (indicative location)
- General vehicle access
- Potential bus route
- High Line (indicative route)
- Key off site active travel routes/ desire lines
- Train station
- Mobility hub
- Secondary Mobility hub

Access points

- General vehicle, cycle and pedestrian access
- Bus, cycle and pedestrian access
- Cycle and pedestrian access



Mobility strategy plan

Site wide mobility codes

A03 - General requirements for design of streets and junctions

Streets and paths must be designed with priority for active travel and to be pleasant and safe for people walking and cycling. This includes clear sightlines, clean air, space for planting and seating and being well-overlooked by surrounding buildings with frequent windows and entrances. Streets should be designed to accommodate speeds no greater than 20mph.

Provision for active travel should be designed to accommodate future volumes and based on current national policy and best practice guidance. This includes Local Transport Note 1/20, Manual for Streets, Healthy Streets Approach and Inclusive Mobility.

Proposals must adopt an inclusive approach which considers the needs of vulnerable users from the outset, ensuring that everyone regardless of age and ability can easily get around. This involves providing protected road space where required and step free access where possible.

Cycling must be taken into account in the design of all new and improved streets and junctions. Junctions and crossings should enable cyclists to negotiate them in comfort without undue delay or deviation.

For lightly trafficked streets, the volume of traffic may allow cyclists to be integrated into the general carriageway, allowing additional space for wider placemaking improvements. Options for reducing carriageway width requirements should be taken. One-way routing may allow for further reallocation of road spaces where this is limited.

Tight junction radii based on low traffic speeds and suitable speed reducing features should be used.

The development must have a permeable built form with an approximate maximum block length of 80 metres enabling good active travel connectivity across the site.

Proposals must include a wayfinding strategy including signage to key destinations such as train stations and the city centre.

The material palette, furniture and planting should be coordinated across the whole of Water Lane to ensure the public realm brings the development together. Materials and furniture should be robust and age and weather well.

Where streets are unadopted these must allow public access, and a robust management and maintenance strategy must be agreed.

Pedestrian and cycling priority pavement in Gdynia, Poland

A04 - Public transport

A bus service should be provided with a network of bus stops at 200-300m intervals. Opportunities for electric buses and demand responsive transport should be explored.

An indicative bus route is shown on the mobility strategy plan, however an alternative route can be identified if this provides a more suitable option. The bus route can use streets that are restricted for private vehicle traffic. High quality bus stops with shelters and attractive robust materials should be provided.

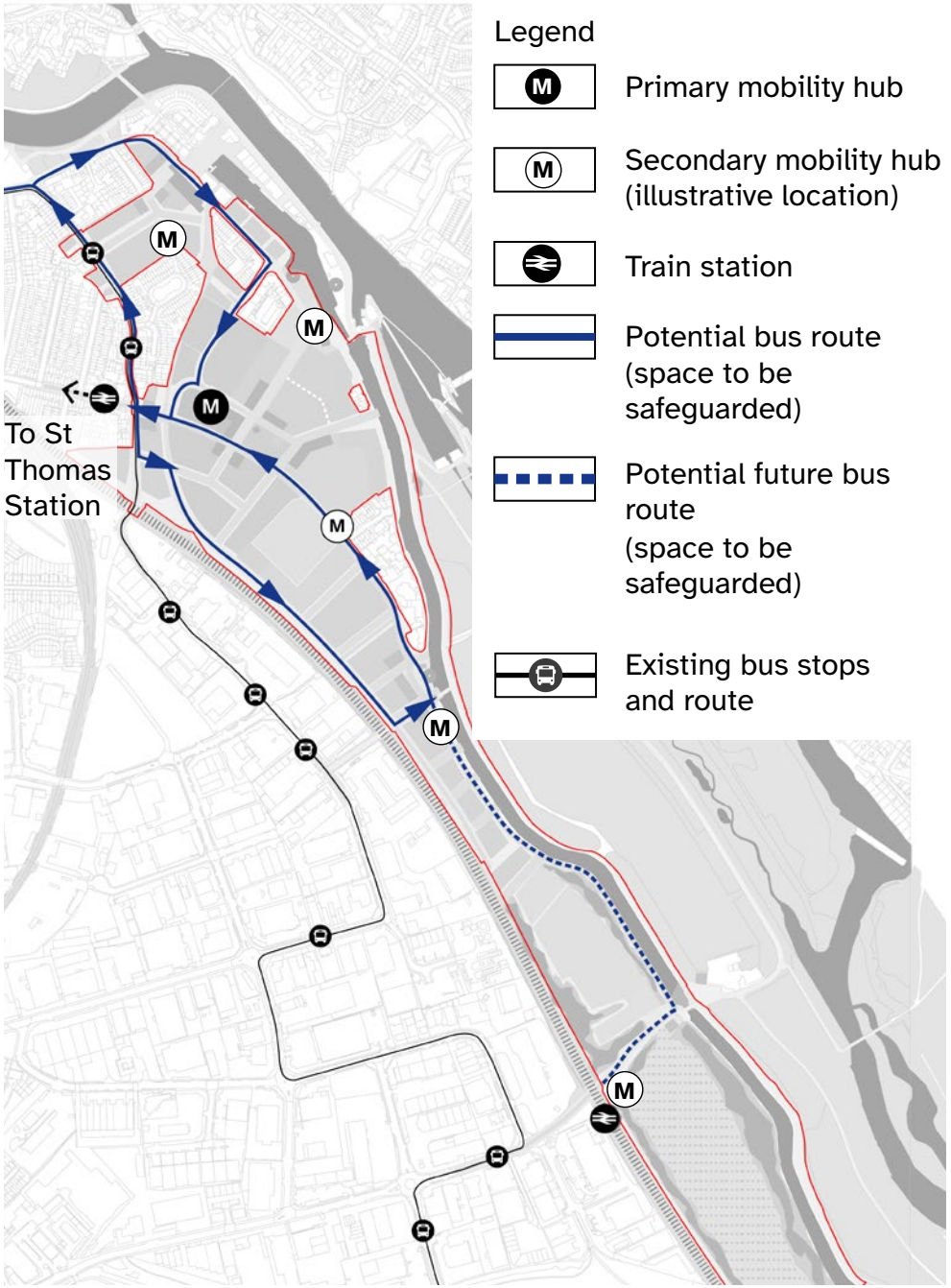
Proposals must create high-quality active travel connections to Marsh Barton and St Thomas train station and explore opportunities for a multi-modal interchange at Marsh Barton Station.

Allowance should be made to accommodate future public transport across Clapperbrook Bridge, noting that whilst upgrading this link may be unviable at present, land to accommodate improvements should be safeguarded.

Safeguarded routes

Safeguarded bus routes should incorporate suitable geometry to allow for the free flow of all modes throughout the site. Carriageway widths need not accommodate two-way bus movements along the entire length of the route, with priority sections allowing road widths to be minimised where required, facilitating a reordering of road space in favour of active modes and wider placemaking improvements. Bus routes should account for mixed use streets, allowing for buses and cycles/ scooters to safely and comfortably occupy the same road space.

Parking within these streets should not hinder bus operation.



Public transport plan

Mobility hubs

A05 – Primary mobility hub

A primary mobility hub should be provided in a prominent and easily accessible location within/adjacent to the Neighbourhood Centre as shown on the mobility strategy plan and land use plan. It should provide a choice of sustainable modes and make it easy to switch between modes. The mobility hub should be a multi-storey building making most efficient use of land. It should be designed to be adaptable to changing functions and demands as new services become more available.

The design of the mobility hub should prioritise facilities and parking for active travel over cars to facilitate sustainable travel. Vehicle access should be accommodated to the rear, away from the Neighbourhood Street. Active modes of transport and active uses such as bike hire, bike repair and parcel collection should be accessed from the front, onto the Neighbourhood Street, via a high-quality entrance/reception.

Features such as entrance/reception/shop front, cycle parking and parcel collection point should be accessed from the front onto the Neighbourhood Street.

The design of the mobility hub must conform to architectural requirements within the Liveable Buildings Chapter.

Active frontages provide good visual connections to ground floor public uses, Trafford Manchester.

Multi-storey car park with high quality facade and landscaping, Swindon.

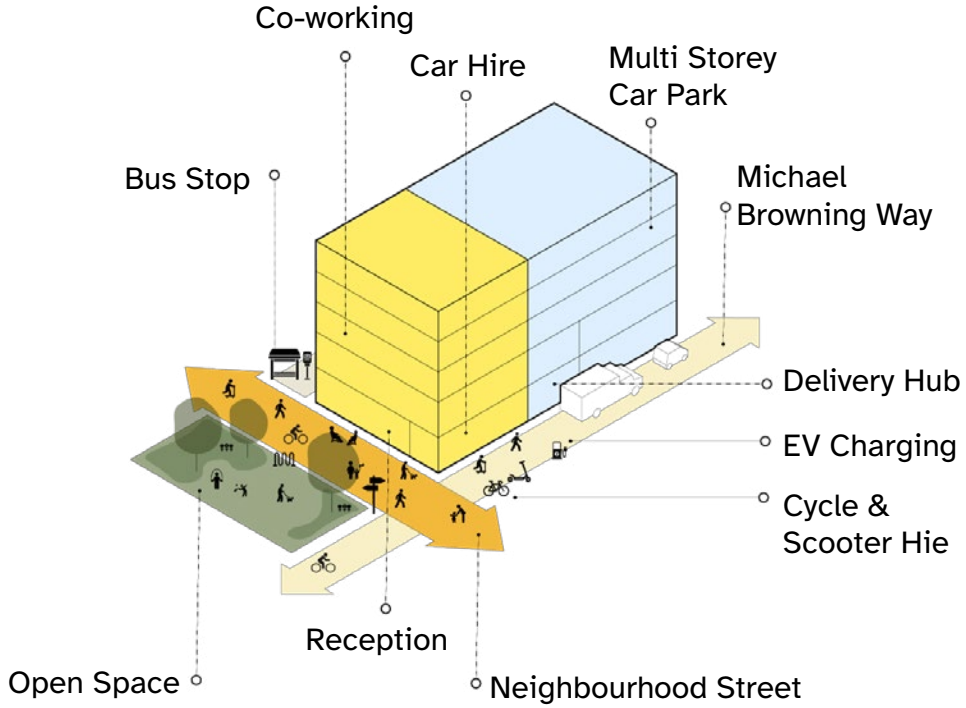


Illustration of the potential functions and arrangement of the primary mobility hub.

A06 – Primary mobility hub functions

The primary mobility hub should include:

- A bus stop, or access to a bus stop within a short walk, with shelter and real time passenger information.
- Multi-storey car park with public car parking space replacing the existing Haven Banks car parks, consolidated parking for new residential development north of Water Lane and parking for the school. The ground floor ceiling heights need to be sufficient to allow vehicles with roof mounted bicycles and kayaks to enter.
- Car club spaces.
- EV charging.
- Secure cycle parking, including for cargo bikes.
- Cycle hire including for cargo bikes.
- Cycle repair.
- Electric cycle and electric scooter charging.
- Delivery hub with parcel collection.
- Access for delivery and servicing vehicles.
- Clear signage and transport information.
- Small café unless this is provided elsewhere in the neighbourhood centre.
- Potential for small commercial units.

A07 – Secondary and tertiary mobility hubs

Secondary and tertiary mobility hubs should be located across the neighbourhood providing access to car clubs, electric vehicle charging and bike hire near where people live and work. These can be combined with consolidated residential parking where suitable. The hubs should be:

- Easily accessible by foot.
- Visible to passers by to raise the profile and provide security.
- Located so as to be supported by a sufficient density of residents, business or through flow of passengers.
- Accessible for those with disabilities.
- Designed with consideration of safety issues, lighting and obstacles.

Cycle hub with attractive and secure cycle parking.

Parking

A08 - Car parking

Allocated car parking provision must be minimised and consolidated to keep most parts of Water Lane predominantly free from cars and ensure sustainable modes are the most attractive choice. Suitable parking quantums will vary across the site, with an indicative average of 1:5 parking to dwelling ratio.

Blue-badge spaces, space for servicing, car-club spaces and secondary mobility hubs can be provided within predominantly car free areas.

Proposals must include a site wide parking strategy which allows levels of parking to reduce over time and considers how parking areas can be re-purposed in the future.

Car parking should be provided within buildings, either as multistorey or as undercroft with other uses above. Undercroft parking should avoid blank street frontages, refer to L24. Surface car parks will generally not be accepted unless they serve a specific purpose such as drop-off parking for water-related activities.

Minimising and consolidating car parking should be used as a tool to enable higher densities whilst ensuring good levels of open space and high quality streets with planting, seating and play that are pleasant for people walking, cycling and socialising.

Proposals should explore opportunities to provide car parking and car clubs for existing residential areas where this can help to free up space in the street for public realm improvements.

Convenient and secure visitor and resident cycle parking, Cambridge

A09 – Cycle and mobility parking

Cycle parking must be provided in line with current government best practice guidance, with the requirements of all types of cycles and users considered.

Secure enclosed cycle and mobility aid parking for residents and visitors must be provided in convenient locations near the front door, and prioritised over car parking. Parking should accommodate electric cycles, cargo bikes, and mobility scooters.

The quantum of cycle parking must be considered at an early stage and should reflect the needs of residents and visitors. As a low car neighbourhood, the need is likely to be higher than minimum standards, potentially one space per resident.

Suitable levels of parking should be provided at interchanges with other modes, short stay destinations such as the Neighbourhood Centre and long stay destinations such as workplaces and the school.

Proposals should explore opportunities to provide secure cycle parking for existing residential areas, for example communal street bicycle lockers.

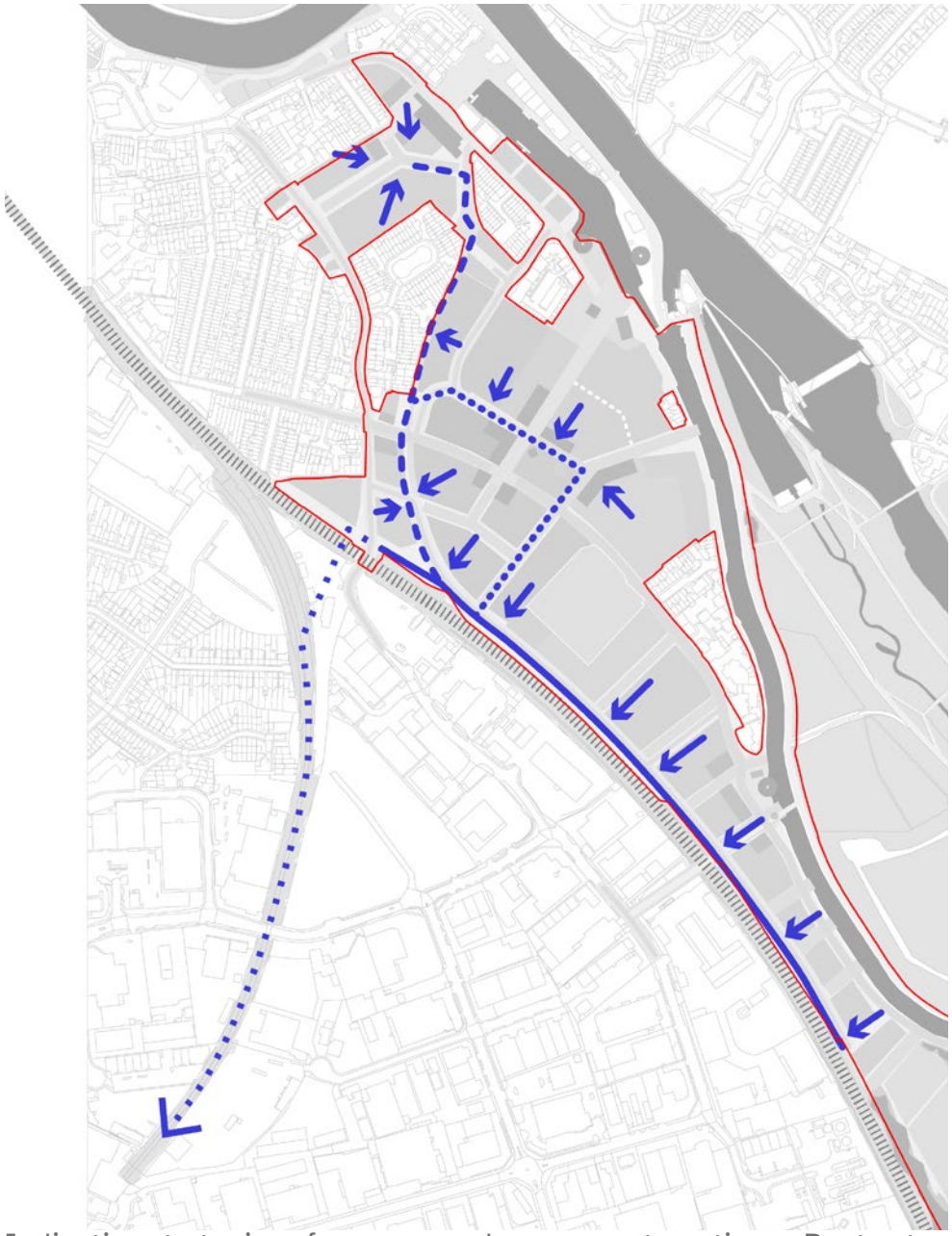
Strategic flood access and egress

This section outlines potential flood access and egress options and describes acceptable solutions from a placemaking perspective. The detailed and final solution will be determined through an area wide strategy for Water Lane and Marsh Barton and the planning application process, with close collaboration between applicants and relevant authorities.

