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**From:** Andrew Kippax [REDACTED]  
**Sent:** 10 March 2021 14:21  
**To:** Planning Policy  
**Subject:** East Devon Local Plan consultation Jan 21 (Regulation 18)

Dear Sirs here are some comments on your new planning consultation.

1. There should be a focus on methane not just carbon, former is important or so I understand and landfill / farming policy should reflect this
2. No solar farms unless well screened from all users
3. Presumption of integrated solar on new industrial / commercial buildings, or modern housing stock, not so in Conservation Areas, AONBs or similar
4. New housing in zoned areas
5. Allow conversion of retail to residential at the margins of towns, perhaps as permitted development. This is a no-brainer. There are many towns where as you radiate away from the centre you are met with unsightly closed retail premises. Many of these are unlikely to be viable as retail for the foreseeable future. Further, many were not originally built as retail but rather had shop fronts tacked on in the 1950-1970s. A restitution to former use would make sense, allows town-centre residential development, parking needs will have to be met of course. This is once in a generation opportunity.

Rgds Andy Kippax  
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