

## **Exeter City Council Local Development Framework Residential Design Supplementary Planning Document (SPD)**

### **CONSULTATION STATEMENT Rev A August 2010**

This Consultation Statement was amended in August 2010 following completion of the formal consultation period on 4<sup>th</sup> August 2010.

#### **1.0 Consultation under regulation 17**

Under the Planning and Compulsory Purchase Act 2004 (regulation 17 (1) (b)) it is a requirement to prepare and make available a Statement setting out:

- the names of persons whom the authority consulted in connection with the preparation of the SPD;
- how those persons were consulted;
- a summary of the main issues raised in the consultation, and
- how those issues have been addressed in the SPD

#### **2.0 Details of the consultation already carried out**

*Note: A full list of consultees can be found in Appendix 1.*

##### **2.1 Residents' workshops (November 2008 and January 2009):**

Two workshops were held with residents in Kings Health (also known as Digby) and Wellingtonia Park (also known as Fleming Way) to seek their views about what works and what does not work in their housing estates. The purpose was to identify issues associated with residential developments to inform the preparation of a practical design guide. Ten topics were discussed in each workshop and residents' comments and views were noted.

##### **2.2 Workshop with developers and agents (March 2009)**

The City Council organised a half day workshop for a selection of developers and agents to ask their views about the proposed SPD. A representative from CABA/Creating Excellence was invited to join the session. A range of issues in relation to planning process and design were discussed. The developer of a recently finished quality housing scheme were invited to give a presentation on how to achieve design quality. The purpose was to involve key stakeholders of the housing industry at an early stage of preparation.

##### **2.3 Workshop with developers (May 2010)**

The City Council organised a half day workshop for a selection of developers to seek comments on the SPD before the formal public consultation. Representatives from CABA/Creating Excellence were invited to support the workshop. Five key topics from the SPD were presented to attendees and discussed. Feedback from developers was largely positive.

## **2.4 CABE/Creating Excellence**

CABE (Commission for Architecture and the Building Environment) and Creating Excellence (SW design body) have actively supported the preparation of the SPD at different stages. Representatives from CABE/Creating Excellence were actively involved in the first and second developers' workshops. CABE provided Building for Life assessments to Kings Health and Fleming Way developments to backup the research carried out by the project team. A Space Standard Workshop was held by CABE/Creating Excellence in Bristol in March 2010 where the City Council's project team were invited to present the research findings on Space Standards and exchange information with national bodies and other local planning authorities.

## **2.5 Internal consultation**

The City Council's Cleansing, Housing, Parks and Environmental Health Departments were consulted. The draft SPD was amended in response to the comments received.

## **2.6 Other external consultation**

Centre for Energy and the Environment of University of Exeter were consulted regarding sustainability aspects of the guide. Detailed comments were received and the SPD was amended in accordance with the comments.

Devon County Council Highways Department were consulted.

## **2.7 Formal Consultation July 2010**

The formal SPD consultation was held from 24<sup>th</sup> June to 4<sup>th</sup> August 2010. In accordance with statutory requirements the consultation was advertised in the local newspaper (Express and Echo) and key consultees were notified. A full list of the consultees for the Formal Consultation can be found at Appendix 2.

### **3.0 Main issues raised and the City Council's action:**

The following notes summarise the pre-formal consultation process:

#### **3.1 Residents' workshop (Wellingtonia Park/Fleming Way)**

Residents thought Wellingtonia Park was as a good example of residential development. There was a high level of satisfaction amongst those at the workshop . The following findings were used as part of the evidence base to inform the preparation of the SPD:

What works:

- Retained trees/buildings give good sense of identity
- Good location (in relation to facilities and bus routes)
- Safe place to live
- Good quality buildings in terms of design and finish
- Good place for families

What does not work:

- Lack of storage space
- Garages too small
- Too many WCs at the expense of storage space
- No dedicated bin or cycle storage
- Parking is a problem
- dissatisfaction amongst residents about the lack of clarity about who is responsible for managing and maintaining the development

The City Council's action:

- Research on space standards, parking and public realm management was carried out further to the evidence and findings collected from this workshop. Based on the research findings, the SPD then included detailed requirements on internal storage space, bin storage, minimum garage dimensions, parking (including cycle parking), public realm management and maintenance.
- Photos of Wellingtonia Park are included in the SPD to show different aspects of good design;

#### **3.2 Residents' workshop (Kings Heath/Digby)**

Residents thought Kings Heath was a less satisfactory residential development in all aspects, particularly in terms of sense of place, layout and building design. The following findings were used as part of the evidence base to inform the preparation of the SPD.

What works:

- Close to school and bus routes
- The big crescent is a distinct feature

What does not work (Kings Heath):

- Lack of identity – 'Legoland'
- Lack of basic facilities such as health centre, chemist, post office, pubs and cafes

- Poor links to nearby train station and supermarket
- Lower spec for private dwellings
- Lack of storage space
- Parking – garages too small
- No dedicated bin or cycle storage
- Pedestrian unfriendly roads
- Poor sustainability – and difficult to adapt
- Poor quality of buildings/finishes
- Parks not complete when moved in – unclear management responsibility

The City Council's action:

- Research on space standards, parking and public realm management was carried out further to the evidence and findings collected from this workshop. Based on the research findings, the SPD then included detailed requirements on layout design, internal storage space, bin storage, minimum garage dimensions, parking (including cycle parking), public realm management and maintenance;
- Photos of Kings Heath are included in the SPD to demonstrate missed opportunity of achieving good design.

### **3.3 Developers' Workshop (March 2009)**

A selection of developers and agents were invited to attend a workshop organised by the City Council. The framework of the SPD was presented in the workshop and some key issues were discussed.

- Identified a need for clarity and consistency in the advice given by the council, particularly in early stages;
- Design Principles need to be agreed at key stages. For example early in the project density, garden sizes and car parking should be agreed at the outline stage;
- The guide needs to set out what details and information are needed at different planning stages;
- On a number of occasions developers felt that hard work has been carried out with officers to agree a scheme to then find Councillors overturn this hard work – suggested training and support of councillors was necessary key design issues;
- The County Council's Highway Department should get involved early enough to agree proposals;
- Housing Associations & the Council Housing Departments should be involved early in the design process to ascertain the housing need;
- A lack of design skills in the South West was identified by developers;
- A balance needs to be struck between quality and costs;
- The variations in standards were discussed – in particular that affordable housing often has higher internal specifications than other housing. There was agreement that the guide could set out internal space standards and this would then allow the costs for these to be calculated right from the start of the land bidding process;
- Raised the need to consider the cost implications of sustainable design.

The City Council's action:

- A chapter called Design Process was included in the SPD to deal with issues at early stages of design, The Design Process chapter links with other relevant chapters and directs users of the SPD to other useful documents or guidance;
- Comprehensive research was carried out on internal space standards and sustainable design to inform the preparation of relevant chapters of the SPD.

### **3.4 Developers' Workshop (May 2010)**

Developers and agents were invited to attend a second workshop organised by the City Council to discuss the draft document and allow feedback before formal public consultation. Their comments relate to the different key subject areas discussed:

Sustainability:

- Concern about duplication of requirements (e.g. Part G/L)
- How will applications be checked against criteria - in-house expertise?
- Concern that officers might apply standards subjectively (some developers had experience of pressure to use visible solutions - such as Solar PV rather than concentrate on reduction in CO2 emissions)

Space Standards:

- Some concern over evidence base, and that their customers didn't want extra space.
- Valuers base their valuation on number of rooms, not internal floor area, so potential impact on price if less en-suite bathrooms etc.
- Some developers concerned over additional expense of bigger houses - people can only buy what they can afford. Others felt that they could live with standards so long as they were evenly applied to all developments.
- Concern over transition (e.g. schemes which already have outline consent)
- Concern over potential impact on density
- Potential impact on profit margins and s106 negotiations. General agreement that additional costs would need to be reflected in land values.
- Developers interested in analysing viability of ECC alternative design for RNSD

Parking:

- Garages - expensive, many developers not building at present
- Parking numbers need to reflect location - thought that some design guidance in SE is being changed to require 2 car parking spaces per dwelling.
- Allocated parking spaces considered a key requirement of potential buyers.
- Cycle parking part of Code for Sustainable Homes

Amenity:

- Most developers not keen on balconies - visually unattractive and expensive
- Bin storage a problem - ECC needs to clarify requirements.