The schematic plan showing strategic safe access and egress options is indicative. There are several challenges with providing a strategic flood route including, resolving levels, bridging streets, long term stewardship, safety and coordination between land ownerships. The Code does not propose specific solutions for these issues. Instead it outlines key design considerations for different strategies to form the basis for discussion between applicants and the relevant authorities.

Legend

- Foundry Lane
- Former railway egress route option.
- Potential future ‘High Line’ route with pedestrian cycle bridge across active railway.
- Route options to former Gas Works site north of Water Lane.
- Illustrative connections from surrounding development to the route.



Indicative strategic safe access and egress route options. Routes to be confirmed by the emergency planning authorities.

A10 - Safe access and egress

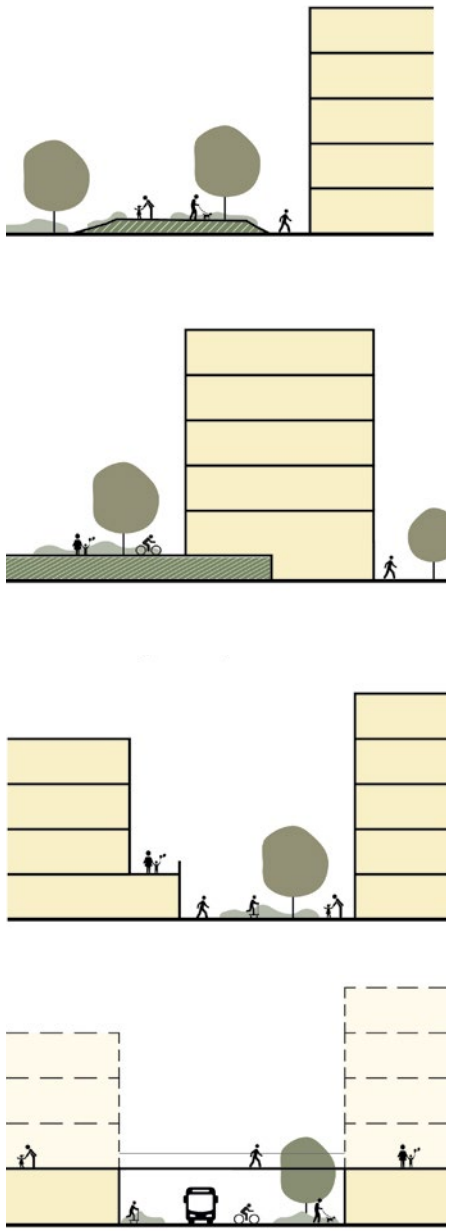
Development proposals must plan safe flood access and egress early in the design process to ensure it is well incorporated and meets the requirements of the relevant authorities. Proposals must be aligned with and support the safe access and egress strategy for the wider Water Lane/Marsh Barton area.

The strategic safe access and egress route must be designed to provide access and egress during times of flood, including the impacts of climate change on water depth, speed and direction of flow, as modelled by the Environment Agency. All plots and premises must have access to the strategic safe access and egress route. Development proposals must provide a safe, dry route above design flood level to connect into the strategic route.

The strategic safe access and egress route should provide an attractive and direct active travel route outside times of flooding. The route must be well-designed, safe, publicly accessible to all, at all times, well signposted, and support good placemaking in accordance with best practice. It may also be necessary to include a place of refuge above predicted flood levels.

Depending on the final option, the access and egress route should provide attractive open space and public realm in its own right. Design and appearance must be carefully considered against all the requirements of the Code. Stewardship and maintenance of the route must be considered from the outset.

Detailed proposals should be agreed in collaboration with relevant authorities. The following headings describe multiple ways to achieve a well-designed route.



Strategies for achieving a raised flood egress route

Banked Street or Path. A locally ramped section of street may be suitable where levels are to be raised by up to 2m. Designs should ensure frequent access points and good visibility between levels, and avoid creating voids and areas which are not well overlooked.

Raised Development. Where a whole street is raised, consideration should be given to raising the adjacent building plots to ensure a good relationship between building and street and avoid long lengths of buildings below street level.

Building podium. Where levels need to be raised above 3m then consideration should be given to incorporating the route within building design. Proposals must consider security, stewardship and ensure public access at all times.

Bridges between buildings may be required where the route needs to cross streets at a high level. This approach needs careful consideration of security, stewardship and must ensure public access at all times. Designs should also consider the highway requirements and design of any streets to be crossed.

Street codes

A11 – Mobility coding plan

Development proposals should follow the mobility coding plan. Details of functions and design of streets are set out in the 'Street Codes' section.

Legend

Water Lane
A12-14, Fixed location

Neighbourhood Street
A15, Fixed location

Foundry Lane
A17, Fixed location

Haven Road
A16, Fixed location

Michael Browning Way
A19, Fixed location

Tan Lane
A18, Fixed location

Green Streets
A21, Indicative location

Green Lanes
A22, Indicative location

Canal path
A24, Fixed location

New path
Fixed location

Clapperbrook lane
Fixed location

New canal bridge
A23, Indicative location

Railway underpass
A25

Off site streets/ roads
A26

Off site paths
A26

River Bridges
A26

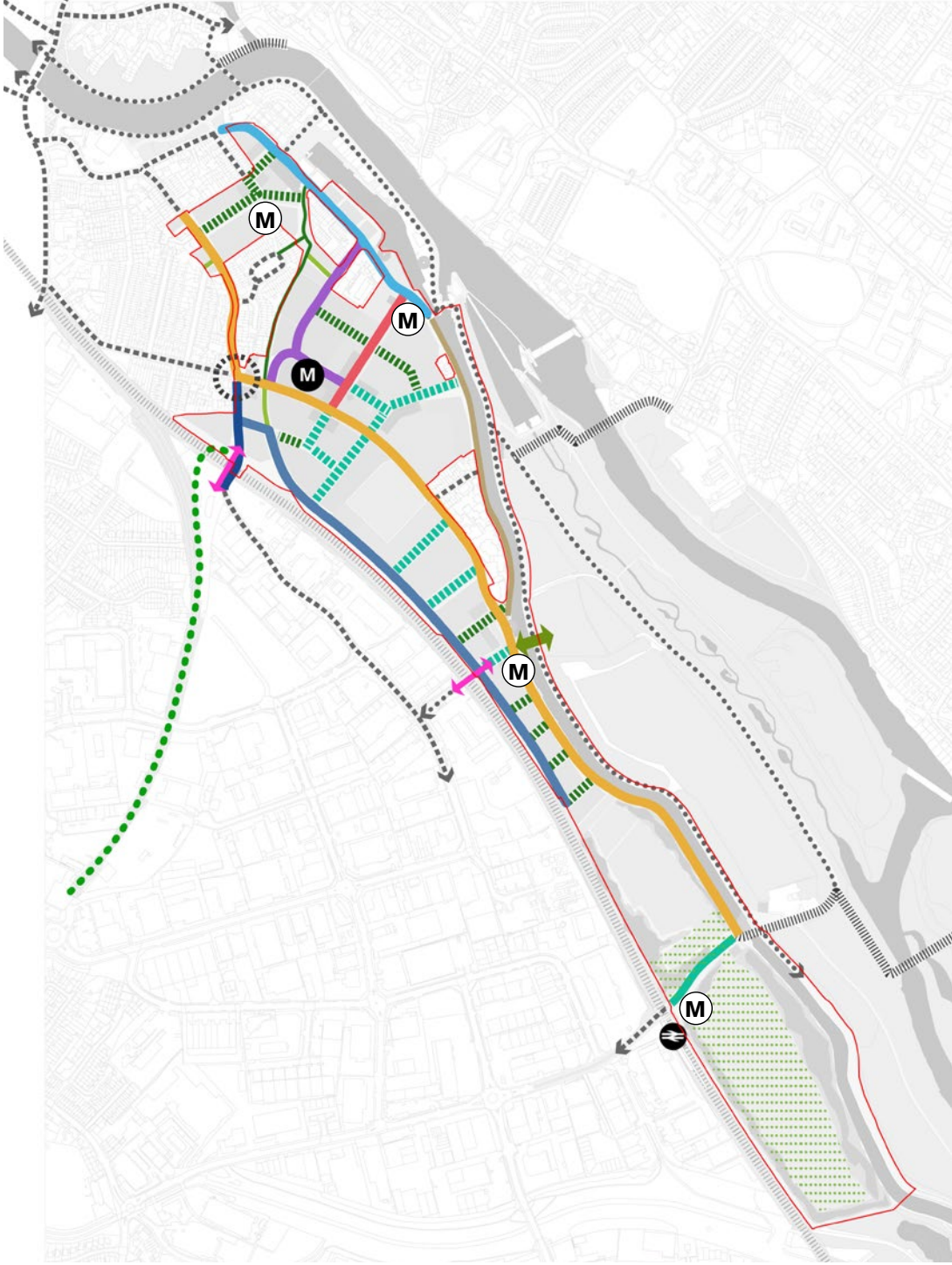
Primary mobility hub
A05 , A06

Secondary mobility hub
A07, Indicative location

Train Station

Northern site access
A20

Exeter High Line



Mobility coding plan

A12 – Water Lane, role and function

Water Lane should function as the main active travel route through the neighbourhood, connecting Haven Banks with Marsh Barton Station.

The design of the street should vary along its length responding to site conditions and the role and function of each section as shown on the mobility coding plan.

The design of Water Lane should set a new high-quality benchmark for active travel priority streets in Exeter.

Space should be safeguarded to accommodate a bus route, emergency vehicles, servicing and utilities along the full length of Water Lane. Typical carriageway widths are provided within the street sections, refer to A14. Carriageway widths do not need to accommodate two-way bus movements along the entire length of the route, priority sections can be used where space is limited. The street should be designed to allow occasional heavy goods vehicles to access the solar farm and bio gas plant.

Development on the southern side of Water Lane must be set back to allow the street to be widened to accommodate more generous footways and space for planting and seating.

Water Lane is an important flood flow route, and its capacity must not be reduced e.g. through built form and raising carriageway levels. Trees, planting and seating are acceptable and will be encouraged within widened setbacks.

Buildings are set back behind street trees and benches. London

A direct active travel route through the centre of the neighbourhood.

Shared carriageway, with low design speeds and traffic volume, suitable for cycling and wheeling, Battersea, London. Image credit, Neil Speakman.

A13 – Water Lane, managing level change

A minimum of two active travel connections should be accommodated from street level to the upper-level north of Water Lane, however more are encouraged. The main two access points should be to the mobility hub and to the Neighbourhood Street.

The access should be generous and well-designed providing an attractive public realm. The connection to the Neighbourhood Street must be accessible for all users. Where other connections need to be stepped, these should include wheeling ramps for people with bikes and buggies.

The connection from Water Lane up to the neighbourhood centre should be wide and well-designed, providing an attractive public realm. It should be step free if possible or accommodate ramps for people with bikes, buggies and wheelchairs.

Proposals that take an innovative approach to dealing with the level change through well-designed steps, ramped public realm, design improvements to the existing stone wall and buildings that interact with the wall are encouraged. Poorly designed, narrow and steep sets of steps will not be acceptable.

South Park View steps, Queen Elizabeth Olympic Park, London. Image credit, Robin Forster Photography.

Accessible level changes, Union Terrace Gardens, Aberdeen. Image credit, Christopher Swan.

A14 – Water Lane, access and movement

Zone 1

This zone accommodates general traffic accessing the mobility hub and sites north of Water lane via Michael Browning Way. A segregated cycle way should be provided within this zone.

Zone 2

This zone should be free from general traffic and not provide access to parking, (except for blue badge parking where required). Well-designed bus gates can be used to restrict access. The southern section of zone 2 provides an important active travel connection to Marsh Barton Station, walking and cycling should be prioritised.

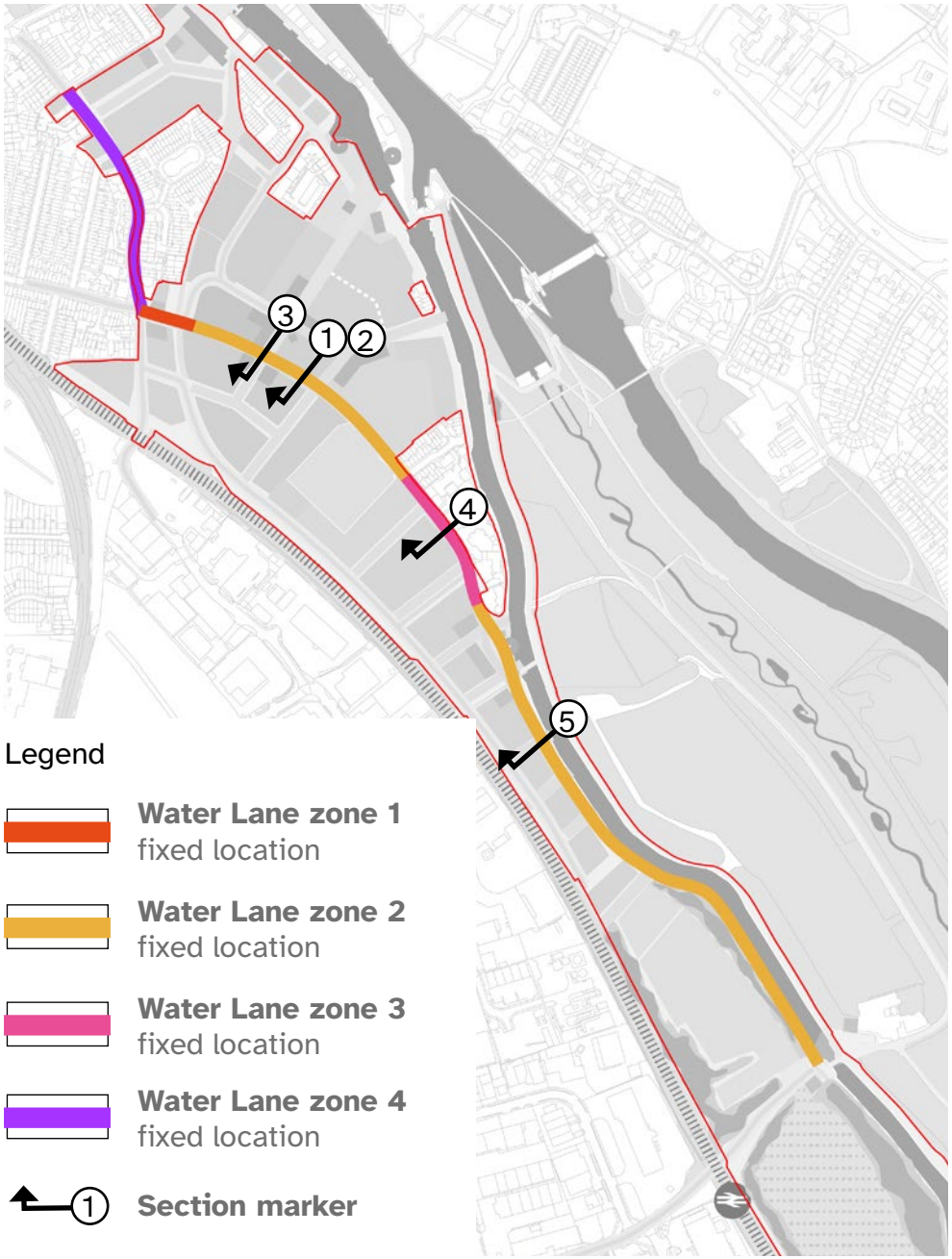
Zone 3

This zone can accommodate limited general traffic and access to existing residential areas at Cotfield Street and Gabriel's Wharf. Opportunities to consolidate existing on street parking within adjacent development should be explored.

