

Appendix 9 – Website pages



Regeneration of Haven Banks Retail Park

Coplan Estates and Welbeck CP are bringing forward plans for the regeneration of the Haven Banks retail park at Water Lane and Haven Road, to the south of Exeter city centre.

We're aiming to deliver a sustainable new neighbourhood with high-quality homes, new retail and leisure facilities, and public and green space which complement and benefit the wider Haven Banks area.

Ahead of submitting a planning application for the redevelopment of the site, we'll be holding a public consultation. We want to hear from the local community about your views on our draft plans.

You can find out more about the proposals on this website and take part in our consultation, which is running **12-26 May 2022**.

We're also holding **two public drop-in events on Friday 13 and Saturday 14 May** at the Haven Banks Outdoor Education Centre. Full details for the events are on the right-hand side of this page.

Please explore these pages and use the options available on this website to share your views with us. We would welcome any comments or feedback you would like to provide via the 'Have your say' page.

All feedback provided during the consultation will be considered by the design team ahead of finalising the proposals and submitting the planning application to Exeter City Council this summer.

Public drop-in events

We're holding two events for the local community to find out more about the proposals and ask any questions to the team.

Where: Haven Banks Outdoor Education Centre, Haven Road, EX2 8DP

When:

1. Friday 13 May; 12pm-5pm
2. Saturday 14 May; 10am-3pm

You can drop-in at any point during the events.

Useful documents

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Overview

These proposals – which are being brought forward by experienced developer Coplan Estates and its joint venture partner Welbeck CP – would reinvigorate and bring activity back to what is now predominantly a redundant retail park.

They will deliver much-needed new homes in Exeter and create significant benefits for the local community as part of a new urban village.

The site is no longer viable as a retail park. Both Matalan and the Range have closed their stores and relocated to other premises in the city, and we are in discussions with Tenpin to identify an alternative site in Exeter. We now need to define a new future for this site in a way which contributes positively to the area.

Our proposals aim to do this by delivering new energy-efficient homes (with a range of types and tenures) carefully planned together with ground-floor high-quality public realm, local shops/café space, play space and new areas of green space.

We are encouraging sustainable forms of transport, prioritising pedestrian and cycle routes and low car usage.

Our ambition is for these regeneration plans to improve not just the site but connect with the riverside environment more widely and the surrounding residential areas.



View along the main public realm connection

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Site layout and access

Site layout

Our illustrative masterplan shows how we intend to make effective use of the site to create an attractive development with high-quality retail, leisure, food & drink, and public spaces.

We're planning four separate and complementary buildings ranging from three to six storeys in height, designed to fit into the surrounding context by picking up on colour schemes and building materials found locally.

The ground floor will contain a mix of new retail space from shops to cafés and restaurants, as well as new homes. The upper floors will comprise the majority of new homes, as well as communal lounges and internal and external amenity space.

All buildings are centred around new landscaping and green spaces which will run through the centre of the development as well as around the edges, providing new pedestrian routes and public space to be used by residents and the wider community.

Please refer to the plans below for further details. If you would like to see these plans at scale, please get in touch and we can send a printed version to you.

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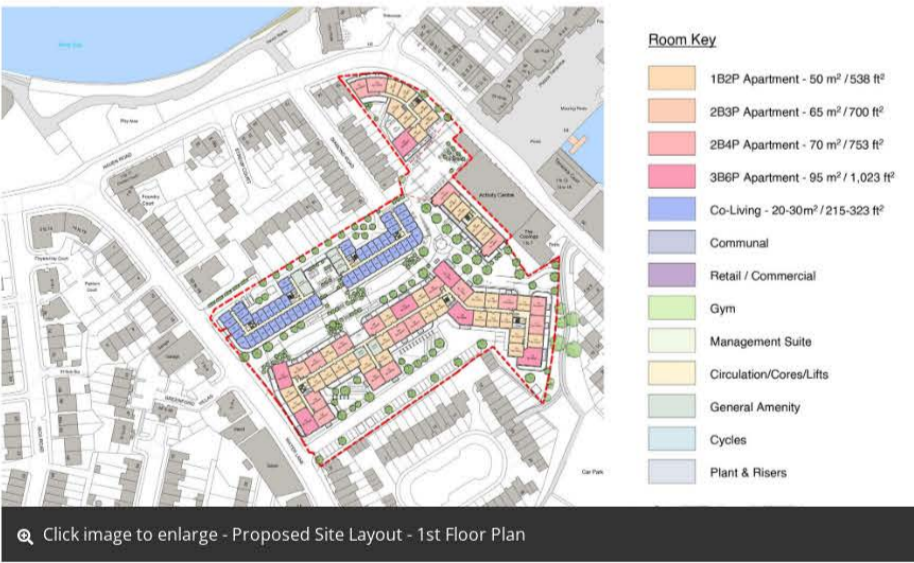
[Consultation advert](#)



