

East Devon Villages Plan Consultation Statement

Report produced in support of the East Devon Villages Plan by the Planning Policy Section of East Devon District Council

February 2017

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1 Purpose of Document

- 1.1 This document explains how East Devon District Council has undertaken community consultation and stakeholder involvement to produce the publication East Devon Villages Plan. It explains how ongoing consultation and engagement have shaped the Villages Plan. It is produced to fulfil requirements set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 and forms the statement defined at Regulation 17 (d) comprising, “a statement setting out:
- which bodies and persons were invited to make representations under regulation 18;
 - how those bodies and persons were invited to make representations;
 - a summary of the main issues raised by those representations; and
 - how those main issues have been addressed in the DPD.
- 1.2 This Consultation Statement forms one of the “proposed submission documents” referred to at Regulation 19 and demonstrates how the Council has met the requirements of the Statement of Community Involvement.
- 1.3 The Council’s **Statement of Community Involvement** (See **APPENDIX 1**) sets out how East Devon District Council should undertake consultations. All consultation responses, from 2008 when villages were debated as part of wider Local Plan work, to the present day, are in the public domain and can be viewed on the Council’s website at: [Planning policy - East Devon](#).

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2 Overview of previous consultation

2.1 Production of Development Plan Documents (such as the Villages Plan) consists of four main stages:

- (1) Pre-production (evidence gathering).
- (2) Production (prepare issues and alternative options in consultation; public participation on preferred options; representations on preferred options; preparation of Submission DPD; submission of DPD).
- (3) Examination (representations on submitted DPD; pre examination meeting; independent examination; binding report).
- (4) Adoption (adoption; monitoring and review).

2.2 Consultation, with bodies specified by legislation and with the public, is undertaken and recorded at each stage in the process.

Early consultation to inform the Local Plan

2.3 The East Devon Local Plan sets out the strategic policies for the whole District and includes detailed written policies, identified on maps, of the West End and seven main towns, as well as policies relating to the villages. Since 2007, as part of this overall strategy, considerable work was undertaken which was directly relevant to the villages and their relationship to the towns and wider area. This included researching the best methods of consultation, identifying the main rural issues and ways in which they could be addressed and establishing the level and type of development which should be accommodated in the villages and countryside.

2.4 Initially, all of the settlements with Built-up Area Boundaries in the previously adopted (July 2006) Local Plan, were considered appropriate to be designated as suitable for further growth. A two-tier approach was suggested whereby smaller settlements would receive 20 dwellings over the plan period whilst larger 'hub' villages (with a range of services and facilities) would receive 50. It was suggested in this approach that settlements could accommodate extra houses should they wish. Feedback was mixed (with some settlements requesting very high levels of housing whilst others wanting none) and this, combined with a shift in national policy, led to introduction of an alternative approach.

2.5 This new approach, put forward in 2012, suggested that, as most respondents wished to avoid villages 'stagnating' or 'dying' from declining resident numbers, 5% growth would be planned for on allocated sites in settlements with Built-up Area Boundaries. Parish Councils were

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been invited to increase that number if local circumstances warranted it, to deliver additional affordable housing for example. Several villages took up this offer and increased their numbers. Extensive consultation was undertaken with communities, developers and other interested parties and a draft Villages Plan with allocated sites was published in January 2017.

- 2.6 The very extensive consultation and engagement are described on our website and a Consultation statement for this work is also available there.

3 The Villages Plan (2016)

- 3.1 Following the publication of the draft villages plan for consultation in 2014, the Inspector appointed to consider the East Devon Local Plan published a letter expressing concerns about the approach to villages. In response, a suitability assessment was undertaken which considered the availability of services, facilities and transport in each settlement as well as local constraints to growth. This resulted in the number of settlements considered suitable for new development being reduced, and the consequent loss of Built-up Area Boundaries for many of the smaller, less accessible and less well-served settlements. The remaining 15 settlements retained their Built-up Area Boundaries as set out in Strategy 27 of the adopted East Devon Local Plan.
- 3.2 The adopted local plan states that Built-up Area Boundaries for these 15 settlements will be defined in the Villages Plan. The Plan recognises that some communities will want to facilitate additional development and they can allocate sites for this through Neighbourhood Plans.
- 3.3 In order to facilitate a consistent approach to the definition of Built-up Area Boundaries in the Villages Plan a consultation document setting out proposed criteria to guide the process was prepared and may be viewed at <http://eastdevon.gov.uk/media/1249785/buab-consult-doc-final-august-2015.pdf>. This was published for consultation from 7th August to 21st September 2015 and received a number of responses all responses can be viewed at [Proposed criteria for revised built-up area boundaries - East Devon](#). The Councils approach has been to use its **Statement of Community Involvement** (SCI) as a basis for all engagement activity.

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- 3.4 The responses to the consultation led to the refinement of the criteria, and its application by Officers to produce draft plans for consultation from 3rd August until 28th September 2016. Full details of the consultation are available at [Villages Plan 2016 consultation details - East Devon](#). A press release was issued by the Council on [8 August 2016 - Council consults on draft East Devon Villages Plan 2016 - East Devon](#). This helped to generate articles in local newspapers including 'The Sidmouth Herald' [Have say on development boundaries for East Devon villages - News - Sidmouth Herald](#), 'The Midweek Herald' [East Devon Villages Plan consultation launched - News - Midweek Herald](#) and 'The Express and Echo' [Here's how these 14 East Devon villages could expand - and how to have your say on it | Exeter Express and Echo](#).

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- 3.5 The following consultation letter was sent/emailed to anyone on our database that had expressed an interest in the Villages Plan, including anyone who had commented on the 'criteria consultation' in 2015. It was also sent to the following 'specific consultation bodies: Devon County Council; neighbouring authorities; Historic England, Natural England; South West Water; Environment Agency; Marine Maritime Authority; Network Rail, Highways Agency; Homes and Communities Agency; National Grid and the relevant clinical commissioning group.

East Devon Villages Plan - Consultation on East Devon Villages Plan Draft for Consultation from 3rd August 2016 until 28th September 2016.

East Devon District Council has published a draft Villages Plan and is inviting comments on it and the accompanying Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) until 28th September 2016.

The draft plan and SA/SEA are available to view at [Villages Plan 2016 consultation - East Devon](#). This web page also shows supporting documents that include a habitat regulation screening, a draft consultation statement, an equalities impact assessment, criteria used to define Built-up Area Boundaries and site by site assessments for the settlements involved.

If you have any comments on the draft plan please write to us by Wednesday 28th September 2016. We will consider all representations before producing a publication plan for consultation in early 2017.

You can submit your views by either writing to us at Planning Policy, East Devon District Council, Knowle, Sidmouth, EX10 8HL or sending an email to us at localplan@eastdevon.gov.uk. Please put 'Villages Plan' in the subject box of the email or at the top of your letter.

Please contact the planning policy team on 01395 516551 if you have any queries.

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3.6 The following letter was sent to Parish Council's with a settlement considered as part of the Villages Plan (except Lymphstone).

Dear Sir/Madam

East Devon Villages Plan - Consultation on East Devon Villages Plan Draft for Consultation from 3rd August 2016 until 28th September 2016.

The council has published a draft Villages Plan and accompanying Sustainability Appraisal/Strategic Environmental Assessment and is inviting comments until 28th September 2016.

I enclose a copy of the draft plan and would ask that you make this available to local people who may want to view it. Copies are also available at local libraries, at the council offices and on line at [Villages Plan 2016 consultation - East Devon](#). This web page also shows supporting documents that include a habitat regulation screening, a draft consultation statement, an equalities impact assessment, criteria used to define Built-up Area Boundaries and site by site assessments for the settlements involved. I have also included 5 copies of a brief summary of the implications of the plan for your settlement. This has been posted to all homes where a change is proposed to the existing Built-up Area Boundary. It would be very helpful if you could display this locally so that as many people as possible are aware of the consultation and the opportunity to comment.

If you have any comments on the draft plan please write to us by Wednesday 28th September 2016 so that we can consider responses before we finalise the plan. You can submit your views by either writing to us at Planning Policy, East Devon District Council, Knowle, Sidmouth, EX10 8HL or sending an email to us at localplan@eastdevon.gov.uk. Please put 'Villages Plan' in the subject box of the email or at the top of your letter.

Please contact the planning policy team on 01395 516551 if you have any queries.

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3.7 This letter was sent to Lympstone Parish Council.

East Devon Villages Plan - Consultation on East Devon Villages Plan Draft for Consultation from 3rd August 2016 until 28th September 2016.

The council has published a draft Villages Plan and accompanying Sustainability Appraisal/Strategic Environmental Assessment and is inviting comments until 28th September 2016.

I enclose a copy of the draft plan, which is also available at local libraries, at the council offices and on line at [Villages Plan 2016 consultation - East Devon](#). This web page also shows supporting documents that include a habitat regulation screening, a draft consultation statement, an equalities impact assessment, criteria used to define Built-up Area Boundaries and site by site assessments for the settlements involved.

If you have any comments on the draft plan please write to us by Wednesday 28th September 2016 so that we can consider responses before we finalise the plan. You can submit your views by either writing to us at Planning Policy, East Devon District Council, Knowle, Sidmouth, EX10 8HL or sending an email to us at localplan@eastdevon.gov.uk. Please put 'Villages Plan' in the subject box of the email or at the top of your letter.

Please contact the planning policy team on 01395 516551 if you have any queries.

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- 3.8 A letter was also sent to Neighbourhood Plan Groups with a settlement considered in the Villages Plan.

The council has published a draft Villages Plan and accompanying Sustainability Appraisal/Strategic Environmental Assessment and is inviting comments until 28th September 2016.

The documents are available on line at [Villages Plan 2016 consultation - East Devon](#), at local libraries and at the district council offices in Sidmouth. The web page also shows supporting documents that include a habitat regulation screening, a draft consultation statement, an equalities impact assessment, criteria used to define Built-up Area Boundaries and site by site assessments for the settlements involved (hard copies are available to view at the district council offices). A brief summary of the plan for each settlement is also available and has been posted to all properties where a change is proposed to the existing Built-up Area Boundary.

If you have any comments on the draft plan please write to us by Wednesday 28th September 2016 so that we can consider responses before we finalise the plan. You can submit your views by either writing to us at Planning Policy, East Devon District Council, Knowle, Sidmouth, EX10 8HL or sending an email to us at localplan@eastdevon.gov.uk. Please put 'Villages Plan' in the subject box of the email or at the top of your letter.

Please contact the planning policy team on 01395 516551 if you have any queries.

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3.9 All District Councillors were emailed the following text.

As you may be aware, the council has published a draft Villages Plan and is inviting comments on it and the accompanying Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) until 28th September 2016. The Villages Plan proposes Built-up Area Boundaries for the settlements of Beer, Broadclyst, Clyst St. Mary, Colyton, East Budleigh, Feniton, Kilmington, Musbury, Newton Poppleford, Sidbury, Uplyme, West Hill, Whimble and Woodbury. The Built-up Area Boundary for Lymptone is proposed to be the same as that defined in the made Lymptone Neighbourhood Plan. The Villages Plan also deals with Greendale and Hill Barton Business Parks.

Copies of the draft plan will be sent to the relevant Parish Councils and I have asked that they make this available to local people who may want to view it. Copies are also available at local libraries, at the council offices and all documents are available on line at [Villages Plan 2016 consultation - East Devon](#). Supporting documents include a habitat regulation screening, a draft consultation statement, an equalities impact assessment, criteria used to define Built-up Area Boundaries and site by site assessments for the settlements involved. A brief summary of the implications of the plan for individual settlements has also been prepared and sent to the relevant parish council. This has been posted to all homes where a change is proposed to the existing Built-up Area Boundary.

If you have any comments on the draft plan please write to us by Wednesday 28th September 2016. We will consider all representations before producing a publication plan for consultation in early 2017.

You can submit your views by either writing to us at Planning Policy, East Devon District Council, Knowle, Sidmouth, EX10 8HL or sending an email to us at localplan@eastdevon.gov.uk. Please put 'Villages Plan' in the subject box of the email or at the top of your letter.

Please contact the planning policy team on 01395 516551 if you have any queries.

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- 3.10 Copies of the draft plan, along with the following letter, were sent to libraries at Exeter Central, Lyme Regis, Exmouth, Budleigh Salterton, Sidmouth, Seaton, Axminster, Ottery St. Mary, Honiton, Colyton and Clyst Vale (Broadclyst).

Dear Librarian

East Devon Villages Plan - Consultation on East Devon Villages Plan Draft for Consultation from 3rd August 2016 until 28th September 2016.

The council has published a draft Villages Plan and is inviting comments on it until 28th September 2016. I enclose a copy of the consultation document and would be grateful if you could make it available for public inspection at the library, at least until 28th September 2016. We have also prepared a brief paper on each settlement that sets out what we would like to do and how people can get involved. I have enclosed a few copies of the leaflet for the nearest settlements to your library and it would be most helpful if you could display these and give them out to anyone interested – we can send more copies if you run out.

Anyone wishing to comment on the draft plan should either write to us at Planning Policy, East Devon District Council, Knowle, Sidmouth, EX10 8HL or send an email to us at localplan@eastdevon.gov.uk. Comments need to be received by Wednesday 28th September 2016 so that we can consider responses before we finalise the plan. The following consultation and supporting documents are available to view online at <http://eastdevon.gov.uk/planning/planning-policy/villages-plan/villages-plan-2016-consultation/>

- A draft Sustainability Appraisal/Strategic Environmental Assessment
- Habitat Regulations Screening
- Draft Consultation Statement
- Criteria for defining built-up area boundaries
- Equalities Impact Assessment
- Methodology Plain English Guide
- A 'site by site' appraisal of individual settlements

Anyone wanting further information can contact the planning policy team on 01395 516551.

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- 3.11 Efforts were made to identify all properties directly affected by a proposed change to the BUAB compared with the previously adopted Local Plan (July 2006). Whilst hundreds of properties were identified and sent letters, unfortunately a group of properties in Newton Poppleford were missed, but were made aware of the consultation and have responded to it. The following letters were sent out to those properties identified.

The council has published a draft Villages Plan and is inviting comments on it until 28th September 2016.

We have prepared a brief paper, which is attached, that sets out what we would like to do and how you can get involved.

If you have any comments on the draft plan please write to us by Wednesday 28th September 2016 so that we can consider responses before we finalise the plan.

You can submit your views by either writing to us at Planning Policy, East Devon District Council, Knowle, Sidmouth, EX10 8HL or sending an email to us at localplan@eastdevon.gov.uk. Please put 'Villages Plan' in the subject box of the email or at the top of your letter.

Please contact the planning policy team on 01395 516551 if you have any queries.

- 3.12 Included with each letter was a 'summary sheet' for the relevant settlement. These are available to view at [Villages Plan 2016 consultation details - East Devon](#).

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4. General summary of responses to July 2016 consultation

- 4.1 Around 300 individual responses were received, together with two letters signed by 44 residents of Clyst St. Mary. All representations may be viewed at [Villages Plan 2016 consultation comments - East Devon](#).
- 4.2 Individual comments are summarised in the table included at **APPENDIX 2**. This table includes a brief summary of the comments made and an officer response and recommendation on whether a change should be made to the plan.
- 4.3 As may be expected, a range of comments were received on both general issues and specific sites. Developer and landowner interests tended to criticise the approach of not allocating sites or drawing boundaries to actively facilitate additional development. Some respondents raised the issue of whether the Villages Plan would facilitate the number of new homes set out in Table 2 of the adopted Local Plan. Generally speaking, local residents tended to favour the proposed boundaries, although some people who may wish to develop in their gardens in the future objected if they were proposed for exclusion. There were significant levels of support for the proposed approach to Greendale Business Park, but also some representations from businesses opposed the approach of development constraint.
- 4.4 Some comments were made specifically about the SA/SEA and these are summarised in the table included in **APPENDIX 3**.

5 How issues raised in consultation have been addressed

- 5.1 Further work has been undertaken in response to the 2016 consultation and is available to view at [Proposed submission plan and supporting documents - East Devon](#).
- 5.2 In terms of the general comments criticising the approach taken, Chapter 4 of the Villages Plan Sustainability Appraisal Report considers reasonable alternatives. Additional work has also been undertaken to assess housing delivery rates in the Strategy 27 settlements and rural areas and a monitoring report produced.
- 5.3 The 'Site by Site' assessments that were used to help determine where Built-up Area Boundaries were drawn for the 2016 consultation have been updated to take account of specific representations made on individual sites. In terms of individual settlements the main changes made as a result of the 2016 consultation can be summarised as:

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Beer – area of housing to west of village previously excluded from BUAB but proposed as a reasonable alternative now included.

Broadclyst – community orchard and area to front of primary school now excluded from BUAB and new buildings at secondary school included.

Clyst St. Mary – no changes made.

Colyton – former factory building and separate garage included in BUAB.

East Budleigh – section of rear gardens excluded from BUAB.

Feniton – land with planning permission to north of village included in BUAB.

Kilminster – inclusion of land to the south of the village in the BUAB.

Lympstone – no representations received.

Musbury – inclusion of land south of the village previously excluded from BUAB but proposed as a reasonable alternative now included. Additionally two houses to the south of the village now included in the BUAB.

Newton Poppleford – area of land to south of village included to take account of a planning permission revised to reflect the application site.

Sidbury – no changes made.

Uplyme – neighbourhood plan BUAB chosen.

West Hill – the inclusion of most of the western and part of the southern ‘reasonable alternative areas’ within the BUAB.

Whimble – no changes made.

Woodbury – no changes made.

- 5.4 An assessment of both Hill Barton and Greendale Business Parks provides further detail on the potential suitability of the two business parks for future expansion, including in respect of land at and surrounding the business parks.

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6 Duty to co-operate

- 6.1 The Duty to Co-operate is set out in Section 110 of the Localism Act 2011. The local planning authority must engage ‘constructively, actively and on an ongoing basis’ during the preparation of local plans when they relate to ‘strategic matters’. Strategic matters are defined as development, including infrastructure, with a significant impact on at least two planning areas. There is limited opportunity to co-operate with neighbouring authorities on the Villages Plan as it seeks to implement the strategic policies of the East Devon Local Plan does not deal with meeting strategic needs.

7 Other Considerations

- 7.1 The Plan has evolved as a result on ongoing consultation but it has also been heavily influenced by other considerations. The Plan is underpinned by sustainability appraisal/strategic environmental assessment, habitat regulations assessment, Equalities Impact Assessment and other work and research/evidence collection.

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APPENDIX 1- STATEMENT OF COMMUNITY INVOLVEMENT 2013

The section of the SCI which is relevant to Policy work is detailed below (please note that the full SCI also contains details of development management consultation):

Stage in Plan making	Consultation that we will undertake for each stage of Local Plan production
<p>Initial Background Work and Developing the Evidence Base</p> <p>This is the ‘start’ of the process where we gather information and seek to gain an initial understanding of public views</p>	<p>Developing the Evidence base</p> <p>We will gather evidence through some or all of the following:</p> <ul style="list-style-type: none"> • Review of existing data • Use of specialist consultants • Exhibitions and Roadshows • Workshops • Focus groups • Surgeries • Attending Meetings of Other Groups • One-to-One Meetings • Questionnaires • Consultation with Parish Councils and elected Members <p>• Any technical or background document that forms or will form a (substantive) part of our evidence base will be available in electronic form on the Council website and in paper form for inspection at the main Council offices.</p> <p>• Details of findings of consultation events that we undertake will be available on our website and in paper format.</p>
<p>Preparation Stage</p> <p>Consultation is ongoing throughout this stage. The number and type of</p>	<p>We will notify those bodies, groups and individuals that we consider likely to have an interest in the subject of a local plan we propose to prepare and invite representations about what the plan should contain. Any</p>

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Stage in Plan making	Consultation that we will undertake for each stage of Local Plan production
<p>consultation documents issued at this stage will depend on the issues involved and the revisions required. As a minimum we must notify certain parties (as set out in the statutory regulations) that we are proposing a plan and invite them to comment on what it should contain, When we prepare the plan we must take these comments into account.</p> <p>In addition, we may consider it appropriate to produce one or more draft documents for people to comment on.</p>	<p>representations will be taken into account when preparing the plan. For each document we prepare we will ensure:</p> <ul style="list-style-type: none"> • Documents are published on the Council website and made available at the main Council Office and public libraries within East Devon; • Paper copies of documents are available during the consultation period. <p>At key stages a sustainability appraisal will be undertaken. This will detail the likely significant environmental, social and economic effects of each proposal or option will be undertaken and made available for public comment. If consultation leads to the approach changing significantly this will be reviewed and re-consulted on.</p>
<p>Publication</p> <p>This is the stage where we publish the document that we intend to submit to the Secretary of State.</p>	<p>A minimum of six weeks formal public consultation will be undertaken in readiness for plan Examination. The following documents will be made available on the Council’s web site, at the main Council Offices and in the public libraries in East Devon</p> <ul style="list-style-type: none"> • The relevant local plan • A submission policies map (if applicable) • The relevant sustainability report • A representation statement giving details of which bodies and persons were invited to make representations (under regulation 18) and how this was done, a summary of the main issues raised and how they have been addressed in the local plan. • Any relevant supporting documents. <p>Details will also be provided of where and when the above documents are available for inspection and this</p>

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Stage in Plan making	Consultation that we will undertake for each stage of Local Plan production
	<p>will be sent to the bodies and persons invited to make representations. This is called a ‘statement of representation procedure’.</p> <ul style="list-style-type: none"> • A Sustainability Appraisal will be carried out which will be subject to public consultation. If consultation leads to the approach changing significantly this will be reviewed and re-consulted on.
<p>Submission Document Any person may make representations at this stage, but they must be received by the local planning authority by the date specified in the ‘Statement of Representation Procedure’ produced at the ‘Publication’ stage.</p>	<p>We will publish submitted representations on our web sites as soon as reasonable practical, but signatures and private e-mail addresses and telephone numbers will not be visible on our web site, although they will be shown on paper copies that will be sent to the Planning Inspector and may be viewed at the council office.</p>
<p>Consideration of Representations by Appointed Person Before making recommendations on the plan, the Inspector must consider any representations made on the published plan</p>	<p>We will send the following documents to the Inspector in electronic and paper form:</p> <ul style="list-style-type: none"> • The sustainability appraisal report; • A submission policies map, if the adoption of the local plan would result in changes to the adopted policies map; • A statement setting out: <ul style="list-style-type: none"> • Which bodies and persons were invited to make representation on the content of the plan (Preparation stage); • How those bodies were invited to make representations; • A summary of the main issues raised in those representations; • How any of those representations have been taken into account; • If representations were made at the publication stage, the number of representations made and a summary of the main issues raised; and

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Stage in Plan making	Consultation that we will undertake for each stage of Local Plan production
	<ul style="list-style-type: none"> • If no representations were received a statement that none were received; • Copies of any representations made at the publication stage; and • Any supporting documents the local planning authority consider relevant.
<p>Examination Stage An inspector will be appointed by the Secretary of State to conduct the examination. The Inspector will determine whether the plan has complied with various legal requirements (including the ‘duty to co-operate’) and whether it is ‘sound’.</p>	<p>We will publish (on our web site and at our principal offices) details of the date, time and place of the hearing and the name of the Inspector at least 6 weeks before the opening of the hearing. We will also send these details to anyone who maintains a representation on the plan.</p>
<p>Publication of the recommendations of the appointed person We must publish the recommendations and reasons of the Inspector as soon as reasonably practical after receipt of their report.</p>	<p>We will publish the Inspector’s recommendations and reasons on our web site and at our principal offices. We will also advise those people who requested it that the recommendations are available.</p>
<p>Adoption</p>	<p>As soon as possible after the plan is adopted (by resolution of the local planning authority) we will publish on our web site and make available at our main office:</p> <ul style="list-style-type: none"> • The local plan; • An adoption statement; • The sustainability appraisal report; and • Details of when and where the plan can be inspected. <p>We will also send a copy of the adoption statement to anyone who has asked to be notified and send a copy</p>

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Stage in Plan making	Consultation that we will undertake for each stage of Local Plan production
	of the adoption statement to the Secretary of State.
Monitoring and Review	<p>Monitoring and Review</p> <ul style="list-style-type: none"> • We will notify all bodies and individuals of monitoring processes/the Monitoring Report and of document Review (if proposed).
<p>In addition for each stage we will:</p> <ul style="list-style-type: none"> • Examine the potential for holding stakeholder events. We welcome your suggestions as to events which would be of particular worth or value. • Issue relevant and informative press releases and press articles. • Make information available in a variety of formats so that those with special requirements are able to participate in the consultation. This may include: <ul style="list-style-type: none"> • Large Print • Different font types/colours • Audio version (via our website) • Translation into other languages (via our website) • Face to face meetings with Officers 	

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APPENDIX 2 East Devon Villages Plan Draft for Consultation from 03/08/2016 to 28/09/2016 Summary of Responses

These tables include a brief officer summary of comments received on the East Devon Villages Plan Draft for Consultation. For full details of responses received please see [Villages Plan 2016 consultation comments - East Devon](#) where comments are grouped into 'general comments' and then by settlement.

