

ERSG Zoom Meeting Notes

Date of meeting Wednesday 1 July 2020

ERSG Members Present

Tony Wright (TW)
Ann Ahern (AA)
Steve Willmott (SW)
Mangala Dharmachari (MD)
India Cummins (IC)
Chris Kilby (CK)

Project Team Present

Communities First
Ilan Simpson

Swan Housing
Jeremy Arnold
Caroline Richardson
Mamnun Rahman
Elaine Navin
Sean Kelly

Four Communications
Naushabah Khan
Vaishnavi Bongale

Levitt Bernstein
Mark Keagan
Padraic Larkin

Barton Willmore
Greg Pitt

Questions and Comments

The meeting began with an introduction from Levitt Bernstein on heights and massing.

Questions and comments during the presentation

- SW questioned whether introducing a tower block in the middle of the estate and the potential risks of a Grenfell type situation. SW also raised concerns about possible impact on daylight/sunlight
A: MK highlighted that stricter regulations were in place, with reference to cladding, in order to minimise risks and prevent another tragedy like Grenfell. MK detailed that a daylight/sunlight survey would accompany any planning submission
- IC asked for further information on the green space provision under option (3) of the presentation. SW commented that some residents may object to the loss of green space

A: MK responded that approximately 9600 sqm of green space would be provided under this option, with the communal court in the centre of the scheme opened up

- MD referred to the number of mature trees along Summer Court Green, and asked if they would remain

A: MK responded that the intention was to preserve as many as possible, and there would be a net gain in trees overall. A formal survey had not been taken as of yet; however, it was confirmed that LBTH did not make use of Tree Preservation Orders (TPOs).

- SW commented that Swan were under pressure to submit a planning application, and were pursuing a speedy planning programme

A: GP that there were some desire from Central Government to speed up the planning process; however, this would not mean that Swan would push for development at any cost. JA confirmed that a discussion on height was an important part of making progress on the scheme

- IC questioned what impact new community space could have on the George Tavern. IC also asked for a further update on the provision of commercial space, and if the scale of development could be reduced by reducing commercial provision

A: JA responded that the commercial element of the scheme was yet to be agreed. There would also need to be a discussion with reference to the services that could potentially be displaced i.e. the GP Surgery

JA suggested that new community space could have a positive impact on both the George and the wider Exmouth community. Swan is looking at the community space provision and how it can be updated.

- MD asked if the MUGA proposed for the first and second floor, could be relocated with flats located above
- IC asked if the provision would be accessible to people outside of the Estate

A: JA confirmed that the Muga would be accessible to all

- TW commented that he did not welcome the introduction of high rise buildings, suggesting they can look out of place and domineering. TW commented that the Estate was originally built with the intention of delivering low rise, low density and maximising open space

IC referred to Option (3) of the presentation and the tall building proposed for Brayford Square and suggested that it be designed to reduce overshadowing.

SW questioned if 17 stores could risk overshadowing the Church

A: MK confirmed that it was an unlikely that the Church would be impacted. JA commented that tall buildings can be good and look fantastic if designed in the right way

- IS asked when a daylight/sunlight assessment may be available to evaluate the impact of higher blocks

A: MK suggested this was likely to be at the pre-planning stage, further down the line. MK confirmed that daylight/sunlight impact would need to be tested

- IC asked if development on Clearbrook Way was likely to be 3 or 6 storeys

A: MK responded that the design was still being worked up, but any introduction of height would be stepped as much as possible

- SW referenced modern tall buildings with concierge facilities, and asked if this was to be introduced at Exmouth and the potential impact it could have on service charges and rent

A: JA responded that concierge services were usually introduced in developments with private housing. The intention at Exmouth was to have a 100% affordable scheme, the mix of which is yet to be finalised

Comments on the use of Zoom

- It was asked if the video function can also be enabled for participants, as well as panellists

Actions

- A request was made for the responses to questions asked at the previous zoom meeting