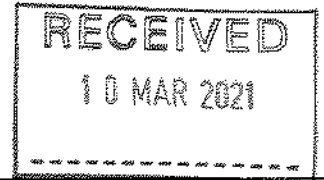
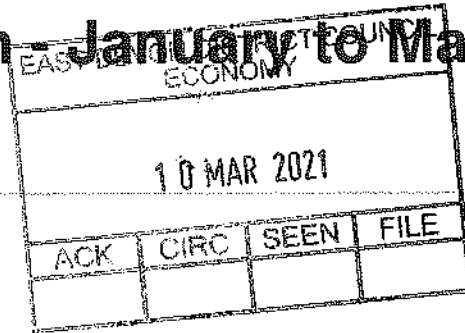


# East Devon Local Plan 2021 to 2040 Issues and Options consultation - January to March 2021



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 WOULD NOT ALLOW ME TO PUT  
 ANSWERS IN ON MY AGEING  
 COMPUTER — I THEREFORE  
 ENCLOSE A 'HARD COPY' FOR  
 YOUR INCLUSION IN YOUR  
 CONSULTATION PROCESS

Fields with a red star are compulsory and must be filled in

Your title \*

 MR

Your first name \*

PETER

Your surname \*

DOBBS

Your email address \*

[Redacted]

Your telephone number \*

[Redacted]

Your postal address

Please enter a postcode \*

[Redacted]

Select an address \*

[Redacted]

Your age range

- 0-18
- 19-25
- 26-40
- 41-55
- 56-70
- 70 plus

Organisation name (if relevant)

—

If you are an agent acting for

—

a client please provide the name of your client

In what capacity are you responding to this consultation - what most closely describes you or if you are an agent what best describes, in respect of this consultation, what your client does? \*

- Private individual
- Environmental body
- Government department or agency
- Local authority
- Parish or town council
- Politician
- Religious body
- Cultural group or body
- Education provider
- Amenity group
- Land owner
- Developer
- Private company
- Emergency service provider
- Utility or transport provider
- Community or Resident group
- Representative body of commercial organisation or business
- Other - please specify

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[Click here to read relevant paragraphs](#)

## QUESTION 1.

**Do you think these are the right objectives for the new local plan, are there any further objectives that you would wish to see added or amendments made?**

- Yes, these are the right objectives
- No, there are further objectives or amendments I would like to add

**Please give details**

2.1. To PROMOTE THE REGENERATION OF TOWN/VILLAGE CENTRES THROUGH CREATIVE USE OF EXISTING BUILDINGS WITH INNOVATIVE SHOPS & 21<sup>ST</sup> CENTURY INDUSTRIES/BUSINESSES.

## Question 2 - The scope of the local plan

In paragraph 2.2 of the Issues and Options report we propose producing a single plan, but it would be possible to produce a series of plans to cover the different issues. Do you think we should?

[Click here to read relevant paragraphs](#)

**Which option do you think we should take?**

- Option 1 - Single Plan.** Produce a single local plan covering all policy matters
- Option 2 - Multiple Plans.** Produce a plan that deals with strategic matters (the bigger stuff) first and then subsequent plans that deal with more local concerns and detailed matters later
- Option 3 - Other.** Do an alternative or neither of the above

**Please provide any further comments in the box below**

WHILST AN OVERALL PLAN SHOULD INCORPORATE ALL THE AREAS OF EAST DEVON - TOWNS SHOULD HAVE DIFFERENT CRITERIA AND PRIORITIES TO VILLAGES AND MORE RURAL AREAS.

## Question 3 - Neighbourhood Plans and the new Local Plan

Neighbourhood plans have been agreed for many of our neighbourhoods and more are in preparation. In paragraph 2.11 of the Issues and Options report we explain the role of neighbourhood and their relationship with the local plan.