Click image to enlarge - Site location plan



Click image to enlarge - Proposed Site Layout - Ground Floor Plan



Click image to enlarge - Proposed Site Layout - 1st Floor Plan

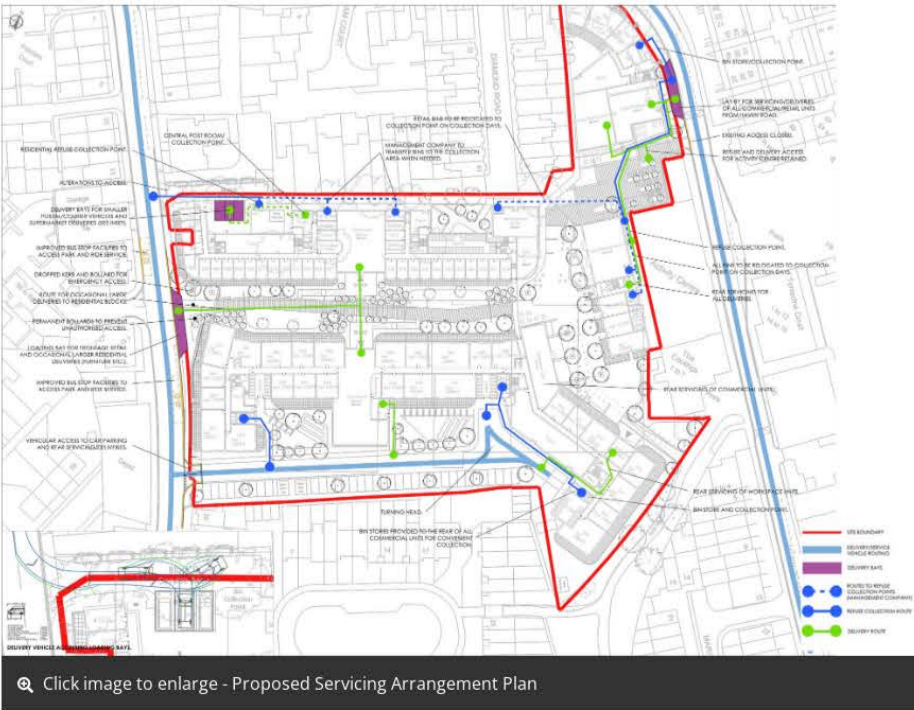
Access

Vehicle access to the site will be from Water Lane only and will not provide a route through to Haven Road. The existing points of vehicle access serving the car park from Water Lane and Haven Road would be closed, reducing the number of vehicle movements and traffic around the site.

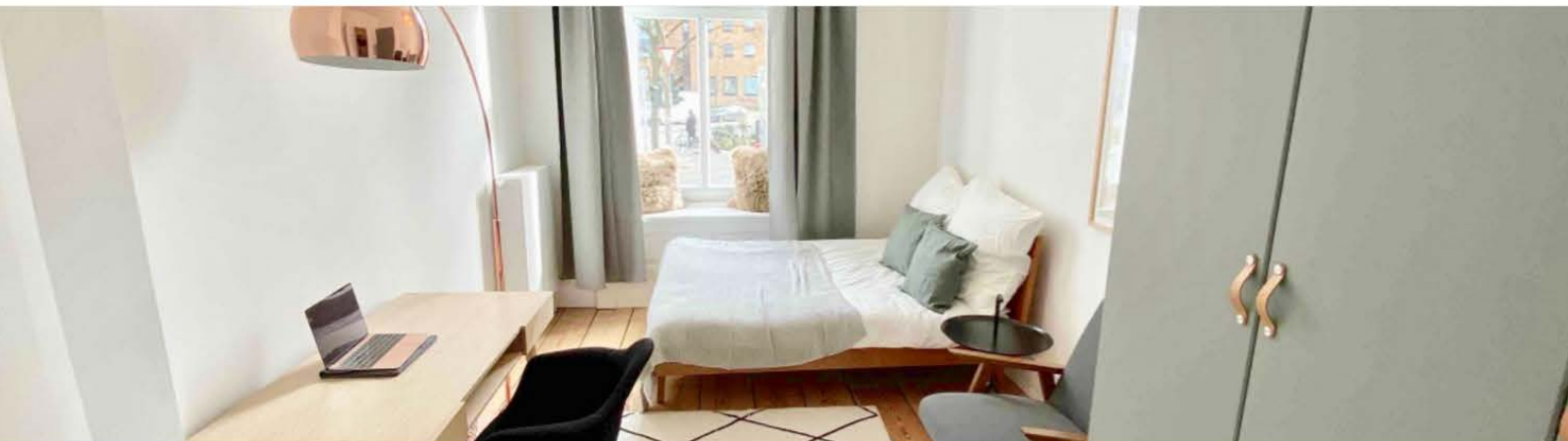
The proposals have been designed to encourage sustainable forms of transport, tapping into the excellent pedestrian and cycle networks in the area and supporting the Council's 'Liveable Exeter' vision.

Only emergency vehicles will be able to use the new pedestrian route between Water Lane and Haven Road.

In terms of parking, there will be just 33 spaces provided as part of the proposals, again encouraging reduced car use. This compares to 220 spaces currently in the car park on the site.



Click image to enlarge - Proposed Servicing Arrangement Plan



Homes

The regeneration of the retail park is an opportunity to plan for and provide much-needed new homes in Exeter and the creation of a new urban village.

Our proposals involve delivering **approximately 440 new homes**, split across build-to-rent apartments and co-living studios of various sizes.

Build-to-rent and co-living accommodation are well-suited to modern living and will help to create a diverse, vibrant and thriving community in the Haven Banks area.

Build-to-rent refers to purpose-built housing designed for rent rather than sale – it provides residents an affordable place to live with a distinct and desirable sense of community and modern facilities geared around community living. Build-to-rent homes are more secure (from a lease perspective) and reliable than privately rented homes, with longer tenancy options, professionally managed by reliable landlords and with lower fees.

Co-living is a modern form of housing where residents share living space. It offers an opportunity for younger generations in particular to embrace communal living and shared experiences. Each resident will have their own private bedroom, bathroom and kitchen, with communal areas focused around an integrated hub with shared space including flexible work and lounge space.

Co-living makes good quality rented accommodation more accessible and affordable, especially for young people, because the price point is lower than someone would have to pay for the same quality accommodation if they were renting the full range of facilities exclusively and not in this shared arrangement.

The homes will be built to the highest building performance standards to ensure that they are energy-efficient, environmentally friendly and so that they minimise heat loss. The buildings will also have solar panels on the roof and we will use air source heat pumps to contribute to carbon reduction and maximise renewable energy use.

We have been in discussion with the Design Review Panel to develop the look and feel of the homes and development, and we are interested in further views on this from the local community as part of this consultation.

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Useful documents

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Click image to enlarge - Typical apartment layouts



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Public and commercial spaces

The retail park will be regenerated to create a vibrant new neighbourhood with a range of commercial and retail facilities combined with new public spaces.

Retail units will comprise local shops, restaurants and café space, with active frontages and outdoor seating to spill out and create a buzz in the neighbourhood.

New green spaces will also include play space for families and children of all ages.

We're interested in hearing from the community on any ideas you have for incorporating public art into the development, such as murals or art installations.



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Landscaping, sustainability and biodiversity

Sustainability and landscaping are key to delivering successful new residential and mixed-use developments that are attractive and environmentally friendly.

Homes will be built to the highest building performance standards to ensure that they are energy-efficient and minimise heat loss. The buildings will also have solar panels on the roof and we will use air source heat pumps to contribute to carbon reduction and maximise renewable energy use.

We are encouraging sustainable forms of transport, prioritising pedestrian and cycle routes and low car usage.

We are proposing a comprehensive landscape treatment for the site including everything from planting new greenery and trees to creating specific new spaces for people to relax in.