Zone 4

This zone should explore opportunities for improving active travel such as a segregated cycleway connecting to Alphington Road via Haven Road.

To the south this section of Water Lane turns into Tan Lane. It is an important public transport route and will become a key active travel link between Marsh Barton and the city. Refer to A18 for Tan Lane requirements.

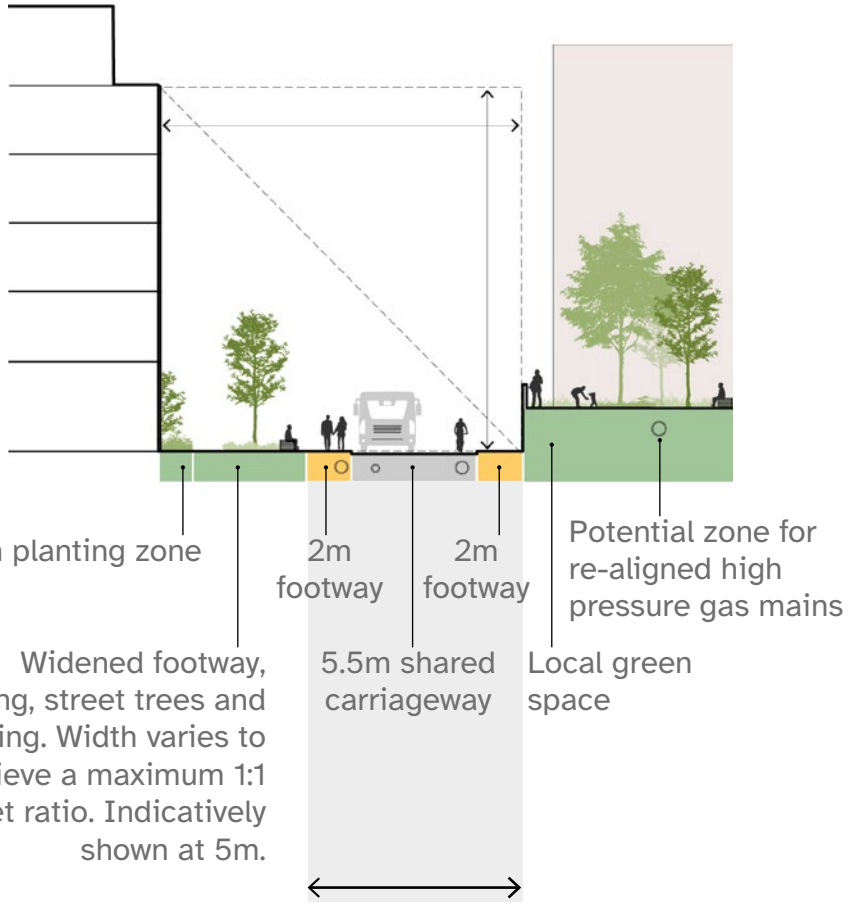


Water Lane access zones and section key plan

Street section numbering corresponds with the section plan on the previous page.

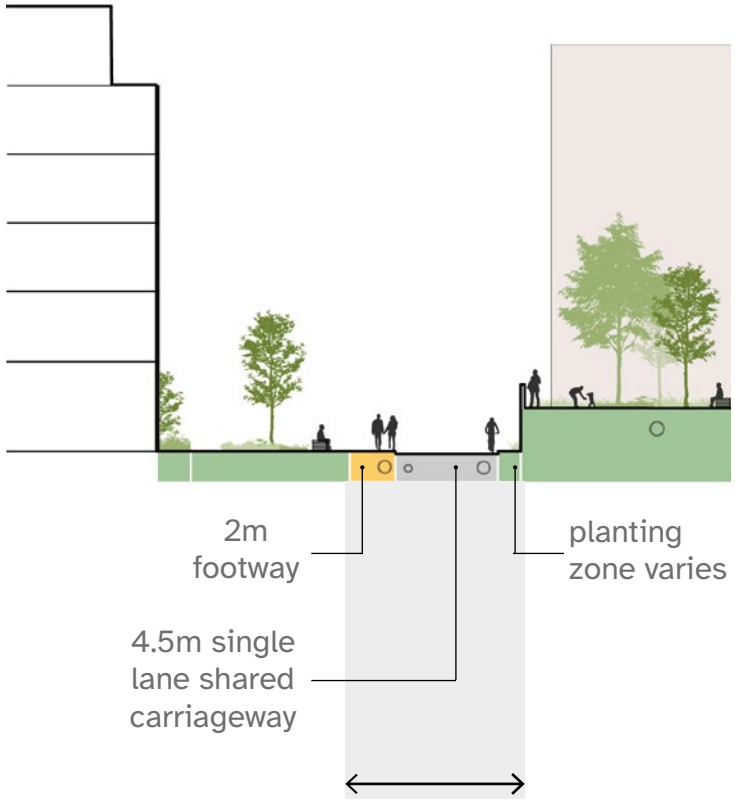
Water Lane Section 1: Typical section

Illustration of one acceptable option



Water Lane Section 2: Reduced width

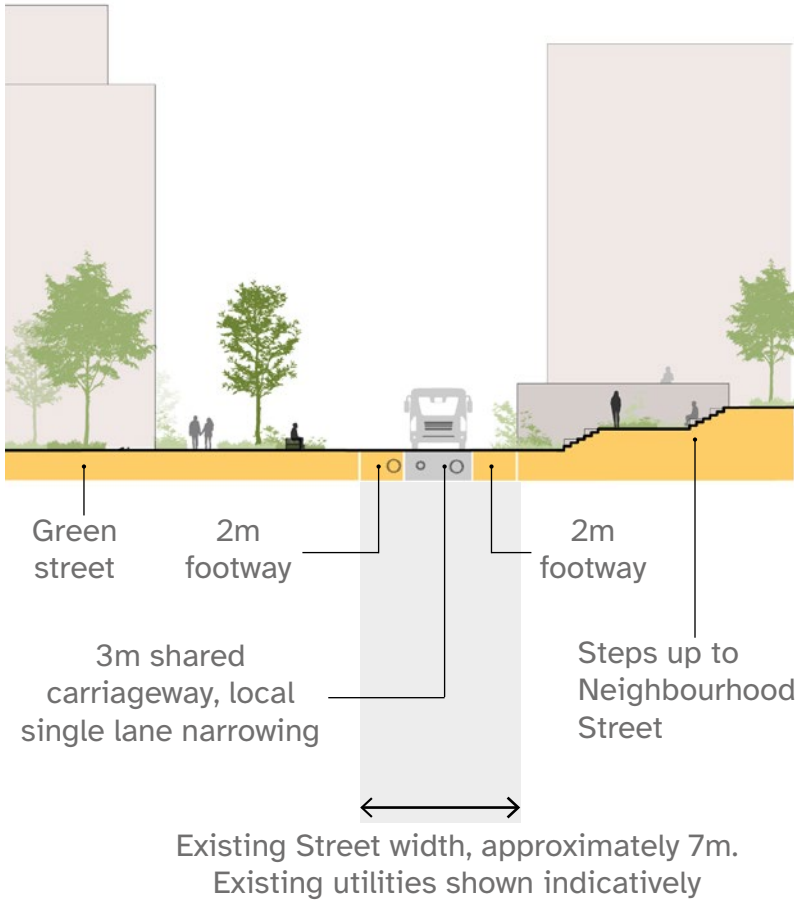
Illustration of one acceptable option



General principles as typical section 1 apply.

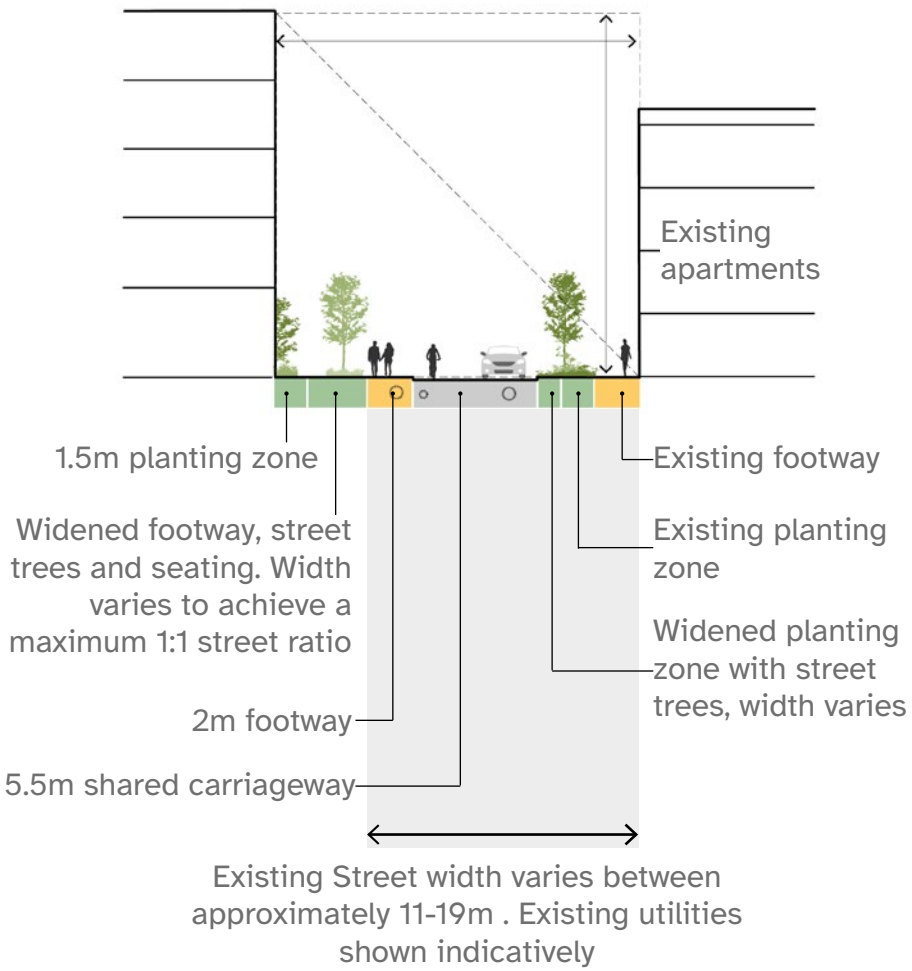
Water Lane Section 3: Neighbourhood Street

Illustration of one acceptable option



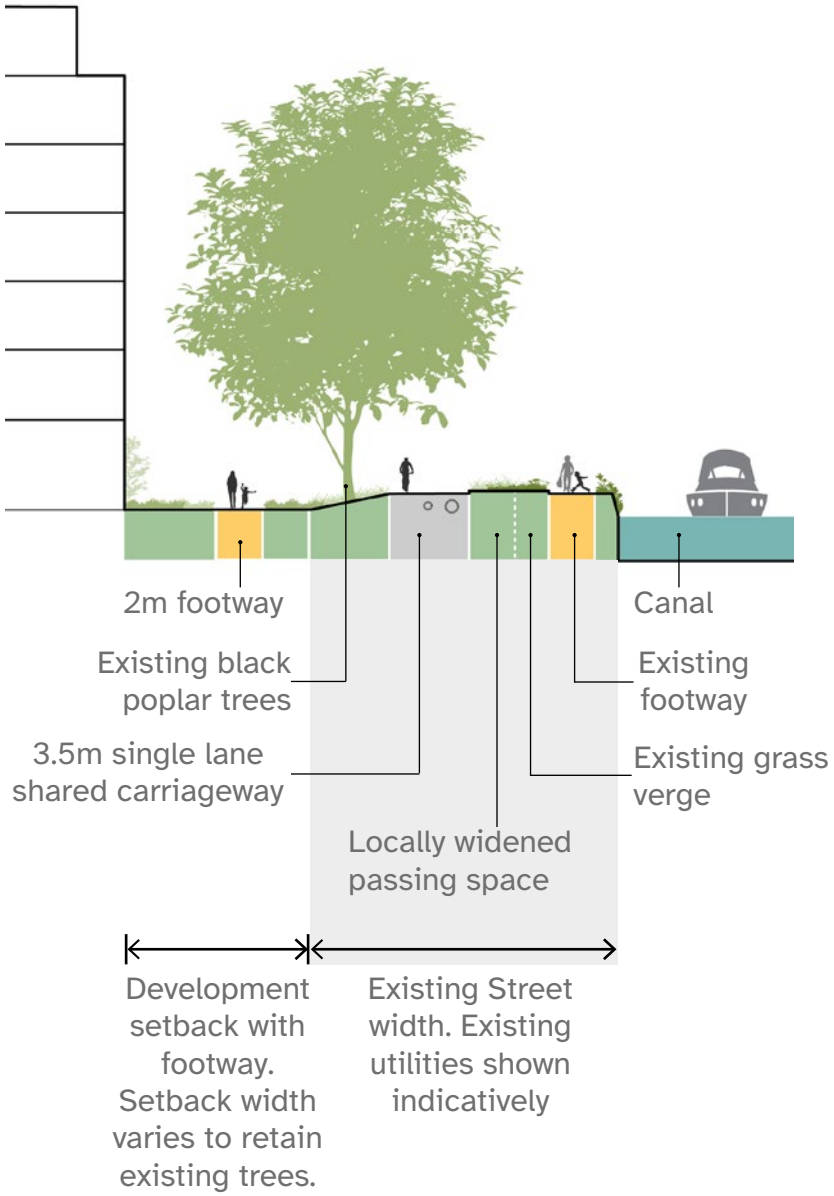
Water Lane Section 4: Gabriel's Wharf apartments

Illustration of one acceptable option



Water Lane Section 5: Canal

Illustration of one acceptable option



A15 – Neighbourhood Street

Role and function

The Neighbourhood Street connects Water Lane and the Neighbourhood Centre with Gas Holder Place and the Canal. It is the most important new street and forms a key part of the Neighbourhood Centre. The street should set a new high-quality benchmark for active travel priority streets in Exeter.

The street should be free from general through traffic and not accommodate access to parking (apart from blue badge spaces and servicing).

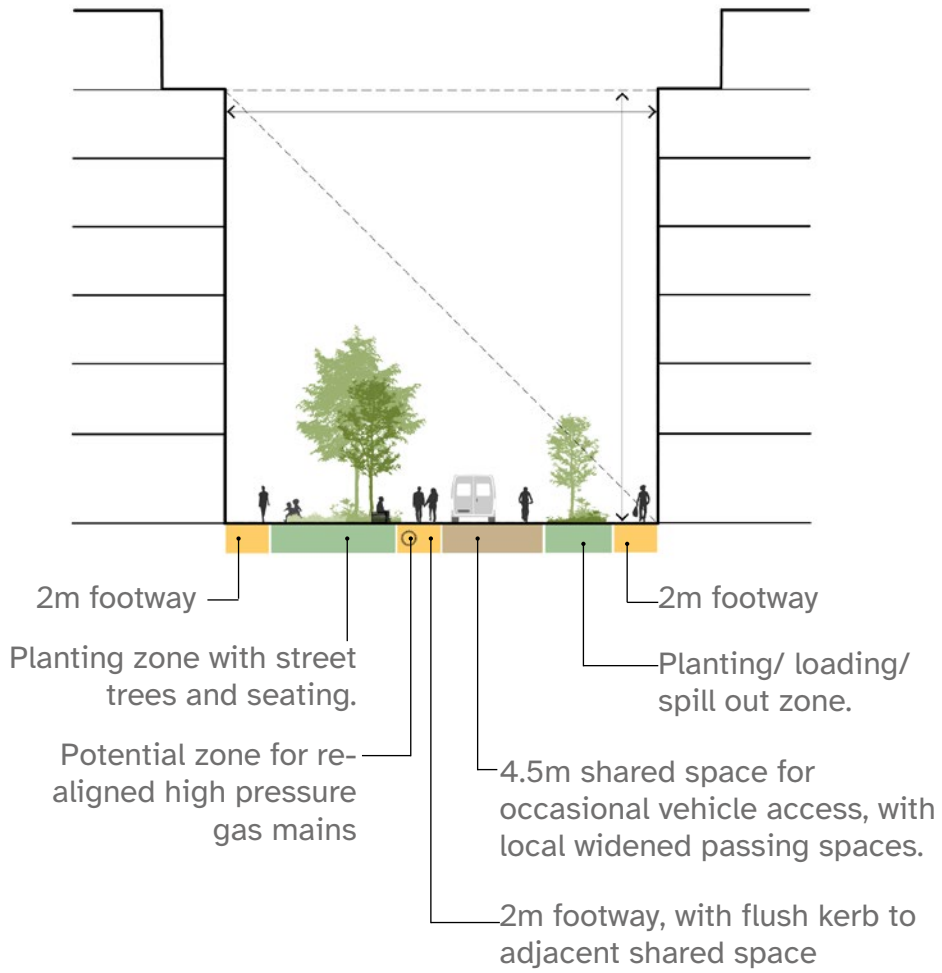
There should be a consistent building line and similar heights on either side of the street. Townhouses must not front the Neighbourhood Street.