[Click here to read relevant paragraphs](#)

**How do you think we should make best use of existing neighbourhood plans to inform the new local plan that we are producing?**

NEIGHBOURHOOD PLANS ARE FORMULATED OVER LONG PERIODS OF TIME IN ACCORDANCE WITH EAST DEVON REGULATIONS, BY VOLUNTEERS, WITH LOCAL RESIDENT, LOCAL AUTHORITY, SUPPORT & SHOULD INCORPORATE THEM INTO THE LOCAL PLAN(S) IN FULL & CARRY EQUAL WEIGHT IN DECISION MAKING.

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## QUESTION 4

How important do you think it is that we should actively promote health and wellbeing throughout our new local plan?

- Absolutely essential
- Very important
- Quite important
- Of limited importance
- Not important at all

Please provide comments below on any health and planning matters you consider to be particularly important

THE REDUCTION OF MOTOR TRAFFIC NUMBERS & SPEEDS TO THE BENEFIT OF MOVEMENT BY CYCLE, WALKING & PUBLIC TRANSPORT (BUSES). THE PROVISION OF PEDESTRIAN CROSSINGS TO ENHANCE THE SAFETY OF ELDERLY PEOPLE CROSSING & TO ENHANCE THEIR WELLBEING THROUGH PHYSICAL EXERCISE

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## QUESTION 5

### Do you think we should

- Option 1 - Plan for net-zero carbon from plan adoption.** This would require all new development to be net-zero carbon upon adoption of the plan. However, it would be at a cost and as a consequence we may see less affordable housing built and maybe fewer other social and community benefits from development
- Option 2 - Plan for net-zero carbon from a future date.** This would require all new development to achieve net zero carbon from a future date in the plan process. It could allow time for the development industry to adjust to the higher standards and may mean we can secure more affordable housing and community benefits from development
- Option 3 - Do neither of the above and not have a policy.** Under this option we could just wait for and apply any Government policy

### Please provide any further comments

THE COMPULSORY REQUIREMENT FOR SOLAR PANNELLING ON ALL NEW BUILD PROPERTIES. THE WIDE SPREAD INSTALLATION OF ELECTRIC CHARGING POINT FOR CARS TO ENABLE CONFIDENCE IN PEOPLE CHANGING MORE QUICKLY TO NON-CARBON (PETROL/DEISEL) POWERED VEHICLES.

## Question 6 - Provision of solar arrays/farms and windfarms

Paragraphs 4.5 to 4.7 of the Issues and Options report deals with maximising energy from renewable sources. Question 6 seeks your views on what level of support we should give.

[Click here to read relevant paragraphs](#)

### Which option do you think we should take?

- Option 1 - Identify suitable areas for renewable energy developments**
- Option 2 - Not identify areas but offer general support**
- Option 3 - Take a restrictive approach to renewables**
- Option 4 - None of these options**

### Please provide any further comments on wind farms and solar arrays/panels

SOLAR FARMS SHOULD BE CONSTRUCTED IN SUCH A WAY (I.E - RIGHER UP) IN ORDER BE ABLE THE LAND BENEATH TO BE UTILIZED FOR ANOTHER PRODUCTIVE PURPOSE.

## Question 7 - Carbon saving measures

Paragraph 4.8 of the Issues and Options report sets out seven policy objectives for helping to achieve carbon neutrality including using 'waste heat', and promoting community led renewable energy schemes.

[Click here to read relevant paragraphs](#)

**Do you think we have identified the appropriate carbon saving and related policy matters to be addressed in a new local plan and are there any other policy areas that you think we should be considering?**

- Yes, the appropriate carbon saving policy matters have been addressed
- No, there are other policy areas that should be considered

**Please give details**

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affordable homes (to 461 every year for the next 20 years) to meet current and future needs. Do you think we should?

[Click here to read relevant paragraphs](#)

## QUESTION 8

**Which option do you think we should take?**

- Option 1 - Plan for an average of at least 928 new homes being built each year –**  
This would accommodate levels of house building that accord with current Government requirements. It may mean, however, that we fall a long way short of meeting all affordable housing needs.
- Option 2 - Plan for a greater number of homes, for example 1,200 –** this may meet more of the affordable housing need but not all of it.
- Option 3 - Plan to build considerably more homes each year -** A figure of 1,614 homes would align with Governments previous thinking and would potentially result in all affordable housing needs being met.
- Option 4 -** Select option 4 if you think none of the above are appropriate

**Please provide any further comments and justification in the box below, especially if you think a different number of new homes being built each year is appropriate.**

WHILST OPTION 1 - MEETS THE "CURRENT GOVERNMENT REQUIREMENT" (928)  
THIS NUMBER SHOULD MEET THE FAVOURED % OF AFFORDABLE HOUSING,  
ANY ADDITIONAL HOUSE/FLAT BUILDING BEYOND THIS NUMBER SHOULD ALL  
BE AFFORDABLE HOUSING.