Our proposals include:

1. A series of **connected spaces** which link well into the site context.
2. **Varying character and use of the amenity spaces** to activate the public realm.
3. A linear central **open space providing opportunities for rest and play**.
4. A clear and legible **pedestrian and cycle route** through the site.
5. **Embedding the industrial and riverside heritage** of the site within the proposals, including carefully selected materiality and public art.
6. Incorporate **new tree planting** within the scheme that will mitigate the removal of the existing trees on site.
7. **Enhance biodiversity** with specific measures including planting to value wildlife and pollinators, green/brown roofs and planting wildflowers.
8. Create **attractive, enclosed communal spaces for residents** with opportunities for rest, relaxation and growing food.
9. Create **opportunities for landscaping** at the site boundaries to address the visual amenity of the adjacent residential dwellings.
10. Embrace **opportunities for Sustainable drainage systems (SuDS)**, such as rain gardens, biodiverse roofs and permeable paving.
11. **Solar panels on the roofs** buildings and use of air source heat pumps to maximise renewable energy use.
12. **Electrical Vehicle** charging points.



🔍 Click image to enlarge - Initial Landscape Strategy - Ground Floor



🔍 Click image to enlarge - Initial Landscape Strategy - Upper Floors

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Community benefits and investment

The proposed development will deliver significant benefits to new and existing residents as well as investment in the local area to help it grow successfully and sustainably.

The key community benefits include:

- Re-energising the Haven Banks retail park to create a **vibrant and sustainable new neighbourhood** to bring activity back to the site.
- Delivering **much-needed new homes** for Exeter across a range of types and tenures.
- Creating new **high-quality public realm** running through the centre of the site.
- Creating new areas of **green space** for people to spend time in.
- Delivering new **landscaping** with new trees, plants and wildflowers.
- Providing new **sustainable transport links** with pedestrian and cycle routes through the site.
- Creating opportunities for new **public art** to be displayed on the site.
- Providing ground floor retail space for **new local shops, cafés and restaurants**.
- Coplan Estates and Welbeck CP will also be contributing towards **public transport improvements**, other pedestrian and cycle measures and community facilities as part of the Section 106 agreement.

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Have your say

This consultation is running from Thursday 12 May to Thursday 26 May 2022 and you can submit your comments to us at any point during this time.

We welcome feedback from the local community on our proposals and invite you to submit them to us by completing the online form below.

If you or someone you know would prefer to submit comments via a hard copy feedback form, please contact us and we will send you a copy.

If you have any questions about our emerging plans, or want to speak to one of our team, please contact us using the details on the 'Contact' page.

There are eight questions on the feedback form – you can comment on as many or as few as you like.

For your comments to be included, you also need to provide your name and postcode – this is kept private in line with our [data handling policy](#).

Question 1

Question 1 of 7

1. Do you have any comments about the indicative site layout or proposed access?

Character Count: **7000**

Enter your feedback

Continue >

Feedback sections

- [Question 1](#)
- [Question 2](#)
- [Question 3](#)
- [Question 4](#)
- [Question 5](#)
- [Question 6](#)
- [Question 7](#)
- ▼ [Your details](#) **Required**

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Question 2

Question 2 of 7

2. Do you have any comments about the new homes proposed?

Character Count: **7000**

Enter your feedback

Go back

Continue >

Feedback sections

- Question 1
- **Question 2**
- Question 3
- Question 4
- Question 5
- Question 6
- Question 7
- ▾ Your details **Required**

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Question 3

Question 3 of 7

3. Do you have any comments about the proposed public and commercial spaces?

Character Count: **7000**

Enter your feedback

Go back

Continue >

Feedback sections

- Question 1

- Question 2

- **Question 3**

- Question 4

- Question 5

- Question 6

- Question 7

- ▼ Your details **Required**

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Useful documents

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Question 4

Question 4 of 7

4. Do you have any comments about proposed landscaping, sustainability or biodiversity?

Character Count: **7000**

Enter your feedback

Go back

Continue >

Feedback sections

- [Question 1](#)

- [Question 2](#)

- [Question 3](#)

- [Question 4](#)

- [Question 5](#)

- [Question 6](#)

- [Question 7](#)

- ▼ [Your details](#) **Required**

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Question 5

Question 5 of 7

5. Do you have any comments related to community benefits and investment?

Character Count: **7000**

Enter your feedback

Go back

Continue >

Feedback sections

- Question 1

- Question 2

- Question 3

- Question 4

- **Question 5**

- Question 6

- Question 7

- ⌵ Your details **Required**

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Question 6

Question 6 of 7

6. Do you have any suggestions on how we can mark the local culture / history in the public spaces (eg public art)?

Character Count: **7000**

Enter your feedback

Go back

Continue >

Feedback sections

- Question 1

- Question 2

- Question 3

- Question 4

- Question 5

- **Question 6**

- Question 7

- ▾ Your details **Required**

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[Consultation advert](#)



Question 7

Question 7 of 7

8. Do you have any other comments about the proposals?

Character Count: **7000**

Enter your feedback

Go back

Continue >

Feedback sections

● Question 1

● Question 2

● Question 3

● Question 4

● Question 5

● Question 6

● **Question 7**

▼ Your details

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▾ Your details

Title

First name*

Last name*

Address

Postcode*

Phone

Email

Are you responding on behalf of an organisation?

Yes No

Organisation

Please keep me informed of the project's progress

Go back

Review your feedback >

Feedback sections

Question 1

Question 2

Question 3

Question 4

Question 5

Question 6

Question 7

Your details

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Review your feedback

Question	Your response
----------	---------------

Please [complete your details](#) to submit your feedback

Feedback sections

- [Question 1](#)

- [Question 2](#)

- [Question 3](#)

- [Question 4](#)

- [Question 5](#)

- [Question 6](#)

- [Question 7](#)

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Report a bug

Successful feedback

Your feedback has been submitted

Thank you for submitting your feedback. We will review all your comments alongside other feedback and take them into account as we prepare our planning application.

[Back home](#)

Contact us

You can get in touch with us here.



