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 Contact number: 01395 571736
 Email: ptwamley@eastdevon.gov.uk
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East Devon District Council
 Knowle, Sidmouth, EX10 8HL
 Tel: 01395 516551
 Email: csc@eastdevon.gov.uk
 www.facebook.com/eastdevon
 www.twitter.com/eastdevon

Response to the submission of the Exmouth Neighbourhood Plan

Having considered the plan in detail, please find herewith East Devon District Council’s response to the Regulation 16 submission consultation of the Exmouth Neighbourhood Plan. We wish also to congratulate and commend the hard work and dedication of the plan producers on reaching this stage of the process.

EDDC Cmmt No	Issue / Policy In Plan	Comment
1.	Para.9	Suggest statements on the presence of rare species reference an appropriate evidence base.
2.	EN1	EN1 is considered overly restrictive, some development may be acceptable (fence / parking space / garage / extension). We suggest detailing development that would not be supported or allow some flexibility for residents and business owners.
3.	FIG 5	The figure outlines the former Bystock Estate but fails to define the Marley area, we suggest this is added for clarity.
4.	Policy EB1	Whilst traditional shop frontages have clear supporting guidance established by the adopted “Exmouth Shopfront Design Guide”, the identification of historic street furniture and any associated development guidance is not present. Action EBA2 seeks to establish a register of historic and architectural features. We suggest Policy EB1, point 2 is revised to <i>‘be in compliance with the revised “Exmouth Shop Front Design Guide (2010)” and the “Exmouth Register of Historic and Architectural Features”, once established.</i>
5.	Policy EE2	We suggest that this policy is covered by Strategy 32 and offers no local specificity. Strategy 32 provides comprehensive policy to resist the loss of employment, retail and community sites and buildings.

East Devon – an outstanding place

Chief Executive: Mark R Williams Deputy Chief Executive: Richard Cohen



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6.	Policy EE3	We suggest the policy is reworded to include reference to 'Retail or mixed-use development proposals...'. The policy does not read as being intended to support 100% residential.
7.	Policy EE4	This policy currently allows proposals for mixed-use developments including residential. Is this the group's intention?
8.	Policy EE5	Note that there is already planning approval in place for a mixed use leisure development on the site.
9.	Policy H1	We do not agree that this policy will ensure a balanced housing stock as it will not prevent further care/extra care provision beyond the numbers proposed in Strategy 36.
10	Policy H2	We'd suggest that the policy is modified to mention the evidence base supplied in para.12 to encourage smaller 1 and 2 bed properties with an aim of delivering 607 socially rented dwellings. The local connection clause should be detailed in full.
11	Action GAA4	We'd suggest that this could be reworded to form a policy to ensure provision of electric charging points (EV Points) within planning applications.
12	Policy CF1	The sentence referencing Brixington and Goodmores could be removed as enhancement is already encouraged across all areas.
13	Policy CF2	Suggest this policy is linked to the specific site, mapped, and worded to prevent other development of the site.
14	P92. Paras. 32-36	It should be noted that the Magnolia Centre is in private ownership and that this impacts upon the ability to influence and/or intervene in its development.
15	EN3, p.30	EN3 is considered overly restrictive, limiting potential development inside the Built-up Area Boundary (BUAB) contrary to Strategy 6 of the Local Plan. The 'non-prescriptive boundary' shown in figure 8 crosses the BUAB and includes the Maer road car park, cricket ground, the Maer, tennis courts and play area. We suggest that the boundary is limited to those areas outside of the BUAB, retaining the potential to provide a green corridor connected to the sea front in line with community aspirations, supported by Strategy 5 of the Local Plan. We suggest that those valuable areas identified (the Maer, cricket ground, tennis courts and play area) are considered for alternative designation (ie. Local Green Space) if the group feels that extra protection for these areas is warranted.

Yours sincerely,

Phil Twamley

Neighbourhood Planning Officer