High quality, durable materials and street furniture should be used, which emphasise the importance of the street.

The Neighbourhood Street has space for trees, planting, and play.

Neighbourhood Street, typical cross section

Illustration of one acceptable option



A16 - Haven Road/Maritime Court

Role and function

Haven Road should be transformed into an active travel priority street with traffic kept to a minimum. This will be enabled by redirecting traffic to public car parking and the industrial estate via Water Lane. Existing residential clusters and the proposed boat storage will be accessed from Haven Road.

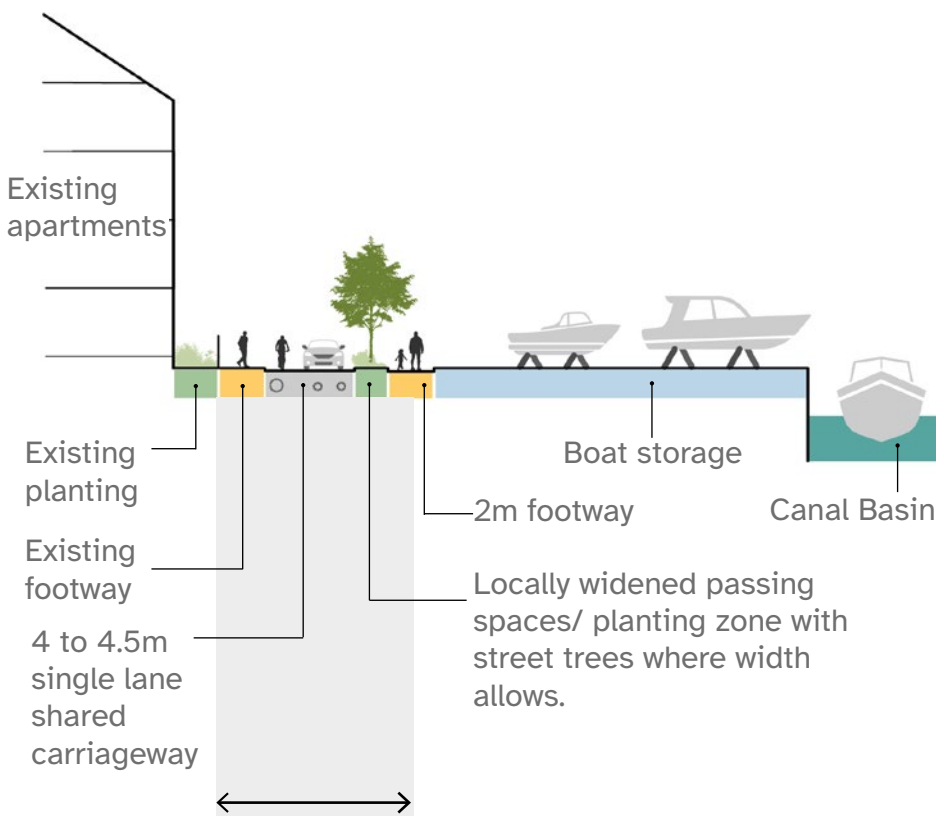
Space should be safeguarded to accommodate a bus route, emergency vehicles and servicing.

The street should have a wide raised table crossing adjacent to Piazza Terracina to make it easy for pedestrians to cross.

Limited vehicle access, a reduced carriageway width and low kerb create a street which prioritises active travel, Gloucester Docks.

Maritime Court, typical cross section

Illustration of one acceptable option.



A17 - Foundry Lane

Role and function

Foundry Lane will be the main vehicle access route for development to the south of Water Lane. It will also be used to access existing homes on Cotfield Street and Gabriel's Wharf to keep sections of Water Lane free from general traffic.

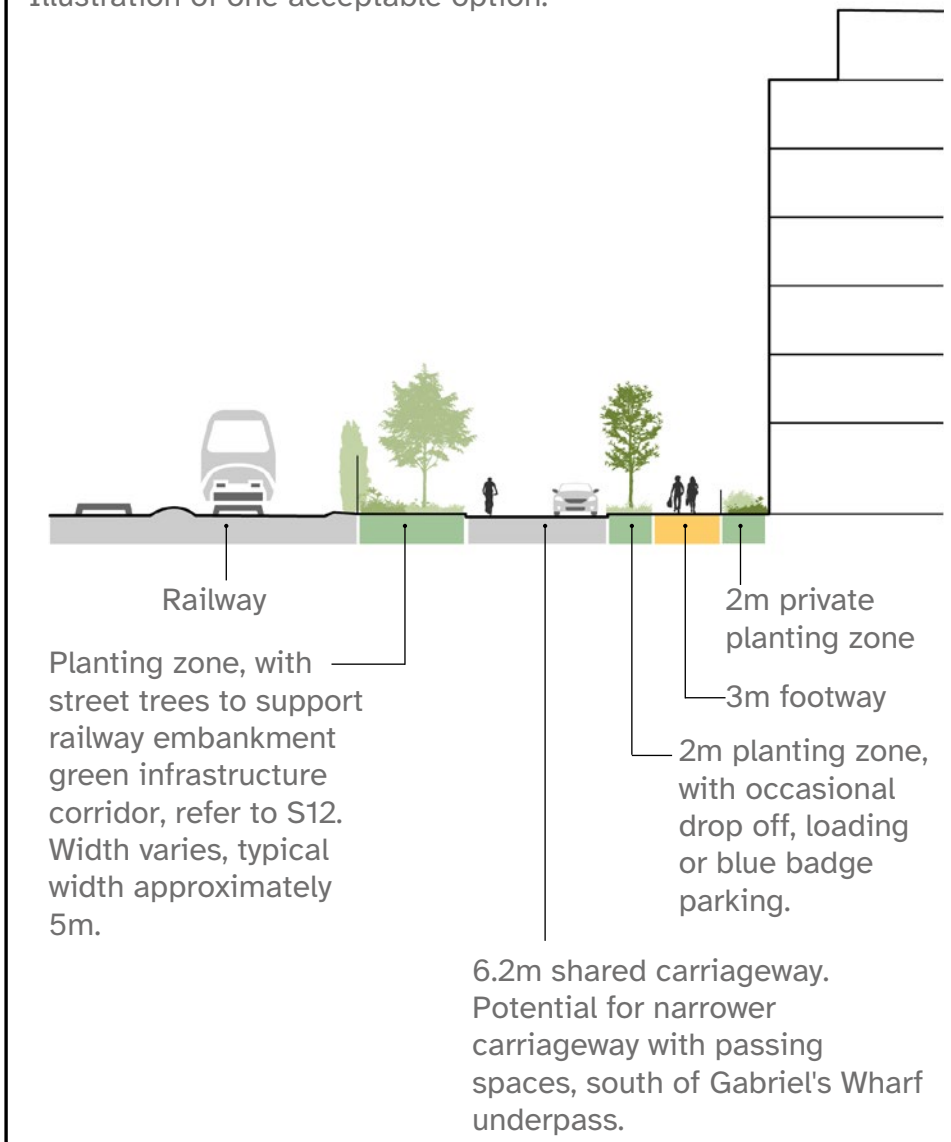
Space should be safeguarded to accommodate a bus route, emergency vehicles and servicing. Cycling can be accommodated within the carriageway, as long as anticipated traffic flows are below the threshold as set out in LTN 1/20.

Whilst Foundry Lane will be a route for vehicles, it must be designed to give priority to active travel and be a pleasant street for people. It should incorporate planting, trees, seating, have active frontages and be easy to cross.

Generous planting separates the carriageway from the footway and apartment buildings at North West Cambridge.

Foundry Lane, typical cross section

Illustration of one acceptable option.



A18 - Tan Lane

Role and function

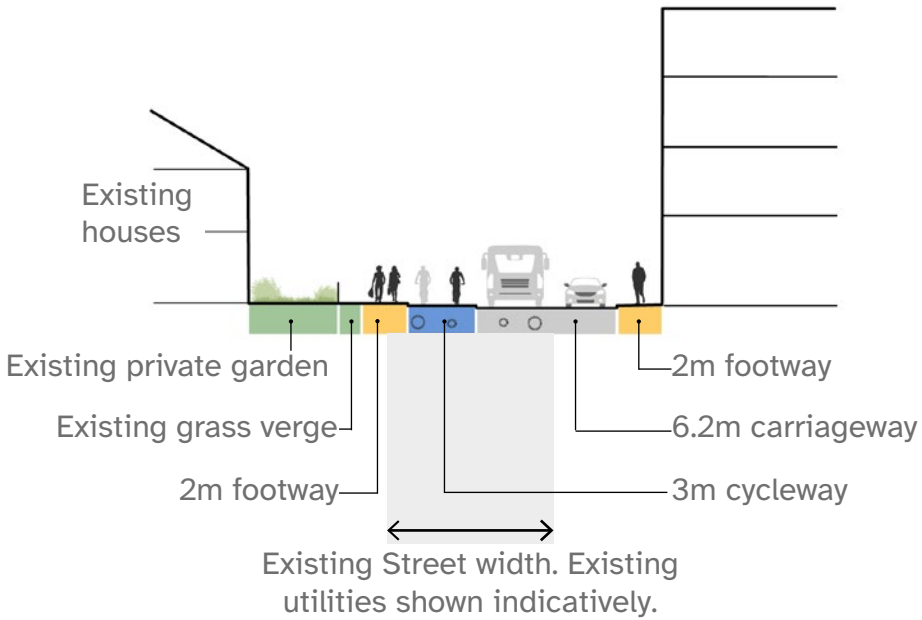
Tan Lane provides an important active and public travel connection between Water Lane and Marsh Barton.

South of Foundry Lane, Tan Lane should provide a route for public transport through a re-opened underpass opening under the railway and an enhanced active travel route through the existing underpass.

North of Foundry Lane, Tan Lane should be the main vehicle access for development to the south of Water Lane. The strategic long term active travel route from Marsh Barton must be prioritised whilst accommodating Tan Lane's important vehicle access function.

Tan Lane, typical cross section

Illustration of one acceptable option.



Segregated cycle lane, Manchester.

A19 - Michael Browning Way

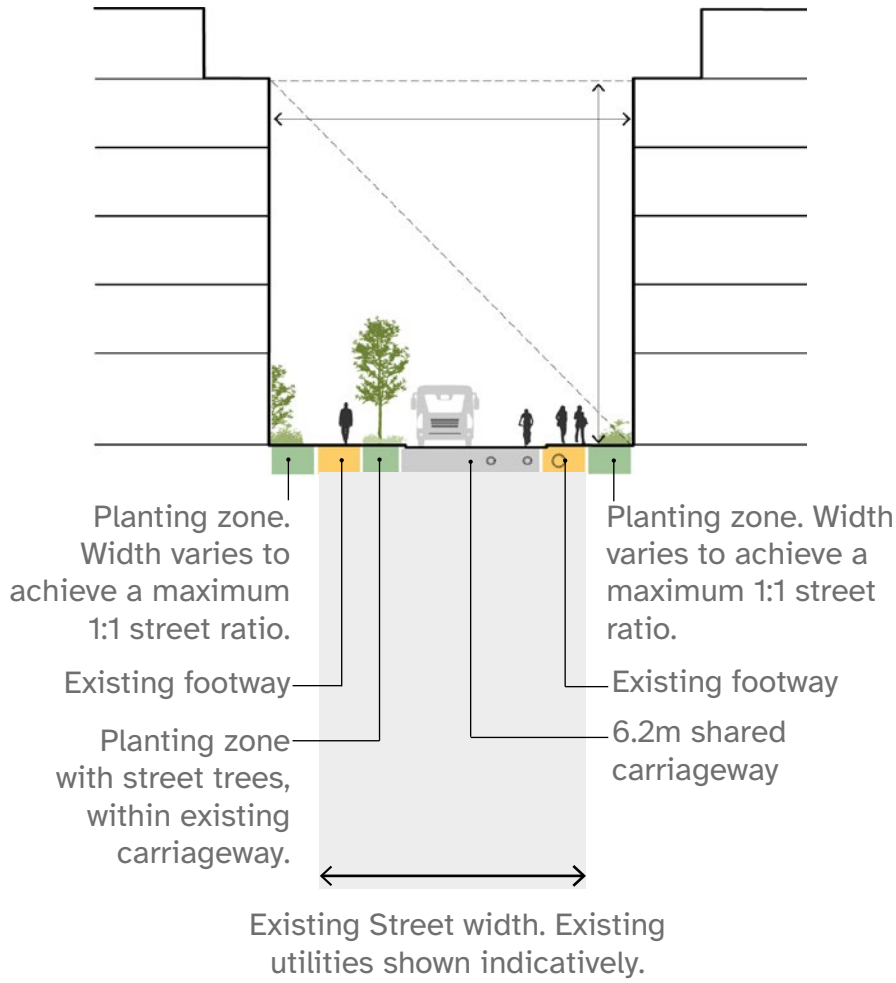
Role and function

Michael Browning Way will be extended to connect with Water Lane. The new southern section of the street will be the main vehicle access route for development to the north of Water Lane, including public parking within the mobility hub.

The existing northern section of the street will be safeguarded to accommodate a bus route, emergency vehicles and servicing. A bus gate or other modal filter could be provided within the existing northern section to stop general through traffic and support low traffic volumes on Haven Road/Maritime Court.

Michael Browning Way, typical cross section

Illustration of an acceptable option for the northern section.



A20 - Northern site access

Pedestrian movement

Convenient and safe pedestrian routes must be provided linking key walking routes as they enter the site. Generous widening of the public realm with street trees should be provided where routes converge at the junction between Tan lane and Water Lane, and the junction between Tan lane and Foundry Lane. Secured by design principles should be adhered to, with natural surveillance of routes.

Cycle movement

Tan Lane and Water Lane will form a key desire line in the future to the City Centre from Marsh Barton. This should be treated as a key route with direct and coherent segregation of cycle traffic. A segregated cycle connection should also be made to the shared carriageway within zone 2 of Water Lane, refer to A14.

Vehicle movement

The access strategy should allow for access to the north and south of Water Lane to be formed independently. Opportunities should be taken to minimise unnecessary road space for vehicles through the provision of dedicated passing areas for larger vehicles, single lane sections, and street radii designed for low speeds.

Flood egress and access

Proposals must consider providing attractive and convenient connections to the 'high line' and strategic flood routes through the Water Lane area, refer to section A10.

Illustrative acceptable arrangement for northern access to the Water Lane area.

A21 - Green Streets

The Green Streets are multifunctional streets which:

- Must provide connections for active travel to the waterfront.
- Must be designed to function as linear green/blue spaces with biodiverse planting, sustainable urban drainage, play and seating which help to connect the neighbourhood and the railway embankment with the Canal.
- Can accommodate access for emergency vehicles, servicing and drop-off/loading for residents but must be free from general through traffic and not provide access to resident parking other than for blue badge holders.
- Can accommodate bus access on one of the links between Foundry Lane and Water Lane.

Proposals should explore creative and innovative designs which can set a high quality benchmark for green streets in Exeter.

The street width should be determined by the quantum of sustainable urban drainage required and the height of the buildings but should not be less than 12 metres. The width of the movement corridor should be kept to a minimum.

Where streets are unadopted these must allow public access, and a robust management and maintenance strategy must be agreed. Stewardship models should ensure that residents have a say in how and who manages the streets they pay a service charge for.

Raingardens and seating with movement being secondary function

Narrow movement corridor which can accommodate emergency vehicles and servicing

Illustrative examples of Green Street design with rain-gardens, street trees, doorstep play, seating, visitor bike parking, planters with climbers onto building and space for emergency vehicles and active travel.