FAQs

1. Why does the retail park need to be redeveloped? +
2. What about the retailers at the retail park - where are they going? Tenpin Bowling Alley is still operating at the retail park. +
3. What are you applying for? +
4. When are you submitting the planning application? +
5. What are 'build-to-rent' homes? +
6. What are co-living homes? +
7. What facilities will there be alongside the new homes? +
8. What about green space? What ideas do you have to respect the landscape and the environment? +
9. Will the development be sustainable and how are you contributing to the move to low carbon? +
10. What are the benefits of this redevelopment to the local community? +
11. How will the site be accessed by vehicles? +
12. When would construction of the development start (if you get planning permission)? +
13. How will my feedback be used? +

Your feedback

You can leave us feedback by filling in an online feedback form.

Useful documents

[Download](#) Consultation leaflet

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Contact us

You can get in touch with us here.



Contact us

To speak to a member of our team use the details below.



consultation@havenbanksregeneration.com



020 7323 3544 (between 9am and 6pm, Monday to Friday) – ask for Jemima, Richard or Ben



RTBU-HAYY-LCUX 7 Bayley Street, London WC1B 3HB (no stamp needed)

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Cookie policy

Cookie policy for Haven Banks Regeneration

Our website uses cookies to distinguish you from other users of our website, help operate the site and for analytical purposes.

This helps us to provide you with a good experience when you browse our website and also allows us to improve our site.

Cookies are small text files of letters and numbers that we store on your browser or the hard drive of your computer, smartphone, Smart TV or other smart device, if you agree. Cookies contain information that is transferred to your computer's hard drive or browser. Cookies are widely used in order to make websites work, or work more efficiently. Cookies also provide anonymous information to the owners of the site about how people are using their site. Our cookies don't store sensitive or personally identifiable information about you. Nor do they pass personally identifiable data to third parties.

Haven Banks Regeneration uses the following cookies:

- Strictly necessary cookies. These are cookies that are required for the operation of our website. They include, for example, cookies that enable you to log into secure areas of our website.
- Analytical/performance cookies. These cookies allow us to recognise and count the number of visitors and to see how visitors move around our website when they are using it. This helps us to improve the way our website works, for example, by ensuring that users are finding what they are looking for easily.

You can find more information about the individual cookies we use and the purposes for which we use them in the table below:

Haven Banks Regeneration

Cookie	Purpose
_ga	Google Analytics - used to collect anonymous information about how visitors use our website. We use the information to compile reports and help us improve our website. The information collected is anonymous and includes the number of visitors to the website, what pages they visited and where they have come to the website from.
_gid	Google Analytics - used to collect anonymous groupings of user data.

Some features used on this website may involve a cookie being sent to your computer by a third party. For example, if you view or listen to any embedded audio or video content you may be sent cookies from the site where the embedded content is hosted. Likewise, if you share any content on this website through social networks (for example by clicking a Facebook "like" button or a "Tweet" button) you may be sent cookies from these websites.

We do not control the setting of these cookies so please check the websites of these third parties for more information about their cookies and how to manage them.

You can block cookies by activating the setting on your browser that allows you to refuse the setting of all or some cookies. However, if you use your browser settings to block all cookies (including essential cookies) you may not be able to access all or parts of our site. Each browser is different, so check the 'Help' menu of your particular browser (or your mobile phone's handset manual) to learn how to change your cookie preferences.

For more information about cookies, visit: www.allaboutcookies.org.

For further information about cookies and how to disable them please go to the Information Commissioner's webpage on cookies: <https://ico.org.uk/for-the-public/online/cookies/>.



Data privacy notice

Camargue Group Limited is supporting Coplan Estates and Welbeck CP with its consultation process on the Haven Banks Regeneration. Camargue Group Limited ("we" or "us") is committed to ensuring the privacy of your personal information.

In this notice we explain how we hold, process and retain your personal data.

How we use your personal data

We may process information that you provide to us. This data may include the following:

- Your name;
- Your address;
- Your telephone number;
- Your email address;
- Your employer or any group on whose behalf you are authorised to respond; and,
- Your feedback in response to Haven Banks Regeneration consultation (Consultation).

We will use your personal data for the following purposes:

- To record accurately and analyse any questions you raise during the consultation or feedback you have provided in response to the consultation.
- To report on our consultation, detailing what issues have been raised and how we have responded to that feedback (please note that the information contained in the consultation report will be aggregated and will not identify specific individuals).
- To personalise communications with individuals we are required to contact as part of future consultation or communications.
- The legal basis for processing this data is that it is necessary for our legitimate interest, namely for the purpose of ensuring the consultation process, analysis and reporting are accurate and comprehensive.
- In addition to the specific purposes for which we may process your personal data set out above, we may also process any of your personal data where such processing is necessary for compliance with a legal obligation to which we are subject.

Providing your personal data to others

We may provide your personal data to the following recipients:

- Coplan Estates and Welbeck CP on whose behalf we are collecting your feedback in order to analyse and report on the responses received.
- Third party service providers and professional advisors who provide services to Coplan Estates and Welbeck CP in connection with the consultation.
- The Planning Inspectorate.
- Our insurers/ professional advisers. We may disclose your personal data to our insurers and/or professional advisers insofar as reasonably necessary for the purposes of obtaining and maintaining insurance cover, managing risks, obtaining professional advice and managing legal disputes.

Retaining and deleting personal data

Personal data that we process for any purpose shall not be kept for longer than is necessary for that purpose.

Unless we contact you and obtain your consent for us to retain your personal data for a longer period, we will delete your personal data as soon as practicable following the outcome of the consultation process.

We may retain your personal data where such retention is necessary for compliance with a legal obligation to which we are subject.

Your rights

The rights you have in relation to your personal information under data protection law are:

- The right to access;
- The right to rectification;
- The right to erasure;
- The right to restrict processing;
- The right to object to processing;
- The right to data portability; and,
- The right to complain to a supervisory authority.

You may exercise any of your rights in relation to your personal data by writing to us using the details below.

Our details

We are registered in England and Wales under registration number 3954008, and our registered office is at Eagle Tower, Montpellier Drive, Cheltenham GL50 1TA.