## **Question 9 - Sites for small scale housing developments**

Paragraphs 5.5 to 5.7 of the Issues and Options report sets out Government policy that at least 10% of new homes should be built on smaller sites (below 1 hectare). This provides more opportunities for smaller, local businesses and is more likely to reflect local character than mass produced homes. Do you think we should?

[Click here to read relevant paragraphs](#)

**Which option do you think we should take?**

- Option 1 - Allocate or identify land for around 10% of homes to be on small sites -**  
this approach would meet minimum government standards.

- Option 2 - Allocate or identify land for around 11% to 25% of homes to be on small sites** - this approach would be higher than Government minimum standards.
- Option 3 - Allocate or identify land for 26% to 50% of homes to be on small sites** - this approach would be substantially higher than Government minimum standards.
- Option 4 - Allocate or identify land for 51% or more of homes to be on small sites** - with such a high figure this approach could fundamentally change the nature of house building in East Devon.
- Option 5 - None of the above or an alternative**

**Please provide any further comments in the box below**

THESE 'SMALL SITES' SHOULD BE AROUND EXISTING VILLAGES, THEREBY INCREASING THE FOOTFALL NUMBERS FOR STRUGGLING VILLAGE SHOPS AND VILLAGES. IN TOWNS, BROWN FIELD SITES, WITHIN CURRENT BUILT UP AREA BOUNDARIES, SHOULD BE UTILIZED.

### **Question 10 - Planning for housing for people at all stages of their life**

Paragraphs 5.8 and 5.9 of the Issues and Options report sets out the reasons for building a range of homes that can accommodate different circumstances. What approach should we take to encourage this, or is it not something the local plan should deal with?

[Click here to read relevant paragraphs](#)

#### **Which option do you think we should take?**

- Option 1 - We should explicitly require housing provision for people at all stages of life.** This approach could place demanding standards on developers to provide housing for all stages of people lives. It could though reduce monies available to pay for other wider community benefits from development.
- Option 2 - We should encourage but not require housing provision for people at all stages of life.** Under this approach we could encourage and support such housing but be less demanding on specific standards to be met.
- Option 3 - Not set standards for differing types of housing provision.** This approach would leave developers to determining the types of houses that should be built rather than policy seeking to require specific outcomes
- Option 4 - None of the above or an alternative**

Please provide any further comments in the box below on how we may best plan for housing for all.

WHILST EAST DEVON MAY BE CONSIDERED A 'RETIREMENT AREA' WE MUST BUILD FOR ALL AGES AND LOCALS OF ALL AGES REQUIRE WORK, HOUSING WITHIN - COMMUTING DISTANCE. OTHERWISE OUR YOUNG WILL HAVE TO MOVE AWAY.

### Question 11 - Additional housing policy objectives

Paragraph 5.10 of the Issues and Options report identifies nine additional housing policy objectives, including encouraging more self-build homes, allocating sites for retirement housing and setting minimum space standards for new homes.

[Click here to read relevant paragraphs](#)

Do you think these are appropriate housing policy areas to be addressed in a new local plan and are there any other major policy areas that you think we should be addressing?

- Yes, these are appropriate housing policy areas to be addressed
- No, there are other major policy areas that should be addressed

### Please give details

YES - NEW TOWNS (PERHAPS VILLAGES) IN RURAL AREAS BUT WITHIN COMMUTING DISTANCES OF LARGER CONURBATIONS.