A22 - Green Lanes

The Green Lanes are multifunctional lanes which:

- Must provide connections for active travel to the waterfront.
- Must be designed to function as linear green/blue spaces which help to connect the neighbourhood and the railway embankment with the Canal. The lane should include plenty of biodiverse planting, trees for pollution mitigation and pollination and sustainable urban drainage as well as space for play, food growing and seating.
- Have a minimal mobility function for vehicles and sit below green streets in the mobility hierarchy.
- Can accommodate access for emergency vehicles, but must be free from general traffic and not provide access to parking.
- Must provide glimpse views through the development from the waterfront to the hills, where the lanes connect directly with the Canal.
- Must accommodate changes in level along the lane to provide step free access and avoid blank frontages and large undercrofts for example through stepped ground floors and regular building entrances.

Where lanes are unadopted these must allow public access, and a robust management and maintenance strategy must be agreed. Stewardship models should ensure that residents have a say in how and who manages the streets they pay a service charge for.

The Green Lanes only have a very minor movement function and can be very informal in character.

Space for socialising and play. Left image credit, Helena Smith. Right image credit, Neil Speakman.

Green lane with an informal arrangement and character of a green space more than a street, whilst still accommodating access for emergency vehicles.

Site connections

A23 - Canal crossings

A new active travel crossing of the Canal should be provided to increase pedestrian and cycle permeability and improve access to the River Valley Park from the Water Lane area. Proposals must ensure the continued navigation function of the Canal and provide proposals for future management and maintenance. Feasibility work will be required including engagement with canal stakeholders.

Improvements to existing canal crossings should also be considered.

An assessment of the likely distribution and assignment of pedestrian and cycle traffic to the north and east should be undertaken to ensure that both existing and proposed crossings are fit for purpose.

A24 - Canal tow path

Options should be explored to widen the Canal tow path to accommodate cycle use, an increase in pedestrian users and the ability for people with mobility scooters, wheelchairs and prams to safely pass other users.

Contemporary canal bridge, Queen Elizabeth Olympic Park, London. Image credit, Robin Forster Photography.

Narrow section of towpath in front of Gabriel's Wharf apartments.

A25 - Railway crossings

Upgrading existing crossings of the railway must be a priority to enable strong active travel links to and from the south.

Tan Lane underpass

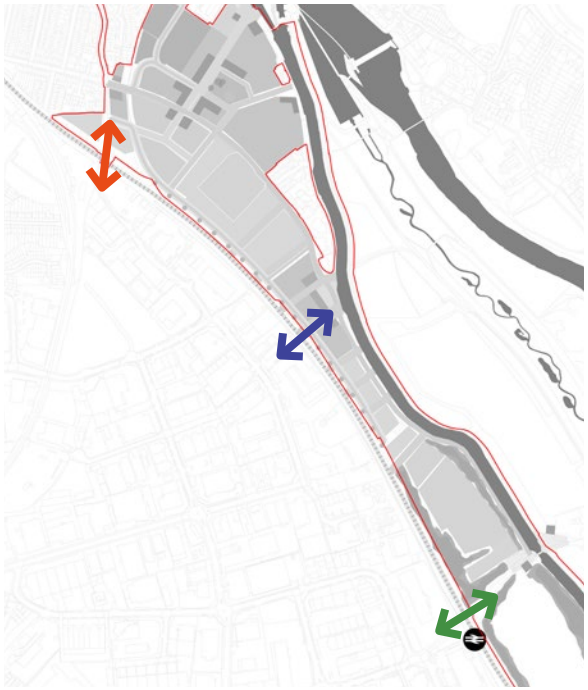
The second underpass should be opened up to accommodate future bus services, and the existing underpass converted to active travel use. This will allow segregation of pedestrian and cycle movements from existing vehicular traffic.

Gabriel's Wharf underpass

The link should be improved to achieve a convenient, attractive and safe, step free crossing, over or under the railway. This may require provision of a new subway structure, or alternatively a bridge may be considered. Proposals for Foundry Lane will need to consider the impact if this crosses over the underpass route, and how a safe and attractive route can be created.

Clapperbrook bridge

The provision for a future bus route should be safeguarded across the Clapperbrook Bridge and through the Water Lane development.



Plan of railway crossings

Underpass with good sightlines and daylight, Burgess Park, London. Image credit, Robin Forster Photography.

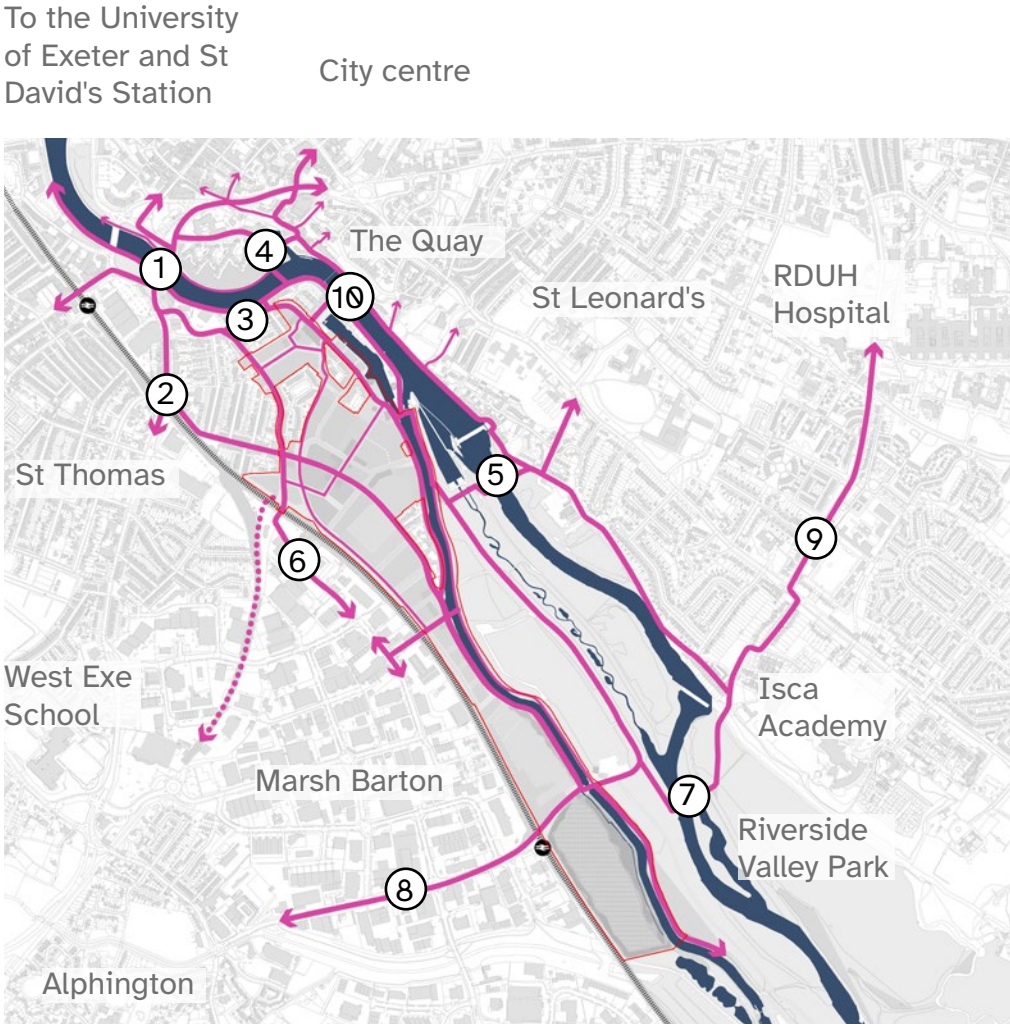
A26 - Off-site connectivity and improvements

Development proposals should explore opportunities to improve active travel links to key destinations, including connections to nearby routes in the emerging Local Cycling and Walking Infrastructure Plan (LCWIP) being produced by Devon County Council. Key destinations include the Quay, the City Centre, Marsh Barton, St Thomas, St Leonard's, the RDUH Hospital, Exeter University and employment areas on the edge of the city. Applicants should collaborate with the local authorities to identify off-site contributions to support a low-car neighbourhood.

Applicants must demonstrate that traffic impact can be mitigated to an acceptable degree.

Key off-site links which should be considered include:

1. Exe bridges
2. Alphington Road
3. Haven Road
4. Connections to Cricklepit bridge
5. Trews Weir bridge
6. Tan Lane and Exton Road within Marsh Barton
7. Salmon Pool river bridge
8. Alphin Brook Road
9. Connections to RDUH Hospital
10. New river crossing - location indicative



Off-site connectivity plan

Legend

Key existing and proposed active travel routes

Potential future 'high line' route, refer to strategic flood access and egress A10.

4.8 Spaces for people and wildlife

The City-wide ambition: Exeter's urban and natural spaces are attractive and well-connected environments well used for recreation, active travel and for supporting wildlife.

Connecting with the Canal, River & Valley Park

Future Vision for Water Lane: Wherever you are in Water Lane, you're always close to nature. Homes look out onto planting and trees and have access to communal green spaces. Green streets and lanes, with an abundance of planting, bees and butterflies, lead you down to the waterfront. By the Canal, one of Exeter's most important natural corridors, you can often spot herons and kingfishers. Bats are thriving thanks to innovative lighting systems in streets and buildings and plenty of safe spaces for them to forage and seek shelter. You're spoilt for choices to explore nature with both the vast Riverside Valley Park and Exeter Green Circle on the doorstep. On the community green space people gather for picnics, birthday celebrations or just to sit and read a book in the sunshine.

The large raingardens, retained and new trees and green walls and roofs have become a national best practice exemplar for creating climate resilient places, providing cooling spaces during heat waves and helping to manage heavy rainfalls.

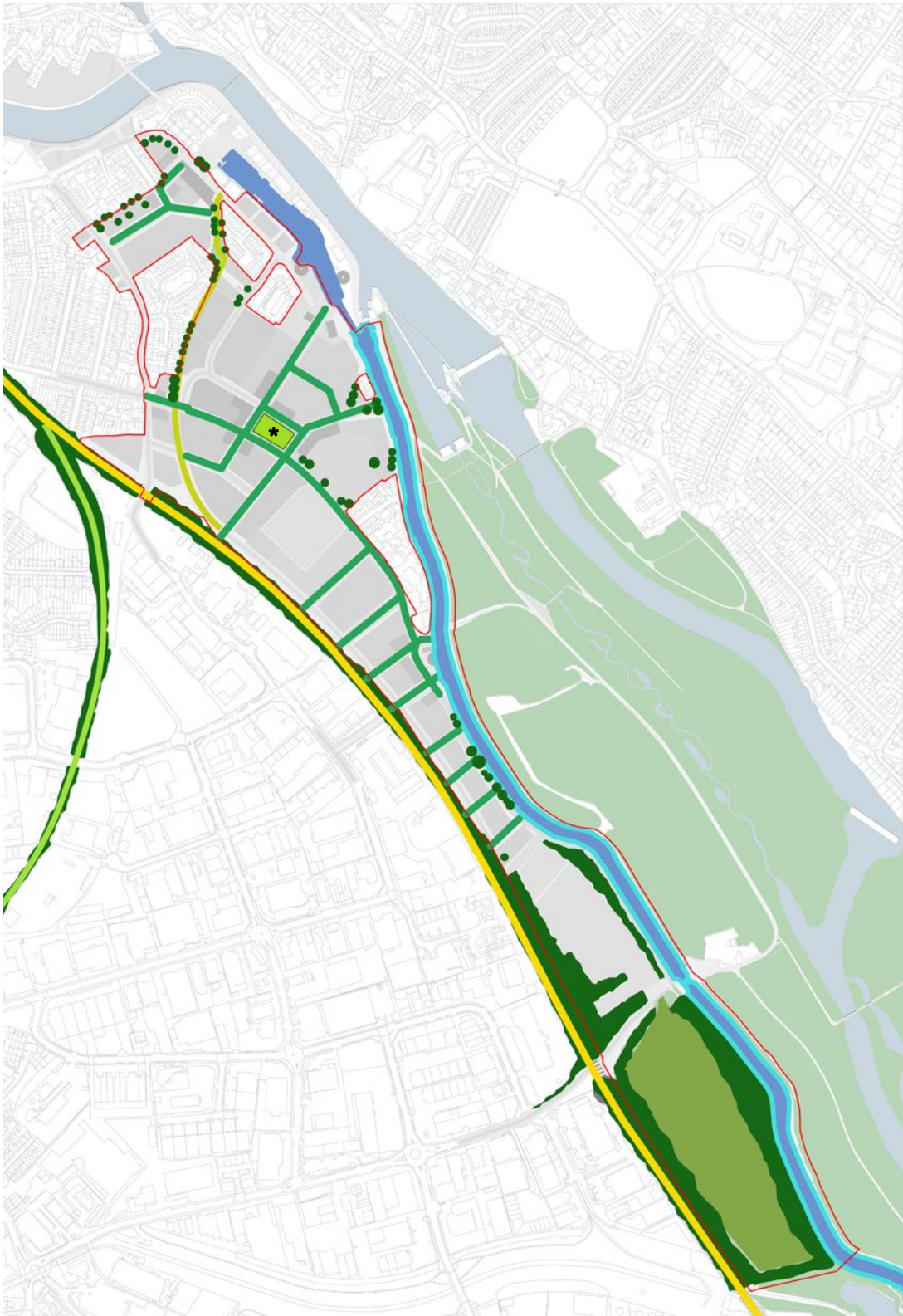
Site wide codes

S01 Green infrastructure plan

Proposals for green infrastructure should follow the green infrastructure plan.

Legend

- Riverside Valley Park
- River
- Existing trees and vegetation (S03, S07)
- * Community green space (S12)
- Canal corridor (S13)
- Railway embankment (S14)
- Grace Road Fields (S15)
- Streets with important green/blue infrastructure role
- Other green corridor
- Disused railway (the High-line)



Green infrastructure plan

S02 Open space

Proposals for residential development should provide a range of open space in accordance with the Fields in Trust benchmark guidelines.

All new open space should:

- Be located to ensure easy access from all parts of the development and from the wider area.
- Be designed to be safe and secure, with clear sightlines, good, energy-efficient lighting, and appropriate landscaping.
- Be designed to be inclusive and accessible to all, regardless of age, ability, or background.
- Be integrated into the wider pedestrian/cycle network and green/blue infrastructure network.
- Be well overlooked with frequent windows and building entrances onto the spaces.
- Be high-quality, using planting, materials and furniture that will age and weather well.
- Be multi-functional with a mix of things to see and do, such as play, grow food and socialise, and support other functions such as managing flooding and storing carbon.
- Have acceptable noise levels.

Proposals should make efficient use of space, such as designing low traffic streets as green spaces.

Proposals must demonstrate that open spaces are genuinely usable and suitable in design and size for their function.

Multi-functional spaces with planting and space to sit and move through, London & Oxford. Left image credit, Neil Speakman. Right image credit, Claire Borley.

Streets and spaces should be designed to draw the waterfront character further into the site, including incorporating sustainable urban drainage, wetland planting and raingardens.

The material palette, furniture and planting should be coordinated across the whole of Water Lane to ensure the public realm brings the development together.

A strategy for stewardship and ongoing management of spaces should be developed and agreed with the Council at an early stage. Development proposals will make provision for the on-going management and maintenance of open space to standards that have been agreed with the Council.

Stewardship models should ensure that residents have a say in how and who manages the spaces they pay a service charge for.

S03 Green and blue infrastructure

Proposals should provide a nature-rich environment with plenty of opportunities for people to have daily contact with nature, from greening buildings and small doorstep places, to improved connections to the Canal, the Riverside Valley Park and the Green Circle. Hard surfaces should be kept to a minimum and have a clear function such as for movement or space for events.

All development proposals should submit a Green Infrastructure Plan setting out how the development will link to existing green infrastructure (including the Canal, Riverside Valley Park, Exeter Green Circle and the railway embankment) and demonstrating how the development will contribute to the delivery of Exeter's Green Infrastructure Strategy. Where necessary, contributions to enhance green infrastructure, sustainable transport links and gateway access points will be sought.

The Green Circle will be protected as an important green infrastructure asset that links communities in a sustainable way whilst providing exercise, recreation and health benefits. Proposals should demonstrate how they will maximise connectivity to and enhancement of the Green Circle.

Development proposals should explore opportunities to support initiatives within the Riverside Valley Park as outlined in the Riverside and Ludwell Valley Parks Masterplan. Examples include naturalistic pocket parks, habitat enhancement along the Canal and River, the Bromham Farm Hub, a community orchard and forest garden.

Wildlife and people friendly green corridor, Battersea, London. Image credit, Neil Speakman.

Nature-rich urban high-density environment with plenty of opportunities for daily contact with nature within, Battersea, London. Image credit, Neil Speakman.

High-density development not providing a nature-rich environment will not be acceptable.

