

No.	Organisation	<p>Comment- Note, where responses are summarized, the full response appears on the District Council website http://eastdevon.gov.uk/planning/neighbourhood-and-community-plans/neighbourhood-plans/neighbourhood-plans-being-produced-in-east-devon/exmouth</p>
1	Collier Planning for Exeter Trade Frames	<p>Supportive of Policy EE2 that specifies a one year marketing period prior to proposals for change of use from employment to residential use.</p> <p>Suggests that the Doyle centre referred to in EE2 should not be identified as an employment site within the paragraph 15 of the NP because it has never been one.</p> <p>Suggests that bullet point 1 of paragraph 15 that states ‘a change of use from employment generation uses to residential should not be allowed unless <i>‘the change of use applicant can demonstrate through a viability assessment that no viable employment use can be identified for the site’</i> is onerous beyond the Local Plan and that the reference to ‘applicant’ be removed.</p> <p>Highlights that ‘Bullet point 3 of paragraph 15 states that a change of use should not be allowed unless ‘the premises has been offered to any community development organisation at market value’. ‘ The representation suggests that ‘this does not form part of policy EE2 or Strategy 32 of the Local Plan’ and therefore should be removed.</p> <p>Suggests that the Doyle Centre is surrounded by a mix of residential housing including supported living residences housing vulnerable adults. The representation suggests that ‘[t]raditional employment uses, certainly B2 and B8 uses, would significantly harm the amenity of these vulnerable residents through noise, disturbance and the type of traffic that would need to use Norton Place to access the site.’</p>

		The representation is supportive of ‘the increase to the affordable housing requirement threshold within the NP area to sites of more than 10 dwellings in line with the Local Plan policy, as set out on Policy H2. ’
2	Devon County Council – Planning, Transportation and Environment	<p>A number of comments regarding minerals and waste, highways and education:</p> <p>Minerals and Waste: Intro <i>para 3</i> – suggests inclusion of reference to Devon Minerals Plan and the Devon Waste Plan that , with the East Devon local Plan, form part of the development plan for the area. Boundary Designations <i>Mapping</i> - The mapping on page 21 and/or 22 should include the Mineral Consultation Area for the sand and gravel resource that falls partly within the Exmouth Town Boundary. This is an important designation which could impact upon development in the area. Community Facilities <i>Paragraph 48</i> - It would be helpful to refer to Policy W4 of the Devon Waste Plan which requires that planning applications for major development are accompanied by a Waste Audit Statement that should include measures for storage of waste containers.</p> <p>Highways: Getting About <i>Paragraph 32</i> – reference to and support of Dinan Way is welcomed.</p> <p>Education: Welcome the positive inclusion of education and provide an current updated references and information for consideration.</p>
3	Devon County Council – Historic Environment	<p>Recommended inclusion of the Historic Environment and that this strategy should take into account:</p> <ul style="list-style-type: none"> • <i>the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;</i> • <i>the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;</i> • <i>the desirability of new development making a positive contribution to local character and distinctiveness; and</i> • <i>opportunities to draw on the contribution made by the historic environment to the character of a place.</i>

4	East Devon District Council	<p>Suggestions included improved referencing for evidence, textual and mapping revisions to improve clarity and conformity with the Local Plan.</p> <p>Policy EE2 – Suggested that the policy was a repeat of Strategy 32</p> <p>Policy EN3 – Recommended the proposed boundary be limited to those areas outside of the BUAB to avoid limiting development supported by the Local Plan</p>
5	Environment Agency	In general support of policy approaches.
6	Exmouth Chamber of Commerce	Supports the plan in its entirety.
7	Exmouth Civic Society	Supports the plan in its entirety.
8	Exmouth Community Association	Supports the plan in its entirety
9	Historic England	No comments offered.
10	Lichfields on behalf of Bourne Leisure Ltd.	<p>Suggested that a tourism policy should be added to the Neighbourhood Plan as tourism is acknowledged within the Neighbourhood Plan to be a major element in Exmouth's economy.</p> <p>Critical of Policy EN4 - providing for renewable energy, arguing that it does not provide protection for sensitive receptors such as residential or tourism accommodation, which could be vulnerable to noise and vibration.</p>