You can contact us by:

- Freephone: 020 7323 3544 (between 9am and 6pm, Monday to Friday) – ask for Jemima, Richard or Ben
- Email: consultation@havenbanksregeneration.com
- Post: RTBU-HAYY-LCUX 7 Bayley Street, London WC1B 3HB (no stamp needed)

If you would this document in large text or an alternative format, please contact us on **020 7323 3544 (between 9am and 6pm, Monday to Friday) – ask for Jemima, Richard or Ben** or send an email to us at: consultation@havenbanksregeneration.com

Appendix 10 – Google analytics

Reports snapshot ✔

Custom 6 May - 26 May 2022

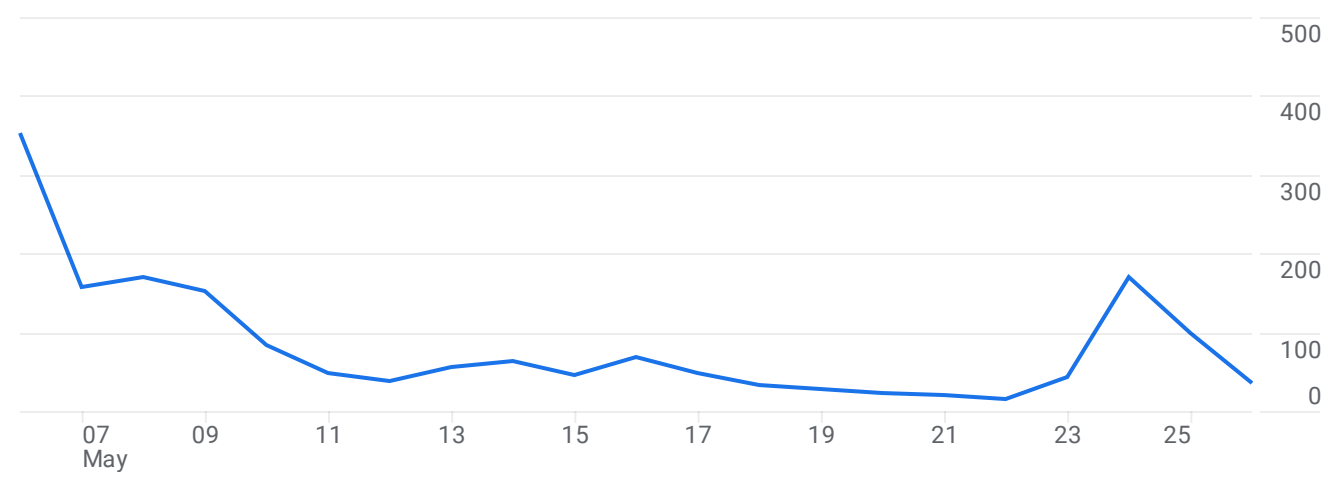
All Users [Add comparison +](#)

Users
1.4K

New users
1.4K

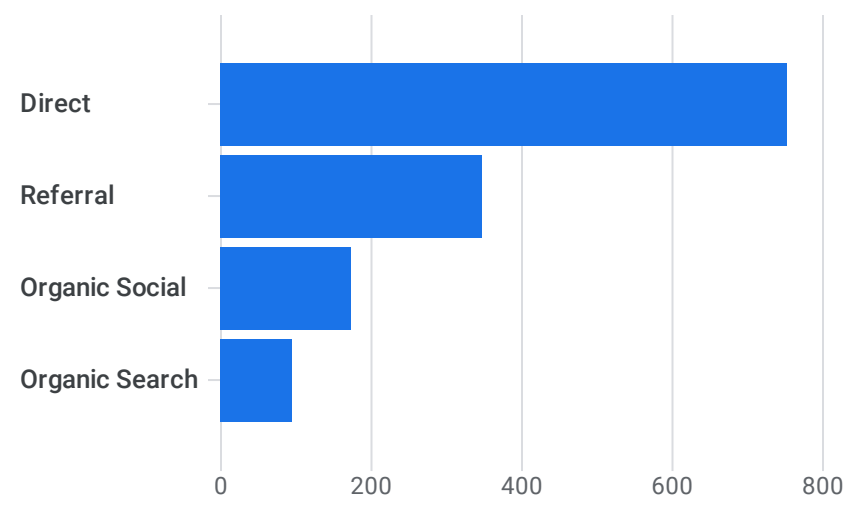
Average engagement time ?
4m 09s

Total revenue ?
£0.00



WHERE DO YOUR NEW USERS COME FROM?

New users by First user default channel grouping



[View user acquisition →](#)

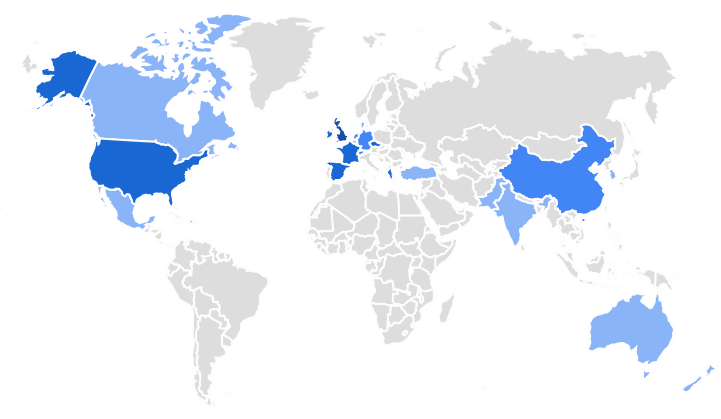
WHAT ARE YOUR TOP CAMPAIGNS?

Sessions by Session default channel grouping

SESSION DEFAULT CHANNEL G...	SESSIONS
Direct	1.1K
Referral	526
Organic Search	266
Organic Social	211
Unassigned	3

[View traffic acquisition →](#)