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We set out below a number of differing potential areas in East Devon that could accommodate future job growth and development. Please indicate your in principle levels of support for each option

[Click here to read relevant paragraphs](#)

## QUESTION. 12

**12a - Continued focus on big employment sites in the West End of the District**

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose

**12b - Encouraging greater business development in other areas close to Exeter (for example expanding Greendale and Hill Barton Business Parks)**

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose

**12c - Encouraging greater business development at and within the main towns of East Devon**

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose

**12d - Encouraging business expansion and development in the villages and across the countryside of East Devon**

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose

**12e - Encourage and enable more home working**

- Strongly support
- Support
- Neither oppose nor support

- Oppose
- Strongly oppose

If you have any comments on the above or alternative options please set these out below.

### Question 13 - Differing jobs sectors in East Devon

Paragraphs 6.8 to 6.10 of the Issues and Options report discuss what sort of jobs the local plan should encourage, including the opportunities to attract new and emerging sectors with highly skilled jobs.

To what degree do you support, or not, the following approaches to future jobs or differing types of jobs?

[Click here to read relevant paragraphs](#)

**13a - More jobs overall – with an emphasis on attracting new/larger employers and inward investment in any or all sectors**

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose

**13b - More high technology jobs - focussing on high technology and high skilled jobs (including in the transformational sectors).**

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose

**13c - Local Entrepreneurs – promoting opportunities for**

- Strongly support
- Support



centre vitality and activity. Please indicate your in principle levels of support for each potential option or approach.

[Click here to read relevant paragraphs](#)

## QUESTION 15

**15a - Retail to dominate – support retail uses in town centres and if possible resist other uses.**

- Strongly support  
 Support  
 Neither oppose nor support  
 Oppose  
 Strongly oppose

**15b - Promote mixed commercial uses - support retail as well as other commercial uses such as café's and offices**

- Strongly support  
 Support  
 Neither oppose nor support  
 Oppose  
 Strongly oppose

**15c - Redefine town centres to smaller core areas – concentration on retail and commercial uses in the core and allowing much greater flexibility for other uses in peripheral areas**

- Strongly support  
 Support  
 Neither oppose nor support  
 Oppose  
 Strongly oppose

**15d - Support change of use to housing – allow for any shops or commercial premises to be converted to housing**

- Strongly support  
 Support  
 Neither oppose nor support  
 Oppose  
 Strongly oppose

**15e - Support community uses - promote more community spaces in town centres**

- Strongly support  
 Support  
 Neither oppose nor support

- Oppose
- Strongly oppose

**15f - Leisure uses –  
promote new gyms and  
sports facilities in town  
centres.**

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose

**If you have any comments on the above or other distribution matters please set these out below**

WE HAVE A NEED A SPREAD OF AGES. WE MUST THEREFORE PROVIDE THE FULL SPREAD OF HOUSING, SHOP & SOCIAL ACTIVITY'S AND SHOULD USE WHATEVER PROPERTY IN TOWN CENTRES IS AVAILABLE.

### **Question 16 - Additional town centre policy objectives**

Paragraph 7.6 of the Issues and Options report identifies three additional area where policies may be appropriate including the use of vacant stories over shops, resisting 'out of town' uses to support town centres and producing town centre masterplans to identify key areas for improvement.

[Click here to read relevant paragraphs](#)

**Do you think these are appropriate retail and town centre policy areas to be addressed in a new local plan and are there any other major policy areas that you think we should be addressing?**

- Yes, these are appropriate policy areas
- No, there are other major policy areas that should be addressed

**Please give details**

MAKE TOWN/VILLAGE CENTRES MORE PEDESTRIAN FRIENDLY.  
INCREASE PARKING AREAS (BUT AFFORDABLE PRICING) TO INCREASE FOOTFALL,  
INCREASE SALES AT ALL SHOPS TO INCREASE PROFITABILITY &  
BRING MORE - BUSINESSES INTO LOCAL TOWN.



**QUESTION 17**

How important do you think it is that we should actively plan to create beautiful spaces and buildings?

- Absolutely essential
- Very important
- Quite important
- Of limited importance
- Not important at all

Please provide comments below on design matters you consider to be particularly important. We would be especially interested in your views on whether we should include design codes in our future local plan for each allocated development site or whether we should make it simpler and just have general guidance.