Other Points:

- Some house types difficult to sell - e.g. 3 storey townhouses, flats (Persimmon stopped building)

- Some concern that planning in Exeter is too difficult - too expensive and takes too long
- Need clarity - grey areas cause problems and delays. Which parts of guide are compulsory requirements, and which are guidance
- Relate to other guidance (e.g. if development achieves Code for Sustainable Homes Level 3 it covers part of the Resi Guide requirement).
- Potential to use Residential Guide compliance as sales tool - e.g. 'Kite-mark'

The City Council's action:

- It was explained in the workshop that the City Council operates a team approach towards pre-application consultation, as stated on the Major Applications Protocol, to provide consistent professional advice to applicants;
- The draft SPD was amended to remove 'grey areas' and provide greater clarity where the guide relates to other standards;
- The City Council was fully aware of the implications of applying space standards and will apply standards consistently to all developments;
- Detailed research was carried out to help understand the parking needs in Exeter. Based upon national and local census data the SPD incorporated new evidence and amended guidance on car parking;
- Bin storage chapter was amended to take account of the City Council's refuse collection strategy.

### **Comments from Centre for Energy and the Environment, University of Exeter**

- Sustainability should be a thread throughout whole document;
- SPD should link to Government policy regarding incremental reduction in CO2 emissions;
- Suggested using SW Sustainability Checklist to allow assessment of sustainability.
- Specific comments on individual sections of the document - such as enhanced emphasis on expected transport hierarchy, potential for district energy systems etc.

The City Council's action:

- The SPD was amended in accordance with the consultation responses;

### **3.5 Other internal and external consultation**

A range of internal and external consultees contributed to the preparation of the SPD. Many constructive comments were received and the SPD were amended accordingly. The names of each Consultees can be found in Appendix.

#### **4.0 Formal Consultation**

A summary of the comments received during the formal consultation period and the City Council's response can be found in the table on the following pages:





**SCHEDULE OF COMMENTS RECEIVED DURING PUBLIC CONSULTATION,  
RESIDENTIAL DESIGN SUPPLEMENTARY PLANNING DOCUMENT**

No	Name	Address	Requests notification of publication	Comments	ECC Response
1	John Pragnell	38 Horseguards, Exeter EX4 4UU		Highlights Southampton's policies regarding nature conservation and native species.	ECC have met with RSPB/DWT to discuss how biodiversity can be embedded in proposed SPD. See separate comments below.
2	Gavin Bloomfield, RSPB SW Region	Keble House, Southernhay Gardens, Exeter EX1 1NT		<ol style="list-style-type: none"> <li>1. Climate change will have significant impact on flora and fauna – to retain urban biodiversity open spaces should be designed with wetter winters, hotter dryer summers and more extreme weather events in mind. Link should be made between open space and Valley Parks and countryside (ecological corridors and stepping stones). Aspects of the design guide in relation to climate change adaptation, including tree planting and sustainable drainage, should be strengthened.</li> <li>2. Wildlife needs. Urban bird species require nest sites, food and water – those that have habitually used nooks and crannies in private and public buildings (sparrows, starlings, swifts and bats) require nesting sites – these should be designed into buildings to be most efficient and minimise maintenance. Where</li> </ol>	<ol style="list-style-type: none"> <li>1. ECC to review relevant sections of SPD and strengthen text in relation to climate change adaptation where possible.</li> <li>2. More detailed guidance on provision of nesting spaces to be provided as appendix to SPD. ECC and RSPB/DWT developing a summary table of needs for key species.</li> </ol>

				<p>this is not possible external nest boxes may be the only option. Nesting spaces in buildings need to be appropriately designed and sited (aspect and height) is critical. Developer's architects should seek advice from ecologists in these matters. Swallows and House Martins can be helped by the provision of nesting box cups (and ideally a supply of mud – see comments on SUDS)</p> <ol style="list-style-type: none"> <li>3. Retain suitably large areas of green infrastructure in and around developments, where appropriate planting a suitable mix of trees and shrubs, supplemented with green roofs and walls.</li> <li>4. Sustainable Urban Drainage Systems should be designed to retain some standing water, with soft margins, and provide mud for Swallows and House Martin's nest building, within a reasonable distance of nest sites. Such areas could provide a suitable habitat for wetland invertebrates.</li> <li>5. In line with Exeter Vision and Exeter Wild City Project we should adopt a clear Biodiversity Protocol which should be applied to all developments in the city (including commercial and industrial).</li> <li>6. Specific guidance to benefit urban species (such as swifts, house sparrows, house martins, starlings and swallows) should be provided.</li> <li>7. Specific suggestions made to strengthen text</li> </ol>	<ol style="list-style-type: none"> <li>3. Strengthen Landscape Framework section to reflect comments.</li> <li>4. Provide detailed information on SUDS design in Public Realm design section, and highlight in Key Species table.</li> <li>5. The scope of this SPD is for residential developments only. ECC to consider whether wider Biodiversity guidance should be produced.</li> <li>6. ECC/RSPB are preparing guidance material which will be incorporated into the SPD as an appendix.</li> <li>7. ECC to review comments and</li> </ol>
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				and requirements.	incorporate into text of SPD where appropriate.
3	David Burley DipArch RIBA, David Burley Architects	Waterside Studio The Retreat Drive TOPSHAM Exeter EX3 0LS		<ol style="list-style-type: none"> <li>1. Supports the notion of improving standards, but concerned about additional layers of obstruction.</li> <li>2. SPD duplicates other established standards (Lifetime Homes, Building Regs, Building for Life, Code for Sustainable Homes). Document could be simplified by simple links to these.</li> <li>3. Many of the procedural requirements are prescriptive</li> <li>4. Much of the content is excessive - detracts from core message.</li> <li>5. A number of the examples (good and bad) appear to be subjective.</li> <li>6. Concern that although SPD is out to consultation that this is unlikely to impact on content.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted. ECC believe that evidence clearly demonstrates need to improve quality of housing schemes in Exeter, and SPD seeks to address this.</li> <li>2. ECC to review links to other standards and co-ordinate with Core Strategy.</li> <li>3. ECC to clarify requirements and consider whether variation can be introduced for major/minor applications.</li> <li>4. The content has been developed based on ECC's experience of design problems associated with residential development.</li> <li>5. The illustrations have been chosen to provide predominately Exeter based examples of good and bad practice.</li> <li>6. All comments regarding SPD will be reviewed and reported to members. Where appropriate the SPD</li> </ol>

				<p>7. There should be a useable summary which aids use and incorporate into Design and Access Statements.</p> <p>8. Document is aimed at major developments – should layer requirements for smaller schemes.</p>	<p>will be amended.</p> <p>7. ECC will prepare a summary to aid use of the SPD.</p> <p>8. Summary to provide clarity on the requirements of major and minor developments.</p>
4	Duncan Browlie, Housing Enabling Officer ECC (on behalf of Enabling Team)			<p>1. Pleased that Lifetime Homes standards are proposed to be mandatory – this will ease the housing crisis associated with ageing population. Concern that criteria 16 has been excluded given minimal cost to implement. Revised standards which apply from 5<sup>th</sup> July 2010 should be used – and SPD should be flexible enough to incorporate future changes.</p> <p>2. Pleased about the level of sustainability in the SPD and the incorporation of sustainability statement.</p> <p>3. Very pleased about the inclusion of space standards. This will provide storage space which is often lacking in private developments and help families in overcrowded conditions.</p> <p>4. Pleased that SPD includes reference to Inclusive Mobility.</p> <p>5. Detailed comments on pg 58 and para 9.52/</p>	<p>1. Noted. ECC to review criteria 16 and consider inclusion.</p> <p>2. Noted.</p> <p>3. Noted.</p> <p>4. Noted</p> <p>5.</p>
5	Kerry Plumb, Housing	Housing Enabling Team,		Need to be aware of Lifetime Neighbourhoods policy initiative.	ECC to review Lifetime Neighbourhoods and