Users by Country

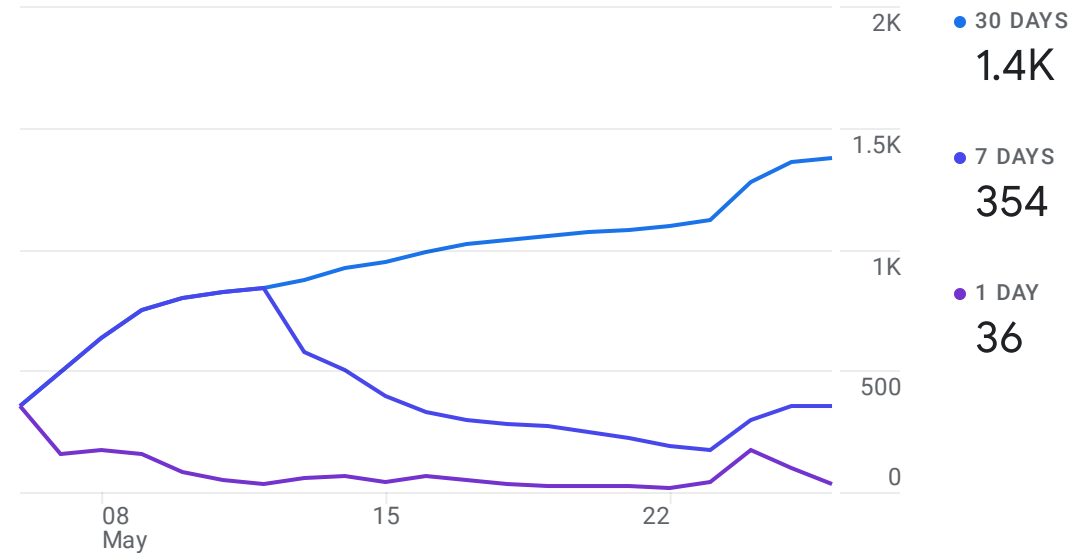


COUNTRY	USERS
United Kingdom	1.3K
United States	40
Czechia	12
France	6
Spain	6
Greece	3
Ireland	3

[View countries →](#)

HOW ARE ACTIVE USERS TRENDING?

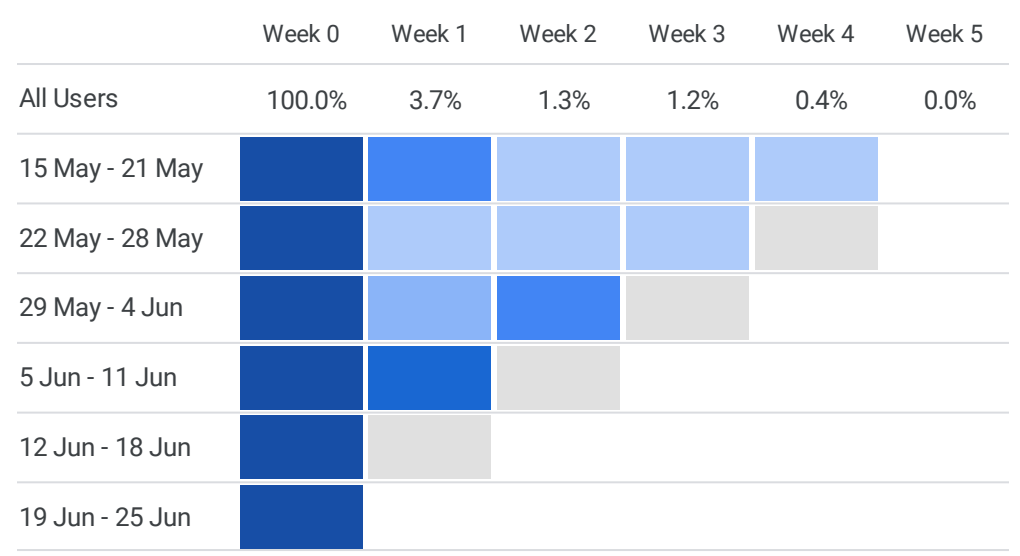
User activity over time



HOW WELL DO YOU RETAIN YOUR USERS?

User activity by cohort

Based on device data only



6 weeks ending Jun 25

[View retention →](#)

WHICH PAGES AND SCREENS GET THE MOST VIEWS?

Views by Page title and screen class

PAGE TITLE AND SCREEN CLASS	VIEWS
Feedback form - Haven Banks Regeneration	1.7K
Regeneration of Haven Banks Regeneration	1.5K
Overview - Haven Banks Regeneration	915
Site layout and architecture - Haven Banks Regeneration	634
Have your say - Haven Banks Regeneration	398
Homes - Haven Banks Regeneration	262
FAQs - Haven Banks Regeneration	248

[View pages and screens →](#)

WHAT ARE YOUR TOP EVENTS?

Event count by Event name

EVENT NAME	EVENT COUNT
page_view	6.3K
user_engagement	4.8K
scroll	2.9K
session_start	2.1K
first_visit	1.4K
file_download	856
click	9

[View events →](#)

WHAT ARE YOUR TOP CONVERSIONS?

Conversions by Event name

EVENT NAME	CONVERSIONS
No data available	

[View conversions →](#)

WHAT ARE YOUR TOP SELLING PRODUCTS?

E-commerce purchases by Item name

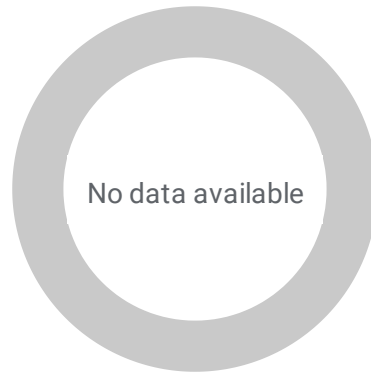
ITEM NAME E-COMMERCE PUR...

No data available

[View items →](#)

HOW DOES ACTIVITY ON YOUR PLATFORMS COMPARE?

Conversions ▼ by Platform



[View tech details →](#)

Appendix 11 – Public consultation display panels

WELCOME AND OVERVIEW



Illustrative CGI: view along the main public realm connection

Thank you for attending this consultation event on the proposals for the regeneration of Haven Banks retail park.

Coplan Estates and Welbeck CP are bringing forward plans to deliver a sustainable new neighbourhood with high-quality homes, new retail and leisure facilities, and public and green space which complement and benefit the wider Haven Banks area.

The site is no longer viable as a retail park. Both Matalan and the Range have closed their stores and relocated to other premises in the city, and we are in discussions with Tenpin to identify an alternative site in Exeter. We now need to define a new future for this site in a way which contributes positively to the area.

Our proposals aim to do this by delivering new energy-efficient homes (with a range of types and tenures) carefully planned together with ground-floor high-quality public realm, local shops/café space, play space and new areas of green space.

These plans will deliver much-needed new homes in Exeter, reinvigorate what is now predominantly a redundant retail park, and create significant benefits for the local community as part of a new urban village.



Current retail park



Scan the QR code to find out more...



Have your say


Your views are important to us.


All feedback provided during the consultation will be considered by the design team ahead of finalising the proposals and submitting the planning application to Exeter City Council this summer.