Reference is made to supporting documents as follows.

[Criteria for defining built-up area boundaries for villages plan 2016 - http://eastdevon.gov.uk/media/1793555/criteria-for-defining-buabs-for-villages-plan-june-2016.pdf](http://eastdevon.gov.uk/media/1793555/criteria-for-defining-buabs-for-villages-plan-june-2016.pdf);

The site by site analysis by settlements at the time of the 2016 consultation is available at [Villages Plan 2016 consultation - East Devon](#);

The [Villages plan 2017 - East Devon](#) page includes details of supporting documents that include;

updated site by site assessments to take account of the representations received through the 2016 consultation;

the Assessment of Housing Supply in East Devon Villages Plan Settlements monitoring statement;

the heritage impact review for Musbury;

the proposed submission Villages Plan.

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Table 1 Summarising General Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
28	M. Hall for East Devon Campaign for the Preservation of Rural England (CPRE).	Agree with criteria for determining BUAB and consider they have been applied in a logical manner. Particularly support additional criterion of looking at accessibility of village facilities on foot, which should focus development in sustainable locations and has been supported by several recent appeal decisions. Local Plan Inspector accepted that a large percentage of the housing required in East Devon already had planning permission in the villages so quite reasonable that Villages Plan does not encourage additional housing. Support approach taken for Hill Barton and Greendale Business Parks.	Support noted.	No
124	M. Dunn for South West Water	No specific comments based on information currently available.	Comments noted.	No
628	Clyst Honiton Parish Council	Paragraph 4.6 - support for Appendix 6 being used as an alternative to assess the accessibility of core local facilities and services on foot. Appendix 4 although validated by the Chartered Institute of Highways and Transportation in 2000, it utilises data (1996 -1999) which is up to 20 years old to draw up this criteria table. This	Appendix 4 (Extract from ‘Providing for Journeys on Foot’ by the Chartered Institute of Highways and Transportation in 2000) was used as a ‘starting point’ and informed Appendix 6. It is not logical to support the application of Appendix 6, but then include the red hatched areas in the BUABs (which are proposed to be	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		promote community led development (for example Community Land Trusts) justifying how and why, in a local context, the development will promote the objectives of sustainable development.		
1604	National Grid	No comments.	Noted.	No
3176	Savills on behalf of Sidbury Manor Estate	<p>Fundamental concerns about approach of Local Plan and Villages Plan to delivery of development in East Devon villages. Fail to see how housing needs in rural areas will be addressed without proactively planning for growth.</p> <p>Strategy 2 of the Local Plan provides for 1,123 dwellings in Villages and Rural Areas and this includes 206 dwellings to be provided as ‘strategic allocations’. These should be allocated through the Villages Plan</p> <p>Object to criteria 1 and recommend inclusion of a criterion which assesses whether land could be included in a BUAB. Need a robust policy in Villages Plan to ensure delivery to meet</p>	<p>The approach was found to be acceptable by the Local Plan Inspector and the draft Villages Plan follows the adopted Local Plan.</p> <p>See separate monitoring report, which shows 1,286 dwellings for the villages and rural areas (total of completions, permissions, allocations and sites with acknowledged potential).</p> <p>Approach taken in Villages Plan is consistent with adopted Local Plan.</p>	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<p>objectively assessed needs and if plans for sustainable new developments are progressed in the sustainable settlements listed, then a presumption in favour of those developments will apply.</p> <p>Should not rely on neighbourhood planning to deliver strategic requirement set out in Strategy 2.</p>	<p>Any housing proposals that come forward through neighbourhood planning will be in addition to the strategic figures set out in Strategy 2 (with the exception of Lymptstone which is already accounted for in Table 2).</p>	
3207	Emery Planning Partnership on behalf of Wainhomes	<p>If progress has not been made on neighbourhood plans before publication of Villages Plan, the Council (EDDC) should consider allocation of land based on need.</p>	<p>Housing need was assessed through the Local Plan on a district wide basis. The Local Plan makes provision to accommodate this housing need and monitoring indicates that completions in the villages/rural areas are being delivered in accordance with the agreed strategy – see separate monitoring report).</p>	No
3215	A. Carthy	<p>Villages Plan is contrary to Governments intent to build more houses. Unless room for expansion is included more decisions will be made by Planning Inspectors.</p> <p>Housing in Cranbrook is meeting Exeters rather than East Devon needs and there will not be a 5</p>	<p>The scope of the Villages Plan is wholly consistent with the adopted Local Plan.</p>	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<p>year land supply in East Devon. Neighbourhood plans will not deliver the amount of housing needed to meet the 5 year land supply. The list of settlements included in Strategy 27 should be reviewed.</p>	<p>The five year land supply is not reliant on allocations through the Villages Plan.</p>	
3347	PCL Planning	<p>The Local Plan Inspector expressed concerns about the delivery of housing outside of the West End and recommended an early plan review if housing is not delivered – the Villages Plan is the appropriate opportunity for this and the failure to do so means that the Villages Plan is not positively prepared and therefore unsound. The Villages Plan should guarantee delivery of the 1,123 homes in a sustainable manner ('as opposed to the vagaries of the Neighbourhood Planning process'). The Villages Plan should 'fix the flaws' of the 'unsound' Strategy 27 by allocating land to ensure the growth levels set out in Strategy 2 are met. The Villages Plan should provide an option to review housing numbers upwards, with settlements like Feniton that are well connected to Exeter receiving higher levels of growth than more isolated settlements. An appendix showing the</p>	<p>See separate monitoring report, which shows 1,286 dwellings for the villages and rural areas (total of completions, permissions, allocations and sites with acknowledged potential).</p> <p>Strategy 27 forms part of the adopted plan and this was found to be sound through the examination process. It is clear that the Local Plan adopted in 2016 replaced the whole of the previously adopted (2006) Local Plan and it is not accepted that settlements not listed in Strategy 27 have retained their BUAB's</p>	

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<p>relative sustainability of the different settlements is included.</p> <p>The adoption of the Local Plan failed to include a clear statement setting out which policies would be replaced, but it's clear from the scope of the 2016 Local Plan that it did not a review of BUAB's for villages. The scope of the Villages Plan should therefore include the deletion (in whole or part) of any village BUAB defined in 2006. The BUAB's should reflect growth that has occurred since 2006 and not seek to exclude developed areas. Criteria used are not appropriate and are inconsistent with the Local Plan Inspector's findings. The Villages Plan is 'misconceived in law' and the approach to defining BUAB's is flawed. The strategy is not justified by the evidence and fetters the delivery of Strategies 1 and 2 and is not consistent with national policy.</p>	<p>until/unless superseded by the Villages Plan. This would clearly be inconsistent with the Strategy 27 of the adopted plan. The criteria used to help define BUAB's reflect the approach taken in Strategy 27 of not allocating land for development through the Villages Plan.</p>	
3481	Bell Cornwell on behalf of Clinton Devon Estates	<p>Current approach is very restrictive and effectively devolves all decision making to neighbourhood plans. A better approach is set out in paragraph 3.4 of the draft plan and includes the application of a criteria based approach alongside a BUAB to allow</p>	<p>Alternative approaches have been considered and dismissed for the reasons set out in the draft 2016 plan.</p>	

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		appropriate sites to come forward. This approach would provide a more balanced approach that could put strong controls on development around key villages such as size, design and relationship of scheme to village, whilst also providing opportunities for sensible proposals to come forward. This should be done as part of the Villages Plan to secure the change at the earliest opportunity, but if this is not procedurally possible it should be in the next local plan review.		
3712	Marcus Salmon for the Environment Agency	No concerns raised. Document recognises there flooding is a particular issue and satisfied that major environmental policies are covered by the Local Plan. The Environment Agency has been involved with neighbourhood planning and has had the opportunity to address locally specific issues.	Comments welcomed	No
6151	Savills on behalf of Taylor Wimpey	Concerned with approach set out in Strategy 27 and that Strategy 2 includes 206 homes to be delivered through strategic allocations, but none are proposed in the villages plan. Fail to see how the 1,123 housing allocation in the rural areas can be met. Comments on the Sustainability Appraisal are	See separate monitoring report, which shows 1,258 dwellings for the villages and rural areas (total of completions, permissions, allocations and sites with acknowledged potential).	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<p>recorded separately. Concerned about how BUAB's are being defined, particularly criteria A1, which is onerous and allows no flexibility to accommodate growth on sustainable sites. There are significant benefits to identifying land outside but adjacent to a village boundary. Sole reliance should not be placed on neighbourhood plans to deliver strategic housing requirements.</p>		
6324	Devon County Council	<p>Supports in principle and includes detailed comments as follows: Reference should be made to the adopted Waste Plan and the emerging Minerals Plan. Whilst some small schools could benefit from additional local development, for very small schools the scale of development in isolation is unlikely to be sufficient to ensure the long term sustainability of these schools. Development in villages would place extra pressure on home to school transport and would need to be mitigated through planning agreements. Reference should be made to the Historic Environments Record and a positive approach set out to the historic environment as required by the NPPF.</p>	Support in principle welcomed.	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
6940	Origin3 on behalf of a private land owner.	Local Plan Inspector expressed concern about neighbourhood planning delivering the 1,123 dwellings required for the villages and rural areas. Strategy of encouraging community led proposals commended, but if numbers required not delivered speculative applications could result from lack of housing supply.	See separate monitoring report, which shows 1,258 dwellings for the villages and rural areas (total of completions, permissions, allocations and sites with acknowledged potential).	No
7046	PCL Planning on behalf of FWS Carter and Sons Ltd.	Fundamental concerns about lack of employment land outside of strategic locations in the West End, particularly lack of employment land provision at Greendale Business Park. Approach of Villages Plan to maintain existing position is at odds with NPPF which sets out the need to support economic growth and take a positive approach to sustainable new development. The Villages Plan should identify land for future development as originally intended. A review of existing built employment space has been undertaken in the Exeter locality in East Devon that shows there is a lack of available units in the area.	The Local Plan does make provision for employment land across East Devon, this includes substantial allocations at the West End and also elsewhere in the District. The 'elsewhere' provision is, however, specifically, made at and close to towns and centre of population as opposed to stand alone countryside sites such as Greendale that are remote from centres of population. The local plan is, therefore, positively planning for economic growth and in complying with the NPPF and complying by ensuring that such growth will promote, as oppose to contradict, objectives of sustainable development.	No
7243	Gladman	Inappropriate to use BUAB's to restrict otherwise sustainable development from coming forward. The NPPF is clear that sustainable development should go ahead	The policies and proposals of the adopted Local Plan set out how the housing needs of East Devon will be met.	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		without delay. A more permissive approach should be taken towards development in the countryside to meet the needs of East Devon and significantly boost the supply of housing. If BUAB's are to be used, then they should be drawn more loosely.		
7296	Stride Treglown Town Planning on behalf of Redrow Homes	A rigid definition of BUAB's could frustrate attempts to deliver a choice and range of sites and development. Flexibility is needed in the policy framework so there is a 'basket' of potential development sites.	The proposed BUAB's allow the flexibility of 'infill' plots within settlements. The representation effectively seeks the allocation of a large field (to the south of Woodbury), contrary to Strategy 27 of the Local Plan.	No
7659	Bell Cornwell on behalf of Stuart Rogers	Supports alternative approach set out in paragraph 3.4 for BUAB's alongside a criteria based approach to allow appropriate sites to come forward. Proposed approach is very restrictive and defers decision making to neighbourhood planning, much of which is at an early stage and restrictive in nature. Likely that limited development will occur in key settlements that limits vitality of rural communities and undermines land supply. Alternative approach at paragraph 3.4 would be more balanced with strong controls on development while allowing sensible development. BUAB's are outdated and being	The strategic development needs of the District are met through the Local Plan. It is appropriate for decisions about additional development to be made by local communities through the neighbourhood planning process. Neighbourhood planning is not designed to be restrictive in nature and there are examples in East Devon of neighbourhood plans that make provision for additional development.	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		phased out of neighbouring areas.		
7660	Savills on behalf of N. Bond	The use of BUAB's is unsound. It is a fixed, arbitrary line that is outdated and prevents good planning from taking place. The NPPF requires a presumption in favour of sustainable development and this cannot be determined by which side of an arbitrary line a site is. Rather all aspects of sustainability should be considered, including access to local services, facilities and jobs. Criteria based policies in Somerset are cited as alternative approaches. Relying solely on neighbourhood planning to bring forward development in villages is unsound – allocations in villages is a strategic matter that should be directly addressed by the local (planning) authority.	Alternative approaches have been considered and dismissed for the reasons set out in the draft 2016 plan. The approach taken is compliant with the adopted Local Plan.	No

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Table 2 Summarising Beer Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
77	Beer Parish Council	<p>Agree with exclusion of houses to NE of village where significant garden development could be achieved and the exclusion of houses in Clinton Rise where development could impact on the skyline.</p> <p>Do not agree with exclusion of western end of Park Road and Underleys purely on grounds of distance from services (red hatched area). Long established part of village and closer to school than other areas that have been included. Small gardens without much development potential so any new housing likely to be small, which is in short supply. Similar arguments could be made for housing at Quarry Lane/Paezen flats. Request that Park Road, Quarry Lane and Paezens Lane are included.</p>	Support noted.	Yes – draw boundary as suggested.
719	Anonymous	No change required – could lead to further development.	Support noted.	No
3481	Bell Cornwell on behalf of Clinton Devon Estates	It is possible to site some new development outside existing built footprint without unduly significant impact on the character of the village or AONB. Land at Short Furlong refused planning permission (14/2621/MOUT) is sited as being suitable and supported by the Parish Council. It is anticipated that the application will be resubmitted as soon as the Neighbourhood Plan is made.	Reasons for not allocating land fully set out in draft 2016 plan. Neighbourhood planning issue.	No
7474	M. Walton	Beer needs to expand for housing that cannot be used as holiday homes.	Neighbourhood Planning issues.	No
7481	S. Morton and K.	Agree with proposed BUAB. New dwellings on Greenfield sites	Support noted. Although	No

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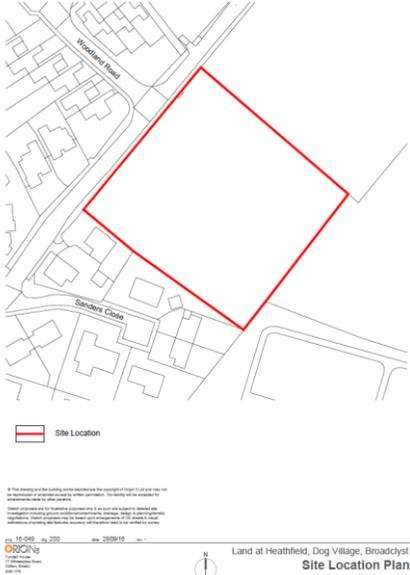
Rep. No.	Name	Comment	Officer Response	Change Recommended?
	Reed	would destroy the character and only result in 40% affordable housing. Developers should buy existing houses and rent these out or make shared ownership. Seaton is nearby and has always been a good 'stepping stone' to getting a house to rent or buy in Beer.	changes have been made in response to other comments, no Greenfield sites have been included.	
7513	L. Reed	New BUAB should be respected to preserve the character and charm of village. No more homes should be built on Park Road as it is already very busy and would be detrimental to residential amenity.	Support noted	No

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Table 3 Summarising Broadclyst Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
178	E Lewis	Criteria A1 restricts village boundary to follow current built form without including eligible sites. Suitable sites such as BC06 (SHLAA W060) that are adjacent to current boundary should be included in the BUAB. Broadclyst needs sustainable development to meet future family needs.	Issues can be addressed through neighbourhood planning.	No
250	Broadclyst Parish Council	<p>Recommend that the BUAB follow the line of the existing buildings at the community college (as proposed) but if college wish to use some of playing fields for classrooms to benefit students this should be considered.</p> <p>Recommend that area to front of primary school is excluded from BUAB to protect the frontage from further development and retain existing village gateway.</p> <p>Orchard at Dog Village should be excluded as any development would be detrimental to character of landscape and local history.</p> <p>Support exclusion of other areas proposed to retain the character of Broadclyst’s built environment.</p>	<p>Site of new school buildings should be included.</p> <p>Small amenity area/car park should be excluded from BUAB as requested.</p> <p>Site included in error – ought to have been excluded on criteria C2 .</p>	Yes – amend boundaries at schools and Orchard in line with Parish Council comments.
6940	Origin 3 on behalf of	Broadclyst has excellent transport connections with Exeter and a good range of local services and facilities.	Allocation of site BC06 is a matter for the neighbourhood planning process.	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
	private landowner.	<p>Site BC06 (SHLAA W060) is visually contained, not in Green Belt, conservation area or an AONB and is not prone to flooding. Site is the most suitable and sustainable location for housing in Broadclyst. Three areas should be excluded from the BUAB – playing field behind Community College, area to front of Primary School and Orchard at Dog Village.</p> 	<p>Sites at primary school and Orchard now proposed for exclusion in line with Parish Council comments. Boundary to rear of community college redrawn to reflect recent extensions to school buildings.</p>	
7207	Cranbrook	Supports Broadclyst Parish Council comments.	Comments noted.	Yes – see changes recommended from Broadclyst Parish Council comments.
7483	Exeter	Proposed boundary limits sustainable expansion of	Neighbourhood Planning issue.	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
	Diocesan Board of Finance	village where local people would wish to grow.		

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Table 4 Summarising Clyst St. Mary Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
1083 1294 7217 7246 7251 7252 7253 7254 7258 7259 7264 7265 7266 7273 7274 7279 7573 7607 7608 7618 7619	K.Williams R Hutton L Armstrong T Hanson M Rowe J Reynolds M Pattison T Pattison L Shilling E Perry N Macaulay K Simmonds P Simmonds I Spriggs R Spriggs R Scott K Walters M Streukter M van der Giezen E Simmons A Simmons	Agree with exclusion of sports area at Winslade Park (CM15) and CM16 from BUAB. Concerned that planning application for residential development at Winslade Park could be determined before Inspector has opportunity to consider the Villages Plan. Even though Winslade Park is allocated for housing in the Local Plan, it is not well related to the settlements and should therefore be excluded from the BUAB. Clyst St Mary should be treated as Beer, Newton Poppleford and West Hill and land should be excluded on walking distances. Agree with exclusion of copse at rear of houses between 48 and 64 Clyst Valley Road, but black line exclusion should be extended to west boundary of Church Lane to ensure future development could not be accessed by demolishing existing properties.	Despite the distance, officer assessment concluded that Winslade Park allocation is sufficiently physically and functionally related to the settlement to be included under criteria B3 by way of the level topography and good walking routes. It would be inappropriate to exclude the area to the rear of properties along Clyst Valley Road as where practical, boundaries should follow clearly defined features (now considered under CM23).	No
2043	JLL on behalf	Appropriate to include Winslade Park allocation in BUAB in accordance	Fields were excluded under	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
	of Friends Life	with Criteria B3. The 'alternative approach' set out at paragraph 8.7 is illogical and nonsensical if a brownfield allocation is removed on the basis of walking distance to core services. Topography of area and footways demonstrate site is easy to walk to and sustainably located by any reading of the definition. Devon County Highway comments on planning applications confirm this. BUAB should be extended to include sports facilities that are not freely available to the general public. This space is at the edge of the settlement and should be considered for future development to release pressure for building on less suitable sites. Inclusion of land would be the best way to provide additional recreation facilities as part of a comprehensive approach to the future of the village.	criteria C2 as being recreation land at the edge of the Village which is open in character. Also of note that the recreation fields are allocated in the emerging Neighbourhood Plan as Local Green Space.	