	Enabling Officer	Exeter City Council, Civic Centre, Paris Street, Exeter EX1 1NN			incorporate into text of SPD where appropriate.
6	Ian Foster	ian.foster@edfene rgy.com		<ol style="list-style-type: none"> <li>1. Commends the details as being instructive, informative and easy to understand and follow.</li> <li>2. The SPD should be followed for development in the Monkerton area.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted</li> <li>2. If adopted the SPD will apply to all residential development.</li> </ol>
7	Sheila Curzon, Secretary, Devon Pensioner' Action Forum	10 Balmoral Gardens Exeter EX3 0DJ		<ol style="list-style-type: none"> <li>1. Glad that Lifetime Homes are mandatory – with the elderly being encouraged to stay in their own homes this will be crucial.</li> <li>2. Comments that problems with parking in relation to courtyards in recently built homes near Middlemoor – some homes have only one designated space leading to ad-hoc parking and congestion.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. Observations are consistent with evidence that informed development of parking requirements.</li> </ol>
8	Rose Freeman, Planning Policy Officer, The Theatres Trust	22 Charing Cross Road, London WC2H 0QL		Consultation is not directly relevant to the Trust's work.	No response.
9	Emma Snow, Architectural Liaison Officer	Police Partnership Office, Old Forde House, Brunel Road Newton Abbott		<ol style="list-style-type: none"> <li>1. Welcomes design objective IX which refers to safe places reducing opportunity for crime and the fear of crime.</li> <li>2. Highlights new research which links crime and CO2 emissions, and previous research</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. Noted. ECC to review comments on para 2.7 and</li> </ol>

		TQ12 4XX		<p>which indicated that Secure by Design developments are half as likely to be burgled, suffer vehicle crime and 25% reduction in criminal damage. Suggests amendment to para 2.7 to relate to Safer Places.</p> <ol style="list-style-type: none"> <li>3. Supports Design Principle III (p11) – suggests strengthening wording re pedestrian, cycle, vehicle routes (manual for streets).</li> <li>4. Notes that permeability is desirable, but that surveillance must be good. Notes that short culs-de-sac can be successful in designing out crime (but that leaking culs-de-sac, with interlinking footpaths, increase opportunities and escape routes for criminals).</li> <li>5. Supportive comments with regard to perimeter block form (avoiding un-overlooked rear paths and routes). Notes that principles of defensible space, natural surveillance and appropriate permeability are key elements of successful design.</li> <li>6. All layout designs should ensure frontages are active – front doors should look out onto well used areas of public space such as pavements.</li> <li>7. Rear courtyard parking can encourage anti-social behaviour and reduce activity along house frontage.</li> <li>8. In curtilage parking or parking at the front achieves is preferred option for parking, offering good natural surveillance. Garage doors should be easily observed from street</li> </ol>	<p>incorporate if appropriate.</p> <ol style="list-style-type: none"> <li>3. ECC to review wording of this section.</li> <li>4. SPD requires active frontages with a continuous building line to provide good surveillance of street. Cul-de-sac with interlinking footpaths are not desirable.</li> <li>5. Noted.</li> <li>6. Noted.</li> <li>7. Noted.</li> <li>8. Noted. SPD requires on-street or on-curtilage parking as preference over courtyard parking.</li> </ol>
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				<p>and neighbouring dwellings – poorly designed and inadequately secure garages can become targets for burglary. Underground or basement parking needs to be carefully designed. Access needs to be controlled.</p> <p>9. Support for bicycle parking and storage – which should help prevent theft of cycles and their components.</p> <p>10. Design of public open space should be an integral part of design – poorly designed communal areas (such as playgrounds) have potential to generate crime, anti-social behaviour and increase fear of crime.</p> <p>11. Recessed front doors should not exceed depth of 600mm (Secured by Design New Homes 2010)</p> <p>12. Support for well built and durable homes – including robust doors and windows which meet Secure by Design approval.</p> <p>13. Public art should be designed and assessed on a site specific basis and should not become a crime generator.</p> <p>14. Design lighting to reduce fear of crime – pools of extreme light followed by shadows</p>	<p>9. Noted.</p> <p>10. Noted – Design Principle II requires the landscape framework to be an integral part of the design.</p> <p>11. ECC to review Refuse Storage and Building Design chapters.</p> <p>12. ECC to review Code for Sustainable Design requirements and consider whether to incorporate Secure by Design requirement.</p> <p>13. Noted – para 10.52 states that public art should be specifically designed as part of development. ECC to consider whether to amend paragraph in relation to crime.</p> <p>14. Noted – para 10.56 requires continuous light levels to</p>
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				should be avoided.	pedestrian routes.
10.	Hilary Winter, Devon Countryside Assess Forum	Luscombe House, County Hall, Topsham Road, Exeter EX2 4QW	Yes.	<ol style="list-style-type: none"> <li>1. ECC required to have regard to advice from DCAF in carrying out its functions (s94(5), CRoW Act 2000). DCAF welcomes references to walking/cycling and green infrastructure and hopes these will be fully considered at implementation stage.</li> <li>2. The SPD should be checked against the position statement of the Forum.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. Position statement refers to i. Functional Walking and Cycling, ii. Rights of Way and iii. Other Recreational Space. ECC will ensure that the relevant requirements are integrated into the SPD.</li> </ol>
11.	Roy Deeks, Exeter Group of the Senior Council for Devon	Roydeeks32@yah oo.co.uk		<ol style="list-style-type: none"> <li>1. A well produced professional document – support provision of reasonable standards for residential accommodation.</li> <li>2. Would prefer two parking spaces per dwelling, as high proportion of families have at least 2 employed.</li> <li>3. Guide should anticipate need for access to battery charging, although charging outside garages will be a source of problems.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. Parking standards have been based on review of car ownership in Exeter.</li> <li>3. ECC to review charging points and consider whether guide should specify external charging points as well as within garages.</li> </ol>
12.	David Wheeler, Homes and Communities Agency	Beaufort House, 51 New North Rd Exeter EX4 4EP	Yes.	<ol style="list-style-type: none"> <li>1. Mainly supportive of all aspects of guide – likes links to Building for Life.</li> <li>2. Cautionary around mandatory requirement for Lifetime Homes and internal space</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted</li> <li>2. ECC believe sufficient local evidence (from workshops,</li> </ol>



				standards. Suggests that Lifetime homes is recommended with only the space standards elements to be mandatory.	review of built developments and consultation) to justify local internal space standards and Lifetime Homes requirement).
13.	Gary Parsons, Sport England	Ashlands House 69 North Street Crewkerne Somerset TA18 7LQ		<ol style="list-style-type: none"> <li>1. Sport England believes that the masterplanning of new housing proposals has a vital role in providing easy access to a choice of opportunities for sport and physical activity to suit all age groups for making new communities more active and healthy.</li> <li>2. Please make reference to Active Design which promotes healthy environments allowing participation in sport and physical activity and the use of active travel modes – walking and cycling.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted</li> <li>2. ECC to include reference to Active Design (in Layout Design Principles)</li> </ol>
14.	Stephen Downs Senior Planner Falkirk Council	Stephen.downs@falkirk.gov.uk		<ol style="list-style-type: none"> <li>1. Recognises the amount of research that has gone into the SPD. Trusts the document will have a good effect. Notes that document could be a little unwieldy and inaccessible for the average housebuilder.</li> <li>2. Corners – notes good examples of corners (4.6-4.9), but that elsewhere in document gable end solution is commonly used.</li> <li>3. Terraced Housing – commends this model, but notes that rear access arrangements can be complicated (e.g. 4.10). Rear footpaths can be security risk – Permeability is good at street level, but not with rear access paths. Suggest limiting terraces to runs of 4 to reduce length of rear access routes whilst still retaining sense of terraced enclosure.</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted. ECC to review and provide summary</li> <li>2. ECC to review examples.</li> <li>3. Noted. ECC to review requirement for rear access to terraced properties.</li> </ol>