Please take the time to view our plans, speak to the team, and provide comments via the feedback form. You can do that using the forms available today or via our website www.havenbanksregeneration.com


Contact us.


 consultation@havenbanksregeneration.com


 **020 7323 3544** (between 9am and 6pm, Monday to Friday) ask for Jemima, Richard or Ben

 **FREEPOST, RTBU-HAYY-LCUX, 7 Bayley Street, London WC1B 3HB** (no stamp needed)

Contact us

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SITE LAYOUT AND ACCESS



Illustrative masterplan



Site location

Site layout

Our illustrative masterplan shows how we intend to make effective use of the site to create an attractive development with high-quality retail, leisure, food & drink, and public spaces.

We're planning for four separate and complementary buildings ranging from three to six storeys in height, designed to fit into the surrounding context by picking up on colour schemes and building materials found locally.

The ground floor will contain a mix of new retail space from shops to cafés and restaurants, as well as new homes. The upper floors will comprise the majority of new homes, as well as communal lounges and internal and external amenity space.

All buildings are centred around new landscaping and green spaces which will run through the centre of the development as well as around the edges, providing new pedestrian routes and public space to be used by residents and the wider community.

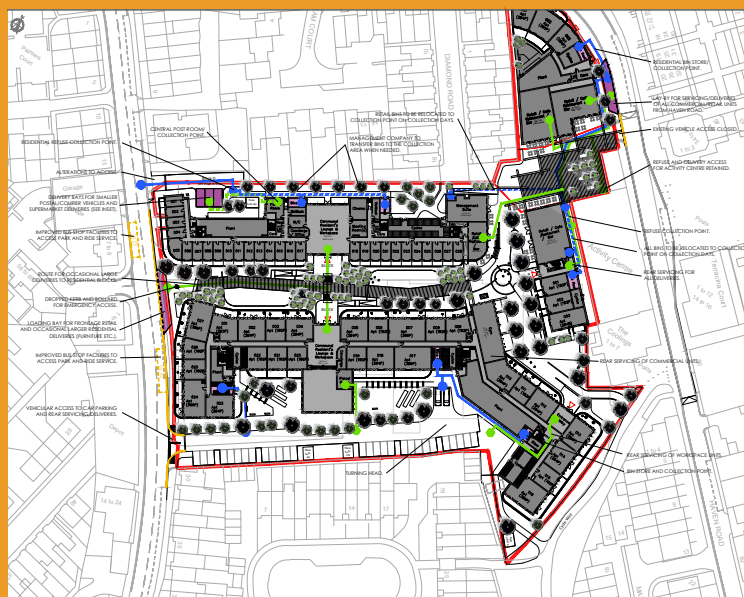
Access

Vehicle access to the site will be from Water Lane only and will not provide a route through to Haven Road. The existing points of vehicle access serving the car park from Water Lane and Haven Road would be closed, reducing the number of vehicle movements and traffic around the site.

The proposals have been designed to encourage sustainable forms of transport, tapping into the excellent pedestrian and cycle networks in the area and supporting the Council's 'Liveable Exeter' vision.

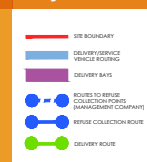
Only emergency vehicles will be able to use the new pedestrian route between Water Lane and Haven Road.

In terms of parking, there will be just 33 spaces provided as part of the proposals, again encouraging reduced car use. This compares to 220 spaces currently in the car park on the site.



Proposed Service Arrangement Plan

Key



Contact us

havenbanksregeneration.com
consultation@havenbanksregeneration.com

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 7 Bayley Street, London
 WC1B 3HB (no stamp needed)

Regeneration of Haven Banks Retail Park



HOMES



Illustrative CGI: view from the north eastern site connection to Haven Road

The regeneration of the retail park is an opportunity to plan for and provide much-needed new homes in Exeter and the creation of a new urban village.

Our proposals involve delivering approximately 440 new homes, split across build-to-rent apartments and co-living studios of various sizes.

Build-to-rent and co-living accommodation are well-suited to modern living and will help to create a diverse, vibrant and thriving community in the Haven Banks area.

Build-to-rent refers to purpose-built housing designed for rent rather than sale – it provides residents an affordable place to live with a distinct and desirable sense of community and modern facilities geared around community living. Build to rent homes are more secure (from a lease perspective) and reliable than privately rented homes, with longer tenancy options, professionally managed by reliable landlords and with lower fees.

Co-living is a modern form of housing where residents share living space. It offers

an opportunity for younger generations in particular to embrace communal living and shared experiences. Each resident will have their own private bedroom, bathroom and kitchen, with communal areas focused around an integrated hub with shared space including flexible work and lounge space.

The homes will be built to the highest building performance standards to ensure that they are energy-efficient, environmentally friendly and so that they minimise heat loss. The buildings will also have solar panels on the roof and we will use air source heat pumps to contribute to carbon reduction and maximise renewable energy use.

We have been in discussion with the Design Review Panel to develop the look and feel of the homes and development, and we are interested in further views on this from the local community as part of this consultation.





2-bed build-to-rent indicative layout





Indicative co-living unit layout



Contact us

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 consultation@havenbanksregeneration.com

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PUBLIC AND COMMERCIAL SPACES



Illustrative CGI: view from Piazza Terracina towards the scheme

The retail park will be regenerated to create a vibrant new neighbourhood with a range of commercial and retail facilities combined with new public spaces.

Retail units will comprise local shops, restaurants and café space, with active frontages and outdoor seating to spill out and create a buzz in the neighbourhood.

New green spaces will also include play space for families and children of all ages.

We're interested in hearing from the community on any ideas you have for incorporating public art into the development, such as murals or art installations.



Play spaces





Art spaces



Contact us

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 consultation@havenbanksregeneration.com

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WC1B 3HB (no stamp needed)

LANDSCAPING, SUSTAINABILITY AND BIODIVERSITY

Sustainability and landscaping are key to delivering successful new residential and mixed-use developments that are attractive and environmentally friendly.

Homes will be built to the highest building performance standards to ensure that they are energy-efficient and minimise heat loss. The buildings will also have solar panels on the roof and we will use air source heat pumps to contribute to carbon reduction and maximise renewable energy use.

We are proposing a comprehensive landscape treatment for the site including everything from planting new greenery and trees to creating specific new spaces for people to relax in.