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		 <p>The map, titled 'WINSLADE PARK LOCATION PLAN', shows a residential development area outlined in red. A north arrow is located in the upper right quadrant. A legend in the bottom right corner includes the text 'WINSLADE PARK Area with its outline : 35,95ha'. The map also shows surrounding roads and other buildings.</p>		
3347	PCL Planning	BUAB drawn too tightly and artificially constrains reasonable development. Reserve the right to propose specific amendments depending on findings to more strategic issues raised.	Comment noted	No
3712	Environment Agency	No concerns raised as document recognises where flooding is a particular risk, such as Clyst St Mary. Major environmental policy issues dealt with in Local Plan.	Comments noted	No
7158	M. & L. Trim	Agree with many of the proposed changes to the BUAB, but thinks it is	St Bridget Nurseries excluded	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		illogical to exclude St. Bridgets Nursery but include the allocation at Winslade Park. The allocation should be excluded on the basis of walking distances as has been proposed in villages like West Hill. There is a danger that a planning permission could be granted before the BUAB has been properly considered through the Villages Plan. Site at Winslade Park should not be included as it is not physically and functionally well related, parts of the site are in the floodplain and is not within an easy walk of services and facilities. Land at Winslade park regularly floods, but could now be included in BUAB.	as site is not functionally related to the village due to lack of safe pedestrian footpath access. Despite the distance, officer assessment concluded that Winslade Park allocation is sufficiently physically and functionally related to the settlement to be included under criteria B3 by way of the level topography and good walking routes.	
7209	G Kayley	Wants to live in a village, not a town. Planning permission already granted for 80 homes. Boundaries should remain unchanged. Greenfield areas of Winslade Park were specifically excluded from Local Plan allocation and should remain open. Concerned that sites at Brook House and Plymouth Brethren and other Greenfield sites could be put forward for development through the Villages Plan.	Boundaries reflect current allocations and permissions and do not seek expansion to accommodate additional development. Recreation areas at Winslade Park are excluded and allocated as Local Green Space in the emerging Neighbourhood Plan.	No
7210 7211	S Green B Green	Agree with exclusion of sports area at Winslade Park (CM15) and CM16 from BUAB. Concerned that planning application for residential	Despite the distance, officer assessment concluded that	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
7212 7217 7672 7675 7684 7684 7686 7687 7688 7689 7690 7690 7692 7693 7694 7695 7696 7697 7698 7699 7700 7701 7702	R Green L Armstrong V. Hanson P. Ranft S. Killian J. Holden M. Davison P. Davison A. Hammett C. Ward S. Stevensen V. Holwith V. Macaulay S. Fanson D. Rowe I. Holden E. Kellaway P. Kellaway C. Green I. Pearcy B. Foy K. Harvey B. Harvey	development at Winslade Park could be determined before Inspector has opportunity to consider the Villages Plan. Even though Winslade Park is allocated for housing in the Local Plan, it is not well related to the settlements and should therefore be excluded from the BUAB. Clyst St Mary should be treated as Beer, Newton Poppleford and West Hill and land should be excluded on walking distances. Land regularly floods, but could now be included in BUAB.	Winslade Park allocation is sufficiently physically and functionally related to the settlement to be included under criteria B3 by way of the level topography and good walking routes.	
7213 7214	I Quick J Smith	Agrees that sports facilities at Winslade Park should be excluded along with site CM16. Although garage and car park (CM06) are well related to	St Bridget Nurseries excluded as site is not functionally	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
7215 7225 7278 7565 7671 7672 7673 7674	I Smith D Hutchinson A Scott N Vanbeck M. Pearcy V Hanson N Armstrong J. Ranft	village, any loss of a well used car park would need to be addressed. Difficult to understand why St Bridget Nurseries excluded when Winslade Park is included as it's closer to the core facilities. Concerned that planning applications at Winslade Park may be determined before Villages Plan considered by an Inspector. Main changes to BUAB agreed, except for inclusion of red hatched land at Winslade Park, because it is too far from facilities, pedestrian links are not safe and there is limited street lighting. The pedestrian footbridge over the A3052 is poorly maintained and unsuitable for wheelchairs, pushchairs and the elderly. Parts of the site regularly flood and the bus service has been reduced affecting sustainability. Agree with exclusion of copse at rear of houses between 48 and 64 Clyst Valley Road, but black line exclusion should be extended to west boundary of Church Lane to ensure future development could not be accessed by demolishing existing properties. This area regularly floods so is not suitable for inclusion in the BUAB.	related to the village due to lack of safe pedestrian footpath access. Despite the distance, officer assessment concluded that Winslade Park allocation is sufficiently physically and functionally related to the settlement to be included under criteria B3 by way of the level topography and good walking routes. It would be inappropriate to exclude the area to the rear of properties along Clyst Valley Road as where practical, boundaries should follow clearly defined features (now considered under CM23).	
7244 7245	S Selby J Selby	Opposes inclusion of Winslade Park site in BUAB. Does not reflect scale and built form of village, is not physically or functionally related to Clyst St Mary and is remote from core services and facilities. Disputes reasons set out for including the red hatched area because a high proportion of future residents likely to be elderly or young families who will be less able to walk to local services. Pedestrian links are partly unlit and lacking	There have been no material changes in circumstance since the Winslade Park allocation was considered by the Local Plan Inspector and found to be acceptable.	No

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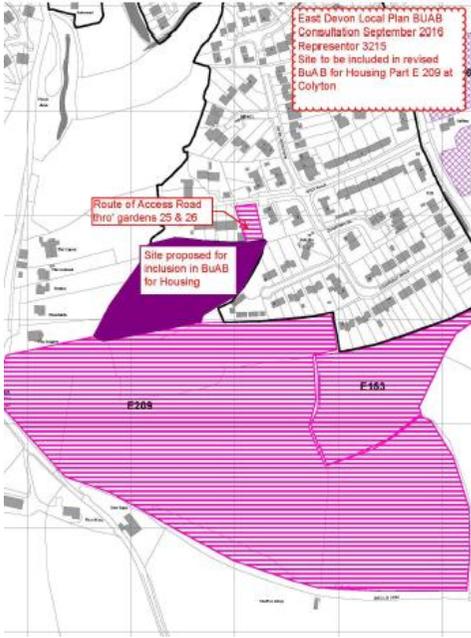
Rep. No.	Name	Comment	Officer Response	Change Recommended?
		pavements. The pedestrian footbridge is stepped, difficult to use for pushchairs and poorly maintained. Many existing residents cross via the roundabout rather than using the toucan because of the extra walking distance. The distance from services and physical barrier of busy a road makes access by sustainable modes of transport difficult. This is inconsistent with NPPF and plan should not be adopted.		
7500	L. Beattie	Queries why the BUAB includes house but excludes most of garden.	Site considered as CM04 in 'site by site assessment' and garden excluded on criteria A1 and C1.	No
7269	G A Walters	Winslade park areas should be excluded as houses will be too far from the village centre for easy access on foot.	Despite the distance, officer assessment concluded that Winslade Park allocation is sufficiently physically and functionally related to the settlement to be included under criteria B3 by way of the level topography and good walking routes.	No
7707	A Scott	East Devon villages are being spoiled by overdevelopment and character is being destroyed.	Villages Plan is not allocating additional sites in the Village	No
7242	Bishops Clyst Parish Council	Opposes the inclusion of Winslade Park as it does not reflect the existing scale and built form nor physically or functionally related to the settlement and it is unlikely that residents will walk to access services	Winslade Park is a site which has specifically been allocated for development in the Local	No

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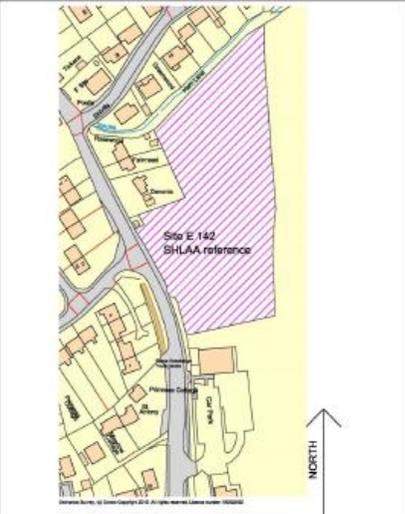
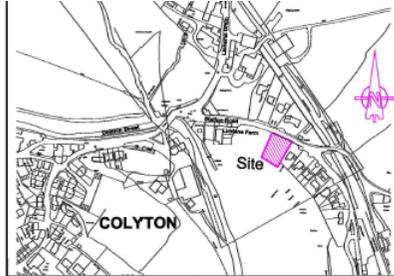
Rep. No.	Name	Comment	Officer Response	Change Recommended?
		and facilities.	Plan. Despite the distance, officer assessment concluded that Winslade Park allocation is sufficiently physically and functionally related to the settlement to be included under criteria B3 by way of the level topography and good walking routes.	

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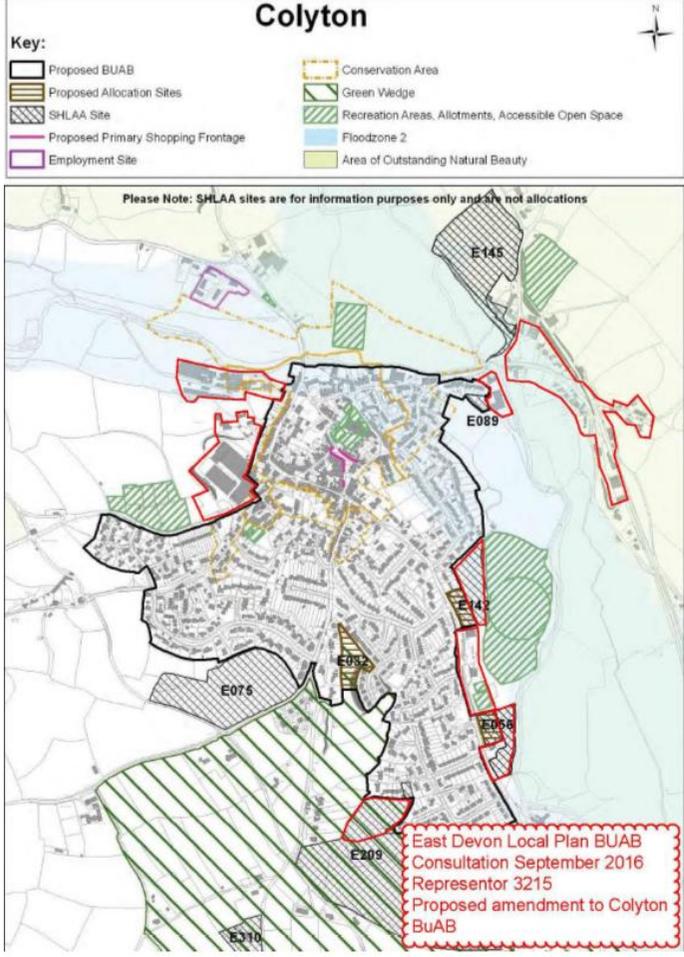
Table 5 Summarising Colyton Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
3215	A Carthy	<p>Lack of development has contributed to loss of shops and services in Colyton. Sites put forward for consideration in previous consultation responses have largely been dismissed on Criteria A1 (boundaries should reflect the existing scale and form of the settlement and should not seek expansion to facilitate additional development). This is at odds with the Governments push to significantly boost housebuilding. It should be reworded, perhaps to resist ‘significant’ expansion. Sites put forward for consideration are compatible with the NPPF and should be accommodated within the BUAB.</p>  <p>The map shows a street layout in Colyton. A red dashed box in the top right corner contains the text: 'East Devon Local Plan BUAB Consultation September 2016', 'Representor 3215', 'Site to be included in revised Sub B for Housing Part E 209 at Colyton'. A red arrow points to a road labeled 'Route of Access Road thru' gardens 25 & 26'. A purple shaded area is labeled 'Site proposed for inclusion in BUAB for Housing'. Two larger areas are shaded pink and labeled 'E209' and 'E168'.</p>	Approach taken in villages plan is compliant with adopted Local Plan.	No

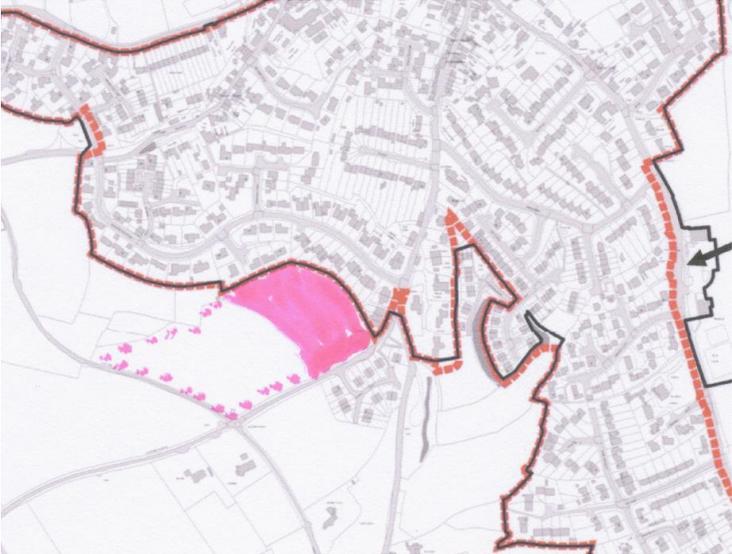
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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Site E 142 SHLAA reference</p> </div> <div style="text-align: center;">  <p>COLYTON</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px; font-size: 8px;"> EDDC Local Plan Consultation Site proposed for inclusion in Colyton BUAB September 2016 </div> <div style="border: 1px solid black; padding: 2px; font-size: 8px;"> Location Plan Drawing: LP3c </div> <div style="border: 1px solid black; padding: 2px; font-size: 8px;"> Scale 1:1250 @ A4 </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 10px;"> <div style="border: 1px solid black; padding: 2px; font-size: 8px;"> EDDC Local Plan Consultation Site proposed for inclusion in Colyton BUAB September 2016 </div> <div style="border: 1px solid black; padding: 2px; font-size: 8px;"> Location Plan Drawing: LP1d </div> <div style="border: 1px solid black; padding: 2px; font-size: 8px;"> Scale 1:2500 @ A4 </div> </div> <p style="margin-top: 20px;">No justification for taking sites out of BUAB and brownfield sites indicated on plan should be included.</p>		

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<p style="text-align: center;">Colyton</p> 		
7479	A Renshaw	Supports the majority of proposed BUAB but favours development at former Ceramtec site if needed for housing or primary school expansion because it would be better than developing green fields.	Ceramtec has been reassessed under the criteria and is now	Yes – include Ceramtec site in BUAB.

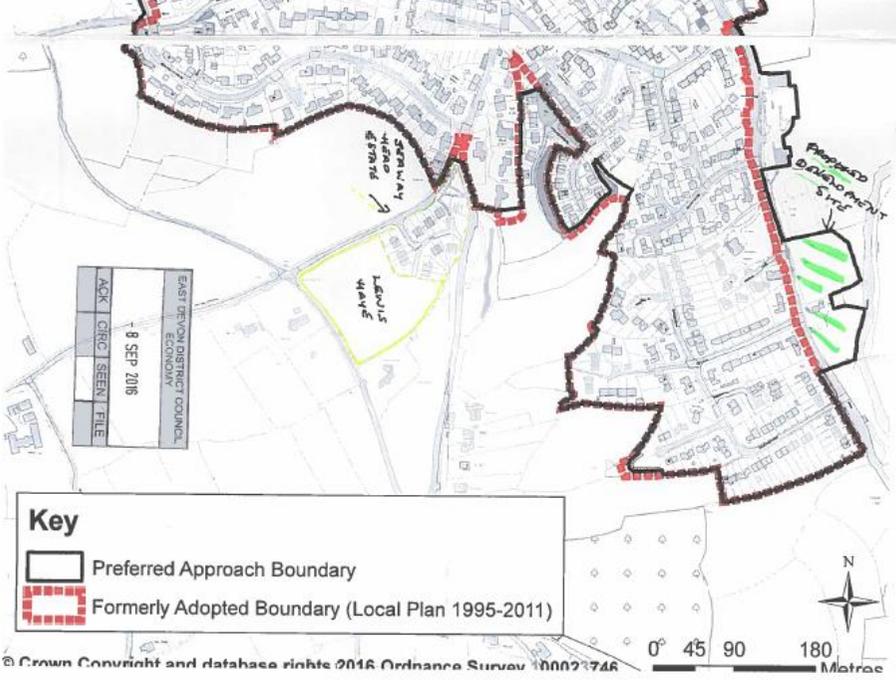
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Rep. No.	Name	Comment	Officer Response	Change Recommended?
			considered suitable for inclusion under criteria A1 and B1, as it reflects the existing built form and is an employment use physically and functionally related to the settlement	
7490	C Harris	<p>Proposes site for inclusion to give a gentle and attractive curvature to the boundary line.</p> 	Site was considered in 'site by site' assessment (CT 23) and excluded under criteria A1.	No
7493	R. How	Ceramtec site should be included in BUAB.	Site has been reassessed under the criteria and is	Yes – include Ceramtec site in

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
			now considered suitable for inclusion under criteria A1 and B1, as it reflects the existing built form and is an employment use physically and functionally related to the settlement.	BUAB.
7533	J. Brand	Wishes to see inclusion of land to the south-west of Seaway head as an extension to the affordable housing scheme. Questions inclusion of areas to the west as being prone to flooding.	Boundaries should not seek expansion to facilitate additional development. Areas to the west included to reflect planning permissions.	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
				
135	Colyton Parish Council	Agrees with proposed boundary but wishes to see the former garage area by Umborne Bridge to be kept within the BUAB.	Whilst it is appreciated that this site was previously considered acceptable for inclusion in the BUAB in the former Local Plan, it can no longer be said to reflect the current built form of the settlement	Yes- to include residential garage and parking area to the rear of river mews.

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
			as the garage that was previously present has been removed. However, there is a residential garage that has since been constructed to the rear of river mews that is suitable for inclusion	
7049	JLL Ltd	No valid reason not to include the site within the BUAB boundary as it is well related to the settlement and there is no realistic option to promote it through the Neighbourhood Plan, which is yet to be drafted. The inclusion of the site within the BUAB would provide comfort to the local community that this vacant former employment site will have a good prospect of finding an alternative, sustainable reuse.colyton	Site has been reassessed under the criteria and is now considered suitable for inclusion under criteria A1 and B1, as it reflects the existing built form and is an employment use physically and functionally related to the settlement.	Yes – include Ceramtec site in BUAB.
3462	Mr and Mrs G Seward	Wishes to see inclusion of the former garage site, dolphin street on the basis that it is well related to the existing built form of the village and was previously included within the boundary in the formerly adopted Local Plan. The garage that was on site of the time was subsequently removed in preparation for its future development.	Whilst it is appreciated that this site was previously considered acceptable for inclusion in the BUAB in the	Yes- to include residential garage and parking area to the rear of river mews.

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
			<p>former Local Plan, it can no longer be said to reflect the current built form of the settlement as the garage that was previously present has been removed. However, there is a residential garage that has since been constructed to the rear of river mews that is suitable for inclusion</p>	
7616	Cllr Mrs H Parr	<p>Site CT06- brown field site, former Colyton Garage/ Old Mill Factory, Dolphin Street, previously within the Formerly Adopted Boundary- should remain inside the Preferred Approach Boundary. i.e.there should be no change to the formerly adopted BUAB at this point.</p>	<p>Whilst it is appreciated that this site was previously considered acceptable for inclusion in the BUAB in the former Local Plan, it can no longer be said to reflect the current built form of the settlement as the garage that was previously present has been removed. However, there is a</p>	<p>Yes- to include residential garage and parking area to the rear of river mews.</p>

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
			residential garage that has since been constructed to the rear of river mews that is suitable for inclusion.	

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Table 6 Summarising East Budleigh Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
761	N. Daniel on behalf of Otter Valley Association	Support the drawn BUAB	Support noted.	No
3481	Bell Cornwell on behalf of Clinton Devon Estates	Regret lack of allocation on land at Frogmore Road that was previously allocated and now subject of planning application 16/1673/OUT.	Reasons for not allocating land fully set out in draft plan.	No
7226 7502 7510	S. Roberts J. Cooper S. Cooper	Gardens east of Middletown Lane should be excluded to comply with set criteria and proposed neighbourhood plan.	See response to representation 7475.	Yes – redraw boundary to exclude rear gardens so that proposed BUAB matches Neighbourhood Plan.
7475	J. White	Plan should be amended to reflect Neighbourhood Plan.	The only difference between the Neighbourhood Plan boundary and that shown on the consultation Villages is in the rear gardens of some houses on Middletown Lane. The Villages Plan included the whole gardens, but the Neighbourhood Plan excludes part of the gardens. The exclusion of the gardens complies with criteria C1 and would meet the exception set out to Criteria A2.	Yes – redraw boundary to exclude rear gardens so that proposed BUAB matches Neighbourhood Plan.