CREATING PEDESTRIAN AREAS IN TOWNS/VILLAGES TO CREATE A LEISURE/CAFE CULTURE. WHICH IN ITSELF, WILL INCREASE FOOTFALL & INCREASE SALES POTENTIAL. BUILDINGS ARE MORE DIFFICULT, "TARTING UP" TO MAKE MORE PRESENTABLE MAY BE ALL THAT IS DESIRED OR CAN BE ACHIEVED.

**Question 18 - Additional design policy objectives**

Paragraph 8.8 of the Issues and Options report identifies two areas with the potential for additional policy work. These are encouraging innovative designs and incorporating wildlife friendly elements into developments.

[Click here to read relevant paragraphs](#)

Do you think these are appropriate design policy areas to be addressed in a new local plan and are there any other major policy areas that you think we should be addressing?

- Yes, these are appropriate housing policy areas
- No, there are other major policy areas that should be addressed

**Please give details**

NEW PROPERTIES SHOULD BE CARBON NEUTRAL & PRODUCE THEIR OWN ELECTRICITY. NEW HOMES SHOULD BE BUILT WITH "WORKING FROM HOME" IN MIND.

Click here to read relevant paragraphs

## QUESTION 19

Through a new local plan (and in the work of the council more generally) how important do you think it is that we should conserve and enhance our heritage assets?

- Absolutely essential
- Very important
- Quite important
- Not really of any importance

Please provide any further comments on heritage asset conservation and enhancement below including on any specific matters you think a new local plan should address.

THE RICH HISTORIC ENVIRONMENT OF EAST DEVON IS OUR HERITAGE. A HERITAGE WE CAN USE TO FINANCIAL ADVANTAGE IN OUR TOURISTRY SECTOR AND ASSOCIATED BUSINESSES. IT IS ABSOLUTELY ESSENTIAL THAT WE EMPLOY THIS ASSET TO ITS MAXIMUM.

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restriction you favour.

[Click here to read relevant paragraphs](#)

## QUESTION 20

**In considering whether we should allow for development in protected landscapes do you think**

- Option 1 - Place significant restrictions on development.** This approach would apply very tight constraints on development. However, it could mean more development pressure elsewhere in East Devon.
- Option 2 - Allow for development to meet local needs.** This would allow for limited development, specifically where it will meet smaller scale local social, housing or economic needs, it could still mean more development pressure elsewhere in East Devon.
- Option 3 - Allow for greater levels of development.** This approach would allow for much more development in protected landscapes, in so doing it could however reduce the need to build elsewhere.
- Option 4 - None of the above or an alternative**

**Please provide any further comments in the box below**

BUT WITH DEVELOPMENT TO BE IN CONJUNCTION WITH THE LOCAL LANDSCAPE & APPEARANCE OF BUILDING, EXTERNALLY. THIS DEVELOPMENT SHOULD HOWEVER BE WITHIN EXISTING / BUILT UP AREA BOUNDARIES (BUAB) SO AS NOT TO AFFECT THE 'PROTECTED LANDSCAPE'

## **Question 21 - Net gains in biodiversity**

Paragraphs 10.5 to 10.7 of the Issues and Options report explains the new approach of quantifying the potential impact of development on biodiversity to inform planning decisions and ensure that there is a 'net gain'. Question 21 seeks views on the approach you would favour to gain biodiversity improvements.

[Click here to read relevant paragraphs](#)

**In order to gain biodiversity improvements which option would you prefer?**

- Option 1 - On-site provision**
- Option 2 - Secure the habitats locally**
- Option 3 - Pay a cash tariff towards a strategic delivery scheme**

- Option 4** - A combination of the above
- Option 5** - None of the above or an alternative

**Please provide any further comments in the box below**

PROVIDED THE SUMS PROVIDED BY 1, 2 & 3, ARE ADMINISTERED BY E.D.D.C. WITH A SPECIFIC - DEDICATED BIODIVERSIFIER IN CONTROL OF FUNDS & SEEING THAT THE FULL REQUIREMENTS OF NEW HABITATS ARE MET

### Question 22 - Additional natural environment policy objectives

Paragraph 10.8 of the Issues and Options report identifies 10 additional themes for the natural environment that may benefit from policies in the local plan.