				<ol style="list-style-type: none"> <li>4. There ought to be advice steering developers away from detached house models with different house types and minimal gaps. Suggest guidance should provide advice on grouping and spacing of houses.</li> <li>5. Notes Falkirk SPG mainly focusing on poor grouping of housing and relationship to main roads.</li> </ol>	<ol style="list-style-type: none"> <li>4. ECC to consider whether detailed advice on grouping of detached houses with minimal gaps is useful.</li> <li>5. ECC to review Falkirk SPG.</li> </ol>
15.	Hayley Stokes, Urban Design Officer, Devon County Council	Luscombe House, County Hall, Topsham Road, Exeter EX2 4QW		<ol style="list-style-type: none"> <li>1. Supportive of the document overall - a detailed source of useful information about house design.</li> <li>2. Good use of pictures and drawings. It would be helpful to know where photos are taken.</li> <li>3. Site and context analysis is great.</li> <li>4. Consider format of document – alternative sizes may make it more distinctive and memorable.</li> <li>5. Summarise each section at the beginning of each section to clarify what is covered.</li> <li>6. Make it more Exeter specific – discuss Exeter styles and typical characteristics (esp p 20-27)</li> <li>7. Lots of urban design language (e.g. permeability) which isn't understood by everyone. Would be good to use some plain English principles to make document more easily understood.</li> <li>8. Look at layout of document to achieve more</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted</li> <li>2. Noted – ECC to review and consider whether to add locations to images.</li> <li>3. Noted</li> <li>4. A4 format used for simplicity, cost and practicality of printing.</li> <li>5. ECC to incorporate summary at start of each chapter.</li> <li>6. ECC to review this section.</li> <li>7. ECC to review, but notes that document is aimed at professionals and developers. Use of exact language is essential to convey information.</li> <li>8. ECC to review sections and</li> </ol>

				manageable sections. Suggest colour coding document to make it easier to read. 9. Some specific suggestions to alter text.	consider using colour key. 9. ECC to review specific comments and amend document if appropriate.
16.	Dave Parsons, Planning & Transportation in the Environment, Devon County Council	Luscombe House, County Hall, Topsham Road, Exeter EX2 4QW		No further comments.	No response.
17.	J. S. Rowe, Campaign to Protect Rural England	Tranby Croft Old Rydon Lane Exeter EX2 7JZ		<ol style="list-style-type: none"> <li>1. Whilst CPRE have reservations about certain sections of the document they warmly commend the objectives and most of the requirements of the draft SPD. They feel that as a whole it is a very commendable attempt to fulfil a need that has been evident for some time and contains much that they support.</li> <li>2. Pleased to note that CABE/Creating Excellence have been consulted during preparation of SPD.</li> <li>3. Note that ECC held Developers Workshops and hope that please that better design and higher quality materials damage profits will not be allowed to dilute requirements of guide. E.g. much of the current building work at RNSD is a mix of standard designs ill suited to the site with second class materials.</li> <li>4. Some concern about car parking standards</li> </ol>	<ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. Noted.</li> <li>3. Noted.</li> <li>4. Elm Grove Rd Topsham is</li> </ol>

				<p>and on street parking – in many cases this results in difficult access for emergency vehicles and congestion – e.g. Elm Grove Road Topsham which has no parking provision.</p> <p>5. CPRE think that weakest section of draft guide is ‘Building Design’ reflecting lack of architectural expertise at the City Council. The essential ingredients of good massing, proportion and shape, texture, colour and detailing should all be explained. This would be of help to both developers and planning officers. Suggest that CABE/Creating Excellence could assist with this.</p> <p>6. Pleased to see that contemporary designs are highlighted, but question architectural quality of two upper illustrations on p65.</p> <p>7. Note that Newcourt plans are missing from p18 and p23 of draft and would like to see when they are available.</p> <p>8. CPRE have doubts as to whether the</p>	<p>an example with no parking – the SPD provides guidance on how parking should be designed using evidence of car ownership to support appropriate parking provision.</p> <p>5. ECC will review Building Design section and consider whether more detailed advice on architectural design is appropriate.</p> <p>6. Noted – ECC policy is to support contemporary architectural design. The examples on p65 are modern dwellings designed to replicate Exeter typologies. ECC would therefore support these as locally distinctive houses which enhance the sense of place of the development.</p> <p>7. ECC to include Newcourt plans in final document, and issue to CPRE when available in draft.</p> <p>8. Noted. ECC to implement</p>
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				objectives and requirements can be achieved in practice.	adopted SPD in consideration of all residential planning applications. ECC have been using draft SPD to assist in discussions with developers during consultation process.
18.	Mr D Dunlop D2 Planning on behalf of Barratt Exeter Limited	1 <sup>st</sup> Floor, 4 Stoke Lane Westbury on Trym Bristol BS9 3DL	Yes.	<ol style="list-style-type: none"> <li>1. Support objectives &amp; approach to public realm design – disagree with other sections of report.</li> <li>2. Whilst Barratt welcome opportunity to make representations on draft SPD they have serious concerns about the relevance and necessity of the SPD.</li> <li>3. Barratts consider that the SPD is premature until Core Strategy agreed.</li> </ol>	<ol style="list-style-type: none"> <li>1. Views noted.</li> <li>2. Noted. ECC believe that evidence clearly demonstrates need to improve quality of housing schemes in Exeter.</li> <li>3. Draft SPD amplifies existing policies in Adopted Local Plan (DG1, DG4 and others), and has been co-ordinated with draft Core Strategy which has now been published for representations and will be submitted in autumn 2010. <b>Core Strategy</b> Policies will gain increasing weight as they progress towards adoption. Core Strategy policy will not replace DG1 or include Development Management Policies (to be</li> </ol>

				<p>4. Concern that Residential Design Guide should be a DPD rather than an SPD, and subject to scrutiny by an independent inspector.</p> <p>5. Insufficient consultation to obtain views of house building industry.</p>	<p>included in later DPD). Residential Design Guide SPD was identified in Local Development Scheme, and has been produced in relation to Exeter specific evidence base with consultation with householders and developers. The SPD has been developed in line with the Exeter Vision.</p> <p>4. SPD provides amplification of existing policy in accordance with guidance in PPS12.</p> <p>5. ECC has held 2 workshops with housebuilders during the development of the draft SPD, as well as informal discussions with individual developers. Housebuilders have had a further opportunity to comment during this consultation stage. The draft guide has also been used in negotiations with developers during the consultation period to test its appropriateness. Most</p>
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				<p>6. No objections to objectives in chapter 1 – although it is noted that they raise many additional issues over and above policy DG1.</p> <p>7. Agree in principle that the sustainability credentials of a proposed development should be considered. Object to use of South-west sustainability checklist or requirement for Sustainability Statement and Building for Life Assessment within Design and Access Statements as contrary to Circular 1/2006.</p> <p>8. Setting out design process is unnecessary – Circular 1/06 para 97 sets out the various</p>	<p>of the issues raised by D2/Barratts have not been raised at the housebuilders workshops.</p> <p>6. Noted. Additional issues – other policies and relevant issues?</p> <p>7. SPD to be revised in line with Core Strategy requiring minimum Code for Sustainable Homes Level 3. SW Sustainability Checklist therefore not required, though guidance is still required on site wide sustainability issues. SPD will be revised to highlight the other areas in which developers should demonstrate the sustainable design of proposed development. Building for Life Assessment will be recommended for submission – all major schemes will be assessed against BfL criteria as part of pre-application and application process.</p> <p>8. Design process is based on 1/06 requirements. Process</p>
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				<p>steps which need to be appraised.</p> <p>9. There is no need for the Layout Design section as it provides no more than a checklist of issues which developers take into account when producing development proposals.</p> <p>10. Dealing with car parking is premature pending review of national guidance by DCLG.</p>	<p>is required to demonstrate importance of thorough site analysis and considered site-wide design approach to achieve high quality design. Basic requirements for site analysis, concept plan, landscape framework and block plan are considered to be essential to allow adequate consideration of the design proposals and should be provided as standard as part of the Design and Access Statement.</p> <p>9. The Building for Life assessment of completed schemes in Exeter clearly demonstrate a problem with basic layout of sites – especially the design of streets and pedestrian routes and integration of landscape/public spaces. ECC therefore consider that this section is essential to guide developers to produce higher quality layout designs.</p> <p>10. Car Parking requirements are based upon analysis of</p>
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				<p>11. No objection to Chapter 6 – Residential Amenity - provided that amenity standards are applied flexibly.</p> <p>12. Object to sustainability standards set out in Chapter 9 as does not relate to Core Strategy policy.</p> <p>13. Object to imposition of internal space standards as no guidance in PPS3 or any other government guidance which states that LPA's should impose internal space standards. Development industry is well aware of people's needs and requirements.</p> <p>14. Object to the requirement for building's to 'create a high quality aesthetic that enhances the sense of place of the development with Exeter' as this is a highly subjective statement that does not relate to national planning policy.</p>	<p>car ownership in Exeter and parking issues on other existing development sites. This requirement is therefore in line with current government guidance on localism in planning.</p> <p>11. Noted. ECC's evidence base suggests that in many recent developments amenity (within and external to the home) is poor.</p> <p>12. Requirement in SPD is based on Code for Sustainable Homes. Requirement for Code level 3 in Core Strategy supports needs to set out best practice in SPD.</p> <p>13. Guidance on space standards amplifies existing policy DG4. Evidence that existing provision does not meet local need. HCA standards already adopted as have other local authorities.</p> <p>14. This requirement is supported by PPS3 and By Design, the emerging Core Strategy and policy DG1 in the Adopted Local Plan.</p>
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				<p>15. No comments with regard to design of public realm other than overly detailed.</p> <p>16. Generally it is considered that the SPD will stifle innovative and creative design.</p>	<p>15. Noted. ECC's Building for Life Assessments of completed schemes demonstrates that design of public realm is often weak. ECC therefore consider that detailed advice regarding design of the public realm is essential.</p> <p>16. ECC consider that the SPD will guide developers to achieve more successful and locally distinctive designs. This is supported by the Council's informal use of the guide with Developer's during the consultation period.</p>
19.	Devon Wildlife Trust			<p>1. More visual prominence in document to Sustainability Statement and Landscape Management Plan.</p> <p>2. Advise developers of the expertise within DWT.</p> <p>3. Amendments suggested to section dealing</p>	<p>1. Sustainability Statement to be removed (as noted above). Requirement for Landscape Management Plan is highlighted in Chapter 10. ECC to review to see if this can be strengthened.</p> <p>2. ECC to highlight expertise at DWT/RSPB in detailed biodiversity guidance.</p> <p>3. ECC to review comments</p>