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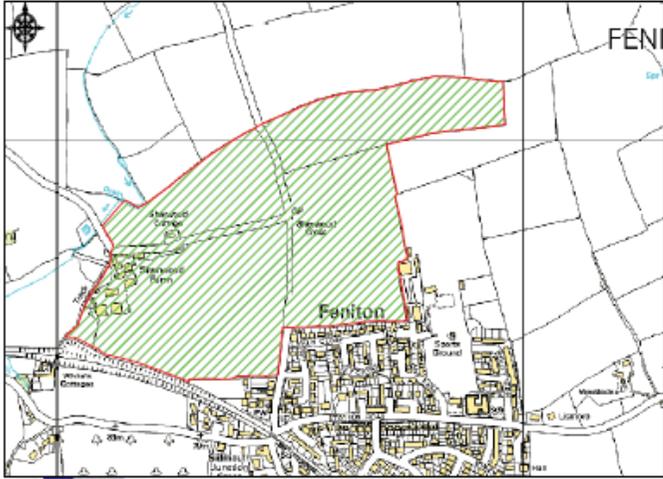
Table 7 Summarising Feniton Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
391	Feniton Parish Council	<p>Welcomes the introduction of a rigorous BUAB to safeguard the character and ethos of the community while allowing for appropriate development. The emerging Neighbourhood Plan contains no plans to revise the BUAB. Strongly supports the proposed drawing of the BUAB around the Wainhomes estate. Current and programmed works in respect of flood mitigation must be in place and working before further major housing development is permitted.</p> <p>Recommends revised wording in paragraph 11.4: '<i>narrow lanes which lack pedestrian footways, have only a few passing places for cars, and some lengths ... etc</i>'. Supports abolition of black line around Old Feniton. In the context of developers citing the local facilities as evidence of 'sustainability' it is worth noting that the post office in Old Feniton will be closing in the next few months.</p>	Support noted, as is the lack of passing places for cars in the lanes between Old and New Feniton.	Yes – change text to reference passing places.
1101	B.M. Evans	The Nursery and Burlands Mead was within the boundary in the old Local Plan and is clearly suitable for development. Housing would have minimal impact on new Feniton and relieve pressure on less suitable and more damaging sites. There is no logic to the proposed change.	The nursery site was considered as FN11 in the 'site by site analysis' and was proposed for exclusion on criteria A1 and C1.	No
3207	Emery Planning Partnership on behalf of	There is a need for additional housing development as indicated by an increase in the household projections for East Devon since the Local Plan was adopted. Site was not included in the site by site assessment so all reasonable alternatives have not been assessed.	Site outlined in red was not considered as part of site by site assessment, but would fail to comply with criteria A1 as it	No change to plan but include within site by site assessment.

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
	Wainhomes	<p>Site was put forward in the 2014 consultation. The green spaces and non developed areas of FN04 have been excluded from the BUAB, but do not appear to contravene any of the criteria. These areas should be included in the BUAB with the extant planning permission.</p> <p>Additional sites should be considered for inclusion because the plan is progressing in the absence of a neighbourhood plan, an assessment of housing need in Feniton Parish and the 13% increase in household projections.</p> 	<p>would seek expansion to facilitate additional development.</p> <p>The undeveloped land beyond site FN04 which was within the site granted planning permission under reference 11/2481/MFUL was not allocated for a specific use does not have permission for further residential development. Inclusion within the boundary would not comply with criteria A1 or B1.</p>	
6151	Savills on behalf of Taylor Wimpey	<p>Environmental assessments of the submitted site show it to be suitable, available and deliverable. Criteria A1 should be removed so that the future development needs of the village can be met.</p>	<p>Strategy 27 is explicit in stating that land will not be specifically allocated through the villages plan, although support is offered to communities wishing to</p>	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<p style="text-align: center;">Land around Sherwood Cross</p>  <p style="text-align: center;"><small>© Crown Copyright 2009. All rights reserved. Licence number 100024410. Printed Scale - 1:7500</small></p> <p style="text-align: center;"><small>For identification purposes only. Not to be relied upon. Not to Scale.</small></p> 	<p>promote development. The land put forward for development is over 31 hectares, which could accommodate around 540 homes if built out at a 'standard' density of 30 dwellings to the hectare and allowing for road and open space, etc. This scale of development is so massive in relation to Feniton that, even if the local community did wish to promote it, serious consideration would need to be given to whether development on this scale was compatible with the spatial strategy of the Local Plan, which is for lower growth rates in villages primarily focused on meeting local needs.</p>	
6497	M. Mills	Nursery site should be included as villagers have waited years for a suitable development site but the Wainhomes site should be	The nursery site was considered as FN11 in the 'site	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		excluded because villagers protested against this site but were over-ridden	by site analysis' and the Wainhomes site as FN04. The nursery site was proposed for exclusion on criteria A1 and C1 and the Wainhomes site for inclusion on criteria A1 and B1.	
6785	B & K Powell	Site is too small for horticultural use and few people would want such a large garden, but would be ideal for building two or three bungalows for older people as it is near to the shop and station.	Site considered in site by site analysis as FN13 and excluded on criteria C1.	No
7042	V. Jones	Burlands (nursery site) should remain in BUAB. Acland Park site should be included. The community hall on the Wainhomes site should be designated for community use. The youth centre is very close and it would make no sense to build another community centre so close, but the land could be used for a car park to serve the youth centre and a community facilities. Under criteria B2 it should remain within the BUAB as community facilities.	The nursery site was considered as FN11 in the 'site by site analysis' and was proposed for exclusion on criteria A1 and C1. Acland Park site excluded from consultation plan in error – it was considered in the 'site by site analysis' as FN01 and recommended for inclusion in the boundary on Criteria A1 and B1. The land for a community hall on the Wainhomes site was	No.

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
			considered as part of FN04 in the 'site by site analysis' and recommended for inclusion under criteria A1 and B1. However it is not within the scope of the Villages Plan to designate the land for community use.	
7484	I Walker	Agree with Feniton proposals as the best option.	Support noted	No
7489	D. Lanning	Delighted that 'Old Feniton' and former nursery site outside proposed BUAB because Feniton is already over developed for local school and infrastructure.	Support noted.	No
7491	A. Harper	Queries exclusion of nursery site. Queries exclusion of the 'Acland Park' site that has planning permission for 32 homes.	The nursery site was considered as FN11 in the 'site by site analysis' and was proposed for exclusion on criteria A1 and C1. 'Acland Park' site excluded from consultation plan in error – it was considered in the 'site by site analysis' as FN01 and recommended for inclusion in the boundary on Criteria A1 and B1.	Yes – amend BUAB to include site FN01

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
7503	L. Lee	Can't understand why Acland Park site is excluded when it has planning permission. Nursery site is an eyesore and can't imagine anyone would object to it being redeveloped.	Acland Park site excluded from consultation plan in error – it was considered in the 'site by site analysis' as FN01 and recommended for inclusion in the boundary on Criteria A1 and B1. The nursery site was considered as FN11 in the 'site by site analysis' and was proposed for exclusion on criteria A1 and C1.	Yes – amend BUAB to include site FN01
7539	A. Mills	Confused as to why the nursery site is excluded from the boundary.	The nursery site was considered as FN11 in the 'site by site analysis' and was proposed for exclusion on criteria A1 and C1.	No
7621	Stags on behalf of the estate of the late A Gardiner	Object to the exclusion of land from BUAB because it is not justified when considered against the criteria set. Inclusion of land will not expand settlement as already virtually surrounded by it. Any development would constitute infilling of a site within the core built form of the settlement. The Neighbourhood Plan cannot be described as being at an advanced stage of production as no policies have been published. The proposed BUAB would result in a contrived boundary that does not comply with the Council's own criteria.	The nursery site was considered as FN11 in the 'site by site analysis' and was proposed for exclusion on criteria A1 and C1.	No
7652	L. Davis	Black line does not include Acland Park, contrary to criteria. Boundary	Acland Park site excluded in	Yes – amend

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<p>should go straight along road from Toolgates corner to join up with the Burlands and The Signals developments. This would comply with criteria to follow defined physical features and provide a development space if it is considered more houses are needed.</p>	<p>error and now proposed for inclusion.</p>	<p>BUAB to include site FN01</p>
7655	P. Ingram	<p>Requests land (outlined in blue) is included in BUAB.</p>  <p>Site is opposite Wainhomes site where 50 houses have been built and is only large enough for a small number of properties. Site would be</p>	<p>Inclusion of site would be contrary to criteria A1 and C1.</p>	<p>No</p>

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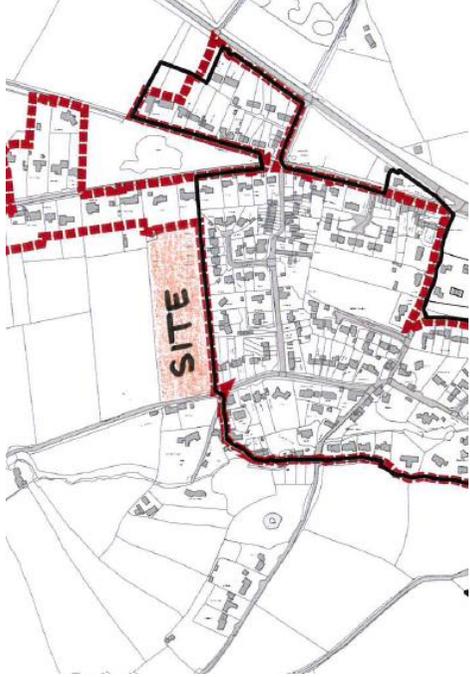
Rep. No.	Name	Comment	Officer Response	Change Recommended?
		developed sympathetically and would not disrupt the character of Feniton.		
7491 7676 7677 7678 7679 7680 7681 7682 7683	J. Seal S. Tanner I. Harper M. & C. Tanner C. Anning V. Brake H. Grant A. Cameron	Does not want anymore development at Wainhomes. Wainhomes should honour agreement to make community hall land available to village and provide allotments instead of applying for more houses. The greenhouse site off Ottery Road has always been in the boundary and should remain so and this is the next area of land that should be built on and green fields should remain for farming.	The land is proposed for inclusion within the boundary but it is not within the scope of the Villages Plan to allocate the land for any particular use. The greenhouse or nursery site was considered as FN11 in the 'site by site analysis' and was proposed for exclusion on criteria A1 and C1. Including it within the boundary would not prevent developers seeking permission on land outside the boundary.	No

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Table 8 Summarising Kilmington Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
1299	Kilmington Parish Council	Proposed BUAB is too restrictive for continuing sustainability of community. This will be addressed through the Neighbourhood Plan. To respond to the documentation the proposed BUAB is accepted at this stage, with the exception of KL09. This site is on the village fringe and incorporates a paddock with a frontage to Whitford Road and has been excluded on criteria A1 and C1. Parish Council dispute criteria A1 as site was previously in BUAB and in village consultations has been accepted as an area of development potential. Site is within 2 minutes walk of Post Office and should be included in BUAB. Paddock is surrounded on more than two sides by development and would not extend the visual appearance of settlement and should be included as the exception set out to criteria C1.	The decision to exclude the paddock and housing to the south and east was a finely balanced one. In light of the representations and further consideration the site should be included.	Yes
7504	P. Howard & P. Bellis	Do not wish to be excluded from Area of Outstanding Natural Beauty (AONB). Maintaining the Tree Preservation Order (TPO) at Gapemouth Corner is important as a barrier to traffic noise and for the well being of animals, birds and plant life.	The Villages Plan will not affect AONB or TPO status.	No
7625	A Palmer on behalf of landowners	Puts forward area of land off Springhead Lane for inclusion in the BUAB. Site offered for age specific dwellings (over 60 years old) to release family sized dwellings in the village. Proposed Government changes are likely to remove the certainty of BUAB's.	This would be contrary to A1 as its inclusion would facilitate additional development.	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
				
7660	Savills on behalf of N Bond	<p>Queries whether a review is necessary and comments on site KL01 included in site by site analysis. Long ribbon of development along Shute Road excluded from BUAB on criteria A1, C1 and C4. Irrational approach that goes against principles of NPPF. Site should be included as an exception under criteria C1 as a small area of land surrounded on more than two sides by development and would not extend the visual appearance of the settlement. Area is not separated core of village.</p>	<p>This area of land extends to the west of the village and lies approx 1km from facilities (which are themselves spread out), mainly along narrow, unlit roads with no footways. It forms a highly visible ribbon of development around 450m long extending into the countryside</p>	No

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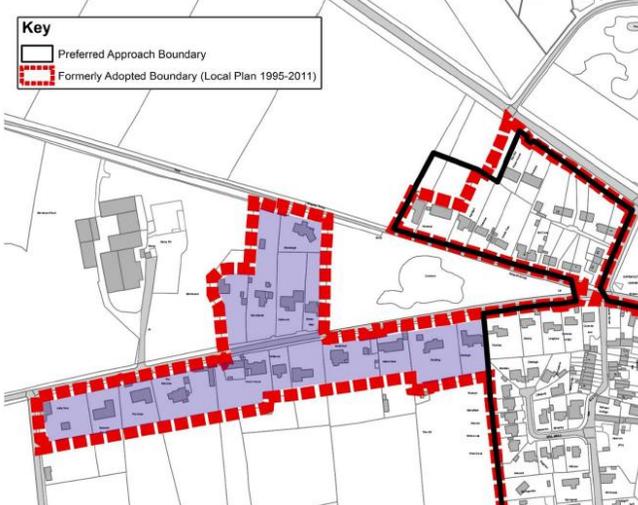
Rep. No.	Name	Comment	Officer Response	Change Recommended?
			<p>so cannot be justified on the basis of an exception to C1.</p>	

Table 9 Summarising Lypstone Specific Responses

No comments were received about Lypstone.

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Table 10 Summarising Musbury Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
447	Musbury Parish Council	<p>Consultation has been undertaken on the Parish Council web site, parish newsletter and at Parish Council meetings and there is general community support for the Parish Council’s position.</p> <p>The majority of the central hatched area of Mountfield (MB17) should be excluded from the BUAB with the exception that the house and garden of Little Orchard and the garden of The Stables should be included as similar nearby properties are included.</p> <p>The remainder of the Mountfield land should be excluded as it is in a conservation area, has historical significance to the village and contributes to local identity and visual amenity as a green space fronting a listed building. It should continue to be at the heart of the village as an amenity space (criterion C2).</p> <p>A small portion of Baxters Farm should be included, together with the village hall and car park (MB10 and MB11). This land is physically and functionally related to the settlement and was easily the first choice of residents when consulted in 2012. Inclusion of this land in the</p>	<p>A heritage impact assessment has been undertaken for the ‘Mountfield’ site. The site is considered suitable for inclusion in the BUAB, but the plan notes that the site is unlikely to be acceptable for development.</p> <p>The heritage impact assessment also considers the ‘Baxter’s Farm’ site. This site is considered to be suitable for inclusion within the BUAB.</p>	Include both sites in BUAB.

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		boundary would save the resources needed to progress a neighbourhood plan and its inclusion would help restore local faith in the value of community consultation.		
1883	S. Hillson	Supports Musbury Parish Council’s alternative approach for inclusion of Baxters Farm (near all amenities) and exclusion of Mountfield (crowded part of village, dangerous access and criteria not to develop large gardens). Considers the exclusion of two properties between MB08 and MB09 to be an anomaly when MB04 has been included.	See comments for Parish Council above Site has now been included in site by site assessment as MB18 and included in BUAB.	Yes – include MB18 in BUAB
7476	M. & V. Nicholls	In general agreement with proposed black line, but would like to see the red hatched area at the rear of The Golden Hind Public House included in the BUAB. Main concern is that the red hatched area at Mountfield House should be excluded from the boundary and retained as a ‘green heart’ for Musbury as a small village green with seating and planting. This could be financed by crown funding and ongoing maintenance could be offered for sale to adjacent residents for garden use. Mountfield House is a problem while it is Grade 2 listed, if only the original building was retained there may be an answer.	See comments for Parish Council above.	See Parish Council.
7563	C Irving	Does not agree with Hillside Villas and houses at the top of Blacksmiths Hill being excluded from boundary. Appears inconsistent with inclusion of Westlands at Mounthill and	The site has limited development potential, is well related to the existing built-up area and complies with the	Yes include MB18 in BUAB

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<p>the school orchard.</p> <p>Agrees with inclusion of Baxters Farm, although rear boundary is awkwardly drawn.</p> <p>Land at Mountfield should continue to be excluded, except perhaps for the curtilage of Little Orchard.</p>	criteria set.	
7620	K. Goddard	Reference should be made to the Parish Plan. Various typing errors noted. Queries terminology used at start of document. Would be better to stick to one tightly worded definition of BUAB's.	Comments noted, but much of this text has been excluded from the revised plan.	No
7631	D & J Boyce	Objects to including 'Mountfield' and 'The Stables' in BUAB. Land forms the heart of the village, has many old trees and wildlife that should be protected. Any development would negatively impact on outlook and value of surrounding properties.	See Parish Council comments above.	
7646	NPS SW Ltd on behalf of Devon County Council as landowner.	Objects to exclusion of Baxters Farm. Musbury Parish Council have not formally started a neighbourhood planning process. Farmhouse and buildings form part of entrance to village and are partly within the conservation area. Existing buildings large and visible from within the village so conversion or redevelopment would not extend the visual appearance of the settlement. Issues around conversion of some of the farm buildings because of viability and structural stability. Support the 'reasonable alternative' boundary, which includes Baxters Farm. Boundary as drawn	See Parish Council comments above.	

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		is arbitrary and final form of development may need boundary to be adjusted to provide for a successful development.		
7648	A Wilkinson on behalf of A Hargreaves	Council's assessment of MB17 recommends inclusion in BUAB. Agree with assessment as located in heart of village and surrounded by housing. Parish Council reasons for wanting site to remain excluded do not relate to published criteria.	See Parish Council comments above.	
7662	Johnson family	Villages should be allowed to grow to retain their services and facilities. Musbury has no land available for development within the previous or proposed BUAB. Site E128 (SHLAA) forms a small, natural addition to the village, close to services, the school and a bus stop – comments relate to site MB03.	Site was considered in site by site assessments and excluded under criteria A1.	No
7711	C Hall	Yew tree house inside BUAB but 0.5 acre garden in centre of Musbury excluded. This could provide additional housing for local community close to village amenities, although no plans to do so at present. Request that site is included and consider it meets several of the relevant criteria because it reflects the built form of the village, is bounded by a stream, footpath and road and site is not remote.	The site (MB09) comprises a large garden towards edge of main built up area of village. Whilst there are houses to the south of this land, they tend to be set in generous plots that contribute to the low density, edge of settlement character of this part of Musbury, which is largely proposed to be excluded from the BUAB. Site should be excluded on criteria A1 and C1.	No

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Table 11 Summarising Newton Poppleford Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
261	Newton Poppleford with Harpford Parish Council	Support the use of the boundary identified in the Newton Poppleford Higher Quality map subject to: The southern edge of the King Alfred Way development matching that with outline planning permission the western edge of the boundary stops at the mini-roundabout in Newton Poppleford due to difficulty of access from the west side of the village (so that the red hatched area is excluded from the BUAB)	The southern boundary of the proposed BUAB was drawn further to the south than the approved plan in error.	Yes – redraw BUAB to match site with outline planning permission (13/0316).
761	N. Daniel on behalf of Ottery Valley Association	Support the exclusion of the western section of the village from the BUAB. The association has always argued that building on the western side of the village is unsustainable due to the difficulties associated with accessing the village centre on foot.	Support noted.	No
3481	Bell Cornwell on behalf of Clinton Devon Estates	Clinton Devon Estates are actively pursuing a detailed scheme to build out the outline planning permission at King Alfred Way (13/0316/MOUT). There is an expectation that development will start in 2017 and a strong reason to include the land within the BUAB. Clinton Devon strongly support the BUAB as proposed.	Support noted.	No
5032	J. & E. Hunt	Believe land at Back Lane should be included within the BUAB as it would be a great location for housing.	Inclusion of the site would be clearly contrary to Criteria 1 as it would not reflect the core built form of the settlement and would result in expansion to facilitate additional development.	No

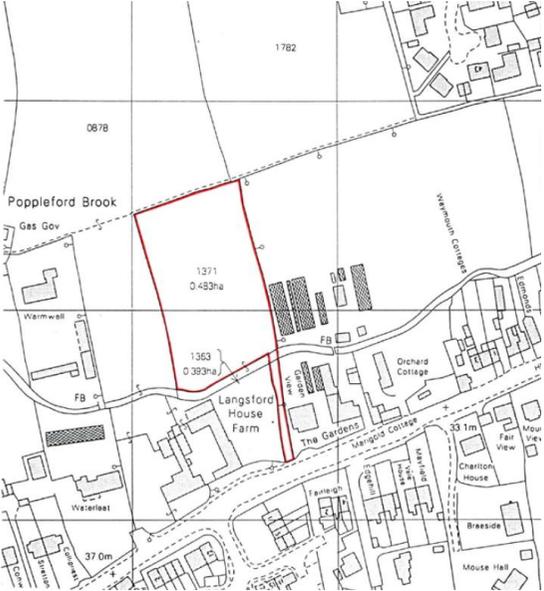
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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		 <p data-bbox="497 751 1263 871">The land is centrally located and has a footpath linking to village facilities, village hall, pavilion, shops, pub and public transport. The land is outside of the floodplain.</p>		
6004 7203 7471	M. Gorman E. Slattery V. Slattery	<p data-bbox="497 887 1317 963">Welcomes recognition of planning appeal Inspector findings on access to services and facilities from the west of the village.</p> <p data-bbox="497 975 1234 1011">Sensible to exclude the red hatched area from the BUAB.</p>	Comments noted.	No
6243	V. Ranger	<p data-bbox="497 1026 1290 1145">Supports preferred alternative with the exception of land at King Alfred Way, which should be drawn tightly to reflect the site with outline planning permission.</p>	<p data-bbox="1357 1026 1809 1190">The southern boundary of the proposed BUAB was drawn further to the south than the approved plan in error.</p>	<p data-bbox="1841 1026 2101 1238">Yes – redraw BUAB to match site with outline planning permission (13/0316).</p>
7241	B. Easter	<p data-bbox="497 1254 1317 1418">Land to the east, now proposed for exclusion, meets criteria as it is not prone to flooding and is close to facilities. Land would be appropriate for comprehensive development with provision of a footpath link to the main street. Once the King Alfred Way</p>	<p data-bbox="1357 1254 1809 1374">Issues more relevant to neighbourhood planning given the limited scope of the Villages Plan.</p>	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		site is developed and the Waterleat redeveloped there is no other land that could be developed to provide further housing in the village and a new/improved village hall.		
7300	N. Moorhouse	Inspector for Downs Close did not find site to be too far to walk from facilities, but that there was not a safe footpath link. This could be provided and Devon County Highways have previously allocated money for upgrading. S106 funds are attached to the King Alfred Way development and have been offered from Badger Close developers. The BUAB should be extended to include the previously adopted Local Plan subject to the upgrading of Farthings Lane, which should be scheduled for next financial year.	The Downs Close Inspector found that the site was 'at the limit/beyond reasonable walking distance' and 'even if the footpath was improved it would not shorten the walking distance. He concluded that the site was 'fairly remote at the edge of the village' and the distances involved would result in most people choosing to drive to local services and would therefore be inconsistent with the NPPF.	No
7469	W & J Hudson	Fully support new black line and exclusion of the west of the village. Surprised that some sites included in black line when they are equally affected by problems of access to services. Western part of village is closest to the common and the SSSI. Any further development in west of village would detract from amenity on top of common and encroach on the SSSI.	Comments in support of preferred option noted. Some of sites mentioned already have planning permission or were included in the 'criteria' based selection, but then proposed for exclusion on 'walkability' grounds.	No
7604	S. Hunt	Requests that part of NP20 as shown in the site by site analysis (now re-named NP20A) is included in the BUAB. Site is an obvious infill and services are already in place. Small portion of	Site comprises open land on the fringe of the village and it does not reflect the core built form so its	Amend site by site to include NP20A but continue

