

Email extracts between Service Manager Public & Green Spaces and ECL Development Manager.

12 March 2021. FOI Information for Exeter Civic Society

FW: Bonhay Meadows - Summary Note of 04/03/21 Meeting

From:

Sent: 12 March 2021 08:37

To:

Subject: RE: Bonhay Meadows - Summary Note of 04/03/21 Meeting

Hi xxx

Thank you for confirming the discussion points. I think you have captured the content accurately.

Kind regards

xxx

Service Manager Public & Green Spaces

xxx

From:

Sent: 12 March 2021 08:13

To:

Cc:

Subject: Bonhay Meadows - Summary Note of 04/03/21 Meeting

Hi xxx

I am just writing to follow up on our meeting last Thursday (04/03) attended by you, xxx, xxx, xxx and myself, just to summarise what was discussed and agreed, as follows:

1. We explained the purpose of the meeting is to explain the potential development opportunity on the Bonhay Meadows site, particularly in relation to maintaining and enhancing its use as public open space in the local area in consultation with the ECC Public Realm Team.
2. We noted that to date we have done the following:
 - Identified the redline ECC ownership boundary of the site (see site plan on attached PowerPoint slides).
 - We have engaged SE3D architects to prepare a very high level schematic plan to show how the site could be developed to aid preliminary discussion with consultees.
 - Liaised with SWW to understand the extent of the large attenuation tank in the centre of the site and the agreement SWW have with ECC regarding access to the tank and switch gear.

- Consulted with the Environment Agency regarding flood risk management at the site, the new Flood Defence the EA have recently constructed and EA ongoing access requirements (to the slipway) at the site.
- Consulted the ECC Planning Team to understand Planning considerations in relation to the site.

3. We looked at the schematic plan and noted the three potential buildings located around the central SWW below ground attenuation tank. It is anticipated that the buildings will be for residential use with the possibility of other uses on the ground floor, such as office space, retail or cafes etc.

4. It was noted that this scheme has high level support from the Council Leader and Chief Executive.

5. You noted the possibility of relocating the quayside ECC Canal Office to somewhere like this to potentially free up this space.

6. It was suggested that Block 2 attached to the southern building could be relocated to the south end of the chevron building to create better permeability and access through the centre of the site and open spaces from Bonhay Road - see marked-up sketch below:



7. You noted that the only other public open space in the local area is Barts Cemetery which is subject to some anti-social behaviour, meaning that Bonhay Meadows is an important open space in the Local Plan.

8. We confirmed that it is anticipated that the open space around the buildings will generally be accessible public open space, with the intention of enhancing the open space with opportunities such as outdoor gyms, public sculpture, enhanced landscaping, planting and trees.

9. It was confirmed that we would aim to retain as many of the existing and new trees as possible on the site.

10. You confirmed that you are supportive of the scheme and that it could add value to the existing open space on the site.

11. It was agreed that we would progress the scheme design in consultation with the Public Realm/Placemaking Group, including xxx to advise on landscape design and carbon sequestering etc. The intention would be to create a dedicated Working Group to feed in to the design development process.

12. You noted that this project could create a good template for developing other ECC sites with a cohesive team ethos.

13. It is anticipated that we would need to undertake a public use survey to understand to what extent and how the site is used by the public.

14. We will develop a next steps strategy with anticipated timelines and keep you in the loop.

Let me know if you think we have missed anything or if you have any corrections or observations.

Kind regards

xxx

Development Manager, Exeter City Living Ltd

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