

APPENDIX I

**SCHEDULE OF COMMENTS RECEIVED DURING PUBLIC
CONSULTATION, ST. LOYES DRAFT DEVELOPMENT BRIEF**

Proposed response in italics.

Name	Comments
English Heritage	<p>Welcome brief and the sensitive approach it takes. They mention the need for recording remains and ask that important internal features of buildings be retained.</p> <p><i>There is no statutory control over internal features of buildings which are not listed although best endeavours will be taken to negotiate their retention.</i></p>
Environment Agency	<p>The brief is satisfactory. It should incorporate the requirement that foul drainage be kept separate. The need for pollution prevention measures as part of development should be made clear. The flood protection zone is part of the Exeter biodiversity network and this should be acknowledged.</p> <p><i>The brief will be amended.</i></p>
Devon and Cornwall Police	<p>Consider that the existing footpath breaches guidelines for crime prevention and request that it be diverted or be part of the main access and egress.</p> <p><i>The footpath is a valuable feature in encouraging walking and cycling. Any possible security issues should be dealt with by appropriate design measures rather than by preventing convenient pedestrian access.</i></p>
Dignity Funerals	<p>Consider that the “opening up” of this area will lead to conflict between users of the existing footpath and the use of the crematorium. They also consider that limiting car parking on the site will lead to people seeking parking in the crematorium. They support the retention of the tree screen and would like this amenity enhanced.</p> <p><i>The existing footpath is a valuable feature which should be retained. Development of the site has the potential to enhance security, rather than reduce it. Limiting car parking is required by government policy.</i></p>
St Loyes Foundation	<p>Do not consider Buller House worthy of retention. Retention of trees to the east of Millbrook Cottage is not necessary. Further consideration of Topsham Road frontage is required. Flexibility on the orientation of the sports pitch should not be ruled out.</p>

	<p><i>Buller House makes a positive contribution to the character of the site and its conversion would be a sustainable approach to development. The trees mentioned make a positive contribution and should be retained. The landscaped nature of the Topsham Road frontage is characteristic of much of Topsham Road. The space provides a good setting for historic buildings and contains trees which should be retained. The brief requires the space occupied by the sports pitch to be retained as a focal point open space for development. There is no requirement for retaining its orientation unless this proves to be a critical factor in its retention.</i></p>
<p>Occupier 30 Hamilton Avenue</p>	<p>Would like the frontage to remain the same. That all the old and historic buildings be retained. No new buildings higher than existing. The trees and gardens to be kept. Concerns about vehicular access and the potential for conflict at the light controlled junction. <i>The brief has been formulated to retain the essential character of the site whilst allowing new development to take place. The brief requires an access strategy which minimises car trips and also requires improvements to the junction with Topsham Road.</i></p>
<p>Occupier 207 Topsham Road</p>	<p>Traffic using Millbrook Lane, including headlights shining into front windows will reduce amenity. Increased use of the footbridge, which is directly beside property will cause extra disturbance. Construction will disturb. The view from window would be lost. <i>The brief will require development to minimise car traffic and hence the impact on amenity. The footbridge is a useful facility which helps pedestrians cross a busy main road safely. A certain amount of disturbance during construction is inevitable although this will be minimised by planning conditions as far as possible. The brief requires the frontage to be retained, therefore reducing the impact on outlook. There is no right to a view, however.</i></p>