Landscaping proposals





Our proposals include:

- 1 A series of **connected spaces** which link well into the site context.
- 2 **Varying character and use of the amenity spaces** to activate the public realm.
- 3 A linear central **open space providing opportunities for rest and play**.
- 4 A clear and legible **pedestrian and cycle route** through the site.
- 5 **Embedding the industrial and riverside heritage** of the site within the proposals, including carefully selected materiality and public art.
- 6 Incorporate **new tree planting** within the scheme that will mitigate the removal of the existing trees on site.
- 7 **Enhance biodiversity** with specific measures including planting to value wildlife and pollinators, green/brown roofs and planting wildflowers.
- 8 Create **attractive, enclosed communal spaces** for residents with opportunities for rest, relaxation and growing food.
- 9 Create **opportunities for landscaping** at the site boundaries to address the visual amenity of the adjacent residential dwellings.
- 10 Embrace **opportunities for Sustainable drainage systems (SuDS)**, such as rain gardens, biodiverse roofs and permeable paving.
- 11 **Solar panels on the roofs** and use of air source heat pumps to maximise renewable energy use.
- 12 **Electrical Vehicle** charging points.

Contact us

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WC1B 3HB** (no stamp needed)

COMMUNITY BENEFITS AND INVESTMENT





The key community benefits include:


- Re-energising the Haven Banks retail park to create a **vibrant and sustainable new neighbourhood** and to bring activity back to the site.
- Delivering **much-needed new homes** for Exeter across a range of types and tenures.
- Creating new **high-quality public realm** running through the centre of the site.
- Creating new areas of **green space** for people to spend time in.
- Delivering new **landscaping** – with new trees, plants and wildflowers.
- Providing new **sustainable transport links** with pedestrian and cycle routes through the site.
- Creating opportunities for new **public art** to be displayed on the site.
- Providing ground floor retail space for **new local shops, cafés and restaurants**.
- Coplan Estates and Welbeck CP will also be contributing towards **public transport improvements**, other pedestrian and cycle measures and community facilities as part of the Section 106 agreement.



Contact us

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WC1B 3HB (no stamp needed)

Appendix 12 – Feedback form

Feedback Form



REGENERATION OF HAVEN BANKS RETAIL PARK

This consultation is running from Thursday 12 May to Thursday 26 May 2022 and you can submit your comments to us at any point during this time.

Please submit your completed feedback form in one of the following ways:

- Give the form to one of the project team at the event today
- consultation@havenbanksregeneration.com
- Freepost RTBU-HAYY-LCUX, 7 Bayley Street, London WC1B 3HB (no stamp needed)
- You can also complete the online feedback form on our website www.havenbanksregeneration.com

We are inviting comments on our proposals from Thursday 12 May to Thursday 26 May 2022.

Your details (Please write in capital letters)

Title: Mr / Mrs / Miss / Ms / Other _____

Name: _____

Address: _____

_____ Postcode: _____

Phone: _____

Email: _____

Are you responding on behalf of an organisation?

Yes No

If yes, which organisation: _____

Please keep me informed of the project's progress

1. Do you have any comments about the indicative site layout or proposed access?

2. Do you have any comments about the new homes proposed?

3. Do you have any comments about the proposed public and commercial spaces?

4. Do you have any comments about proposed landscaping, sustainability or biodiversity?

5. Do you have any comments related to community benefits and investment?

6. Do you have any suggestions on how we can mark the local culture / history in the public spaces (eg public art)?

7. Do you have any other comments about the proposals?

Data Privacy Notice

Camargue Group Limited (“we” or “us”) is committed to ensuring the privacy of your personal information. In this notice we explain how we hold, process and retain your personal data for Coplan Estates and Welbeck CP on whose behalf we are collecting your feedback to analyse and report on the responses received.

How we use your personal data

We may process information that you provide to us. This data may include the following:

- Your name;
- Your address;
- Your telephone number;
- Your email address;
- Your employer or any group on whose behalf you are authorised to respond;
- Your feedback in response to the Coplan Estates and Welbeck CP consultation;
- Your IP address (online only).

IP addresses are collected automatically if you contact us online. Apart from that, we only collect the information you choose to give us. We will use your personal data for the following purposes:

- To record accurately and analyse any questions you raise during the Consultation or feedback you have provided in response to the Consultation.
- To report on our consultation, detailing what issues have been raised and how we have responded to that feedback (please note that the information contained in the consultation report will be aggregated and will not identify specific individuals).
- To personalise communications with individuals we are required to contact as part of future consultation or communications.

The legal basis for processing this data is that it is necessary for our legitimate interest, namely for the purpose of ensuring the consultation process, analysis and reporting are accurate and comprehensive.

In addition to the specific purposes for which we may process your personal data set out above, we may also process any of your personal data where such processing is necessary for compliance with a legal obligation to which we are subject.

Providing your personal data to others

We may provide your personal data to the following recipients:

- Coplan Estates and Welbeck CP on whose behalf we are collecting your feedback in order to analyse and report on the responses received.
- Third party service providers and professional advisors who provide services to Coplan Estates and Welbeck CP in connection with the Consultation.

- Our insurers/ professional advisers. We may disclose your personal data to our insurers and/or professional advisers insofar as reasonably necessary for the purposes of obtaining and maintaining insurance cover, managing risks, obtaining professional advice and managing legal disputes.

Retaining and deleting personal data

Personal data that we process for any purpose shall not be kept for longer than is necessary for that purpose.

Unless we contact you and obtain your consent for us to retain your personal data for a longer period, we will delete your personal data as soon as practicable following the outcome of the planning application relating to the Consultation or any appeal of such decision.

We may retain your personal data where such retention is necessary for compliance with a legal obligation to which we are subject.

Your rights

The rights you have in relation to your personal information under data protection law are:

- The right to access;
- The right to rectification;
- The right to erasure;
- The right to restrict processing;
- The right to object to processing;
- The right to data portability; and
- The right to complain to a supervisory authority.

You may exercise any of your rights in relation to your personal data by writing to us using the details below.

Our details

We are registered in England and Wales under registration number 3954008, and our registered office is at Eagle Tower, Montpellier Drive, Cheltenham GL50 1TA.

You can contact us:

- Using our website contact form, when it is available
- By post, using the postal address: RTBU-HAYY-LCUX, 7 Bayley Street, London WC1B 3HB (no stamp needed)
- By telephone, using the number: 020 7323 3544 (between 9am and 6pm, Monday to Friday) – ask for Jemima, Richard or Ben
- By email, using the email address: consultation@havenbanksregeneration.com