S04 Biodiversity

Development proposals must demonstrate a thorough understanding of the ecological baseline and the opportunities for biodiversity enhancement. An ecological survey must be undertaken during early concept stage to inform the biodiversity net gain and open space strategy and shape the overall layout.

Development proposals must, as minimum, deliver biodiversity net gain in accordance with national requirements and the local plan. To support Water Lane as a City flagship project, development proposals are expected to be ambitious in delivering biodiversity net gain and exceed the minimum requirement wherever possible.

All development proposals will be required to follow the mitigation hierarchy and where relevant;

- Take steps to avoid affecting protected species, and, in all cases, ensure that disturbance to wildlife is kept to a minimum.
- Preserve, restore and create wildlife habitats, corridors and networks and any other features of ecological interest including those related to protected and priority species in accordance with the Local Nature Recovery Strategy.
- Contribute towards measures to mitigate against adverse effects on the Exe Estuary SPA and other nearby sites on the UK National Site Network.

Biodiversity enhancement should form an integral part of the green/blue infrastructure and open space provision and provide multiple benefits wherever possible, such as making a street or space more attractive for people and supporting flood management.

It's important development proposals consider all aspects of improving biodiversity from planting and furniture in small spaces to large green/blue infrastructure corridors. Top and right image credits, Neil Speakman.

Development proposals must strengthen existing important habitat corridors along the Canal and the railway embankment and maximise habitat connectivity between these corridors and to the Riverside Valley Park through new east-west green/blue corridors.

Bat and bird boxes should be incorporated within the development in line with best practice guidance.

See S11 for further requirements for the Canal and S12 for the railway embankment.

S05 Urban Greening Factor (UGF)

Development proposals are encouraged to include:

- The latest version of Natural England's Urban Greening Factor (UGF) calculator demonstrating how the development will achieve UGF scores of at least:

  a. 0.3 for predominately commercial development.

  b. 0.4 for predominately residential development (or 0.5 for predominantly greenfield residential development).

- An operation and maintenance plan which satisfactorily demonstrates that the green features will be successfully retained throughout the life of the building.

High-density development achieving UGF through green roofs and predominantly green open spaces, International Quarter London

Raingardens incorporated within streets and hard impermeable surfacing kept to a minimum, Leeds Climate Innovation District.

S06 Sustainable Drainage Systems (SuDS)

Nature-based solutions, such as raingardens, should be used for drainage wherever possible. Green streets and green lanes are expected to accommodate a large proportion of SuDS within the street.

Permeable paving and soft landscaping should be used wherever possible to slow water runoff.

SuDS must be designed in accordance with best practice guidance, be multi-functional wherever possible and avoid over-engineered solutions.

S07 Trees

All new streets must be tree-lined.

Existing trees should generally be retained, and removal of trees must be clearly justified and compensated for by planting new trees. A tree survey must be undertaken during early concept stage to ensure existing trees shape the design proposal from the outset and are well integrated into the design.

Development proposals are encouraged to increase the tree canopy cover by at least 5.5% when compared with the pre-development baseline.

Tree species should be selected that:

- Are predominantly native.
- Are resilient to an urban environment and future climate change.
- Have biodiversity value supporting native insects and pollinators.
- Have visual interest and a height and canopy spread suitable to their location.

The size of trees and tree pits should be of a suitable size to ensure that they establish well and have future healthy growth.

Trees must be located and planted to ensure that they are not damaged during construction and can be accommodated in the final development once they are fully mature.

The black poplars along the Canal are important trees for wildlife and the character of the area.

Planting along path with species to support native wildlife and help form ecological network, London

S08 Planting

Development proposals should maximise every opportunity to incorporate planting into streets and spaces to ensure the development overall is nature-rich.

Planting must be resilient to an urban environment and future climate change.

Planting should predominantly be species that directly benefit wildlife e.g. through nectar or berry production, or providing shelter and materials. Planting schemes should form ecological networks through the built environment and include native species which can be used by pollinators and native fauna.

Planting beds must be designed and sized to ensure an adequate growing medium for healthy and robust planting.

A clear maintenance regime for planting should be put in place.

S09 Play

Development proposals should make suitable provision in accordance with the Council's Play Strategy guidance.

Play areas should be easy to access, centrally located and well integrated with the overall design.

Play areas should include multi-sensory features for children and young people of all ages.

Nature based play features, including water features are encouraged.

Local areas for play (LAP and LEAP) should be provided on site.

Neighbourhood equipped areas for play (NEAP) and playing pitches can be provided off-site through financial contributions where existing play facilities can be upgraded.

A strategy for ongoing responsibility and maintenance of play spaces should be agreed with the Council.

Small incidental play area incorporated within street, Alfred Place, London. Image credit, Neil Speakman.

S10 Food growing

Smaller community growing areas should be provided within development sites near where people live. This could be in incidental spaces or streets without an important transport function. These areas should encourage community initiatives and resident involvement in shaping the spaces, such as 'Incredible Edible'.

Allotments can be provided through financial contributions for new allotment sites near Water Lane. The quantum of allotment space should be in accordance with the Fields in Trust Benchmark Guidelines.

A strategy for ongoing responsibility and maintenance of growing areas and allotments should be agreed with the Council.

Play area catering for children of all ages, Islington, London.

S11 Residential open space

All dwellings must have access to a suitable amount and type of open space. The suitable quantum should be agreed with the Council early in the design process.

Most open space should be provided as communal space.

The spaces should be well-designed, pleasant to spend time in, predominantly green, overlooked by the surrounding dwellings, multifunctional, have acceptable noise levels and receive sunlight for a substantial part of the day.

Streets and large roof terraces can count towards the total provision if they are complemented by communal open space, are predominantly green, are of high quality and applicants can demonstrate that this will meet the needs of the residents.

Development proposals must give all residents within a block equal access to open space and not segregate the open space by tenure or introduce private gardens at ground floor level that are not accessible to residents of upper floors

A strategy for stewardship and ongoing management of spaces should be agreed with the Council at an early stage.

Stewardship models should ensure that residents have a say in how and who manages the spaces they pay a service charge for.

Balconies should be provided for all dwellings above ground floor, unless it can be clearly justified that this is not suitable or feasible.

Rear private gardens may be suitable where townhouses are proposed, subject to constraints.

Communal open space which is large enough for children to run around and include a small play area, trees, planting and places to sit, Malmo, Sweden. © La Citta Vita

High quality communal space for residents incorporating planting, seating and water features, Wembley, London. Image credit, Hufton and Crow.

Public spaces codes

S12 The community green space

A local green space should be provided within or near the Neighbourhood Centre on key pedestrian and cycle routes.

The space should:

- Be a predominantly green space for local people to meet which complements the larger hard surfaced city spaces at Piazza Terracina and the Quay.
- Be intimate and community oriented with places to sit and relax which complement the function and character of the larger Riverside Valley Park.
- Incorporate water as a key feature of the space.
- Integrate areas for play.
- Contribute to BNG, UGF and water management.
- Have buildings with active ground floors and community uses fronting onto the space.
- Help connect the waterfront with the Neighbourhood Centre and Water Lane (the street).
- Be of a suitable size to accommodate the above described functions. Suitable local precedents in terms of size include Devonshire Place (St James), Mont Le Grand (Heavitree) and Queens Crescent Gardens (St James).

If a larger space is provided, a small pavillion building within the space may be acceptable if it supports the use of the space.

Play and water features incorporated within multifunctional space, London & Peterborough. Left image credit, Neil Speakman.

A local space for people to socialise, relax, play and have contact with nature. Coin Street, London.

S13 Canal

Development proposals must protect and maximise enhancement of the Canal which is an important recreational corridor and a County Wildlife site that connects with the Riverside Valley Park and the Exe Estuary (SPA).

The Canal edge must be predominantly natural to give plenty of space for wildlife and retain the natural character of the Canal. Hard edges should be kept to a minimum and used only where needed to access the water.

The Canal is an important bat corridor which must be protected. Proposals must demonstrate that the movement and roosting of bats is fully understood and has been considered early in the design process. Removal of riverside vegetation and introduction of artificial light must be avoided wherever possible or minimised with impacts fully identified and mitigated.

Lighting along the Canal must be carefully considered early in the design process to avoid impact on bats and other wildlife, whilst providing routes that people feel safe to use. Ecologist and lighting consultants should be included within design teams at an early stage. The main sources of lighting that need to be considered are:

- Lighting from adopted highways close to the Canal, predominantly Water Lane (the Street).
- Lighting of the Canal towpath.
- Lighting of bridges over the Canal.
- Lighting from buildings, both internal and external.

Potential design solutions to consider include:

The existing natural edge is an important characteristic of the Canal and supports wildlife.

- Limiting the amount of artificial light.
- Limiting the time lights are on, both internally and externally, e.g. through timers and motion censors.
- Reducing light intensity including dimming of lighting.
- Directing lighting away from sensitive areas, for example one-side light bollards.
- Using building set-backs, building orientation, balconies, louvres and tinted windows to reduce light spill from internal areas.

Safety measures along the Canal should be considered, including the design of public space and integration of life-saving equipment.

S14 Railway embankment

Development proposals must protect and enhance the railway embankment which is an important wildlife corridor. This could include features such as planting to improve the visual appearance of the embankment and community growing areas.

Proposals must include frequent green corridors between the railway embankment and the Canal that are attractive for both people and wildlife.

S15 Grace Road Fields

Grace Road Fields is a wildlife, nature and renewable energy opportunity site and proposals should strengthen its role as an important site connecting Water Lane, the Riverside Valley Park, Marsh Barton and its station, both for people and nature.

Proposals for Grace Road Fields should be developed in collaboration with the Council and other stakeholders to ensure a comprehensive strategy for the future use of the site.

Development proposals for other sites in Water Lane should explore opportunities to support proposals for Grace Road Fields.

Proposals should prioritise uses which:

- Enhance nature and biodiversity, particularly along the Canal and the railway embankment.
- Establish the area around Marsh Barton station as a regional destination for recreation and water-related activities.

Wildlife friendly and attractive planting on embankment, London Olympics Park

Nature-based destination play area, Burgess park, London. Image credit, Helena Smith.

- Improve recreational opportunities, particularly along the Canal and near the station.
- Improve access to the Canal, particularly along the Canal and near the station.
- Improve connections for people walking and cycling between Marsh Barton, the station and the Valley Park.

Uses that are being considered for Grace Road Fields include, BNG habitat bank, woodland creation, recreational area, wildlife hub, canal basin/marina, sports and recreation hub, energy centre, allotments and solar farm. The Riverside and Ludwell Valley Parks Masterplan should be used for ideas and reference.

See W12 Clapperbrook Hub for reference on the local node partly within Grace Road Fields.

4.9 Connected culture

Exeter has a diverse and accessible cultural offering, connecting our world leading climate science, arts and literature, heritage, learning and innovation.

A dynamic maker community

Future Vision for Water Lane: Water Lane is Exeter's creative water quarter. Makers, crafters and artists have established a strong community within the affordable commercial spaces. They work alongside residents, students and visitors as an integral part of the place.

Water Lane is a place of change. The enterprising and resourceful spirit of the area is expressed through temporary uses; a former industrial unit becomes an indoor skate park, a vacant site hosts a festival, projections light up the Gas Works office and spark visions of what the place can be.

Water Lane is defined by the water. The cultural heritage of the place is embedded in the buildings, streets and spaces. The leaf-dappled light on the canal is reflected in an ornate decorated metal screen. A weathered steel planter reminds people of the industrial boat building.

Culture-led development

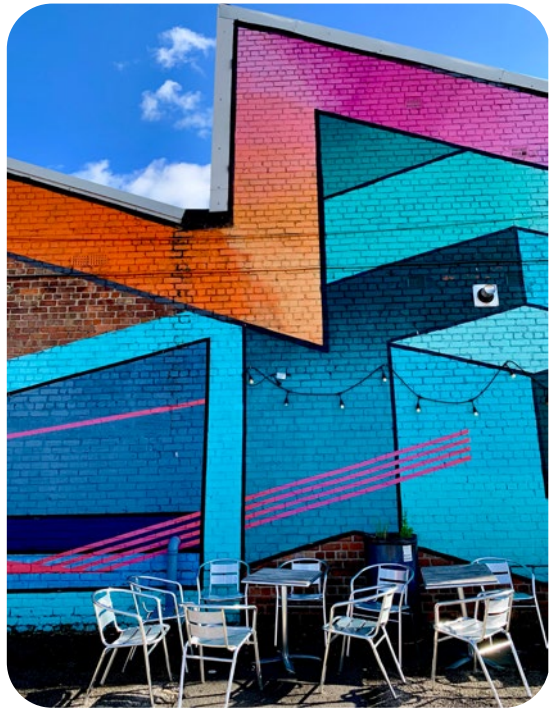
The key creative and scientific sectors, such as climate science and literature, are cultural drivers for development across the city. Exeter City Council is developing ideas for how culture can inform placemaking across the city. Embedding culture within placemaking will support the emerging identity of Water Lane and create a strong base for future investment and success.

C01 – Culture led development

Proposals should:

- Identify opportunities for collaboration and co-creation in building design and operation, with local arts, science and education organisations and groups. Examples could include utilising the construction skills and education opportunities at Exeter College, embedding a deep understanding of the history of the site through collaboration with the Royal Albert Memorial Museum, or co-creating architectural features and public art with local artists.
- Explore opportunities to express local culture through the design of buildings and infrastructure. Refer to M01-M04 for further details on context analysis, character and cultural identity.
- Identify opportunities to integrate public art within developments.

Water front regeneration, incorporating public art and retained historic features, Gloucester



Street art enlivens former industrial buildings, Liverpool.

Maritime heritage of the Exeter Ship Canal

Brick and steel architectural details responding to the historic context, Manchester

Public realm placemaking

Streets, paths, squares and green spaces offer opportunities to weave-in local influences to support a sense of place and cultural richness.

C02 – Public realm placemaking

Proposals should ensure the design of the public realm considers opportunities for embedding culture. This includes a thorough understanding of local historic and cultural identity as outlined in M01-M04. Opportunities to engage with local community and arts groups in the design of spaces should be explored. The opportunities will vary depending on the type and size of space size but may include:

- Innovative street furniture, signage and wayfinding, lighting, public art and street art. Refer also to the Public Art Strategy for Exeter.
- Spaces which enable festivals, events, theatre, projection, carnival, pageants and processions.
- Creative interventions within the hard and soft landscape design.
- Temporary art installations may also be appropriate, outlined in C04.

Outdoor cinema, Jubilee Square, Leicester. Image credit, Ian Davis/ LCQPB.

Diamond ring light installation, Union Terrace Gardens, Aberdeen

Comedy Carpet artwork, Blackpool

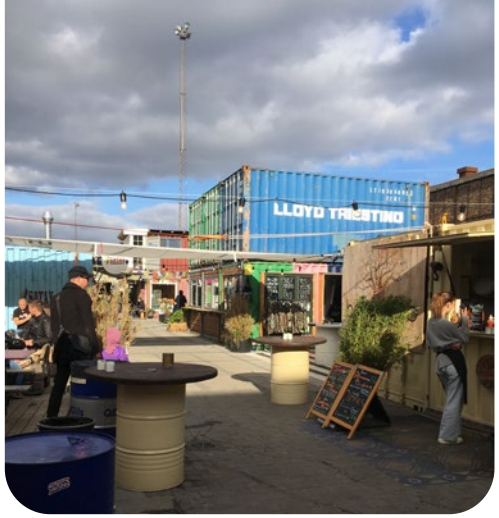
Creative industries

Through the creation of new commercial floorspace and the transition of the area towards an integrated, denser, mixed-use neighbourhood, there is an opportunity to create significant flexible space for the creative industries which does not currently exist in Exeter. This could accommodate studios, workshops, labs and units for makers, artists and researchers, as well as more office-based uses.

C03 – Creative industries

Proposals should accommodate space suitable for creative and digital businesses ensuring there is affordable workspace for the future. Refer also to W07 employment opportunities and W02 Land Use Plan for guidance on the most appropriate location for these uses.

A mixed use district with creative tenants, exhibition space, café's and residential units, Paintworks Bristol



Temporary market, creative workshops and festivals, Refshaeleoen, Copenhagen

Vacant space bought into positive creative use, Cains Brewery Village, Liverpool

Meanwhile uses

Water Lane currently has several vacant sites which are awaiting development. These sites offer a great opportunity for creative meanwhile uses that can add to the vibrant and diverse identity of the area. Meanwhile uses can be invaluable in giving places an identity through generating local activity and interest and can provide a platform on which to build a future community, very often resulting in permanent or semi-permanent outcomes. On larger industrial sites it may be appropriate for some meanwhile uses to focus on the public facing edges.