				with the protection and enhancement of biodiversity.	and make appropriate amendments.
20.	Sally Fryer Recycling Officer Environmental Health Services	Exeter City Council, Oakwood House Sowton		Minor comments on text	Noted – corrections to be made.
21.	Pamela Wootton, Exeter Civic Society	61 Thornton Hill Exeter City Council EX4 4NR	Yes	Agree with all chapters. Support use of document to raise standards of residential design in Exeter.	Noted. Comments received after 4 <sup>th</sup> August.



## 5.0 More Information

For more information please contact Theo Goodall, Design and Development, Planning Services, Exeter City Council, Civic Centre, Paris Street, EXETER EX1 1NN.. E-mail: [planning@exeter.gov.uk](mailto:planning@exeter.gov.uk)



## **APPENDIX 1 – LIST OF CONSULTEES (pre formal consultation)**

### **Residents' Workshop (Kings Heath)**

Leslie William  
Tom Stainer  
Natalie Stainer  
Andrea Smith  
Melody Marsden  
Micheal Harris  
Kate Blake  
Margaret Badger  
Malcolm Badge  
Steve Cox  
Anthea Shankla

### **Residents' Workshop (Wellingtonia Park)**

Graham Dowle  
Cherry Herbert  
A.J. Hymans  
Debbie Fuller  
Steven Holland  
Helen Parks  
Alan Rafelt  
Wendy Rafelt  
M. Reddington  
Jonny Roberts  
Rosie Shal Jean  
Zoe Tippett  
Mr. Vingoe

### **Developers Workshop (March 2009)**

Eugene Doherty – C. G. Fry & Son  
Philip Fry – C. G. Fry & Son  
Mike Griffin – Barratt Homes  
Jonathan Reynolds – RPS  
Juliet Bidgood– CABA/Creating Excellence

### **Developers Workshop (May 2010)**

John Milverton – Persimmon Homes  
Eugene Doherty – C. G. Fry & Son  
Mike Griffin – Barratt Homes  
Alan Cook – Bovis Homes  
Malcolm Gilmore - Bovis Homes  
Nick Hodgson – Midas Homes  
Mark Pearson – CABA Creating Excellence'  
Juliet Bidgood – CABA/Creating Excellence

### **External Consultees**

Tony Norton - Centre for Energy and the Environment, University of Exeter  
Guy Hitchcock – Centre for Energy and the Environment, University of Exeter  
Brian Hensley – Highway Department, Devon County Council  
Ken Scowcroft – Highway Department, Devon County Council  
Alan Stone – Planning and Transport Group, Devon County Council  
Jill White – Planning and Transport Group, Devon County Council  
Neil Coish – Torbay Council  
Mark Waddams - Teignbridge District Council  
Phil Jones – Phil Jones Associates  
Stephen Hardy - Dorset County Council

### **Internal Consultees**

Louise Harvey – Cleansing, Exeter City Council  
Martin Davies – Leisure, Exeter City Council  
Kathryn Lamble – Sustainability, Exeter City Council  
Paul Faulkner - Parks and Open Spaces, Exeter City Council  
Kerry Plumb – Housing, Exeter City Council  
Gary Stenning – Housing, Exeter City Council  
Emma Osmundsen – Housing, Exeter City Council



**APPENDIX 1 – LIST OF CONSULTEES**  
**(Formal Consultation 24<sup>th</sup> June – 4<sup>th</sup> August 2010)**

Notification of Residential Design Guide Consultation was issued to the following:

Mr	Eugene	Doherty		C. G. Fry & Son
Mr	Philip	Fry		C. G. Fry & Son
Mr	Mike	Griffin		Barratt Homes
Mr	John	Atkinson		Barratt Exeter
Mr	Jonathan	Reynolds		RPS
Ms	K	Payne		Persimmon Homes South West Ltd
Mr	John	Milverton		Persimmon Homes
Mr	Alan	Cook		Bovis Homes
Mr	Malcolm	Gilmore		Bovis Homes
Mr	Michael	Buxton		Bovis Homes (South West Region)
Mr	Nick	Hodgson		Midas Homes
Mr	Andrew	Rowe	Strategic Land & Planning Manager	Midas Homes
Mr	Keith	Annis	Regional Planning Director	Redrow Homes (South West) Ltd
	The Manager		Bellway Homes (Wessex)	Bellway House
Mr	Julian	Warrington Smythe	Development Surveyor	Rok Development
Mr	Mike	Kerton	Strategic Land Manager	Persimmon Homes (South West) Ltd
Ms	Anne	Seaborne	Development Manager	Cornerstone
Mr	Mark	Pearson		CABE/Creating Excellence
Ms	Juliet	Bidgood		CABE/Creating Excellence
Mr	Tony	Norton		Centre for Energy and the Environment, University of Exeter
Mr	Brian	Hensley		Highway Department, Devon County Council
Mr	Ken	Scowcroft		Highway Department, Devon County Council
Mr	Alan	Stone		Planning and Transport Group, Devon County Council
Mrs	Jill	White		Planning and Transport Group, Devon County Council
Mr	Mark	Waddams		Teignbridge District Council
Mrs	Louise	Harvey		Cleansing, Exeter City Council
Mr	Martin	Davies		Leisure, Exeter City Council
Mrs	Kathryn	Lamble		Sustainability, Exeter City Council
Mr	Paul	Faulkner		Parks and Open Spaces, Exeter City Council
Ms	Kerry	Plumb		Housing, Exeter City Council
Mr	Gary	Stenning		Housing, Exeter City Council
Ms	Emma	Osmundsen		Housing, Exeter City Council

Mr	Joe	Keech	Planning and Transport Strategic Planning Officer	Environment, Economy and Culture
Ms	K	Adderley		The British Wind Energy Association
Ms	Stephanie	Hall	Planning & Transport Team Coordinator	South West RDA
Dr	Keith R	Woodhead	Senior Policy Manager (Planning)	South West Regional Assembly
Mr	Steve	Robinson	Head of Planning	Teignbridge District Council
Mr	Stephen	Panks		Natural England
Mr	Martin	Ross	Environmental Manager	South West Water
Ms	Sue	Scrivener		Devon Primary Care Trust
Ms	Virginia	Bergin	Case work Officer	English Heritage
Mr	Ian	Parsons		Highways Agency
Mr	Tony	Berndes	Planning Consultant	Western Power Distribution
Mr	Matt	Dickins	Planning Officer (Policy)	East Devon District Council
	The Manager			EDF Energy
Mr	M	Cockran	Assistant Director of Strategic Service Change	NHS South West
Mr	C	McCarthy	County Environment Director	Devon County Council
	The Manager			Office of Water Services
Mrs	Anna	Clark	Senior Planner	Alder King
Mr	Andrew	Jones	Principal Planner	Atkins
Mr	Andrew	Lawrie	Regional Development Manager	Spectrum Housing Group (includes Signpost & Western Challenge)
Mr	Andrew	McNally	Guildhall Centre Manager	Guildhall Shopping Centre
Mr	Andy	Roberts		Government Office for the South West
Mr	Derek	Phillips	Chairman	Exeter Chamber of Commerce
Mr	Derek	Philips	Chairman	Exeter and Heart of Devon Economic Partnership
Mr	Elliot	Jones		Rapleys LLP
Miss	Emily	Harris		WYG Group
Ms	Emma	Snow	Architectural Liaison Officer	Police Partnership Office
Mr	Tom	Milburn	Vice Chair	Cornerstone Tenants' Association
	Frances	Esau	Head of Housing	Devon & Cornwall Housing Association