		<p>Request that Policy EN5 be amended to emphasise that context, scale and type of proposal will be taken into account before drainage impact assessments are sought.</p> <p>Requested that local stakeholders should have the earliest opportunity to engage and comment on any “Green Town” proposal to ensure that local businesses and future sustainable development are not constrained.</p> <p>Suggests that the NP’s request for a full EIA to be carried out on “<i>all appropriate</i>” development or “<i>new</i>” development is inappropriate. Bourne Leisure considers that references to the EIA at paragraph 5 and paragraph 19, as identified above, should be removed from the draft NP.</p> <p>Recognises the in-principle value that water harvesting and solar panels would have to the District, however suggests it may not be relevant or feasible “<i>for all new built development</i>” to have to provide such sustainability measures (paragraph 25).”. Bourne Leisure proposes the following amendments to paragraph 25, to be worded as follows: “<i>When new built development is being planned, serious attention needs to be given to making it energy-efficient. Solar panels on suitable roofs and water harvesting are important features to be implemented wherever appropriate for new development.</i>”</p>
11	Marley Planning Group	Supports the plan in its entirety.
12	Natural England	No comments to add.
13	Network Rail	Highlight that there are several level crossings in the plan area. Any development of land which would result in a material increase or significant change in the character of traffic using a rail crossings should be refused unless, in consultation with Network Rail, it can either be demonstrated that the safety will not be compromised, or where safety is compromised serious mitigation measures would be incorporated to prevent any increased safety risk as a requirement of any permission.

14	The Planning Bureau Ltd on behalf of McCarthy & Stone Retirement Lifestyles Ltd, Churchill Retirement Living and Renaissance retirement	<p>Recommends that the justification and approach employed by policy H1 is erroneous, seeks to cut the supply of further extra care accommodation once local Plan targets are achieved and is contrary to both the Local Plan and the logic expressed elsewhere in the Neighbourhood Plan.</p> <p>Recommends that the Objective be amended as follows: Objective: Given the increasing demographic of Exmouth towards the elderly (Ref: Census 2011) priority should be given to developments which can be easily adapted for lifelong accommodation rather than age restricted developments. Beyond the 150 Care/Extra Care home spaces allocated for Exmouth in the Local Plan (Strategy 36), priority should be given to Accessible and Adaptable homes to ensure that the town has a balanced demographic.</p> <p>That Policy H1 be amended to reflect Local Plan Strategy 36</p>
15	The Planning Bureau Ltd on behalf of McCarthy & Stone Retirement Lifestyles Ltd,	<p>Suggest that '[t]he Neighbourhood Plan provides the opportunity to reassess the allocation of the Redgates Site as advocated by the NPPF 2012 and NPPF 2018. Consideration should then be given to its deallocation in favour of a further allocation at Liverton Estate, which conversely to the Redgates Site, has proved very attractive and successful for employment development. A suggested form of wording could be to amend Policy EE2 by the addition of the following:</p> <p><i>The Use of the Local Plan allocated Redgates Site for non employment purposes is however supported. If demand is identified, a further extension of the nearby Liverton Estate will be supported subject to other policies of the Development Plan.'</i></p>
16	Name redacted	<p>Relating to support of Policy EN3 – Suggests that ' Without the proposed Green Wedges, Exmouth will be a conurbation with a beach. Green areas are essential for well-being (mentally & physically) of the population and the wildlife that we share this area with. Notwithstanding that some development has already been approved in the valley, this valley should remain green. Please do not let the recent approvals become precedents for further encroachment.</p>
17	Transition Exmouth	<p>Transition Exmouth is fully supportive of the Exmouth Neighbourhood Plan</p>
18	Wood on behalf of National Grid	<p>An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines, and also National Grid Gas Distribution's Intermediate and High Pressure apparatus.</p> <p>National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.</p>