C04 – Meanwhile uses

Proposals should consider temporary uses for sites which can contribute positively to the character and vibrancy of the area. Appropriate uses may include events, markets, urban farms, public spaces and public art.

City culture hub

At Water Lane there is an opportunity to provide cultural attractions which benefit from the natural and urban character of the site and its central location.

C05 – City Cultural Hub

Development proposals should consider opportunity for the provision of cultural uses and attractions. Proposals should use the unique character of the area, including the Valley Park, Ship Canal, built heritage and active outdoor community to create a destination for residents, visitors and tourists.

Arnolfini, international contemporary arts centre, Bristol

Playspace, London Olympic Park. Image credit, Robin Forster Photography.

Slimbridge Wetland Centre, Gloucestershire. Image credit, Andrew McArthur Photography

Chapter 5

Delivering the Water Lane Vision

5.1 Delivering a successful neighbourhood

The primary purpose of the SPD is to set out a clear vision for Water Lane and requirements for applicants to help achieve that vision. However, the SPD also has a crucial role to play as a strategy and coordination tool for Exeter City Council (ECC), Devon Country Council (DCC) and other stakeholders to make decisions about infrastructure priorities and phasing, and how to make best use of public land and funding.

The essence of Liveable Exeter is that development delivers real benefits for people in the city, through transformation of its infrastructure and public realm. A welcoming neighbourhood needs community facilities such as a school and a local shop to be delivered at an early phase. Active streets and spaces for people and wildlife need to be designed and delivered as a coherent network, where landownership boundaries are invisible. Far too often these fundamental elements are left to last or don't get delivered at all, meaning a development is merely a collection of buildings rather than a cohesive neighbourhood.

A collaborative process

There are several different landowners, developers and infrastructure providers within the Water Lane area and at time of writing, there is no master developer for Water Lane. This brings with it challenges for ensuring a coordinated and timely delivery of the infrastructure and public realm needed to deliver a cohesive neighbourhood. Exeter City Council will be leading the collaborative process required and are expecting all stakeholders to fully engage with this process. A joint delivery and phasing plan will be required at some point in the future once all infrastructure requirements for the whole area are fully understood.

Mayfield Park in Manchester is an inspirational example of community infrastructure delivery, which has been created ahead of the planned residential development coming forward around it.

Infrastructure delivery

The SPD sets out specific requirements for on-site infrastructure where these are known. Where further work is required to determine the need and its impact on aspects such as viability, the SPD sets out the aspirations and the process for arriving at the best solution.

ECC are preparing an Infrastructure Delivery Plan (IDP) as part of the new Exeter Plan which will set out the infrastructure required for Water Lane developments. The IDP and the collaborative process will help to ensure that infrastructure is planned and funded comprehensively. External funding may be sought for infrastructure where required.

Stewardship

Water Lane will only be a successful neighbourhood long-term if proposed developments have a clear and robust strategy for the ongoing stewardship of the area. The SPD includes codes for stewardship of resources as well as public streets and spaces. These codes require clear strategies for the future management and maintenance of streets and spaces to form part of development proposals. Some of the streets and spaces are local and might lend themselves to private management controlled by residents, whilst e.g. the Neighbourhood Street and the Community Green Space will fulfill a more public function for the whole local area and may need innovative approaches to stewardship such as through a Trust or a Community Interest Company (CIC).

Community engagement

The local community has an ongoing stake in the future of Water Lane and is important in creating a successful neighbourhood. The local community has played an important role in shaping the SPD from the outset and a summary of the early engagement for the SPD is included in the appendices. I will continue to be involved on an ongoing basis in the stewardship and life of the neighbourhood going forward.

The SPD also sets out requirements for how applicants are expected to engage with the local community.

Viability

The delivery of this SPD will require coordination, agreement and negotiation across an extensive and diverse range of stakeholders. The delivery of individual sites within the allocation will be secured by separate planning applications prepared by landowners and/or promoters, working in close consultation with ECC and key stakeholders. These planning applications should be in accordance with the design principles and requirements for wider infrastructure delivery set out in the SPD as it will be a material consideration in the determination of planning applications once adopted by ECC. Viability assessments must be submitted with the planning applications to justify any proposed deviation away from policy compliant levels of affordable housing. Similarly, proposed deviations away from the Design Code principles and/or the funding of infrastructure requirements set out in the SPD should also be fully justified in viability assessment submissions.

There may be occasions where the principles set out in this guide impact upon the viability and deliverability of a development. In such circumstances, in accordance with paragraph 58 of the National Planning Policy Framework (NPPF), there may be an opportunity for an applicant to argue a case for non-compliance on the individual viability of a scheme, but only when an open book approach to the viability appraisal is adopted. This does not, however, exempt the developer from utilising the appropriate professional inputs or adopting the design process, guidelines and requirements set out in this code in order to achieve the high-quality design outcomes required by the NPPF, the National Model Design Code and National Design Guide. As such, developers should seek to deliver creative solutions to match the aspirations of the Design Code with the ultimate delivery of high quality, resilient and sustainable development.

Chapter 6

Appendices

6.1 Glossary of key terms

Several key terms are used within the document and defined below.

Active frontages

Building frontages where there is an active visual engagement between those on the street and those on the ground and upper floors of buildings.

Active travel

Modes of travel which include a level of activity including walking, wheeling and cycling.

Biodiversity net gain

An approach to the development of land which makes sure the habitat for wildlife is in a measurably better state than it was before development.

BREEAM

Building Research Establishment Environmental Assessment Methodology.

Design Code

A set of illustrated design requirements which provide specific, detailed parameters for the physical development of a site or area.

Development Framework

An illustrative spatial overview of development comprising information on mobility, land use and green infrastructure.

Future Homes Standard

Central government residential building standard which aims to reduce carbon emissions from new homes by 75-80% over current building regulations. Currently due to become mandatory in 2025.

Green & Blue Infrastructure

A planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide range of ecosystem services.

Healthy Streets Approach

A human-centred framework for embedding public health in transport, public realm and planning.

High Line

Potential future strategic active travel, and flood access and egress route on the disused railway line running through Marsh Barton.

Liveable Exeter 2040 Vision

A commitment made by the Liveable Exeter Place Board to be recognised as a leading sustainable city and global leader in addressing the social, economic and environmental challenges of climate change and urbanisation.

LTN1/20 Cycle infrastructure design

Department for Transport guidance to local authorities on delivering high quality cycle infrastructure.

Micromobility

A range of small, lightweight vehicles operating at speeds typically below 25 kilometres an hour, including bicycles, e-bikes, and scooters.

Mobility Hub

Co-location of shared transport with public transport, and active travel facilities. This can include bike share, bus stops and car clubs for example.

National Model Design Code

Ministry of Housing Communities and Local Government guidance on the production of design codes, guides and policies to promote successful design.

Net zero carbon

The amount of carbon added to the atmosphere is no more than the amount removed.

Passivhaus

Rigorous whole building standard for energy efficiency in buildings.

Plot ratio

The ratio between the amount of internal floor space of a building and the site area.

Shared Carriageway

Where cyclists and motor vehicles share the road.

Slender appearance

The appearance of a small width in proportion to height.

SMART Infrastructure

Connected infrastructure which gathers data for performance improvement.

Street Ratio

The ratio of street height to width.

SuDS

Sustainable drainage systems.

Supplementary Planning Document

A document to provide more detailed advice or guidance on policies in an adopted local plan.

Urban Greening Factor

A planning tool to improve the provision of Green Infrastructure particularly in urban areas.

Vision and validate

An approach to assessing transport need which focuses on active and sustainable travel.

WELL Building standard

A standard to measure, certify and monitor features of the built environment that impact human health and well-being.

6.2 Regulating plan, A3

The regulating plan describes the specific spatial requirements of the Code within the Water Lane area. It can be used to help identify which spatial Codes are relevant to an individual planning application.

Legend

Welcoming neighbourhoods

Neighbourhood Centre
W03

Residential led development
Multiple codes apply

Water Spaces
W10-12

Primary school
W04, Preferred location

Employment opportunity area W07

Boat storage
W05, Preferred location

Craning point
W05, Fixed location

Solar farm, biogas plant and green waste
Q09, W08 Fixed location

Car parking for leisure hub
W12, Fixed location

Liveable buildings

Northern canal zone
L04-05

Canal basin zone
L06-07

Central zone
L08-09

Central zone water lane L10-11

Southern zone
L12-13

For height requirements refer to L03 building heights coding plan.

For density requirements refer to L01 building density coding plan.

Active streets

Water Lane zone 1
A12-14, fixed location

Water Lane zone 2
A12-14, fixed location

Water Lane zone 3
A12,14, fixed location

Water Lane zone 4
A12,14, fixed location

Neighbourhood Street
A15, Fixed location

Foundry Lane
A17, Fixed location

Haven Road
A16, Fixed location

Michael Browning Way
A19, Fixed location

Tan Lane
A18, Fixed location

Green Streets
A21, Indicative location

Green Lanes
A22, Indicative location

Canal path
A24, Fixed location

New canal bridge
A23, Indicative location

Railway underpass
A25

Primary mobility hub
A06

Northern site access
A20

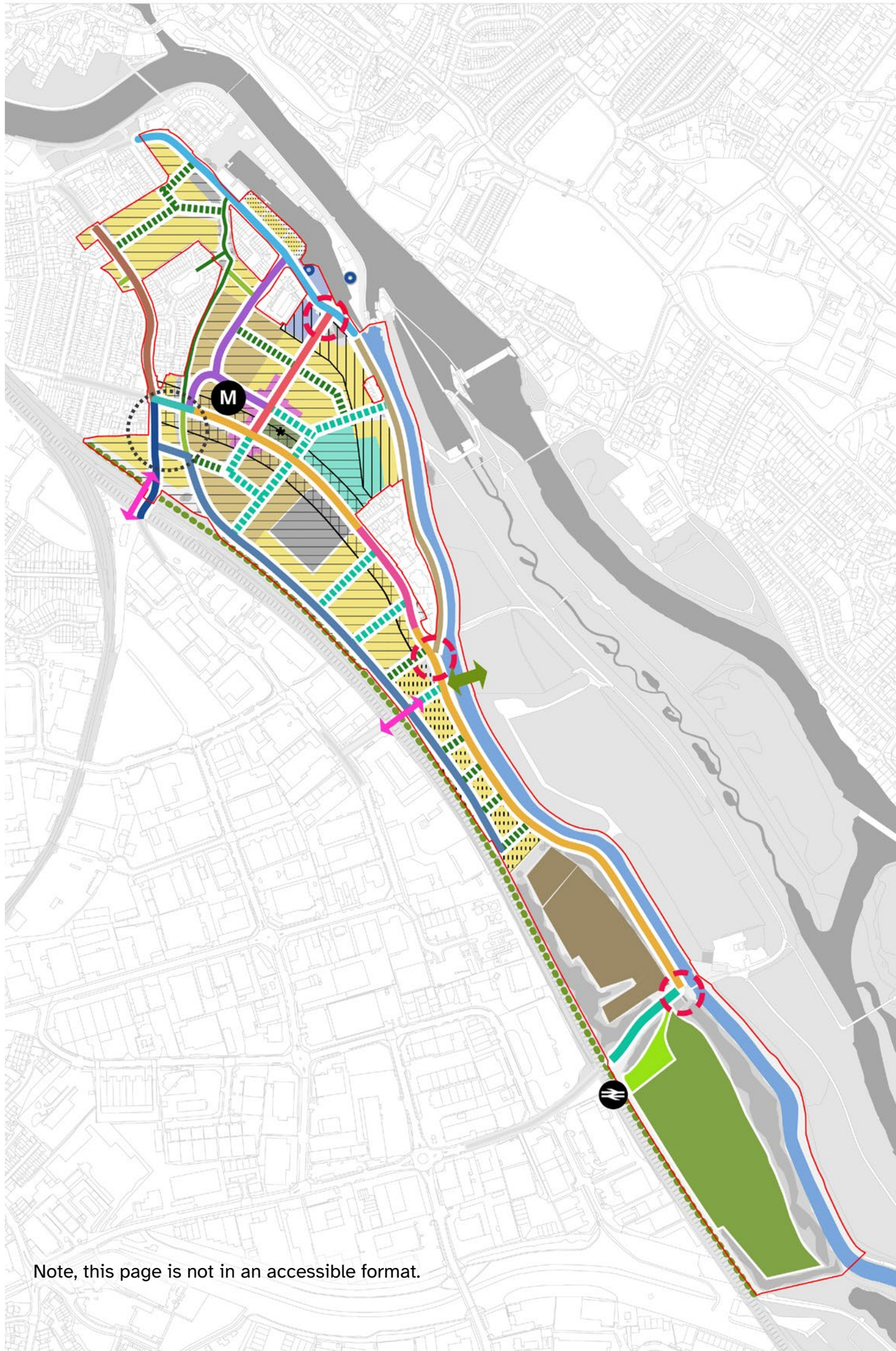
Spaces for people and wildlife

Local green space
S12

Grace Road fields
S15

Canal
S13

Railway embankment
S14



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6.3 Constraints and opportunities plan

This plan shows most of the spatially located constraints and opportunities that were known during the preparation of the Code. It is expected that there will be further constraints identified, such as details of land contamination, through planning applications processes. A legend for the plan is provided on the following page.

Flooding

Flooding is a significant constraint and has been central to the preparation of the Code. Note that the floodmap shown on the constraints and opportunities plan is currently being updated by the Environment Agency. The following key input from the Environment Agency has informed the Code:

- The majority of the Water Lane area lies in floodzone 3.
- Levels vary across the site which influences whether residential and other vulnerable users may or may not be acceptable on the ground floor.
- All dwellings need to have safe access and egress via a publicly accessible dry route.
- Water Lane (the Street) is an important flood flow route and its capacity needs to be safeguarded.

Constraints and opportunities plan legend


Code boundary


River & Canal


Riverside Valley Park


Railway and station


Existing trees (approximate size and location


Vehicle dominated roads


Narrow path


Existing bridge


Existing underpass


Wider view

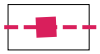

Glimpse view


Solar farm


Green corridor


Consultation zone for strategic waste facility


Overhead powerline


Pylon


Underground power


Power substation


Electricity substation


Gas pipeline


Gas 6m easement


Gas constraint zone


Energy generation


Sewer water


Level change


Strategic waste facility


Floodzone 3


Floodzone 2

6.4 National Model Design Code Topic map

The following list can be used to identify where specific topics within the National Model Design Code (NMDC) are covered within the Water Lane Design Code. Where the Code requirements cover several topics within the NMDC, the requirement has been listed once under the principle topic covered.

National Model Design Code	Water Lane Design Code
Context	
C.1 – Character Studies	M01 – Contextual analysis M03 – Character and cultural identity M05 – Key views
C.2 – Cultural Heritage	M06 – Historic and existing features
Movement	
M.1 – A connected network	A01 – Mobility strategy A02 – Mobility strategy plan A04 – Public transport A20 - Northern site access
M.2 – Active Travel	A03 - General requirements for design of streets and junctions A23 - Canal crossings A24 - Canal tow path A25 - Railway crossings
M.3 – Parking	A26 - Off-site connectivity and improvements A05 – Primary mobility hub A06 – Primary mobility hub functions A07 – Secondary and tertiary mobility hubs A08 – Car parking A09 – Cycle and mobility parking W09 – Utilities

National Model Design Code	Water Lane Design Code
Nature	
N.1 – Green Infrastructure	S01 – Green infrastructure plan
	S02 - Open space
	S03 – Green and blue infrastructure
	S05 – Urban Greening Factor
	S09 – Play
	S10 – Food growing
	S12 - The community green space
	S13 - Canal
	S14 - Railway embankment
	S15 - Grace Road Fields
N.2 – Water and drainage	Q18 – Flood risk
	A10 – Safe access and egress
	S06 – Sustainable Drainage Systems
N.3 – Biodiversity	S04 – Biodiversity
	S07 – Trees
	S08 – Planting
Built Form	
B.1 – Compact Development	L01 – Building density
B.2 – Built Form	L03 – Building heights
	L04 - Northern canal, height and massing
	L05 - Northern canal, frontage
	L06 - Canal basin, height and massing
	L07 - Canal basin, frontage
	L08 - Central zone, height and massing
	L09 - Central zone, frontages
	L10 - Central zone, Water Lane frontages and building line
	L11 - Central zone, Water Lane height
	L12 - Southern zone, height and massing
	L13 - Southern zone, frontage
	L17 - Relationship with existing buildings

National Model Design Code	Water Lane Design Code
Identity	
I.1 – A sense of place	M04 – Relationship with the River and Canal C01 – Culture led development
I.2 – The identity of buildings	Guidance on the design of buildings based on local character is provided within the Liveable buildings chapter, within the built form zones L04-L13
Public Space	
P.1 – Streets	L02 – Street Ratio 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
P.2 – Social Interaction	A21 - Green Streets A22 - Green Lanes C03 - Public realm placemaking
P.3 – Security and public spaces	Guidance on security within the public realm is provided within the following sections. • Regarding private spaces, ownership and activity within the Liveable Buildings chapter under L22-24. • Regarding management and maintenance under Q13 Stewardship and governance. • Regarding lighting, safe routes, surveillance, and management and maintenance of public spaces under S02 - Open space.