Mr	Geoff	Myers	Chair	Exeter Business Forum (EBF)
Ms	Helen	Holgate	New Business Manager	Westcountry Housing Association
	The Manager			Raglan Housing Association
Mr	P N	Scott		Health & Safety Executive
	The Manager			Home Builders Federation
	The Manager			Shelter
Dr	Robin	Jackson	Innovation Manager	Innovation Centre - University of Exeter
Mr	Jason	Parr		MET Office
Ms	Jeanette	Donnelly	Supported Housing Manager	Progress Care Housing Association
Mr	Jitinder	Takhar	Development Director	Spinnakar (Signpost & Western Challenge)
Mr	John	Cottingham	Director	Affordable Homes UK
Spdt	John	Vellacott	Exeter Police Commander	Devon & Cornwall Constabulary
Ms	Lesley	Crocker	Communications Officer	Exeter and East Devon Growth Point
Mr	Lee	Coatham	Housing Manager	Mount Dinham Cottage Trust
Mr	Marcus	Knights	Development Project Manager	Affinity Sutton Group
Mr	Martyn	Watts		Sarsen Housing Association
Mr	Martyn	Watts	Head of Development	Aster Group
Mr	Matthew	Kendrick		Barton Willmore
Mr	Tim	Hines	Planning Consultant	Atkins
Mr	Mike	Santon	Head of Development	Sanctuary Housing Association (Exeter)
Mr	Nigel	Clarke		Baker Associates
Mr	Neil	Jillings	Associate - Planning	Savills (L & P) Ltd
	The Manager			Shelter Housing Aid Centre
	The Manager			The Peninsula Medical school
Ms	Jan	Gould	Managing Director	Premier Developments (SW) Ltd
Mr	R	Collison	Managing Director	Alder King
Ms	Sarah	Griffin	Senior Development Manager	Sovereign Housing Association
Mr	S	Metcalf	Representing Sainsburys	WYG Group
	The Manager			Defence Estates Operations South
Ms	Valerie	Page	Divisional Director	Signpost Housing Association
	The Manager		Ashfords Solicitors	Ashford House
Mr	Rupert	Pratt		Sidney Pratt (Builders) Ltd

	Sir/Madam			Devon Community Housing Society Limited
	The Manager			Hanover Housing Association
	The Manager			Housing Corporation
Prof	Steve	Smith	Vice Chancellor	University of Exeter
	The Manager			Devon and Somerset Fire and Rescue Service
Mr	John	Rogers	Head of Estates	Devon Partnership NHS Trust
	The Manager			Western Challenge Housing Association
Mr	Chris	Hartrick		Devon Fire & Rescue Service
	The Manager			Jenner Homes Ltd
	The Manager		Abbeyfield Exeter Society Ltd (housing and care homes)	Abbeyfield House
Ms	Lisa	Vanstone	Administrator	Exeter Chamber of Commerce
	The Manager		Anchor Housing Association	The Business Support Centre
Spdt	Emma	Webber	Devon District Commander	Devon & Cornwall Constabulary
Mr	D	Harbottle		Rockeagle Ltd
	The Manager			Mid-Devon Primary Care Trust
Mr	Michael	Pentreath	Honorary secretary	Exeter and District Consumer Group
Mr	Peter	Lacey	Chair	Exeter Vision Partnership
	The Manager			Tamar Housing Society
Mr	N	Davis		Land Securities
	The Manager			Forestry Commission
Mr	David	Whitton	Head of Waste	Environment, Economy and Culture
	The Manager		Royal Mail (Exeter)	Osprey Road
Mr	Simon	Timms	Head of Culture	Environment, Economy and Culture
Ms	Sue	Craythorne		Devon County Council
Ms	Pauline	McCluskey	Head of Corporate Affairs	Royal Devon & Exeter NHS Trust
Mr	Luke	de Haan		Exeter Property Forum
Ms	Carol	Grove	Administrator	Signpost Care Partnership
Mr	Clive	Coleman	Development Director	Balfour Beatty
	The Manager			Forestry Commission
Ms	Alison	Golby	Strategic Commissioning	Social Service
Mr	Charles	Russell-Smith		Alder King (Bristol)

	The Manager		Department of Environment, Food and Rural Affairs	Clyst House
Cllr	Connel	Boyle	Exeter City Council (Labour)	Exwick Ward
Cllr	Jeff	Coates	Exeter City Council (Conservatives)	Cowick Ward
Cllr	Natalie	Cole	Exeter City Council (Liberal Democrats)	St James Ward
Cllr	Adrian	Fullam	Exeter City Council (Liberal Democrats)	St Thomas Ward
Cllr	Chris	Gale	Exeter City Council (Liberal)	Heavitree Ward
Cllr	Vanessa	Newcombe	Devon County Council / Exeter City Council (Liberal Democrats)	Alphington Ward
Cllr	Laura	Newton	Exeter City Council (Liberal Democrats)	Exwick Ward
Cllr	Ben	Noble	Exeter City Council (Liberal Democrats)	Duryard Ward
Cllr	Lesley	Robson	Exeter City Council (Labour)	Priory Ward
Cllr	Greg	Sheldon	Exeter City Council (Labour)	Priory Ward
Cllr	Ruth	Smith	Exeter City Council (Conservatives)	Pinhoe Ward
Cllr	Hilda	Sterry	Exeter City Council (Labour)	Whipton Barton Ward
Cllr	Olwen	Foggin	Devon County Council	Heavitree & Whipton Barton
Cllr	Adrian	Hannaford	Exeter City Council (Liberal Democrats)	Exwick
Cllr	Mark	Starling	Exeter City Council (Conservatives)	Topsham Ward
Cllr	James	Taghdissian	Exeter City Council (Conservatives)	Polsloe
Cllr	Cynthia	Thompson	Exeter City Council (Conservatives)	Pinhoe
Cllr	Tony	Wardle	Exeter City Council (Labour)	Whipton Barton
Ms	Celelia	Hughes	David Wilson Homes South	David Wilson Homes (South West)

Mr	Gary	Parsons	West	Sport England (South West)
Ms	Sasha	Newman	BTCV South West	BTCV
Mr	Martyn	Goss		The Diocese of Exeter
Ms	Helene	Jessop		RSPB
Mr	Andrew	Waite		Jehovah's Witness
Mrs	Lorraine	Dunn		Exwick Heights Primary School
Mr	Martin	Stoolman		Transport 2000
Mr	Bill	Broadbent		Devon Wildlife Trust
Mr	Peter	Stephenson		YMCA - City of Exeter
Mr	Kerrin	Lyons		Thornton Hill & West Avenue Residents' Association
Cllr	Jill	Owen	Devon County Council (Labour)	Priory & St Leonards
Cllr	John	Shepherd	Exeter City Council (Labour)	Newtown Ward
Mr	John	Cox		University of Exeter Guild of Students
Mr	Brian	Taylor		Residents Association - Lower Duryard
Mr	Maurice	Spurway		Exeter FOE
Cllr	Paul	Smith	Exeter City Council (Liberal Democrats)	Alphington Ward
Mrs	Anne	Hood		St Sidwells Church of England Combined School
Cllr	K	Mitchell	Exeter City Council (Liberal Democrats)	St James Ward
Ms	Sue	Rose		Home-Start Exeter
Ms	Laura	Ross		Dev Plan UK
Ms	K	Adderley		The British Wind Energy Association
Mr	Ben	Bradshaw		Labour
Mr	Nick	Lockwood		Sport England (South West)
Mr	Matt	Twiggs		Barn Owl Trust
Ms	Nicky	Scott		Devon Community Composting Network
Mr	Richard	Gomme		Devon Community Recycling Network
Cllr	Ian	Martin	Exeter City Council (Labour)	Mincinglake Ward
Cllr	Richard	Westlake	Devon County Council (Labour)	Newtown & Polsloe
Cllr	Sheila	Hobden	Exeter City Council (Liberal Democrats)	Duryard & Pennsylvania