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<p>the site is in floodplain, but predicted levels have never materialised and a landscaping engineering scheme would mitigate any risk.</p> 	<p>inclusion would be contrary to criteria A1.</p>	<p>to exclude from BUAB.</p>
7617 7657	J. Boyce D. Kociuba S. Bastyan P. Bastyan S. Farndon C. Manners A Marchant	<p>Object to boundary changes on land to rear of housing to north of Station Road (NP24 on site by site assessment). Natural northern boundary is the stream. Parish Council has advised that this is preferred development area. Recent planning permission for three homes in the grounds of 'Holmdale' to the East includes road that could serve this site. Site is close to centre of village and there is no logical reason to exclude the site now. Should have been informed rather than finding out</p>	<p>Issues around whether this is an appropriate site for future development should be dealt with through the neighbourhood planning process. In terms of consultation, the intention was to send letters to all properties where a change in BUAB status was</p>	<p>No</p>

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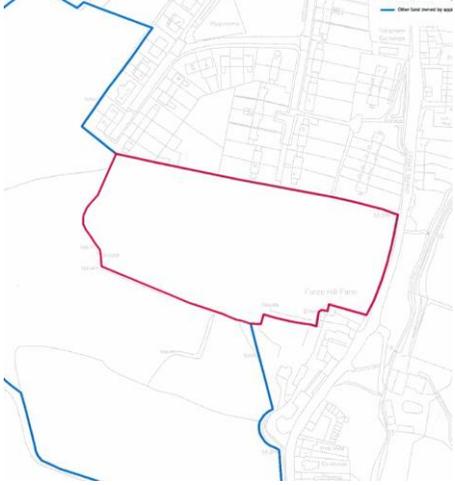
Rep. No.	Name	Comment	Officer Response	Change Recommended?
		from a third party. Additional letter submitted in support of main letter from someone not directly affected who feels there is no need to make these changes.	proposed. Unfortunately, these properties were excluded from this process in error. The respondents are now on our database so future correspondence will be included.	
7656	B. Woodley	Considers exclusion of Woodley’s Joinery Works and House to be an oversight as there is a discrepancy between the plan and the site by site analysis, which recommends its inclusion.	The site is recommended for inclusion on the basis of the criteria based approach, but is not included in the preferred approach as it is in the ‘red hatched’ area proposed for exclusion on ‘walkability’ grounds.	No

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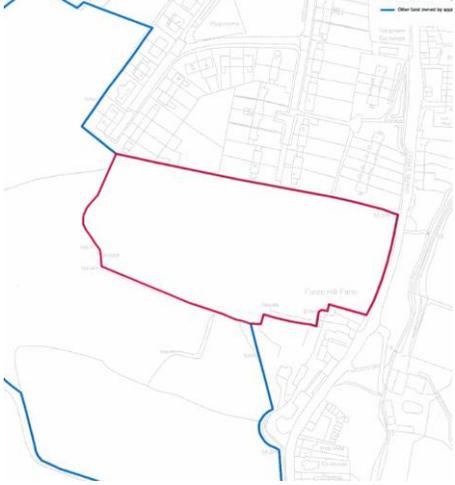
Table 12 Summarising Sidbury Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
67	Sidmouth Town Council	Sidmouth Town Council does not agree with the revised boundary which splits Hillside from the rest of the village of Sidbury and considers that small scale, limited expansion in Sidbury would be acceptable but that the infrastructure, especially roads, footways and the Sidbury to Sidmouth cycle track, would need enhancing and developing first.	The southern part of Sidbury including Hillside was considered as SB12 in the site by site assessment. It was noted that this part of the village is functionally and visually separated from the core of the village by fields and was excluded under criteria A1, C3, C4. Future expansion of Sidbury would be best considered as part of neighbourhood planning work.	No
3176	Savills on behalf of Sidbury Manor Estate	Land south of Furzehill should be developed because it is close to a bus route, and would represent a logical extension to Sidbury. The site was recommended as an allocation in the 2014 draft Villages Plan and although it is in the AONB would not have adverse impacts on the landscape.	Site was considered as SB14 in site by site assessment and excluded under criteria A1. Any future expansion can be undertaken through the Neighbourhood Plan.	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
				
7171	Savills on behalf of LVA	<p>Villages Plan should be allocating sites in the villages to ensure objectively assessed housing need is met. Criteria should be amended to avoid a restrictive blanket approach to new development. SA is flawed in that the conclusions it has drawn are incorrect and has not accurately assessed alternatives that would involve the small scale growth in villages. Neighbourhood Plans cannot be relied upon to deliver growth. Land south of Furzehill should be included as a sustainable location for new development and is supported by the community.</p>	<p>Site was considered as SB14 in site by site assessment and excluded under criteria A1. Any future expansion can be undertaken through the Neighbourhood Plan.</p>	No

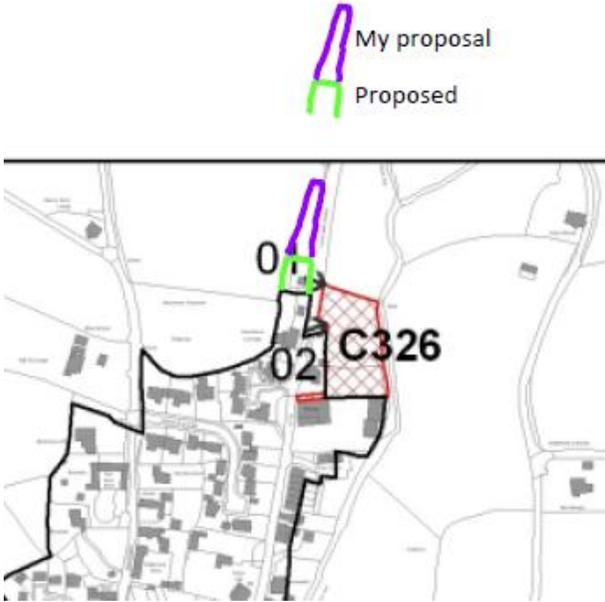
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Rep. No.	Name	Comment	Officer Response	Change Recommended?
				
6813	R Heard on behalf of M Evis	Objects to exclusion of southern section of Sidbury Village. No logical reasons have been put forward for cutting village in half. Boundary should remain unchanged, subject to a review to extend in the area of Sidbury Mill.	Southern section of the Village was considered as SB12 and SB13 and was considered to be physically and functionally separate to the core of the village with poor accessibility.	No
7478	D. Turner	Concerned that, although site SB14 has been excluded under criteria A1, under the impact statement it might come forward for development if there are no other suitable locations and the community agree. Alternative sites should be considered as Furzehill cannot accommodate further traffic.	Site was considered as SB14 in site by site assessment and excluded under criteria A1. Any future expansion should be dealt with by neighbourhood planning.	No
7488	C. Cicconi	In the site by site assessment SB18 is referred to as comprising a dwelling and farm buildings, but the site has various owners. This needed clarifying, but there is no objection to the new plan as far as SB18 is concerned.	Comments noted.	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
7495	P. Wallace and J. Stanislaus	Very supportive of boundary change to include Myrtle Farm.	Site considered in site by site assessment as SB17.	No
7612	D. Barratt	As District Council Ward Member for Sidbury has had representations that exclusion of southern part of village could be detrimental to village unity. Concerned that statement on safety of A375 understated, especially in light of additional traffic from proposed employment land at Sidford.	Comments on safety noted. The Southern section of the village was considered as SB12 and SB13 against the criteria and was considered to be physically and functionally separate to the core of the village with poor accessibility. Inclusion in the boundary does not indicate	No
7638	P. Benattar	Boundary appears to have been extended to middle of garden and requests it be extended to include the whole garden. Important for young people to be able to afford to live where they have grown up and in the future would like to build an affordable, sympathetic property.	Site was considered in site by site assessment as SB03 and garden excluded as it would have the potential to extend the built form of the village contrary to criteria C1.	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		 <p>My proposal</p> <p>Proposed</p>		

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Table 13 Summarising Uplyme Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
1062	Uplyme Parish Council	Uplyme Parish Council prefers the village boundary shown in the Neighbourhood Plan and does not understand East Devon’s Village Plan boundary proposal as it makes no sense and requires far more clarity and explanation on the information and maps recently sent.	The submitted Uplyme Neighbourhood Plan includes the BUAB that was provided as an alternative option in the Villages Plan consultation. As the boundary broadly follows the criteria and has been produced by the community it is preferable to use this as the BUAB for Uplyme.	Yes, use Neighbourhood Plan boundary as the BUAB
1242	West Dorset District Council	Notes the close physical relationship between Lyme Regis and Uplyme and the commitment to cross boundary working contained in both Local Plans. There are high levels of housing need in Lyme Regis, which is heavily constrained by coastal erosion, flooding, topography and the A3052. It is therefore important that the possibility of meeting the housing, economic and future growth needs of Lyme Regis are taken into account.	Comment noted but villages plan not about meeting strategic needs. Neighbourhood Plan proposes some housing growth.	No
1980	T. Sweeney	Changes to the boundary cannot be an exact science – living in Uplyme residents get used to walking up hills. The boundary put forward in the draft Uplyme Neighbourhood Plan is supported.	Comment noted	No
7105	A Wilkinson on behalf of Mr and	Challenges the exclusion of UL20 (Hook Farm) from the BUAB. Site has a ‘brownfield nature’ and would help to accommodate the growth and development promoted through Strategy 27. Site	Whilst the site is well located to the settlement, its inclusion would have the potential to	No

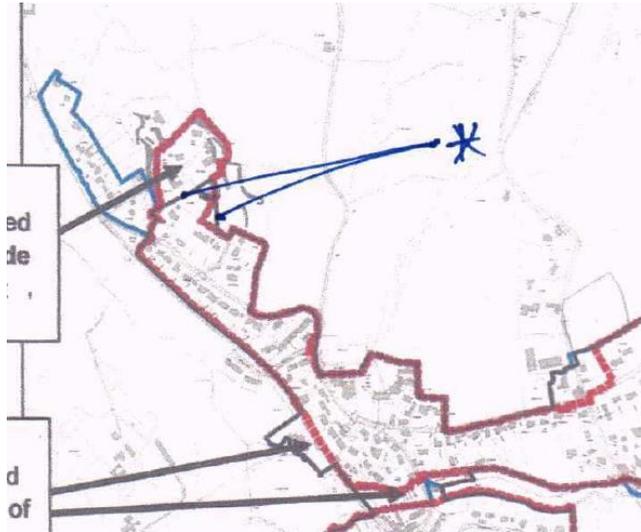
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Rep. No.	Name	Comment	Officer Response	Change Recommended?
	Mrs Morgan	is highly sustainable and Council acknowledge that it is 'visually and functionally located to the built core of the village.	expand the built form of the village, contrary to criteria.	
7466	S. Jones	Would like to remain within boundary as there is no good reason not to be and planning rights will be affected.	Upon further consideration, whilst UL02 has some capacity for additional development it would not necessarily increase the built form of the settlement and is sufficiently well located to the Village to merit inclusion in the BUAB.	Yes, include UL02
7472	J & H Williams	Property proposed to be excluded, but a further eight properties accessed by private drive off Lime Kiln Lane will remain in the boundary. This could lead to different development rights to neighbours.	Upon further consideration, whilst UL02 has some capacity for additional development it would not necessarily increase the built form of the settlement and is sufficiently well located to the Village to merit inclusion in the BUAB.	Yes, include UL02
7485	L. & J. Shaw	Site by site assessment of UL02 is incorrect as not all properties are 'large properties set in extensive grounds'. A new house could be built in the garden to provide a home for grown up children or their ageing parents. The topography would ensure that a new home would be hidden from view and have on visual impact on other properties. Support the BUAB proposed in the draft Neighbourhood Plan.	Upon further consideration, whilst UL02 has some capacity for additional development it would not necessarily increase the built form of the settlement and is sufficiently well located to the Village to merit inclusion in	Yes, include UL02

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
			the BUAB.	
7570	H. White	Plan states that planning permission was refused, but the application (16/0003/OUT) was withdrawn.	Reference can be updated to refer to withdrawal of application.	Yes, but not to draft plan – update UL16 on Uplyme site by site assessment to refer to withdrawal of planning application
7623	G. Williams	Supports East Devon plan for reduction around Lime Kiln Lane. Does not support Neighbourhood Plan boundary that allows all of Lime Kiln Lane to remain in development boundary. Could also consider reducing boundary further to exclude Lark Rise and Kiln Cottage.	Although the comment has been noted, upon further consideration, whilst the land comprising houses accessed via a private drive off Lime Kiln Lane has some capacity for additional development it would not necessarily increase the built form of the settlement and is sufficiently well located to the Village to merit inclusion in the BUAB.	Yes, include UL02 within the boundary.
7649	A Wilkinson on behalf of Mr and Mrs White	Site UL16 is 'brownfield' in character and highly sustainable but proposed for exclusion whereas UL17 is further from services and facilities but proposed for inclusion. Boundary proposed to change significantly to the south east where an area of open land is excluded, but a larger area (UL17 and UL18) is included. Inconsistent to state that UL17 is well related to the built	The Neighbourhood Plan boundary includes the dwelling and its garden but excludes the workshops. Although the merits of including the workshops are appreciated, substantial weight is	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		development of the village when UL16 is considered to be too far away.	attributed to the community's wish to exclude them. Given their edge of settlement position and the potential for development to expand the built form of the village, it is not an unreasonable position to take.	
7663	R. Tarry	<p>Concerned about the possibility of Uplyme spreading to the north west (areas of concern marked with asterisk).</p>  <p>Delighted that the proposed BUAB falls inside the former boundary (Local Plan 1995-2011). We should discourage infilling in lovely AONB valley. Currently there are few houses with large gardens half hidden by mature trees so views from other side of</p>	Although the comment has been noted, upon further consideration, whilst the land comprising houses accessed via a private drive off Lime Kiln Lane has some capacity for additional development it would not necessarily increase the built form of the settlement and is sufficiently well located to the Village to merit inclusion in the BUAB.	Yes, include UL02

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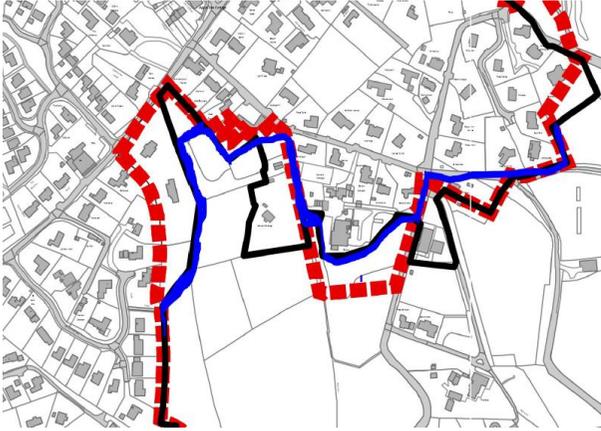
Rep. No.	Name	Comment	Officer Response	Change Recommended?
		valley are beautiful. Uplyme’s soft edged boundary should be kept. Approve of plan without reservation.		

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Table 14 Summarising West Hill Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
8 1545	Ottery St. Mary Town Council West Hill Residents Association	<p>Supports preferred approach BUAB with some minor modifications. Support the exclusion of the red hatched area because;</p> <p style="padding-left: 40px;">support ‘ability to access local services on foot’, which is particularly relevant for West Hill as a low density and spacious particularly to the south with no pavements, lighting and hilly. Recent planning appeals have supported this approach, deeming development in these areas unsustainable.</p> <p>Development in the red hatched areas will generate additional traffic movements and discourage walking in the village, including school children walking to school.</p> <p>Consistent with Local Plan.</p> <p>Since start of local plan period in 2013 planning permission has been granted for 75 dwellings in West Hill, 55 of which are already under construction. With future windfalls it is likely that a 10% growth rate will be achieved, which is adequate for the village.</p> <p>Draft Neighbourhood Plan does not include any housing allocations for West Hill.</p> <p>Removing southern part of village reduces risk of adverse impacts on Pebblebed Heath SAC.</p>	<p>Support noted.</p> <p>The northern part of WH03 has been included because it complies with criteria A1, A2 and B1.</p> <p>Flower Cottage requires further assessment as some of the land is used as paddocks rather than garden and would be excluded under criteria A1.</p> <p>Comments on WH05 noted for action.</p> <p>Land north of Bendarroch Road has been included because it would comply with A1 without extending the built form of the settlement.</p>	<p>Yes. Consider the northern part of WH03 separately in the site by site assessment; include Flower Cottage in revised site by site assessment and amend boundary; correct boundary around WH05; and include western end of West Hill Road and Birch Grove/Ford Lane in revised site by site assessment.</p>

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<p><u>Specific comments</u></p> <p>Whole of WH03 should be excluded.</p> <p>Agree with exclusion of whole of WH04, but Flower Cottage should also be excluded on criteria C1 and C3. Outside of the current BUAB and on large wooded site that forms a green finger as described in the Village Design Statement. Any development here would be out of character with the area.</p> <p>Agree with inclusion of WH05, but boundary of 13/1248/OUT correct on site by site assessment, but not reflected in proposed BUAB.</p> <p>Boundary should be as shown in blue on plan.</p>  <p>Do not agree with extension of the BUAB in the area north of Bendarroch Road on the</p>		

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		grounds of C1.		
528	J Millward for Woodland Trust	Object to the boundary being placed on the boundary with the Woodland Trust site. A 50 metre buffer should be included in the edge of the preferred approach boundary to reduce threats to the woodland habitat.	The comments refer to the red hatched area, which it is proposed to exclude. It should be noted that this area is actually smaller than the BUAB defined in the old Local Plan.	No
1088	C Strickland	Change to boundary would limit opportunity to build new homes. Boundary should be extended, not reduced. Reducing area based on easy/safe walking distances is unsound – not aware of pedestrian injuries. Boundary should be extended to include areas that are within safe walking distance, such as rounding off the boundary up to the B3180. Reducing the boundary would increase pressure for infill and back garden development.	Allocating land for development is not within the scope of the Villages Plan. The proposed boundary follows an assessment of a number of factors affecting the likelihood of journeys being undertaken on foot within the village, including distance, and is not just based on pedestrian safety. This assessment will be reviewed in the site by site assessment.	Include western end of West Hill Road and Birch Grove/Ford Lane in revised site by site assessment.
1220	B Chown	Non-sensical for a large part of village to be excluded because they are beyond safe walking distance of community facilities. This is not true. Many families walk from red zone to school and it is no less easy or safe than much of the area in the black line. The old boundary made more sense.	The red hatched area has a number of characteristics, including excessive distance from the centre of the village, lack of street lighting and footways and areas of steep terrain, which would discourage journeys on foot. While it is noted that some people would walk from	Include western end of West Hill Road and Birch Grove/Ford Lane in revised site by site assessment.

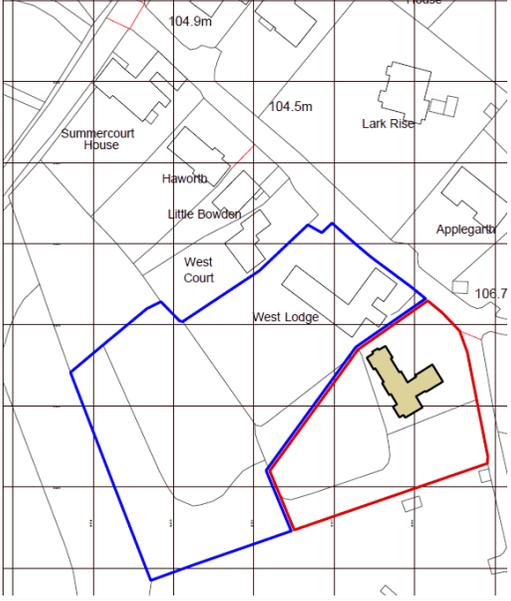
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Rep. No.	Name	Comment	Officer Response	Change Recommended?
			the red hatched area it would not be desirable for all people at all times. Moreover, although some areas within the black line exhibit some of the same characteristics, they are all closer than the red hatched areas. This assessment will be reviewed in the site by site assessment.	
7470	A Cook	No supporting evidence for plan. Objects to reduction of BUAB. May be appropriate to limit social housing to black line because of safe walking distance but otherwise out of keeping with nature of West Hill.	The ability to walk to services and facilities is relevant to the planning of all tenures of housing.	No
7473	L. & A. Stainforth	Fully support proposed BUAB. Profit obsessed developers should not be allowed to destroy village life and East Devon has provided for a huge increase in housing in Cranbrook, that is well related to Exeter with employment opportunities and other facilities. There is no need for overdevelopment of the villages, particularly greenfield development.	Support noted.	No
7477	C. Badley	The black line should include all existing buildings as previous boundary and the easy walking distance is a nonsense as the bus service is so poor you have to have a car. Is the purpose of excluding these to prevent infill – don't the Government make us supply a certain number	Comments noted	No

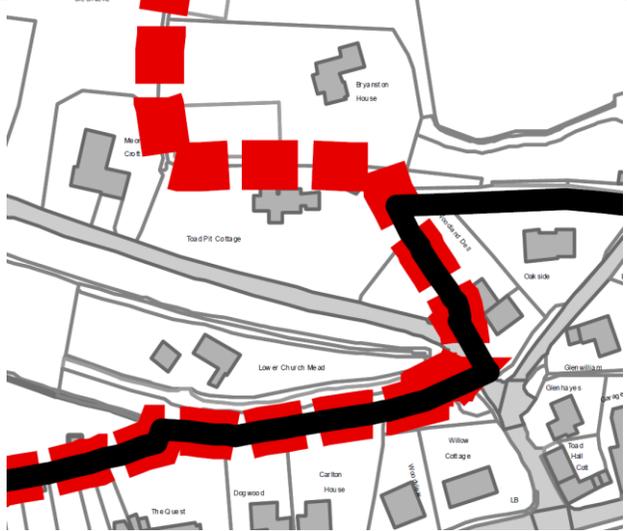
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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		of homes a year?		
7480	K. Ashcroft	Objects to red hatched area being excluded on grounds of easy/safe walking distance as many people walk from here and child won the primary school 'Walk to School' trophy. It is recognised that safety could be improved, but changing the boundary would not remove the hazards. Nonsensical to draw an arbitrary line and say that some houses are not in the village.	The comments appear to be based on a misunderstanding of the purpose of the BUAB, which does not determine whether houses are 'in the village', but guides decisions on whether new housing is acceptable in principle.	No
7482	P. Ashcroft	Objects to red hatched area being excluded as it is closer to the shops and school than many other properties that are included in the BUAB and safer for walking. Many people walk from the red hatched areas into the village centre and there should be no arbitrary divisions.	The comments appear to be based on a misunderstanding of the purpose of the BUAB, which does not determine whether houses are 'in the village', but guides decisions on whether new housing is acceptable in principle.	Include western end of West Hill Road and Birch Grove/Ford Lane in revised site by site assessment.
7487	P. Caspar	Disputes that the red shaded areas are beyond easy /safe walking distance of community facilities.	Comments noted and the boundary will be reviewed in the site by site assessment.	Include western end of West Hill Road and Birch Grove/Ford Lane in revised site by site assessment.
7492	P. Hilson	Generally happy with approach taken, but proposed boundary cuts through garden and would ask that it be amended to follow boundary shown for West Lodge and new dwelling as shown.	Using criteria A1 and C1 the western part of the curtilage of West Lodge would be excluded but the plot for the new dwelling can	Yes – amend boundary and include area outlined in red in revised site by site assessment.