National Model Design Code	Water Lane Design Code
Use	
U.1 – Variety and Activity	W01 – General land use and activity W02 – Land use plan W05 – Water related uses W07 – Employment opportunities W08 – Existing uses W10 - Gas Works Place W11 - Gabriel's Wharf W12 - Clapperbrook Hub L22 - Raised ground floors L23 - Public, private thresholds L24 - Non-residential ground floors C02 – Creative industries C05 - City culture hub
U.2 – Housing Mix	W06 – Housing mix
U.3 – Community	W03 – Neighbourhood Centre W04 – Primary school

National Model Design Code	Water Lane Design Code
Homes and Buildings	
H.1 – Housing Quality	L14 - Housing size L19 - Accessible homes L20 - Flexible homes L21 - Storage
H.2 – Health and wellbeing	S11 – Residential open space L15 - Daylight L16 - Ventilation and dual aspect L18 - Noise
Resources	
R.1 – Energy	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 Q11 – Materials and waste hierarchy
R.2 – Sustainable Construction	Q01 - Global city qualities Q10 – Water hierarchy Q12 – Embodied carbon Q13 – Resilience Q14 – Building performance standards

National Model Design Code	Water Lane Design Code
Lifespan	
L.1 – Stewardship	M02 – Local engagement Q16 – Stewardship and governance Q17 – Development coordination

6.5 Engagement summary

Purpose

To date, the Water Lane Supplementary Planning Document (the SPD) has been developed with input from the community and stakeholders through multiple engagement methods. The purpose of the engagement has been to:

- Enable positive collaboration with landowners, developers, community groups, residents, local businesses, the local authorities and other stakeholders to help shape the Code from the outset.
- Get meaningful input from a broad range of perspectives early in the process and ahead of formal consultation on the SPD.
- Enable the community and stakeholders to be engaged in the future of Water Lane and become custodians of the Vision.
- As far as possible, align stakeholders and the SPD to help accelerate subsequent planning decisions and delivery.

Exeter City Council will undertake formal public consultation on the SPD during the autumn of 2023, alongside consultation on the Full Draft Exeter Plan. The consultation will be carried out in accordance with statutory requirements and the City Council's Consultation Charter and Statement of Community Involvement.

Stakeholder engagement

Stakeholder engagement is an ongoing process which started in May 2023. It has involved initial engagement to gather early input before drafting the SPD and, later in the process, engagement to test and confirm specific code requirements. The list of stakeholders engaged to date include:

- Landowner/developer teams for sites across Water Lane.
- Exeter City Council officers.
- Exeter City Council members: Planning Member Working Group, Ward Members and Members of the Quay and Canal Trust.
- Devon County Council officers.
- Devon County Council members for Water Lane and the immediately adjoining area.
- Other public bodies including the Environment Agency, Homes England and National Grid.
- Key institutions including Exeter College, University of Exeter and the RDUH Hospital.

Early community engagement

Prior to the work on the SPD, a large number of community groups, ward members, local residents and local businesses came together in a series of engagement events and produced a ‘Prospectus for the redevelopment of the wider Water Lane area’. The work was led by Exeter Civic Society. The Prospectus provided a starting point for early community engagement on the SPD, as it helped to establish an in-depth understanding of local people’s priorities.

Early engagement with the local community on the SPD took place between May and July 2023. The strategy for community engagement has utilised multiple channels and methods to get the best possible reach and meaningful input within the time frame of the SPD program.

Citizens' Panel

A Citizens' Panel was set up to enable people with different perspectives to input and help shape the SPD from an early stage. This panel was key in complementing the technical and specific input from formal stakeholders and developer teams. Engagement with the Citizens’ Panel took the form of workshops and a separate drop-in session to capture a broad range of views and allow differing levels of engagement.

The Citizens' Panel conversations were based on the questions and direction:

- What type of place do you want Water Lane to be in the future?
- What is important to you and special about the Water Lane area now, and what do you think will be important in the future?

Details of the workshops and the drop-in session and the input gathered from the Citizens' Panel are summarised on the following pages.

Workshops

A long list of community organisations and representatives from the local community were invited to join the Citizens' Panel workshops. A small group of people were able to join these workshops. Other people who expressed interest in the Citizens' Panel but were not able to commit to the workshop timings were invited to the drop-in session as well as notified of the future formal public consultation. The workshops were spaced one week apart to maintain momentum whilst allowing participants to reflect between sessions.

Workshop 1:

The first workshop took place on the 19th June 2023 outside in the Riverside Valley Park directly adjacent to Water Lane. The outdoor location was chosen to enable a focus on the strong relationship with the place and give focus on the strong relationship between Water Lane, the Canal and the River. The focused theme of the workshop was “The essence of Water Lane” and activities included:

- An opportunity for Panel members to explain their interest in joining the Panel.
- An introduction to the purpose and process of preparing the SPD, followed by questions by participants.
- Capturing a collective essence of Water Lane and the adjacent Canal and River through collecting items from the area.
- Exploring participants' aspirations for Water Lane and their priorities for the SPD.
- Discussion on what the next workshop should include.
- Homework for next session: to write a short poem about your wishes for Water Lane.

Workshop 2:

The second workshop took place on the 26th June 2023, the first part at Exeter Canoe Club on Haven Road and the second part as a site walk through the Water Lane area. The focused themes of the workshop were “A true waterside community”, “Social infrastructure” and “Fostering a living community” and activities included:

- An introduction to the focused themes.
- An introduction to potential topics for the SPD and an example of an existing Design Code, following a request from participants at the first workshop.
- Key opportunities and challenges to discuss at workshops 2 and 3, based on the key topics in the Civic Society’s Prospectus.
- Site walk along the Canal discussing the focused themes.
- An exercise visioning Water Lane in 2040.
- Homework: to discuss with a young person what they would like Water Lane to be in the future.

Workshop 3:

The third workshop took place on the 4th July 2023 at Exeter Canoe Club. A site walk was planned but cancelled due to heavy rain. Instead, the discussion took place inside the Canoe Club with large scale maps to identify particular places. The focussed themes for the workshop were “Access and movement”, Character and architecture” and “Nature, water and energy” and activities included:

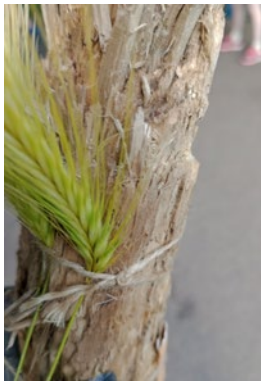
- Conversation around homework from previous workshops.
- Scene setting for the focussed themes, with an introduction to Net Zero carbon and transport as national/global drivers for change.
- Discussion of the focussed themes using post-it notes, maps and pens for marking maps.

Drop-in session

This session took place on the 12th July 2023 between 12 and 7:30pm. A long list of community organisations and representatives from the local community were invited to book a 30 min slot for a 1-1 conversation with a person from the SPD consultant team. 15 people attended this drop-in session including local residents and people from local community groups and businesses.

Input from the Citizen’s Panel

The input from the Citizen’s Panel helped shape the drafting of the SPD during July and August. The Panel has had a particularly strong influence on the Vision for Water Lane as well as helping to identify what is needed to achieve a true waterside community. Key inputs from the Panel have been categorised and are set out on the following pages. Some input has not been incorporated in the SPD for various reasons e.g. where there have been conflicting aspirations, conflicts with policy or aspects that are beyond the scope of the SPD.



Workshop 1: Participants collecting items from the area to describe the essence of the place.

Workshop 2 site walk: Participants sharing what's important to them within the area.

Input from the Citizens' Panel

We want this place to be a trail blazer, a flagship neighbourhood, a progressive example of waterside living

It would be wonderful if it was beautiful, not just people crammed in to maximise profits

Streets with considerate views of Canal, green space gaps, natural wayfinding

Vision

Needs soul

Wellbeing, Passive heating, affordable housing, flourishing biodiversity, renewable energy on site, don't allow large areas of concrete

A positive forward looking example of waterside living that shows what can be done and inspires other places

Citizen's Panel input relating to the Vision for Water Lane

Input from the Citizens' Panel

Character

- Waterscape as a defining feature of place
- Retain suburban feel - light, spacious and attractive
- If we’re not careful we will destroy the Quay and waterfront, one of the primary reasons people live here
- I don’t feel like we live in the city - live in the Valley Park in nature
- View of Haldon, lit up like a lighthouse
- Industrial heritage integrated into site
- Views of St Leonard's Church spire
- Shaping one of the key areas of the city
- Retain the feel of paddling along a lovely canal in nature
- People are here for contact with nature, space, water access
- I don’t want to feel trapped between the Canal and a block of flats
- Maritime past is the golden thread between life, character and commerce
- Different clusters with different characters
- Most people have lived here for a long time
- Crane should be preserved
- Part of a continuum of heritage buildings and industrial history of Exeter
- A legacy for generations to come
- Gas works has to be retained
- Things are being built quickly with little consideration
- Not keen on uniformity of proposed
- Protect existing heritage

Water

- We want a clean Canal and a clean River
- Sea Scouts worried about swallowing sewage
- Water bills are the highest bill here - we use a lot of water to clean our canoes - it would be great if we could use harvested rainwater for this
- Potential for wetland restoration
- As Canal is a defining place feature, it should be included in site boundary for Design Code
- Not just for yuppies drinking fine wine by the water, we want to see more activities and enjoyment of the water
- Lots of dead fish
- Where can we invite the soft edges in? Bird families nestle in the soft sides of the Canal not the hard manicured side
- If the weir fails, there is no water in the Canal. One has already failed
- Make space for water
- Flood risk is important
- We’re short of water. How will the development improve water supply?
- What does the River and wildlife need from us?
- Need better access to the water for children and families
- Return to tidal estuary
- Return of Salmon in their numbers and celebration
- Making a wetland filtered lido for clean, safe swimming, with community saunas
- We need a new slipway - the existing one isn't usable
- We need to retain craning points for large ships
- In the future I'm imagining the Canal busy with water taxis and boats delivering fresh fish for sale.
- Enable more heritage ships to come into Exeter
- Scared of a privatised waterfront

Nature

- Seating surrounded by nature and wild gardens
- Don’t want it to look too hard, it should blend with nature
- Concerned proposals will spoil wildlife
- A really great environmental landscaping opportunity
- Put things in soil not planters
- BNG is an opportunity for development to be green
- Waterside needs public space so you don’t feel you’re sitting in someone’s private area
- Want to be able to see the trees and hills
- Preserve owls, bats, trees already there
- Green buffers between buildings and Canal

Resilience

- Quality = should last longer than 100 years
- Heat risk is crucial with extended heat waves. How will buildings handle this?
- Food resilience - use available space for growing
- Refurbish not demolish
- Everything should balance the carbon emissions
- How do we prepare for future pandemics?
- Charitable sector is important to city resilience, heading into a state of permanent crisis, can’t afford commercial rates on space
- Needs a charitable sector strategy to amplify social impact
- Ride On cycle hub needs: minimum 400 sqm for workshop, storage, testing bikes
- Focus on adaption and mitigation

Leisure and tourism

- A regional destination, not just a housing estate
- An urban campsite at Grace Road Playing Fields by Marsh Barton station would be a great attraction
- Currently difficult for visiting boaters to come to Exeter
- A little wilderness playground by the city
- A place for rowing regatta with parking
- Give space to sea cadets/scouts/outdoor education
- Access to water activities and leisure facilities like climbing

Gabriel's Wharf

- The operational bones of the harbour
- A space to break up and maintain ships
- It’s the only space for larger ships and strong crane. Weight is the limiting factor
- Provides parallel access to slip way for launching visiting boats plus road access
- Opportunity site for small boat builders and maintenance
- It’s the only space for larger ships and strong crane. Weight is the limiting factor
- Potential to be a busy active location
- What’s the positive picture of light industry and living along side it?
- No space left in the basin by Quay
- Think about boat storage, access, boat builder economy

Mobility

- Like it to be a traffic free area
- Build the houses around the cycle lanes
- People travel differently when in a dense urban area
- Most people I know here cycle to work
- Lots of conflict on shared paths: need to separate fast commuters from others
- Two different transport problems here. Short distance travel for residents and then visitors. Need links to park and ride/change
- River path
- Need secure place to put bikes
- Design the car out. Give choices. Show people it can be done, communicate examples
- Space for children to run around - currently car priority
- Free cycles for residents?
- Paths should be improved up front
- Paths and crossings over Canal and River too narrow
- A lot of people use Michael Browning Way for turning
- Traffic detracts from tranquillity
- Lack of car parking is a problem. You need to have a car to access Devon
- Accessibility for all people young and old
- Needs space for trailer with minibus to access waters edge
- Only one road in and out - needs another
- A lot of deliveries need to be managed
- Cars use the pavement as a second lane on Haven Road
- Alphington Road is horrible. Access down Tan Lane would help
- Important that there is car parking for people wanting to access Haven Banks and get onto the water - it's a regional destination and many people from Devon can only come by car.

Infrastructure

- Needs cafés and event space
- Seating and social spaces
- Primary school
- Start with investing in walking/cycling routes
- Infrastructure in place ready for houses
- Existing buildings could become club houses / for socially minded organisations
- Local GP and dentists all filled up
- Local food shop with local produce
- Local recycling hub
- Social facilities on the water

Height and density

- Existing house heights need to be taken into account
- Height can be higher in the centre of the site and dropping in height towards the River
- Buildings shouldn’t be closer than 40 yards from the water
- Height is my biggest concern
- 5-6 stories high would be okay
- Apartments mean more emphasis on public spaces
- A 12 storey building that looks great would be fine
- Put dense parts near Marsh Barton station, low buildings at the front of the development, higher buildings hidden with trees tucked into the site, where adjacent to existing residential buildings should not be more than one or two stories higher
- Not against apartments and density, but needs to be done respectfully
- My house is currently dark in daylight and I am worried I will get impacted

Community

- Don’t sacrifice the City’s qualities for developer profits
- Allotments where people can come together
- Cotfield Street is family orientated
- A lot more exciting if it was family friendly homes
- Avoid privitisation of development like Haven Banks and Piazza Terracina
- We have people living on boats and vans in this community, how do we include not exclude our own community members?
- Should be young people friendly, involving truly affordable accommodation for 1 or 2 bed houses
- Development doesn’t have to mean gentrification
- Better social housing proposals
- No transient populations: co-living/student - no regard for residents. Minimum tenancy?
- Children short changed by car priorities
- Rent controls

Stewardship

- How to invite future residents as custodians?
- Needs an explicit maintenance plan
- The management of the Canal path is not done properly
- Members of public to have a say in Section 106 spend

Young people

- Need accessible opportunities for youngsters to enjoy outdoor activities themselves at their own pace, remove the barriers to participate
- At the canoe club, the profile of youngsters has changed from lower class to middle class due to safety/bureaucracy/ accessibility
- Canals are not a toy, not as safe as it looks. Can’t get in/out easily. There is a drowning risk
- Cheap or free accessible water / adventure activities
- My children love the flood relief channel, see the seasonal realities of wildlife, swans protecting their young, they like being very close to the water, they climb on everything and want more informal/playable spaces. They try to run across the roads. Less traffic please
- My daughter is 17. Wants to hang out with friends, having nice public open space. Teenagers don’t feel welcome anywhere. Where are they meant to go?
- Would love to be able to live on this site
- Daughter 11, cycle mad, animal lover, make sure the animals have somewhere to go, to grow food locally. School nearby so I don’t have to sit in car traffic everyday
- My nephew is 17 doing his apprenticeship in Marsh Barton. He wants to keep a job in the city he grew up in, he's a proper home body, he’d love to live here if he could afford it