Mrs	Jacqueline	Minto		Friends of Heavitree Health Centre
Cllr	David	Morrish	Exeter City Council (Liberal)	Heavitree Ward
Cllr	Joan	Morrish	Exeter City Council (Liberal)	St Loye's Ward
Cllr	Peter	Edwards	Exeter City Council (Labour)	Whipton Barton Ward
Mrs	Eunice	Middlewick		Community Association - Whipton
	D	McLarin		Victoria Park Lawn Tennis Club
Cllr	Norman	Shiel	Exeter City Council (Conservatives)	St Leonard's Ward
Ms	Fleur	Rothwell		Global Action Plan
Mr	Trevor	Bolshaw		Devon Conservation Forum
Ms	Hilary	Winter		Devon Countryside Access Forum
Cllr	John	Winterbottom	Exeter City Council (Conservatives)	St Leonard's Ward
Cllr	Dilys	Baldwin	Exeter City Council (Labour)	Mincinglake Ward
Cllr	Margaret	Baldwin	Exeter City Council (Conservatives)	Cowick Ward
Cllr	Margaret	Danks	Exeter City Council (Liberal)	St Loye's Ward
Cllr	Saxon	Spence	Devon County Council (Labour)	Pinhoe & Mincinglake
Cllr	Marcel	Choules	Exeter City Council (Labour)	Priory Ward
Cllr	Rob	Newby	Exeter City Council (Conservatives)	Topsham Ward
Mr	John	Mann		Devon Youth Service - Exeter
Cllr	Yolanda	Henson	Exeter City Council (Conservatives)	Polsloe Ward
Mr	Lee	Coatham		Guinness Care & Support
Ms	Debbie	Buckingham		Alphington Primary School
Dr	Clive	Nicholas		The Devon Stone Federation
Cllr	Peter	Wadham	Exeter City Council (Liberal Democrats)	Alphington Ward
Mr	Geoff	Wilkinson		Topsham Society
Cllr	Andrew	Leadbetter	Devon County Council (Conservatives)	St Loyes & Topsham
Cllr	Rob	Hannaford	Devon County Council / Exeter	St Thomas Ward

			City Council (Liberal Democrats)	
Mrs	Bobby	Sutton		Bowhill Primary School
Cllr	Philip	Brock	Devon County Council / Exeter City Council (Liberal Democrats)	St Davids & St James
Cllr	Stella	Brock	Exeter City Council (Liberal Democrats)	St David's Ward
Mr	Mark	Davis		Barley Lane School
Mr	Paul	Faulkner		Exeter City Council
Mr	Ian	Quance		Exeter City Council
Mr	Mike	Trim		Exeter City Council
Mr	Alan	Caig		Exeter City Council
Mr	Richard	Ball		Exeter City Council
Ms	Camilla	Hampshire		Exeter City Council
Mr	David	Hubbard		Exeter City Council
Mr	Mark	Pearson	CABE South West	CABE
Mr	Dan	Drayton	Guide Dogs for the Blind Association	Gloucester House
Mr	David	Mogford		Pinhoe Community Association
Mr	Ralph	Mackridge		Devon Wildlife Trust
	Sir/Madam			Housing 21
Mrs	A	Roberts		Pinhoe Community Centre
Mr	Martin	King		Exeter Municipal Charities
Mrs	Bettie	Rogers		Topsham Community Association
Mr	Martin	Davies		Exeter City Council
Mr	Theo	Goodall		Exeter City Council
Ms	Kathryn	Lamble		Exeter City Council
Mr	Andy	Robbins		Exeter City Council
Mr	Rob	Simmonds		Exeter City Council
Mr	Ian	Cowe		Exeter City Council
Mr	Ron	Mayers		Exeter City Council
Ms	Kerry	Plumb		Exeter City Council
Ms	Emma	Osmundsen		Exeter City Council
Mr	Chris	Hancock		Exeter City Council



Mr	David	Prosser		Exeter City Council
Mr	John	Leech		Exeter City Council
Mr	Peter	Stewart		Exeter City Council
Mr	John	Harvey		Exeter City Council
Mr	Philip	Oldfield		Exeter City Council
Mr	Mike	Carson		Exeter City Council
Mr	Alan	Stokes		Exeter City Council
Mr	John	Allan		Exeter City Council
Mr	Richard	Short		Exeter City Council
Ms	Melinda	Pogue-Jackson		Exeter City Council
Ms	Mandy	Pearse		Exeter City Council
Ms	Gill	Wheelwright		Exeter City Council
Mr	Steve	Warran		Exeter City Council
Ms	Adele	Fulner		Sowton Business Forum
				Orbit Housing Group
				South Hams Housing
Cllr	Percy	Prowse	Exeter City Council (Conservatives)	Duryard Ward
Mr	Richard	Crompton		Exeter Shilhay Community Ltd
Ms	Amy	Jackson		The Guinness Trust Group
Ms	Lin	Hartmann		Residents Association - Bury Meadow
Ms	R	Taylor		Residents Association - Edgerton Park Road
Mrs	K	Layton		Residents Association - Powderham Crescent
Mr	Richard	Barron		ENCAMS
Mrs	Margaret	Davidson		ACL (Devon Adult and Community Learning) Service - Exeter
Ms	Hannah	Reynolds		St David's Residents and Business Association
Mrs	Pamela	Wootton		Exeter Civic Society
Mr	Steve	Barrowball		Exeter Citizens Advice Bureau
Mrs	Meg	Hitchcock		Residents Association - Prospect Park
Mr	Anthony	Vokes		Neighbourhood Watch
Mr	J	Cross		Community Association - Newtown
Mr	Roger	Greenaway		Beacon Heath Residents and Tenants Association

Mr	James S	Rowe		CPRE
Mr	G	Commins		Exeter Council for Sport and Recreation
	Sir/Madam			Exeter Labour Party
Cllr	Richard	Branston	Exeter City Council (Labour)	Newtown Ward
Ms	Michelle	Hargreaves		Stagecoach Devon Ltd
Mrs	Maureen	Richards MBE		Exeter Parent Group
Mrs	Margraret	Jordan		Community Association - Alphington
Ms	P	Bayer		Arts Council
	Sir/Madam			South West Tourism
	Sir/Madam			New Era Housing Association
Mrs	Maggie	Butt		Topsham Community Association
	Phillippa			Residents Association - Danes Road
Ms	Susan	Temple		Thornton West Avenue Residents' Association
Ms	Mel	Hartley		St Petrock's (Exeter) Ltd
Ms	Moira	Macdonald		Fawcett Devon
Ms	Mags	Davies		Positive Action South West
Ms	Caroline	Smith		The South West Multiple Sclerosis Centre
Ms	Mandy	Williamson		MIND in Exeter and East Devon
Ms	Chris	Pearson		Womens Aid - Exeter
Mr	Robert	Wynne		Magic Carpet
Mr	Mohammed	Abrar		Islamic Centre of the South West
Mr	Alistair	Macintosh		Exeter Community Initiative
Mr	Andrew	Sails		Exeter Interfaith Group
Ms	Lucie	Hartley		EDP Drug and Alcohol Services
Mrs	Sue	Auton		Devon Association for the Blind
Ms	Charlotte	Weedon	GIG (Gender Issues Group)	Community Council of Devon
Ms	Mary	Pope		Connexions
Mr	Dan	Kjeldren		The Ivy Project
Ms	Fran	Jenkin		Refugee Support Group
Ms	June	Marshall		Exeter Carers Focus
Ms	A	Bagehot		The Gypsy Council
Mr	Roy	Deeks		Exeter Senior Council
Mr	Del	Thorp		Exeter Community Action