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
			<p>be included under criterion B1.</p>	
7496	D. & G. Miles	<p>Object to the exclusion of the western end of West Hill Road on the basis of safe or easy walking. The trimming of highway banks would help safety and people do regularly cycle/walk to the village centre.</p>	<p>Comments noted and the boundary will be reviewed in the site by site assessment.</p>	<p>Include western end of West Hill Road in revised site by site assessment.</p>
7498	C. Anson	<p>The former built-up area boundary makes a strange route around Toad Pit Cottage. The WH01 site should include the whole of Toad Pit Cottage. The plot looks large, but there is limited space for an extra property due to sloping ground.</p>	<p>Toad Pit Cottage is within site WH01. It appears that confusion has arisen because the line used to define the former Built-up Area Boundary on one published plan (red dashes) is similar to the line used to define site WH01 in the</p>	<p>No</p>

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
			<p>published site by site assessment (red dots). Toad Pit Cottage was excluded from the former BUAB but it is included within site WH01.</p>	
7499	E. & S. Gameson	<p>Unsatisfactory designation as criteria have not been properly applied. Local facilities are within easy walking distance.</p>	<p>This comment relates to part of the village that would fall to be included based on the standard criteria, but which is recommended for exclusion in the preferred approach based on ease/safety of walking. This will be reviewed in the site by site assessment.</p>	<p>Include western end of West Hill Road in revised site by site assessment.</p>
7501	Mr & Mrs George	<p>Fully support principle of reduced BUAB. Good that EDDC considering sustainability of outlying areas where walking distances beyond maximum considered by many Inspectors. Majority of roads beyond centre not suitable for more traffic and EDDC proposal goes a long way to</p>	<p>Support noted</p>	<p>No</p>

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		enhancing safety and protecting the special environment of woodland village.		
7505	C. Linnell	Comments relate to West Hill parish boundary.	Comments not relevant to villages plan.	No
7506	J. Sherwood	Welcome approach taken as area to south of Ford Lane is beyond easy/safe pedestrian access because of steep slopes, lack of street lighting, lack of pavements and narrow roads.	Support noted.	Include Birch Grove/Ford Lane in revised site by site assessment.
7507	M. Strickland	Requests amendment at Windmill Lane as shown. Site would be within safe/easy walking distance of facilities and similar in size to the surrounding properties. Minor change would be similar to land at 'The Gap' (15/1486/FUL).	Site was not considered as part of site by site assessment, but would fail to comply with criteria A1 as it would seek expansion to facilitate additional development.	No change to plan, but include site in revised site by site assessment.

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
			comfortable walking distance. This assessment will be reviewed in the site by site assessment.	assessment.
7610	M Price-Hughes	Reservations about exclusion of property from the boundary as garden could be used to provide housing for family members. Existing house is not a single dwelling but has been divided to form separate living accommodation for family members. Unfair to remove option to build at this stage. Current BUAB should be retained. Concerned that Flower Cottage has been included in BUAB as access is poor.	Allocating land for development is not within the scope of the Villages Plan. The garden is excluded under criteria C1 as it would extend the built form if built on. Flower Cottage requires further assessment as some of the land is used as paddocks rather than garden and would be excluded under criteria A1.	Yes. Review the boundary around Elsdon so that it follows physical features; and include Flower Cottage in revised site by site assessment and amend boundary.
7629	K. Fraser	Concerned about exclusion of property from BUAB as garden could be used to provide housing for family members in the future and should not be penalised for not having been developed sooner, when there was no family need. Housing is being constructed opposite and would be unfair to exclude from boundary now.	As above	
7639	D Maloney	Objects to removal of BUAB from southern end of Toadpit Lane. This area should remain within the BUAB because it is clearly part of the existing built up area and has already been infilled so there is little room for development that does not comply with design	The southern part of Toadpit Lane is less densely developed than most of West Hill with many properties accessed by private roads. It is excluded because it does not share	No

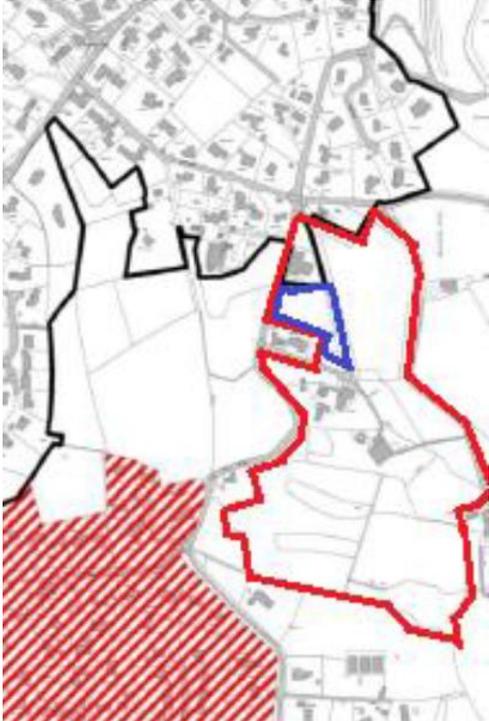
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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		statement (soon to be Neighbourhood Plan). There are a few properties on larger plots that have not yet been infilled but could be. Disagree that Toadpit Lane is an unsustainable location compared to the rest of West Hill because most people use the facilities in Ottery St Mary. Toadpit Lane is one of the more sustainable locations in West Hill because it's got a shorter road distance to Ottery St Mary. In addition it's close to a bus stop with a regular service to Ottery St Mary.	the characteristics of the relatively more dense core of the village. Sustainability would only be a consideration if this area were proposed for inclusion having followed the criteria based approach.	
7642	R Hesmondhalgh	Objects to BUAB being re-drawn to exclude property on Toadpit Lane. Clearly part of the built up area and disagree that less sustainable than other parts of West Hill as village lacks full range of services to be self sustaining. The car journey to services in Ottery St Mary such as Sainsburys, medical centre and Kings School is shorter from Toadpit Road than other parts of West Hill.	As 7639	
7647	S Saunders	Requests land is included in BUAB as within easy/safe walking distance to facilities, has new development on two sides, existing housing on a third and is of no agricultural value. Site currently used as garden and pony paddock and would constitute infill so no reason to exclude.	While it is acknowledged that there are new developments/permissions adjoining parts of the site, it is a large area of undeveloped land which would extend the built form of the village if developed.	Yes. Include Flower Cottage and the south western quadrant of the site in revised site by site assessment and amend boundary

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
				
7659	Bell Cornwell on behalf of Stuart Partners Ltd.	<p>Puts forward land for inclusion in BUAB (outlined in red and blue) that is adjacent to a site granted planning permission (15/1486/FUL) which is located in the north west corner of the land and shown within the proposed boundary. The officer report for the planning application described the site as fundamentally sustainable and the land outlined in blue is within 575 metres of the Post Office and 800 metres of the primary school. Development would comprise infill and has no specific</p>	<p>The land would fail to comply with criteria A1 as it would seek the expansion to facilitate additional development.</p>	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		<p>landscape designation.</p> 		

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Table 15 Summarising Whimble Specific Responses

Rep. No.	Name	Comment	Officer Response	Change Recommended?
388	Whimble Parish Council	No objections to three areas proposed to be excluded from new boundary and one area to be included. Concerned that proposed black line does not leave any room for future controlled expansion and would like it to be extended along Church Road to the Hand and Pen, but not including the green wedge. This may appear as ribbon development, but is favoured because don't want to increase traffic in village centre, support for safe route to Hand and Pen and bus stops there and more likely to happen with development along Church Street. Land is raised and away from flooding issues associated with Cranny Brook.	Proposals for development on the scale proposed should be dealt with through the neighbourhood planning process. This proposal has some possible community benefits but would create a ribbon of development for a distance of over 1km, giving the impression of a continuous urban form from Hand and Pen to Whimble, contrary to the assessment criteria. Recent appeal decision for 1 house at this location refused15/0521/OUT.	No

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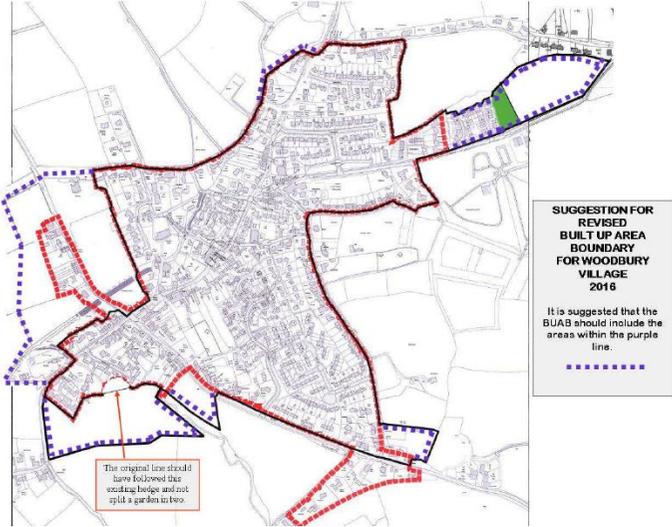
Rep. No.	Name	Comment	Officer Response	Change Recommended?
				
7483	Savills on behalf of Exeter Diocesan Board of Finance	<p>Site identified in red is currently used as community allotments and should be included in the BUAB under criteria B2. The land shown blue should also be included as a reduction in the BUAB does not support sustainable development in the village.</p>	<p>The site highlighted in red was considered in the 'site by site' assessment as WM06 and excluded on criteria A1 and C2. Criteria B2 relates to community facilities such as schools and religious buildings, whereas criteria C2 is more relevant to the allotment use as this relates to 'recreational or amenity space on the edge of settlements which has a predominantly open visual character'.</p>	No

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Rep. No.	Name	Comment	Officer Response	Change Recommended?
		 <p>The map shows a residential area in Whimple. A red-shaded area is located in the upper left, and a blue-shaded area is located in the lower right. The word 'Whimple' is written in the center of the map.</p>		

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Table 16 Summarising Woodbury Specific Responses

Rep No	Name	Comments	Officer Response	Change needed?
954	R. Stokes	<p>Black lines do not reflect natural boundaries in Woodbury. Proposed BUAB is untenable and puts village in total lockdown. Alternative boundary proposed shown on map.</p>  <p>Proposed BUAB provides few development opportunities as a time extra housing is needed. Focus on development in towns rather than villages will be detrimental to future of villages.</p>	<p>Future development options can be considered as part of the neighbourhood plan process.</p>	No
6128	Blue Cedar Homes	<p>Surprised that land west of the main village centre (WB15) is excluded from BUAB. Houses are well related to village centre with easy walking distance along a continuous footpath. There are limited development/redevelopment opportunities in this area that would not expand the settlement significantly.</p>	<p>Site forms a ‘finger’ of generally low density housing with a semi rural character that extends beyond the main built-up</p>	No

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Rep No	Name	Comments	Officer Response	Change needed?
			area of Woodbury.	
6271	Woodbury Parish Council	Support proposed BUAB as majority of residents were happy with it. Enquiries may be needed where boundaries are drawn across a property or through a garden.	Support noted	No
7149	J Owen	Village Plan is sound, well thought through and agree with proposed BUAB for Woodbury.	Support noted	No
7296	Stride Treglown on behalf of Redrow Homes	Unreasonable to exclude site WB11 on criteria A1 because approach of not expanding villages is flawed (comments on the general approach to the Villages Plan are summarised in Table 1 of this document). The site is suitable for development in the context of paragraph 47 of the NPPF. It would follow clearly defined physical features and, with site WB10 provide a more logical settlement boundary.	The site concerned is over 3 hectares and would, if developed, represent a significant expansion of the village.	No
7483	Savills on behalf of Exeter Diocesan Board of Finance	The sites identified should be included in the BUAB under criteria C1 as they are predominantly surrounded by buildings that would not extend the visual appearance of the settlement, subject to detailed landscape assessment.	The eastern site was considered in the site by site assessment as part of WB02 and excluded on criteria A1, C1 and C4. The western site has now been considered in the site by site assessment as WB22. Neither site is surrounded by buildings and would not therefore constitute an exception under criteria	No

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Rep No	Name	Comments	Officer Response	Change needed?
			C1.	
7486	A. & R. Garland	Supports proposed BUAB for Woodbury	Support noted	No
7509	M. Cowley			
7517	S.Bridgewater			
7519	L. Freeman			
7521	J. Patterson			
7522	J. Carpenter			
7522	M. & S. Bull			

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Rep No	Name	Comments	Officer Response	Change needed?
7523	G. Pewsey R. Garland			
7526	P. Du Buisson			
7528	M. Grocock T. Grocock			
7567	G. Selley			
7568	M. & D.			
7569	Sowman			
7571	C. Crook			
7572	S. Harries			
7576	B McCormick			
7582	F. Irvine M, Bird			
7583	J. Powell			
7585	N. Cartlidge			
7586	R. Haddow			
7588	J. Haddow D. Cartlidge			
7590	J. Hart			
7595	W, K, O & E			
7596	Hopkins			
7600	S Moger			
7605	S Chowdhry			
7611	P Thomas			
7632	S Thomas			

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Rep No	Name	Comments	Officer Response	Change needed?
7632 7666 7667 7708 7709	P Rees J Butler			
7494	B. Giles	Plan cuts property in half and shows an incorrect field shape. Objects to houses on Globe Hill being removed as three houses have already been built in gardens on the hill leaving only two with gardens large enough to build.	Incorrect field shape and cutting property in half comments refer to land adjoining Gillbrook House (WB25). Criteria A2 states that large gardens that 'stretch out' from the main built-up area may be excluded. This is considered necessary in this edge of settlement location. Housing on Globe Hill forms a 'finger' of generally low density housing with a semi rural character that extends beyond the main built-up area of Woodbury.	No
7497	S. Congreve	The areas included in the previous local plan should remain in the	Comments noted, but	No

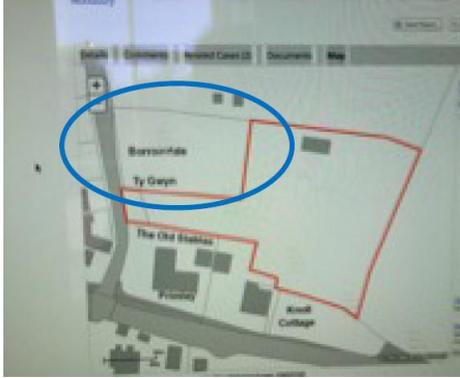
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Rep No	Name	Comments	Officer Response	Change needed?
		BUAB. Sites with planning permission should not be included until houses are built to make sure promised affordable housing is delivered.	rather than relying on the previous boundary it is better to assess against appropriate criteria. The criteria include an exception for sites granted as 'exceptions' for mixed market/affordable housing.	
7511	S. Owen	Support proposed BUAB. Woodbury's housing needs will be catered for through recent planning permissions. The vast majority of Woodbury residents wish to limit further development to established need.	Support noted.	No
7512	J. Hindle	Proposed boundary is excellent plan. Concerned that without a plan village is in danger of becoming a town. Unique character of villages should be protected. Most affordable housing not occupied by local people.	Support noted.	No
7518	N. Goffron	Wholeheartedly supports new boundary and hope it will prevent or slow down development of Heritage Homes site. Chance for breathing space from greed of developers and landowners and gives the community a say in the future.	Support noted	No
7532	D. Bowers	Support proposed BUAB and principle that residents control future expansion. Planning permissions already granted provide sufficient expansion for immediate future and Greenfield sites close to village centre, particularly 'The Lawns' between Globe Hill and Broadmead	Support noted	No

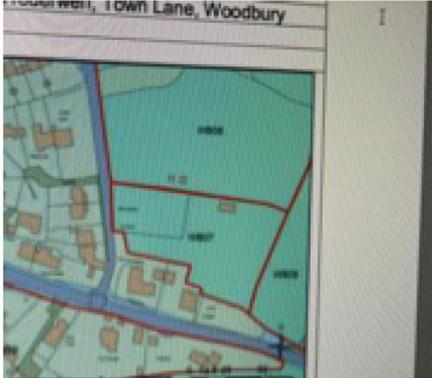
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Rep No	Name	Comments	Officer Response	Change needed?
		should be protected.		
7551	J. Green	Largely approve proposed BUAB. Woodbury should retain its village character with its surrounding countryside. More than enough development has already been provided and new estate that was to have provided affordable housing has mostly been occupied by people not from Woodbury with some buy to let. More development leads to increasing in traffic on country lanes and speeding traffic has become an issue in the village.	Comments noted	No
7574	R. Bartlett	Agreed with proposed BUAB. Well thought out document that will be helpful to neighbourhood plan work.	Support noted.	No
7575	A Bartlett	Agree with changes proposed in well thought out proposal. Control on future development can be exercised by community through the Neighbourhood Plan.	Comments noted.	No
7581	K. McCormick	Agree with proposed BUAB and think Woodbury residents best placed to decide in future where and when any further planning permission is granted.	Comments noted	No
7584	M, Haddow	Agree with proposals and grateful majority of residents to have a say in development of village.	Comments noted.	No
7603	C Milliner	Welcomes process of redefining boundaries with local power to develop in it and propose amendments. The criteria set aim to prevent creep in the countryside while allowing local communities to decide where to provide much needed housing. Site WB07 is challenged as the extension of the boundary outside Town Lane fails criteria A1 and A2 and the area is greater than that with planning permission as shown on	The north west corner of the site was not included in planning application 11/2490/MFUL, but it was included in planning permission	No

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Rep No	Name	Comments	Officer Response	Change needed?
		<p>plan. <u>Planning permission under 11/2490/MFUL</u></p>  <p align="center">Image A</p>	<p>14/1380/MOUT.</p> 	

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Rep No	Name	Comments	Officer Response	Change needed?
		<p align="center"><u>WB07</u></p>  <p align="center">Image B</p> <p>The area of WB07 not covered by planning permission 11/2490/MFUL fails all the criteria and should not be included in the BUAB. It is illogical to include green fields when areas of existing housing at Globe Hill are excluded.</p>		
7606	A Bradford	Concerned housing on Globe Hill has been excluded from BUAB. Area included in current Neighbourhood Plan.	Housing on Globe Hill forms a 'finger' of generally low density housing with a semi rural character that extends beyond the main built-up area of Woodbury.	No
7613	J Moffatt	Concerned about exclusion of housing on Globe Hill as it is included in	Housing on Globe Hill	No

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Rep No	Name	Comments	Officer Response	Change needed?
		Neighbourhood Plan boundary. Village had already agreed that field at top could be developed as it is the natural boundary for the village. Including the properties makes sense when you look at a map.	forms a 'finger' of generally low density housing with a semi rural character that extends beyond the main built-up area of Woodbury.	
7615	K Randell	Supports proposed BUAB and thinks there has been enough building in the village recently and future building should be related to need.	Comments noted	No
7626	P Glanvill	Disappointed that BUAB will 'lock down' village and prevent from expansion. Woodbury is identified as a sustainable village, which implies future modest expansion is a viable option. The area of housing at Globe Hill should be included along with filling the area extending south towards Gillbrook behind Orchard House. The community and Parish Council have identified a need for extra parking and this would supply the land needed.	Housing on Globe Hill forms a 'finger' of generally low density housing with a semi rural character that extends beyond the main built-up area of Woodbury. Area behind Orchard House presumed to be part of site WB14 that is excluded on the basis that it would extend the built-up area.	No
7636	P. Williams	Supports proposed BUAB as a suitable starting point for the Neighbourhood Plan so future growth is only promoted when the community feel there is a need. Suggests three additional policy objectives.	Support for BUAB noted. Comments on garden size and affordable housing potentially in conflict with	No

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Rep No	Name	Comments	Officer Response	Change needed?
		<p>Housing built as affordable housing should be retained as such. No additional housing should be allowed where it reduces the garden for more than 50%. Adequate off road parking should be provided to prevent on road parking issues.</p> <p>Generally permission should not be given to build in gardens – they should be kept as green spaces for children to play and people should downsize if they no longer want large gardens.</p>	<p>national policy. Car parking standards for residential development are set out in Policy TC9 of the Local Plan.</p>	
7637	J. Eyres	<p>Exclusion of houses with large gardens on edge of settlement will make it more difficult to get the planning permissions for people who may wish to build to help children. Existing houses should be in the BUAB so everyone is happy with secure futures.</p>	<p>Criterion C1 excludes such areas where they have ‘the capacity to extend the built form of the settlement’.</p>	No
7640	Vail Williams on behalf of Mulberry Architectural Services Ltd.	<p>Objects to removal from the BUAB of areas of existing housing that clearly function as part of the village (Couches Lane/The Broadway and Globe Hill/Pound Lane). No areas are proposed for enlargement so no opportunity for delivering community infrastructure priorities. This contradicts the vision of the Local Plan and the positive approach required by the NPPF. Sites have been identified for development at Cottles Lane and Pound Lane. If developed the Diocese is prepared to contribute additional land for an extension to the existing cemetery as a ‘quid pro quo’. The plots proposed are restricted in capacity by physical features and access constraints and comprise unused or unmanageable pieces of land.</p>	<p>Areas mentioned considered in site by site assessment. See response to rep. No.7483for sites shown on plan.</p>	No