[Click here to read relevant paragraphs](#)

**Do you think these are appropriate natural environment policy issues to be addressed in a new local plan and are there any other major policy areas that you think we should be addressing?**

- Yes, these are the appropriate natural environment policy issues
- No, there are other major policy areas that should be addressed

**Please give details**

NONE THAT I CAN THINK OF. - UNLESS THE SILTING UP OF THE EXE ESTUARY & ITS APPROACHES.

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## QUESTION 23

**In order to promote walking and cycling and ensure that facilities are accessible we could adopt the possible approaches detailed below, which one would you favour?**

- Option 1 - Focus new development as small clusters of growth in locations within easy walking or cycling distance of existing services and facilities** - This will limit the potential location of new development and will require existing facilities and services to have the capacity to cope with extra customers/users
- Option 2 - Focus new development on a small number of growth areas where the large scale of development will support the delivery of new accessible services and facilities** - This may require very high levels of development to support facilities, which may overwhelm a small settlement.
- Option 3 - A combination of options 1 and 2** -- This will enable some growth where existing facilities and services are accessible and have capacity with the remainder focused on growth areas to be developed with new services and facilities.
- Option 4 - Do not require facilities and services to be within walking or cycling distance of new development but require them to be available within the settlement** - This option would not require access by foot or cycle to facilities and services but would require them to be available locally. It may however encourage car use.
- Option 5 - None of the above** - Perhaps you think that accessibility by walking or cycling is not a relevant concern?

**Please provide any further comments in the box below**

FACILITIES SHOULD BE WITHIN WALKING DISTANCES IN VILLAGES & CLOSE BY ON REDEVELOPED BROWN FIELD SITES IN ALREADY DEVELOPED AREAS, EITHER WILL ENCOURAGE - CYCLING, WALKING, TO PROMOTE HEALTHY EXERCISE AND MENTAL WELLBEING.

## Question 24 - Additional sustainable transport policy objectives

Paragraph 11.7 of the Issues and Options report identifies 13 key issues that may need to be considered around the theme of sustainable transport.

Click here to read relevant paragraphs

MOST LOCAL JOURNEYS UNDER 2 MILES ARE DONE BY CAR. IF THIS UNNECESSARY MODE OF MOTOR TRAFFIC COULD BE CUT, BY CYCLING, WALKING OR BETTER, MORE USED PUBLIC TRANSPORT (BUSES) HEALTH & WELLBEING WILL BE VASTLY IMPROVED

Do you think these are appropriate sustainable transport policy areas to be addressed in a new local plan and are there any other major policy areas that you think we should be addressing?

- Yes, these are appropriate sustainable transport policy areas
- No, there are other major policy areas that should be addressed

Please give details

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Q 24 COMMENT — CONTINUED

WHILST PUBLIC TRANSPORT USAGE HAS REDUCED DURING COVID 19  
I THINK THE CAUSES OF THIS ARE SELF EXPLANATORY.

- 1 DURING LOCKDOWN, PEOPLE HAVE NOT BEEN ABLE TO TRAVEL OUTSIDE OF THEIR IMMEDIATE AREA.
- 2 CLOSE PROXIMITY TO OTHER PEOPLE, EVEN IF WEARING A MASK, HAS NOT BEEN RISKED PRIOR TO 'VACCINATION' BY THOSE WHO WOULD OTHERWISE HAVE USED BUSES/TRAINS!
- 3 THIS WILL BE RECTIFIED WHEN WHOLE POPULATION HAS BEEN VACCINATED.