Mr	John	Bunting		Exeter Volunteer Bureau
Mrs	Christine	May		Living Options Devon
Ms	Dawn	Prince-White		
Ms	Liz	Eddy		Cruse Bereavement Care - Exeter and District Branch
Mr	Robin	Quant		Wonford Community and Learning Centre Ltd
Mrs	Heather	Clay		Showmen's Guild of Great Britain (Western Section)
Ms	Sabrina	Thomas		Alexandra Lodge
Mr	Nigel	Lott		Devon People First
Mr	Ricky	Croal		Fata He
Mrs	Christine	Cottle		Sure Start
Mr	Michael	Halls		Intercom Trust
Ms	Jacqui	Gale		Homeless Action Group - Exeter
Mr	Nigel	Way		The Fountain Centre
	Manager			St Sidwell's Centre
Ms	Kate	Devlin		Devon Racial Equality Council (DREC)
Mr	Martyn	Rogers		Age Concern - Exeter
Mr	P	Fay		Exeter Society for the Blind
Mr	Ian	Halliday		Downs Syndrome Association - Exeter and East Devon
Ms	Cathy	Pelikan		Exeter Senior Voice
Ms	Jackie	Thomas		Victim Support Devon - Exeter, Mid and East Devon Branch
Mrs	S	Curzon		Devon Pensioners Action Forum
Man ager				Community Transport Association - Exeter
Mrs	Jean	Cook		Isatape Talking Newspaper
Mrs	Pam	Chown		Freedomwheels
Mr	Steve	Coates	The Exclusive Brethren	Tropez
Mr	Terry	Roberts		Alzheimers Society (Exeter and District)
Ms	Penny	Dane		Devon Racial Equality Council (DREC)
	Manager			Devon Consortium Travellers Education Central Co-ordination
	Manager			Showman's Guild
	Manager			Council for Racial Equality (CRE)
Miss	Nicky	Osborne		Sound Base
Mrs	Bronwyn	Nott		Mencap - Exeter
Ms	Eleanor	Roth		In Touch Youth Counselling Service
Mrs	S	Fodor		Exeter Hebrew Congregation
Ms	Naomi	Glanville	AGILE & Senior	

			Council for Devon - Exeter Area	
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Mr	Steve	Howkins		
Mr	Robin	Jones		Robin Jones (architect)
Mr	J	Taverner		
Mr & Mrs	T&E	Clayden		
Mr	Robert	McLarin		
Mr	Mark	Sweet		CSJ Planning Consultants
Mr	D	Williams		
Mr	Alan	Feltham		
Mr	Richard. J	Challinor		
Mr	J	Frappell		
Mr	P	Gibbons		
Mr	John	Pragnell		
Mr	Robert	Price		
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Mr	Philip	Kerr		Keningtons
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Ms	Kathryn	Parkinson		Knight Frank (Bristol Commercial)
Mr	Tim	Western		King Sturge (Exeter)
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Mr	Richard	Mead		Summerfield Developments (SW) Ltd
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	Sir/Madam			Annington Property Limited
Mr	David	Edwards		Husseys
Mr	Kevin	Underwood		Kevin Underwood Property Consultant
	Sir/Madam			Sitel
Mr	Jonathon	McKinnel		Bradleys Commercial

	Sir/Madam			Bettesworths
	Sir/Madam			Cluff Commercial
	Sir/Madam			Office Cleaning Services
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Mr	M H	Gardiner		Fosseway (Developments) Limited
Mr	Malcolm	Williams		Harrison-Lavers & Potburys
Mr	Paul	Heather		Christie + Co
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	Sir/Madam			Force & Sons Commercial (Exeter)
	Sir/Madam			Force & Sons Commercial (Dawlish)
Mr	Phil	Wade		DTZ
Mr	Tony	Noon		Drew Pearce
	Sir/Madam			Cowling Commercial
	Sir/Madam			Fowlers
	Sir/Madam			ALCOA HOWMET
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Mr	David	Mezzetti		
Mr	Peter	Luff		Edward Symmons
Mr	Trevor	Germon		
Mrs	R	Eastman		Drivers Jonas
Mr	D	Angilley		Royston Leigh PLC
Mr	Kevin	Gleeson	National Offender Management	Lambert Smith Hampton
Mr	R	Shaw		Savills L & P Ltd
Ms	Julie	Higginbottom		CTC Planning Consultants Ltd
Mr	Andy	Vickery		Devon Environmental Business Initiative (DEBI)
Mr	D	Scoble		
Ms	Hilary	Noakes		
Ms	Laura	Ross		Stewart Ross Association
Mrs	Elizabeth	Hubback		
	Sir/Madam			Dean & Dyball Construction Ltd
	Sir/Madam			Bishop Fleming Chartered Accountants
Mr	Tom	Rocke		Turley Associates
Mr	Philip	Domville-Musters		pdm Design

Mr	Tim	Smith		Stags
Dr	G	Richardson		
Mrs	Francis	Kearns		
Mr	A	Sydenham		Ridge Property Consulting
Mr	Bernie	Thomas		
Ms	Rebecca	Collins		GVA Grimley
Mr	Edwin	Luckham-Down		Lookout Development Partnership
Mr	James	Edwards		Colliers CRE
Mrs	Linda	Barlett		
Mr	Simon	Lloyd		Churchill Realty
Mr	Paul	Green		
Ms	Rebecca	Dulooze		Leith Planning Ltd
Mr	James	Gibbs		Jackson-Stops & Staff
Mr	Tim	Baker		
Mr	Chris	Thomas		Chris Thomas Ltd
Mr	David	Williams		Ford Simey Solicitors
Mr	Andrew	Penna		King Sturge (Bristol)
	Jo	Davis		GVA Grimley
Mr	Jamie	Sullivan	South West RSL Planning Consortium	Tetlow King Planning
Mr	Michael	De Courcy		The Bell Cornwell Partnership
Mr	David	Lobban		PCL Planning Ltd
Mr	Phil	Smith		
Mr	A	Strange		WYG Group
Mr	Paul	Johnson		Colin Buchanan and Partners
	Sir/Madam			Level (Planning Policy Department)
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Mr	Anthony	York		Murray French (Exeter) Ltd
Mr	Martin	Murrin		Haven Investments Ltd
Mr	Robert	Salisbury		CityScope
Mr	Tom	Darwall-Smith		Indigo Planning
Mr	Mark	Jarman	The Lawn Tennis Association (LTA)	
Ms	Cathy	Francis		King Sturge
Mr	Mark	Payne		
Mr	Mike	Williams		The Berkeley Leisure Group Ltd
Ms	Tina	Parks		Stonham (Home Group)
Ms	Jenny	Potter		Christian Alliance Housing Association
Ms	Liz	Turner		Fusion Unlimited
Ms	Ann	Bartaby		Terence O'Rourke Ltd
Mr	Ray	Packham		WYG Environment Planning

				Transport Ltd
Mr	Robert & David	McLarin		King Wilkinson and Company
Mr	Joe	Burgess		Mayfair Investments
Mr	Alex	Graves	Newbery Family Trust	Genesis Town Planning Limited
Mr	David	Brown		
Ms	Claire	Fisher		Turley Associates
Ms	Fiona	McLellan	Savills L & P Exeter	Savills (L & P)
Mr	Simon	Collier		WYG Planning & Design
Mr	Steven	Briggs		Smiths Gore
Mr	Will	Gannon		
Ms	Katherine	Cooke		RPS Planning
Miss		Hughes		9 Trews Wier Reach
Ms	Sarah	Barney		Magna Housing Group Ltd
Mr	Luke	Plimmer		Martineau
Mr	Gareth	Jones		Tor Homes
Ms	Deborah	Harrison		CSJ Planning Consultants
Mr	Adam	Pyrke		Colliers CRE
Mr	Andrew	Bell		
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Ms	Jackie	Jacobs	Marsh Barton	EIC Group - Property Division
Ms	Helen	Donnelly		dns stuart
Ms	Katherine	Brommadge		PCL Planning
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Mr	John	Plimmer		Humberts
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Mr	Nigel	Hatfield		Hatfield White
Mr	Iain	Biddlestone		Haarer Goss
Mr	Graham	Ford		Greenslade Taylor hunt
Mr	Clive	Brocklehurst		4 Property Matters
Mr	Michael	Taylor		Everett Masson & Furby
Mr	Alan	Douglas		
	Sir/Madam			Pennon Group Plc
Mr	Sam	Firth		Management Systems Modelling (MSM)