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Rep No	Name	Comments	Officer Response	Change needed?
7664	G Hawken	<p>Houses on fields left of Globe Hill when you drive up the hill towards Clyst St George. Natural cut off has Rydon Lane on one side and Oakhayes on the other filling in any land towards the village. Pub at corner of Rydon Lane before it was burnt down and then planning permission was granted for two bungalows that were not built. Houses on Globe Road subject to noise from speeding traffic and more housing would discourage this as it would have more of a village feel rather than open countryside.</p>	<p>Housing on Globe Hill forms a 'finger' of generally low density housing with a semi rural character that extends beyond the main built-up area of Woodbury.</p>	No

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Rep No	Name	Comments	Officer Response	Change needed?
7665	P. Glanvill	BUAB should contain all existing properties and additional land for further development. Land adjacent to B3179 behind houses on Globe Hill should be included as close to village centre and could include car park.	Housing on Globe Hill forms a 'finger' of generally low density housing with a semi rural character that extends beyond the main built-up area of Woodbury.	No

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Table 17 Summarising Greendale Specific Responses

Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
28	Campaign for Protection of Rural England (CPRE)	28 - Campaign for Protection of Rural England (CPRE)	The respondent advises: "We support the approach taken with Greendale Business Park and Hill Barton Business Park that neither will have a BUAB. This confirms that both are to be treated as in the open countryside and to be subject to Countryside Protection Policies (Strategy 7) – Development in the Countryside. New employment facilities should be focused on Cranbrook and the West End and other allocated employment sites across East Devon."	Support noted	No
761	Dr N Daniel, Otter Valley Association	761 - Dr N Daniel, Otter Valley Association	The Otter Valley Association advises that they welcome the initiative taken. They consider that major industrial sites have now been opened up for development in the west of the district and the previous economic need for expansion on these sites has been superseded. Greendale and Hill Barton are both in the open countryside and historic expansion has already resulted in adverse environmental and visual impact.	Support noted	No
880	Mr G Moore	880 - Mr G Moore	The respondent advises: "Please accept the proposal for land at and around Greendale Business park." It is assumed the respondent approves of the plan as currently drafted.	Support noted	No
6271	Woodbury Parish Council	6271 - Woodbury Parish Council	The respondent advises: "Land at and around Greendale Business Park - As the majority of Woodbury Salterton residents were happy with the suggested employment boundary the Parish Council would support this. The number of retrospective Planning applications continues to be a concern.	Support noted	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
6324	Devon County Council	6324 - Devon County Council	In respect of Greendale and Hill Barton Devon County Council advised - "The County Council as waste planning authority welcomes the inclusion of references to the waste uses that are present on these sites. You will be aware that land at both Greendale and Hill Barton is identified within the adopted Waste Plan under Policy W6: Energy Recovery."	Comment noted.	No
7046	PCL Planning on behalf of FWS Carter and Sons Ltd	7046 - PCL Planning on behalf of FWS Carter and Sons Ltd	<p>The respondent raises objection to policy provision (specifically constraints on development) at Greendale Business Park. In the consultation response the agents for Greendale contest that:</p> <p>The Villages Plan is not based on robust evidence which to accord with the National planning Policy Framework (NPPF) it should be;</p> <p>The plan is not providing for future employment provision, which it should do, and is therefore not planning positively (non-NPPF compliance);</p> <p>West End sites will not meet all types of employment need and therefore additional provision is required;</p> <p>There is an absence of site evaluation evidence looking at future expansion options;</p> <p>A 'blanket ban' approach to business park expansion is not acceptable;</p> <p>Other employment sites are not coming forward/have constraints – therefore Greendale is needed;</p> <p>There is limited land supply but an unmet demand for business development (which Greendale could accommodate);</p> <p>Greendale is not visually prominent;</p>	The respondent raises a number of concerns in respect of planning policy for Greendale (and these to some degree would also apply to Hill Barton). Whilst noting matters raised it is considered that plan policy as currently drafted, explicitly given overarching policy of the East Devon Local Plan, provides the appropriate and correct policy context to consider future planning applications at Greendale. The Local Plan, in policy terms, clearly places Greendale in the countryside where policies of development constraint apply. It is not considered that under the	<p>No substantive policy change is proposed.</p> <p>However the purple line at Greendale is recommended for amendment to reflect permission granted and development undertaken on the eastern side of the</p>

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			<p>The site has good highway links; The site has regular public transport links; There is no clarity given to the types of business uses that will be allowed at the business park;</p> <p>The agents for Greendale advise that a Development Brief is being prepared that will identify development opportunities and they consider that it would not be contrary to the Local Plan to provide for further business development at Greendale and land should be allocated for business park expansion. The agents do not, however, specifically identify or specify precise land areas that should be allocated, they do, however highlight two planning permissions (09/1195/MOUT and 09/0410/MFUL) that they consider show larger areas for development than those shown by the purple dotted line on the inset map.</p>	<p>Villages Plan Greendale is appropriate for further expansion (other than possible small scale Local Plan compliant schemes). Notwithstanding this broad observation a small amendment to the dotted purple line at Greendale is proposed to reflect a planning permission granted. In support of the recommended policy approach a detailed appraisal of scope and suitability for Greendale expansion has been produced as a separate document.</p>	<p>business park (application 09/0410/MFUL).</p>
7213	I Quick	7213 - I Quick	<p>The respondent advises: "When considering the future boundary restrictions/changes applicable to the Industrial sites of Greendale and Hill Barton there is an urgent need for their restriction in expansion which is already detrimentally affecting Clyst St Mary. Most months there are planning applications for extending these industrial sites and there must be an agreed boundary to control this continual expansion."</p>	<p>Comments noted</p>	<p>No</p>
7224	Mr B Peaker	7224 - Mr B Peaker	<p>The respondent advises: "I am writing to support the proposed "Extent of Authorised Business Uses at Greendale" - Purple dotted Line (employment area Boundary), and that the Greendale Business</p>	<p>Comment noted.</p>	<p>No</p>

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			park should not be extended beyond this line.		
7236	G A Brown	7236 - G A Brown	The respondent advises: "I fully support establishing a development area boundary for Greendale Business Park given in Section 21 pages 58-60 of the draft Villages Plan. However I am concerned about the Section 21.6 - Policies as I believe there are potential weaknesses that the Owners of Greendale Developments could exploit. The Greendale site has always been surrounded by open countryside and but the Developers have continually encroached on land outside the approved area despite planning refusals and enforcements and objections from the Parish Council and villagers. Clearly they interpret Strategy 7 differently and believe, to quote from the text: "that they do not harm the distinctive landscape, amenity and environmental qualities of the countryside within which the site is located." Even now they continue to develop and expand especially at Hogsbrook Farm and on the NE hill up to Sidmouth Road. I believe that Strategy 7 needs to be strengthened. For example it mentions only the Local Plan (that now exists) and the Neighbourhood Plan (that does not exist) and there is no reference to the Villages Plan that specifically deals with Greendale. I particularly urge you to complete and publish the Villages Plan as soon as possible after the consultation period to formally define the actual development boundary. We remain vulnerable until this is done."	Comment noted.	No
7237	A W Arnold	7237 - A W Arnold	The respondent states "I wish to express my support for the proposed employment area boundary around the Greendale Business Park. The business park should not be extended beyond this boundary."	Comment noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
7283	Woodbury Salterton Residents Association	7283 - Woodbury Salterton Residents Association -	Woodbury Salterton Residents Association has provided a lengthy assessment of coverage of Greendale Business park in the villages plan. In the introduction to their submission they advise: "Woodbury Salterton Residents Association supports the Village Plan suggested by East Devon District Council regarding the proposal for an Employment Boundary for Greendale Business Park with an inset map which indicates a boundary to the employment area for information purposes. This approach reflects that taken in the adopted Local Plan where no allocations or formal built-up area boundary are defined. The approach provides clarity over the boundaries of the existing business park but retains the long standing policy position that the business park is within the open countryside and therefore subject of countryside protection policies included in Strategy 7 – Development in the Countryside of the East Devon Local Plan. Whilst acknowledging the success of the business park they highlight its proximity to a small rural village and location in the countryside. They highlight concerns around its location in respect of car dependence and potential adverse impacts on allowing or providing for jobs to be supplied elsewhere in the District; they highlight availability of sites across the District and list a number of planning permissions that have been granted consent in the recent past at Greendale.	Comment noted.	No
7514	Mr M Rodway-Dyer	7514 - Mr M Rodway-Dyer	The respondent advises "Having just attended the meeting in Woodbury Salterton Village Hall about the Employment Area Boundary for Greendale Business Park I would like to fully AGREE with the proposal to create a designated employment area boundary."	Support noted	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
7515	Mr G Rawlings	7515 - Mr G Rawlings	The respondent advises "I am writing to support the proposed "Extent of Authorised Business Uses at Greendale" purple dotted line (employment area boundary) , and that the Greendale Business Park should not be extended beyond this line."	Support noted	No
7516	S Rawlings	7516 - S Rawlings	The respondent advises "I wish to register my support for the proposed "Extent of Authorised Business Uses at Greendale" purple dotted line (employment area boundary) , and request that the Greendale Business Park should not be extended beyond this line."	Support noted	No
7520	Mr I Gardner	7520 - Mr I Gardner	Respondent advises "I am writing to support the Local Plan adopting a 'limit to employment' boundary around Greendale Business Park. I suggest the purple dotted line on the plan should be the limit of development, in order to protect the nearby village, dwellings and the open countryside from further industrialisation."	Comments noted	No
7524	Mr J Easterbrook	7524 - Mr J Easterbrook	Respondent advises "I live within 1/2 mile Greendale Business Park and fully support the proposals for the Park, and the Employment Area Boundary in particular, as contained in the Consultation Draft of Sept 2016 of the East Devon Villages Plan. Even at its present size, the environmental and social impact on the surrounding area caused by the Park debatably outweighs the employment benefits. Any further expansion will result in the visual impact, noise pollution and commuter traffic through Woodbury Salterton to and from the Exmouth area becoming totally intolerable."	Comments noted	No
7525	Mrs P Easterbrook	7525 - Mrs P Easterbrook	The respondent advises "As a resident of Woodbury Salterton, I fully support the proposals for Greendale Business Park, and the	Support noted	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
		k	Employment Area Boundary in particular, as contained in Para 21 of the Consultation Draft of Sept 2016 of the East Devon Villages Plan."		
7527	J Ward	7527 - J Ward	The respondent advises "I am writing to let you know I approve of East Devon drawing a boundary round Greendale Business Park and hope it is enforced."	Comments noted	No
7529	Dr S Rodway-Dyer	7529 - Dr S Rodway-Dyer	The respondent advises "Having just attended the meeting in Woodbury Salterton Village Hall about the Employment Area Boundary for Greendale Business Park I would like to fully AGREE with the proposal to create a designated employment area boundary."	Support noted	No
7530	A Hunt	7530 - A Hunt	Respondent advises "I am writing to support East Devon in drawing an authorised employment boundary around GREENDALE Business Park, and hope they will persevere with it. I do not think more land should be included. The site is in open countryside and business development should be near centres of population."	Support noted	No
7531	R Edwards	7531 - R Edwards	The respondent advises "i agree with the proposed built up boundary around greendale business park Greendale has grown too rapidly and unsustainably over the last few years and this boundary should check any future development. Greendale is not located close to any significant residential areas and thus requires extensive commuting by those working there. There are other designated business park areas in east devon adjacent to the main towns in east devon, eg cranbroo, Any future industrial expansion in east devon should focus on these other business parks rather than Greendale"	Comments noted.	No
7534	F Turner	7534 - F Turner	The respondent advises "I live in Woodbury Salterton and attended	Comments noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			the consultation meeting last week about the proposed employment boundary around Greendale Business Park. I fully agree with the proposal. Further expansion needs to be strictly controlled and planning laws should be rigorously imposed should the owners of Greendale fail to keep expansion within the boundary."		
7535	Mr R Greetham	7535 - Mr R Greetham	The respondent advises "I am writing to support the proposed "Extent of Authorised Business Uses at Greendale" purple dotted line (employment area boundary), and that the Greendale Business Park should not be extended beyond this line. I live in one of the closest properties and have watched the park double in size. At some point there has to be a boundary and limit."	Comments noted.	No
7536	Mr R Franks	7536 - Mr R Franks	The respondent advises "I support the proposed "Extent of Authorised Business Uses at Greendale" purple dotted line (employment area boundary), and that the Greendale Business Park should not be extended beyond this line."	Support noted	No
7537	F Northan	7537 - F Northan	The respondent advises "I would like to support the proposed "Extent of the Authorised Business Uses at Greendale" purple dotted line (employment area boundary). I feel most strongly that Greendale Business Park should not be allowed to extend beyond this line in future."	Support noted.	No
7538	Mr P Dent	7538 - Mr P Dent	The respondent advises "I am writing to support the boundary around Greendale Business Park as shown in the above consultation document. I wish you to also enforce this boundary which shows the extent of Authorised Business Uses at Greendale."	Support noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
7540	Professor B C Smith	7540 - Professor B C Smith	The respondent advises "I am writing to support the adoption of the newly introduced Extent of Authorised Business Uses at Greendale (the employment area boundary) into the local plan in order to prevent extension of the business park beyond this boundary."	Support noted	No
7541	Mr A Appleton	7541 - Mr A Appleton	The respondent advises "I write to you to register my support of the proposed "Extent of authorised Business Uses at Greendale Business Park" depicted by the purple dotted line (employment area boundary) and that the Greendale Business Park Park should NOT be extended beyond this line. I also wish to place on record my continual dismay that over the many years that I have been living in the VERY adjacent village of Woodbury Salterton that so many of the planning applications at Greendale Business Park and Hogsbrook have been or are either started or completed prior to a planning application being submitted."	Comments noted.	No
7542	Mr F Mulholland	7542 - Mr F Mulholland	The respondent advises "We fully support the drawing of a boundary around the Greendale Industrial Area to limit any further expansion into the open countryside and hope that it will be enforced by EDDC in support of the Local Plan."	Support noted	No
7543	E C Rooke	7543 - E C Rooke	The respondent advises "I am writing to support the proposed "Extent of Authorised Business Uses at Greendale" purple dotted line (employment area boundary), and that the Greendale Business Park should not be extended beyond this line."	Support noted	No
7544	Mrs C Isaac	7544 - Mrs C Isaac	The respondent advises "I wish to express to you that I approve of East Devon drawing a boundary round Greendale Business Park and	Support noted	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			hope that you will enforce it."		
7545	S Moore	7545 - S Moore	The respondent expresses support for the proposals, assumed this means policy, for Greendale.	Support noted	No
7546	Mr P Payne	7546 - Mr P Payne	The respondent expresses support for the policy for Greendale.	Support noted	No
7547	Mrs N Payne	7547 - Mrs N Payne	The respondent advises "I'm writing to support the proposed "Extent of Authorised Business Uses at Greendale" purple dotted line (employment area boundary) and that the Greendale Business Park should not extend beyond this line."	Support noted	No
7548	Mr D Rose, Chairman, Woodbury Salterton Residents Association	7548 - Mr D Rose, Chairman, Woodbury Salterton Residents Association	The respondent advises "After attending the meeting at Woodbury Salterton village hall on Thurs 8th September I would like to voice my support for the proposed boundary at Greendale Buisness park. This industrial estate has already grown to big for its location so close to our small village."	Support noted.	No
7549	H Walmsley	7549 - H Walmsley	The respondent advises "I fully support the proposed employment boundary at Greendale Buisness park."	Support noted	No
7550	Mr J Walmsley	7550 - Mr J Walmsley	The respondent advises "Please accept this email of my approval of the suggested boundary at Greendale industrial estate. All the buildings that have been built without planning approval should be removed and returned to agricultural."	Comments noted.	No
7552	Mr R Spargo	7552 - Mr R Spargo	The respondent advises " I wish to confirm my support for the proposed "Extent of Authorised Business Uses at Greendale" purple	Comments noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			dotted line (employment area boundary) and this should be adopted as soon as possible and that Greendale Business Park should not extend beyond this line. This is a very sensible limit which should be enforced to protect the surrounding countryside and the village of Woodbury Salterton and local residents.		
7553	Mrs B N M Randle	7553 - Mrs B N M Randle	The respondent advises that they fully endorse restrictions on further growth of Greendale Business Estate. Over last 23 years this has grown to an enormous size relative to the size of the village. Recognise that it provides employment but enough is enough and its time to call a halt to any more expansion other than already approved.	Comments noted.	No
7554	Mr M R Randle	7554 - Mr M R Randle	The respondent advises that they fully endorse restrictions on further growth of Greendale Business Estate. Over last 23 years this has grown to an enormous size relative to the size of the village. Recognise that it provides employment but enough is enough and its time to call a halt to any more expansion other than already approved.	Comments noted.	No
7555	Mrs S Elliott	7555 - Mrs S Elliott	The respondent advises that they supports the boundary around Greendale and wishes to see it firmly enforced.	Support noted	No
7556	R M Parsons	7556 - R M Parsons	The respondent advises that they fully support proposed boundary around Greendale Business Park. For more than 20 years development and expansion at Greendale has been out of control to the detriment of Woodbury Salterton. Hopefully the new boundary will enable the Council to enforce planning regulations at Greendale.	Comment noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
7557	E Appleton	7557 - E Appleton	The respondent advises that they support proposed Greendale Industrial Estate Boundary and request no development beyond this line. Countryside has been desecrated by buildings of size and appearance of aircraft hangers.	Comments noted.	No
7558	C Shaw	7558 - C Shaw	The respondent advises "I am writing to support the proposed "Extent of Authorised Business Uses at Greendale" purple dotted line (employment area boundary), and that the Greendale Business Park should not be extended beyond this line."	Support noted	No
7560	Mrs Rose	7560 - Mrs Rose	The respondent advises "After reading the documents about the proposed boundary at Greendale and attending the meeting in the village hall I fully support the proposal. This industrial estate should not be allowed to expand any more in to open countryside."	Support noted	No
7561	Mr G Eaton	7561 - Mr G Eaton	The respondent advises "I attended the meeting last week at Woodbury Salterton village hall and listened to our local councillors explain about the proposed employment boundary at Greendale Business Park. I fully support this proposal. It should not be allowed to expand any more. This village is fed up with the constant build first get retrospective planning permission later attitude of this company and it needs to be controlled."	Comments noted.	No
7562	S Eaton	7562 - S Eaton	The respondent advises "I attended the meeting last week in Woodbury Salterton village hall and listened to the local councillors explain about the proposed employment boundary. I support this proposal. It should not be allowed to expand any more. The village is fed up with the constant build first get planning permission later	Comments noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			attitude, this needs to be controlled”		
7564	C Isaac	7564 - C Isaac	The respondent advises: "We fully support the drawing of a boundary around the Greendale Industrial Area to limit any further expansion into the open countryside and hope that it will be enforced by EDDC in support of the Local Plan."	Support noted.	No
7566	J Mahoney	7566 - J Mahoney	The respondent advises: "I am writing to support the proposed "Extent of Authorised Business Uses at Greendale" purple dotted line (employment area boundary), and that the Greendale Business Park should not be extended beyond this line. The village does not need further industrialisation."	Support noted.	No
7577	Mr R J Hunt	7577 - Mr R J Hunt	The respondent advises: "I would like to say I approve of East Devon 's plan to put an employment boundary around Greendale Business Park, leaving the land outside the boundary as open countryside. I hope they will enforce the boundary."	Support noted.	No
7578	Mrs S Arnold	7578 - Mrs S Arnold	The respondent advises: "I am giving my support regarding the proposed extent of authorised business uses at Greendale , Woodbury Salterton. The business park should not be allowed to extend beyond the purple dotted line (employment area boundary).	Support noted.	No
7579	Mr M Ransome	7579 - Mr M Ransome	The respondent advises: "I support the proposed "Extent of Authorised Business Uses at Greendale "boundary line(s), - as identified by the purple dashed line on the map presented at the Parish Council Open Meeting, (Woodbury Salterton Village Hall) on Thursday, 8th September. This boundary should be enforced, so that the Greendale Business Park does not encroach beyond this defined	Support noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			area."		
7580	Mr I Rollins	7580 - Mr I Rollins	The respondent express concerns by constraints imposed by plan policy. He advises that the company he works for relocated to Greendale from Bridgewater 18 months ago where they were able to build a bespoke depot. They employ 8 local people and advise that constraints on expansion could result in a need to look elsewhere for premises. They highlight that Greendale makes a positive local economic contribution, there is a lack of premises elsewhere, the park has a track record of premises and job delivery, the Village plan has not considered the evidence of need for further expansion and there is lack of clarity over uses that will be allowed at the business park or criteria against which development in the future will be considered.	The issues raised by the respondent are noted and the success of the business park (specifically as measured against past expansion is not challenged). However given adverse impacts arising from development and allocations of job supporting land elsewhere a policy approach of constraint at the business park is regarded as appropriate.	No
7587	Mr J Gatter	7587 - Mr J Gatter	The respondent supports the further expansion of the business park and considers that it has been developed in a manner that respects the environment. The respondent is of the view that restricting growth would have adverse economic and employment impacts and place pressure for business park development elsewhere that could have adverse impacts. The respondent highlights that "Greendale is situated in a prime location for logistics, the land is established for business, it brings large companies and more importantly local companies to the area which is welcome income to Devon."	Whilst concerns raised are noted it is not accepted that establishment of employment uses elsewhere would have the (comparative) adverse impacts that the respondent implies.	No
7589	S Grigg, Andyloos	7589 - S Grigg, Andyloos	The respondent opposes policy in the villages plan noting the positive economic benefits the business park provides and considers that the "Business Park has a track record of delivery of employment premises and jobs. The site has strong links with the strategic road network and	Whilst positive business benefits arising from Greendale are noted it is not seen as a suitable location in the Villages Plan for	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			is a suitable location for development." The respondent considers that the Villages plan policy of restricting scope for development is not justified by evidence that assessing need for further business land in this location. Concern is expressed that the plan does not comment on the type of future development that will be allowed at the business park or criteria for assessing development proposals.	future development. Detailed policy in the Villages Plan to guide future development is not, therefore, seen as needed or appropriate.	
7591	Mr J Sanders, Synchro Plant	7591 - Mr J Sanders, Synchro Plant	The respondent advises that they have relocated there business from North Devon to Greendale and they see it as a highly successful employment site and makes a valuable contribution to the local economy. They consider that there is very limited availability of suitable employment premises in the local area and that the Business Park has a track record of delivery of employment premises and jobs. The highlight that the site has strong links with the strategic road network and is a suitable location for development. The respondent considers that the policy approach in the plan is not supported by evidence nor clarity on the types of uses that will be allowed at the business park or criteria against which future proposals can be considered.	Whilst concerns raised are noted it is not accepted that at this stage Greendale is an appropriate location for further business park expansion. Furthermore Local Plan policy is regarded as giving clarity on the nature of developments that could be acceptable at Greendale.	No
7592	Mr A Whatley	7592 - Mr A Whatley	The respondent advises: "East Devon Local Plan are proposing to include the Business Park within a policy which will see us effectively treated the same as small village as opposed to a strategic site for employment. I wish to make representations against this as I don't think we should be classified as a village or a piece of open countryside as it may restrict what can be developed in the future both within the existing business park and on the adjoining land. The	Whilst concerns raised are noted it is not accepted at this stage that Greendale is an appropriate location for further business park expansion. Furthermore Local Plan policy is regarded as giving clarity on the nature of	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			respondent considers that the business park is successful there is very limited availability of suitable employment premises in the local area and that the Business Park has a track record of delivery of employment premises and jobs. The highlight that the site has strong links with the strategic road network and is a suitable location for development. The respondent considers that the policy approach in the plan is not supported by evidence nor clarity on the types of uses that will be allowed at the business park or criteria against which future proposals can be considered.	developments that could be acceptable at Greendale.	
7593	Mr D Frost, Llexeter Ltd	7593 - Mr D Frost, Llexeter Ltd	The respondent advises: "We have been based within Greendale Business park for a number of years which has enabled our business to grow and prosper. The location and selection of other businesses located within the business park has complimented our business whilst also providing us with the flexibility to expand with the needs of our operation. Despite expanding to over 500% of our original size Greendale business park has been able to accommodate our requirements where the only other alternative would have been to relocate the business to an alternative location."	Whilst concerns raised are noted it is not accepted at this stage that Greendale is an appropriate location for further business park expansion.	No
7594	J Ransome	7594 - J Ransome	The respondent advises: "I support the proposed "Extent of Authorised Business Use at Greendale" boundary line, - as identified by the purple dashed line(s) on the map presented at the Parish Council Open Meeting on 8th September. Please let us ensure this boundary is secured, so that Greendale Business Park does not encroach beyond this defined area."	Support noted.	No
7597	E Sharples	7597 - E	The respondent advises: "I am writing to support the proposed	Support noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
		Sharples	"Extent of Authorised Business Uses at Greendale" purple dotted line (employment area boundary), and that the Greendale Business Park should not be extended beyond this line."		
7598	Mr T Sharples	7598 - Mr T Sharples	The respondent advises: "I am writing to support the proposed "Extent of Authorised Business Uses at Greendale" purple dotted line (employment area boundary), and that the Greendale Business Park should not be extended beyond this line."	Support noted.	No
7599	P J Hourston	7599 - P J Hourston	The respondent advises: "I am writing in support of the proposed boundary to Greendale business park as outlined in purple on the plan."	Support noted.	No
7601	Mr D Cowler	7601 - Mr D Cowler	The respondent advises: "I am writing to support the proposed Villages plan and particularly the Employment Area Boundary purple dotted line for Greendale Business Park. This should not be allowed to be extended beyond the line and indeed those developments being constructed without planning permission should be removed."	Support noted.	No
7602	D Cowler	7602 - D Cowler	The respondent advises: "I am writing to support the proposed Villages Plan and particularly the proposed 'Extent of Authorised Business Uses at Greendale' purple dotted line Employment Area boundary. Greendale Business Park should not be allowed to extend beyond this boundary and those developments already constructed or being constructed without permission should be removed."	Support noted.	No
7609	G Brown	7609 - G Brown	The respondent advises: "I wish to fully support the establishment of a development area boundary for the Greendale Business Park as given in Section 21 of the draft Villages Plan. For decades now	Support noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			development and expansion at Greendale has not been controlled and has been to the great detriment of the Woodbury Salterton village and the surrounding area. It is time now to establish a definite boundary around Greendale Business Park that will enable the Council to enforce planning regulations at Greendale."		
7614	L Peaker	7614 - L Peaker	The respondent advises: "I am writing to support the proposed "Extent of Authorised Business Uses at Greendale " - Purple dotted Line (employment area Boundary), and that the Greendale Business park should not be extended beyond this line"	Support noted.	No
7622	Mrs G Turner	7622 - Mrs G Turner	The respondent advises: "I am writing to support the proposed boundary, the Greendale Estate is growing all the time without permission they have developed Hogsbrook Farm all the land behind my caravan park having removed nearly all the trees that were planted as part of the original consent to protect Whitecross road, we now have to suffer noise dust and light 24/7 ,it seems they do what they want and get away with it ! You have planning laws please enforce them !"	Support noted.	No
7624	Mr R Turner	7624 - Mr R Turner	The respondent advises: "I live in Woodbury Salterton and I'm contacting you regarding the proposed employment boundary around Greendale Business Park. I fully agree with the proposal from the recent consultation meeting held on 8 September. Further expansion needs to be strictly controlled and planning laws should be rigorously imposed should the owners of Greendale fail to keep expansion within the boundary."	Support noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
7627	Mr N Edwards	7627 - Mr N Edwards	The respondent advises: "i agree with the proposed built up boundary around Greendale business park I live in the nearby Woodbury Salterton and have seen Greendale expand rapidly and randomly over the last 10 years. I hope that this development boundary will stem the expansion of this business park to a more sustainable rate. It will hopefully give EDDC the power to control the expansion of the business park"	Support noted.	No
7628	Dr P Dillon	7628 - Dr P Dillon	The respondent advises: "I am writing to support the proposal concerning the "Extent of Authorised Business Uses at Greendale" (purple dotted line, employment area boundary). The Greendale Business Park should not be extended beyond this line. The current situation with regard to Greendale is totally unacceptable to the majority of residents in Woodbury Salterton and the clarity offered through a boundary designation is essential."	Support noted.	No
7630	P Trenchard	7630 - P Trenchard	The respondent advises: "I am writing to support the proposal concerning the "Extent of Authorised Business Uses at Greendale" (purple dotted line, employment area boundary). The Greendale Business Park should not be extended beyond this line. The current situation with regard to Greendale is totally unacceptable to the majority of residents in Woodbury Salterton and the clarity offered through a boundary designation is essential."	Support noted.	No
7634	H Edwards	7634 - H Edwards	The respondent advises: "i agree with the proposed built up boundary around Greendale business park i am a resident of Woodbury Salterton and feel that the future expansion of Greendale needs to be retained within its current boundary. The proposed boundary should	Support noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			assist with EDDC planning controlling future development of the Greendale business park"		
7643	D Wackerbarth	7643 - D Wackerbarth	The respondent sets out policy in support of Greendale Business park. They advise that the "site is in open countryside that was never designated as an employment area. It has grown massively over recent years, and has a long history of development without or in defiance of planning permission. It has reached a point where it has a serious impact on my village (Woodbury Salterton) and on the surrounding area - especially in relation to traffic on local lanes (many single track), on Sidmouth Road, and at the roundabouts at Clyst St Mary and J30 of the M5, noise, light pollution, increased proximity to residential areas at the western end of Woodbury Salterton. They also advise that the site is increasingly visible in the open countryside close to the AONB, Pebblebed Heaths and the ancient monument of Woodbury Castle. The respondent highlights concerns around lack of public transport and safe cycle and pedestrian access to the site. They see its possible future development as contrary to the West End vision and advises that "East Devon is a beautiful area, and this continuing unplanned development is quite contrary to the aspirations of the surrounding communities, and of the holiday-makers and visitors who make such a vital contribution to the local economy."	Support noted.	No
7645	C Searle	7645 - C Searle	The respondent advises "Greendale Business Park is a highly successful employment site and makes a valuable contribution to the local economy.	Whilst concerns raised are noted it is not accepted that at this stage Greendale is an appropriate	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
			<ul style="list-style-type: none"> - There is very limited availability of suitable employment premises in the local area. - The Business Park has a track record of delivery of employment premises and jobs. The site has strong links with the strategic road network and is a suitable location for development. - Expansion of the business park would have positive economic benefits and should continue to be supported. - The Council’s draft Villages DPD seeks to restrict development to within the ‘authorised’ boundary of the business park. The Council’s approach is not justified by any evidence which considers the need for additional employment land and buildings in this location. - The document provides no clarity of the types of development that will be considered acceptable at the business park, nor any criteria against which development will be considered, to assist the consideration of future planning applications.” 	location for further business park expansion.	
7650	Mrs K Wheeler	7650 - Mrs K Wheeler	The respondent advises that they support policy of constraint in respect of future development at Greendale. They challenge the basis on which past development has happened without planning permission and consider that the business park is already big enough.	Support noted.	No
7651	E D Wheeler	7651 - E D Wheeler	The respondent advises that they support plan policy in respect of restrictions on further growth of Greendale Business Park.	Support noted.	No
7653	Professor J Barbara	7653 - Professor J Barbara	The respondent advises that they consider it appropriate for polices of constraint at Greendale are adopted.	Support noted.	No
7654	Mrs G	7654 - Mrs	The respondent advises that they consider it appropriate for polices of	Support noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
	Barbara	G Barbara	constraint at Greendale are adopted.		
7658	Dr R and Mrs J Gee	7658 - Dr R and Mrs J Gee	The respondent advises: "this is a brief note to add the concerns we have about any possible extension to the current "extent of Authorised Business Uses at Greendale". The extensive map area as indicated seems more than fair to the continuation of successful businesses at the site. Indeed we could argue the site is far too large already. To allow any build outside the planned designated area would further diminish an attractive area of East Devon. Thank you for your attention,"	Support noted.	No
7661	W and R Wright	7661 - W and R Wright	The respondent advises: "this is a brief note to add the concerns we have about any possible extension to the current "extent of Authorised Business Uses at Greendale". The extensive map area as indicated seems more than fair to the continuation of successful businesses at the site. Indeed we could argue the site is far too large already. To allow any build outside the planned designated area would further diminish an attractive area of East Devon. Thank you for your attention, "	Support noted.	No
7710	R Stevenson	7710 - R Steventon	The respondent states "I am writing to support the proposed "Extent of Authorised Business Uses at Greendale" purple dotted line (employment area boundary), and that the Greendale Business Park should not be extended beyond this line. I believe it is really important that sufficient control measures are in place to limit the expansion of Greendale Business Park who seem to believe that "Retrospective Planning Applications" are normal."	Support noted.	No