Please score the services and facilities listed below in accordance with their importance to where you live or would want to live

[Click here to read relevant paragraphs](#)

QUESTION 25

**25a - Convenience store /  
Post Office**

- Essential
- Very important
- Quite important
- Of little importance

**25b - Supermarket**

- Essential
- Very important
- Quite important
- Of little importance

**25c - Childcare and nursery  
school provision**

- Essential
- Very important
- Quite important
- Of little importance

**25d - Primary school**

- Essential
- Very important
- Quite important
- Of little importance

**25e - Secondary school**

- Essential
- Very important
- Quite important
- Of little importance

**25f - Children's play area**

- Essential
- Very important
- Quite important

Of little importance

**25g - Sports and leisure facilities**

Essential

Very important

Quite important

Of little importance

**25h - Healthcare facilities**

Essential

Very important

Quite important

Of little importance

**25i - Open spaces**

Essential

Very important

Quite important

Of little importance

**25j - Easy access to a range of jobs**

Essential

Very important

Quite important

Of little importance

**25k - Regular bus service**

Essential

Very important

Quite important

Of little importance

**25l - Train station**

Essential

Very important

Quite important

Of little importance



**25m - Paths for walking and cycling**

- Essential
- Very important
- Quite important
- Of little importance

**25n - Access to full fibre broadband**

- Essential
- Very important
- Quite important
- Of little importance

**25o - Public house**

- Essential
- Very important
- Quite important
- Of little importance

**25p - Place of worship (e.g. a church)**

- Essential
- Very important
- Quite important
- Of little importance

**25q - High quality road links**

- Essential
- Very important
- Quite important
- Of little importance

**25r - Emergency services (police, fire, ambulance)**

- Essential
- Very important
- Quite important
- Of little importance

**25s - Community hall**

- Essential

- Very important
- Quite important
- Of little importance

### 25t - Youth facilities

- Essential
- Very important
- Quite important
- Of little importance

If you have any other comments or would identify other facilities please set these out below

MY ANSWERS - REFLECT MY AGE & THE IMPORTANCE I PERSONALLY FEEL FOR EACH QUESTION, SOME OF WHICH, DO NOT AFFECT ME.

### Question 26 - Additional infrastructure and service provision policy objectives

Paragraph 12.9 of the Issues and Options report identifies five other infrastructure and service policy objectives.

[Click here to read relevant paragraphs](#)

**Do you think these are appropriate infrastructure and service provision policy areas to be addressed in a new local plan and are there any other major policy areas that you think we should be addressing?**

- Yes, these are appropriate policy areas to be addressed
- No, there are other major policy areas that should be addressed

**Please give details**

IMPROVE RAIL SERVICES. IMPROVED ROADS IN & OUT OF EXMOUTH & OTHER TOWNS. MORE PARK & RIDE IN LARGER TOWNS & CITIES.

[Click here to read relevant paragraphs](#)

## QUESTION 27

**Which of the following options do you prefer for a potential settlement hierarchy?**

- Option 1** - Same hierarchy as current local plan: 7 Towns plus Cranbrook and the 15 Villages
- Option 2** - A hierarchy that retains the towns and Cranbrook but has a lower number of villages that may accommodate development
- Option 3** - A hierarchy that retains towns and Cranbrook but has a higher number of villages that may accommodate development
- Option 4** - Do something different in terms of a hierarchy or not have one

**Please provide any comments below on the potential hierarchy, especially if you do not support the listed options.**

## **Question 28 - Broad distribution of housing development**

Paragraphs 13.12 to 13.14 of the Issues and Options report considers the strategic spatial options for accommodating housing growth. Question 28 asks which broad approach to the distribution of housing development you favour.

[Click here to read relevant paragraphs](#)

**Which broad approach to the distribution of housing development would you favour in a new local plan?**

- Option 1 - As existing.** Continue with a distribution pattern of planned new development that is in line with the current local plan – for 60% of new homes at the West End, 30% in Towns and 10% in Villages and rural areas
- Option 2 - More West End focused.** This approach would focus more of the future new house building close to Exeter, perhaps as much as 75%, with the remaining 25% being in town and villages (for example 20% in towns and 5% in villages).

**Option 3 - A less West End focused pattern.** This approach would seek to accommodate far less development close to Exeter, maybe as little as 20% of future new homes, with the bulk of new housing, 80% of provision, being dispersed across towns and villages (for example 50% in towns and 30% in villages and rural areas).

**Option 4 - An alternative to the above.** You may consider that there are different ways or approaches to look at development distribution (if so we would welcome your thoughts and comments)

**Please provide any comments on the above in the space below**

NONE OF THE PIE CHARTS - PRINTED.  
THE NEAREST WOULD BE OPTION 4, BUT WITH (BLUE - JUST OVER HALF (say 60%) (ORANGE - TOWNS - 20%) & (GREY - VILLAGES/RURAL AREA 20%.)

## Question 29 - Future options for the type and location of development

Paragraphs 13.15 & 13.16 of the Issues and Options report sets out a range of option for accommodating development. Which do you prefer?

[Click here to read relevant paragraphs](#)

### 29a - Infilling in towns and at larger villages

WITHIN EXISTING  
(BUILT UP AREA BOUNDARIES)

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose
- None of the options

### 29b - Building one or more additional new towns

IN AND AROUND EXETER

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose
- None of the options

**29c - Planning for new villages**

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose
- None of the options

**29d - Large scale (over 50 homes) urban expansions to existing towns**

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose
- None of the options

**29e - Small scale (under 50 homes) urban expansions to towns**

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose
- None of the options

**29f - Building houses on the edges of East Devon villages**

- Strongly support
- Support
- Neither oppose nor support
- Oppose
- Strongly oppose
- None of the options

**Do you have any further observations on the alternative development options and approaches? Please provide comments below**

PEOPLE MOVE TO OR LIVE IN SMALL VILLAGES - BECAUSE THEY ARE SMALL VILLAGES. CHANGING THE NATURE OF A TOWN/VILLAGE ALIENATES EXISTING

RESIDENTS. EXPANSION, IF IT IS TO OCCUR, SHOULD BE IN THE SAME RATIO FOR ALL DIFFERENT TYPES OF AREA, ALTHOUGH CITY DWELLERS WOULD BE LEAST AFFECTED BY A MORE THAN AVERAGE INCREASE

### Question 30 - Establishment of a Development Corporation

Paragraphs 13.17 to 13.19 of the Issues and Options report explain the role that a development corporation could play in delivering very large scale developments. Question 30 asks for view on how important you consider this would be.

[Click here to read relevant paragraphs](#)

**If one or more big strategic sites for housing or mixed use development are allocated in the new East Devon local plan how important do you think the creation of a Development Corporation would be?**

- Absolutely essential
- Very important
- Quite important
- Of limited importance
- Not important at all
- It would be a bad thing

**Please provide any further comments below**

BIG STRATEGIC SITES ARE BUILT BY MORE THAN ONE DEVELOPER. IT IS ESSENTIAL THAT THERE IS AN 'ALL SEEING' COORDINATOR FOR SUCH LARGE DEVELOPMENTS WHICH ONLY A DEVELOPMENT CORPN. NEW TOWN DEV. CORPN. CAN PROVIDE

### Question 31 - Planning for development beyond 2040

Paragraph 13.20 of the Issues and Options report considers the timeframe that the local plan should consider.

[Click here to read relevant paragraphs](#)

**Do you consider that it would be appropriate to start to plan for development in**

NOT AT THIS TIME. WHILST A SAY 2025/2040 MAY BE IMPLEMENTED 2030 WOULD BE EARLY ENOUGH IN ORDER TO EVALUATE HOW THE 2025/40 PLAN IS PROCEEDING & HOW THE REQUIREMENTS HAVE CHANGED FOR THE FUTURE

**East Devon for a date well beyond 2040 in this Local Plan?**

- Yes it would be very sensible whether a new town is proposed or not
- Sensible only if a new town is proposed
- It does not really matter what end date is set
- It would be undesirable and the end date should be 2040
- None of these options

**Please provide any further comments below**[← Previous](#)[Save](#)[Next →](#)[✕ Cancel](#)

# East Devon Local Plan 2021 to 2040 Issues and Options consultation - January to March 2021

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## Question 32 - And finally...?

Are there any big planning issues that you think we have missed in this report or are there any further comments you would like to make?

NO