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Table 18 Summarising Hill Barton Specific Responses

Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
28	Campaign for Protection of Rural England (CPRE)	28 - Campaign for Protection of Rural England (CPRE)	The respondent advises "We support the approach taken with Greendale Business Park and Hill Barton Business Park that neither will have a BUAB. This confirms that both are to be treated as in the open countryside and to be subject to Countryside Protection Policies (Strategy 7) – Development in the Countryside. New employment facilities should be focused on Cranbrook and the West End and other allocated employment sites across East Devon."	Support noted.	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
628	Clyst Honiton Parish Council	628 - Clyst Honiton Parish Council	<p>The respondent advises "Section 22 Land at and around Hill Barton Business Park - Clyst Honiton Parish Council would like the language and terms used in Section 2 Scope of Village Plan to be reutilised in Section 22 to provide:</p> <p>clarity on what the line is showing on the maps of Hill Barton and Greendale and to ensure that the key on the map is the same as the description in Section 22.6 to indicate growth already beyond the Hill Barton original planning boundary</p> <p>CHPC prefer the description in blue below</p> <p>22.6 The proposed policy approach for Hill Barton Business Park is to produce an inset map which indicates a boundary <u>showing the full extent of the land authorised for business uses to assist plan users.</u> to the employment area for information purposes. This approach reflects that taken in the adopted Local Plan where no allocations or formal built-up area boundary are proposed for <u>Hill Barton Business Park</u></p> <p>22.9 However, within the context of this overall critique it should be noted that the Business park for Hill Barton <u>has extended already to</u> include two plots of land, immediately to the west of the main entrance,</p>	<p>If the preferred approach document were being reissued for consultation then the changes proposed would be agreed with. However, the document in proposed redrafted Publication format, has additional amendments made. The comments provided by the Parish Council are relevant to inform text redrafting but as explicitly written they would be out of context with the wording now used and as such are inappropriate for inclusion as specifically written.</p>	Yes

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
3452	Bell Cornwell on behalf of Stuart Partners Ltd	3452 - Bell Cornwell on behalf of Stuart Partners Ltd	<p>The respondent raises objection to policy provision (specifically constraints on development) at Hill Barton Business Park. Points raised include:</p> <p>Hill Barton is a strategic site with 40 companies and 900 employees operating at full capacity;</p> <p>There is demand for sites and buildings from businesses;</p> <p>The ‘boundary’ should be extended to include full extent of the business park, including applications 14/1433/MFUL (gasification plan) and 12/2579/MOUT and should also cover waste allocations in the Devon Waste Plan and land on the eastern side of the park;</p> <p>Clarity is needed over the precise role of the ‘boundary’ in the plan;</p> <p>Hill Barton should provide for future job types that will not come forward at Skypark and the Science Park (B1(c), B2 and B8 use);</p> <p>Availability of employment land elsewhere in East Devon is challenged and a number of constraints are identified;</p> <p>Hill Barton can meet East Devon and Exeter needs;</p> <p>Policy should have flexibility to allow additional sites and land areas to come forward for development with permissive policy wording.</p>	<p>It is agreed with the respondent that the business parks support a number of jobs and businesses and it is accepted that there could be demand for site from extra businesses. It is, however, not considered appropriate to amend the purple line (noting this is not a development boundary) to include the gasification/waste planning permissions which would extend the boundary outward and which are not B Use Class uses and therefore not providing jobs that are akin to ‘mainstream’ employment uses. The plan text is regarded as being appropriate to establish the role of the purple line on the maps and it is regarded that there is more appropriate and adequate employment land elsewhere in the District. It is not considered that policy should allow for additional development at Hill Barton.</p>	No

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Rep No	Name	Web Link	Comments	Officer Response	Change Needed?
6324	Devon County Council	6324 - Devon County Council	The respondent advises "The County Council as waste planning authority welcomes the inclusion of references to the waste uses that are present on these sites. You will be aware that land at both Greendale and Hill Barton is identified within the adopted Waste Plan under Policy W6: Energy Recovery."	The comments are noted.	No
7213	I Quick	7213 - I Quick	The respondent advises: "When considering the future boundary restrictions/changes applicable to the Industrial sites of Greendale and Hill Barton there is an urgent need for their restriction in expansion which is already detrimentally affecting Clyst St Mary. Most months there are planning applications for extending these industrial sites and there must be an agreed boundary to control this continual expansion."	The comments are noted.	No
7601	Mr D Cowler	7601 - Mr D Cowler	The respondent advises "I am writing to support the proposed Villages Plan and particularly the reference to the boundary for Hill Barton Business Park. There should be no extension permitted beyond the purple dotted line boundary."	The comments are noted.	No
7602	D Cowler	7602 - D Cowler	The respondent advises "I am writing to support the proposed Villages Plan and particularly the boundary for Hill Barton Business Park which should be the maximum boundary for this Business Park."	The comments are noted.	No

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Appendix 3 - Summary of main issues raised on the draft Sustainability Appraisal Report (July 2016) and how they have been addressed.

Rep. No.	Name	Comment	EDDC Response
329	Historic England	Concerned that plan needs to set out a positive strategy for conservation to comply with NPPF and greenfield sites seem to have been included in the boundary without an appropriate assessment of the impact of development on heritage assets and their setting. The SA/SEA is not an appropriate evidence base for this work and the SA/SEA cannot conclude that the objectives for sustainable development have been understood	Through discussions with Historic England it has been noted that very few additions (that do not have the benefit of planning permission) are proposed BUAB's when compared with the previously adopted plan. The only two significant additions where development could affect the setting of heritage assets are Musbury. A heritage assessment is being undertaken in accordance with the Historic England guidance 'The Historic Environment in Local Plans' and this will be referred to in the subsequent SA Report for the BUAB at Musbury.
3712	Environment Agency	No concerns - satisfied that the major environmental policy issues are covered by the Local Plan (e.g. Part 2 of Strategy 6 which states that development in villages should have no adverse effects on flood risk). Have engaged with the various town and parish councils as they have developed their neighbourhood plans and therefore have had the opportunity to address locally specific issues with them.	Support noted.
3743	Natural England	We welcome the structure and clarity of the SA. We also welcome the appraisal of the different options for boundary definition. The SA should however also include an assessment of the individual proposals for development boundary definition for each village. Choices were made in the draft DPD to reduce, expand or keep the development	Support for the structure and clarity of the SA is noted. The draft SA report (para 4.31) explained that a broad approach to appraising options has been taken, as a detailed SA of individual sites would be disproportionate, particularly given that the plan was

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		<p>boundary as is, and these choices require to be underpinned by SA, as was done for the HRA. The same applies also to the definition of development boundaries for the two employment sites. The conclusions from the HRA regarding each development boundary should also be used in the SA.</p>	<p>not seeking to allocate land for development. Such detail is included within the site-by-site assessments that have been carried out for each Village, and reference to these assessments will be added to the SA report.</p> <p>Nevertheless, the Council consider that further detail on the sustainability effects of each proposed Village BUAB would be useful, and an SA matrix for each Village BUAB and Reasonable Alternatives has been prepared.</p> <p>Development boundaries have not been established for the two employment sites – the maps only show the extent of authorised business uses. Nevertheless, given other consultee responses advocating growth at the town business parks (Greendale and Hill Barton), SA has been undertaken of options to allow further growth, or continue to restrict growth.</p>
6151	Savills on behalf of Taylor Wimpey	<p>Concerned about assumptions made and conclusions reached. Overlooks importance of alternatives in meeting needs of rural areas. Contest references made in Table 5 which sets out main impacts arising from development.</p> <ul style="list-style-type: none"> Concerned about admission that Villages Plan may only ‘to some extent’ provide for housing in the villages – the plan does not make provision for any housing delivery in the rural areas and concerned that the SA makes assumptions that restricting delivery of market housing could assist in providing higher levels of affordable housing – assumption is flawed as would rely on ‘exceptions’; 	<p>The approach to meeting the needs of rural areas is set out in the Local Plan (adopted January 2016). The main role of the Villages Plan is mainly to define ‘built up area boundaries’ for the villages (Local Plan Strategy 6). These identify areas that are considered appropriate to accommodate growth and development, and therefore facilitate limited development.</p> <p>The table presenting the likely evolution without the plan and makes clear that, whilst the Local Plan makes provision for housing development at the Villages, the Villages Plan will provide greater clarity on appropriate</p>

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		<ul style="list-style-type: none"> Unless Villages Plan incorporates policies for sustainable growth Council cannot justify statements about allowing appropriately located development to come forward while affording relevant protection; Dismissal of alternative options misleading and unjustified as no plan for growth. Only Option 4 provides for extension of BUAB's to accommodate future development. Statutory duty on Local Planning Authorities to prepare plans 'with the objective of contributing to the achievement of sustainable development'. Given this duty it is not acceptable to dismiss conclusions of SA without very strong justification. Option 4 was found to score positively against most of the objectives, whereas Option 1 was found to be 'not the most desirable option for all sustainability criteria, less so for the economic objectives'. Conclusion on taking walking distances into account and that this may result in 'less pedestrian activity and more reliance on the private car' is so generalised it is worthless. Such assessments can only be made on a site by site basis and should not be a blanket restriction on peripheral locations. 	<p>locations for growth through the definition of BUABs, where the 'principle' of development is considered acceptable. Defining a boundary can help secure affordable housing exceptions sites by providing greater clarity on when the policy will be applied, as opposed to the Villages being within open countryside.</p> <p>The "<i>plan for growth</i>" is set out in the adopted Local Plan, and the Villages Plan should conform with this, unless justified otherwise.</p> <p>The positive economic benefits of Option 4 are noted, but overall the SA concluded that Option 2 performed best, and this was the preferred option – therefore its conclusions have not been dismissed. Site-by-site assessments have been carried out, but the purpose of the SA is to identify the likely significant effects. Larger BUABs are likely to mean walking distances beyond the preferred maximum of 800m to town centre facilities, and therefore likely to discourage walking to such facilities.</p>
6324	Devon County Council	Several relatively minor comments relating to amended wording of the SA/SEA to reflect flooding issues.	Make minor amendments as suggested.
7640	Vail Williams on behalf of Mulberry Architectural Services Ltd	<p>Challenges findings of some of options.</p> <p>Option 2 states that there are 'significant positive benefits in respect of access to facilities and health', but the benefits are marginal where sites are close to proposed boundary and not all services are in the notional centre.</p> <p>Option 3 would be contrary to the NPPF objective of significantly boosting housing delivery and should be dismissed.</p>	<p>Option 2 explicitly assesses walking distances to services, rather than the "notional centre".</p> <p>Agree that Option 3 does not perform best in the SA, and this option is not preferred.</p> <p>It is noted that the NPPF and Local Plan policies would mitigate some of the adverse effects of Option 4</p>

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		<p>Option 4 is discounted as having ‘significantly negative impacts’, but these are based on sweeping statements about the use of the car and biodiversity/landscape that are unjustified as these would be filtered out by redefining the BUAB’s and through the development management process. Option 4 is actually the most positive option and fits best with the NPPF.</p>	<p>through the development management process. However, the principle of development would be accepted if located within the BUAB, and it would therefore be more difficult to address negative effects if BUABs have a larger extent.</p> <p>Although the benefits of Option 4 relating to housing and economic development are noted, adverse effects are identified for landscape, biodiversity/ geodiversity, and sustainable travel.</p>
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