

## 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 respondents favoured.

**Option 1 - As existing**

**Option 2 - More West End focused**

**Option 3 - A less West End focussed pattern**

**Option 4 - an alternative to the above**

Those that made comment said.

Ref No	Respondent	Q28	Question 28 Comment
FS-Case-297785613	Kim Sankey Angel Architecture Ltd	option 1	Villages don't have the capacity to accommodate significant expansion.
FS-Case-297949549	Martin Thurgood	option 2	Exeter is the natural centre for employment and major services. Achieving carbon reduction necessarily requires people to have ready access to such a centre. Moreover, the central energy/hot water heating system at Cranbrook is a further vital step in securing carbon reduction and such is not available or achievable at other locations across East Devon.
FS-Case-299861217	Heath Nickels Exmouth Wildlife Group	option 4	Broad distribution of housing development is THE fundamental INITIAL policy decision for this Local Plan,  (i.e) using the Housing and Economic Land Availability Assessment (HELAA) to define the Future Housing Needs (Obj. 3 ) and thus developing a spatial strategy: Distribution of development .  Once the distribution of development is established, then all policy ( including DESIGN and STANDARDS for development) can flow from there.
FS-Case-300714787	Blank - No Name	option 4	If Exeter Airport does not survive Covid etc that will be prime brown field land.
FS-Case-300872971	Ian Wasson	option 2	The Exeter area will always be the work and travel hub of East Devon, so it makes more sense to concentrate development in those areas.
FS-Case-301345304	JANICE ALEXANDER Devon Rural Housing Partnership	option 4	I think it is important to provide housing across the area, not just the west end. The number of new homes being built on the edge of Exeter and Cranbrook is having a huge toll on traffic, parking and infrastructure in and around Exeter and extra facilities and amenities are not being provided i.e. GP surgeries, schools, car parks, roads. Not everybody wants to travel to Exeter to work or has the means to do so. Housing should be built in other areas which would encourage people to work closer to their home and would encourage job creation. Therefore Options 1 and 2 don't work for me. Option 3 has gone too far the other way with too much development in smaller towns and villages. I would suggest a mix of 50% being built in the West End with 30% in towns and 20% in villages.
FS-Case-302912562	Paul Gamble	option 3	Additionally, rather than stick rigidly to percentages split across cities, towns and villages, set out clear criteria/requirement for development in each (village/town/City) and if a site meets the criteria then it should be supported.
FS-Case-302971165	Richard Thurlow Sid Vale Association	option 1	Clearly Housing development and provision should be in the western part of the District
FS-Case-303734212	Cassie Thornton	option 2	We should protect our existing villages as much as possible! There is a reason why people choose to live in villages, for the community, the lifestyle and nature. you will be detrimentally impacting the local communities here
FS-Case-306237729	Geoff Crawford	option 4	Does anyone ever ask why do we need more development ? Why do we need to attract more people to Devon ? What are the benefits and disadvantages of increasing the population ? The natural population is not growing, it is sustainable, new home

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			development is unsustainable long term so why keep looking at it the same blinkered way ?
FS-Case-306308166	Sylvia Meller	option 4	See Question 27: Stop any developments on green belts no matter where and use existing houses/ buildings, no matter where
FS-Case-306915743	Catherine Kingham	option 2	see question 27 above.
FS-Case-307126895	Daren Richards	option 4	As and where needed
FS-Case-307389332	Stephen Crook	option 4	Restrict new building while communities and living spaces are harmonised.
FS-Case-307482014	G. Millard	option 2	As before . . . perhaps a more 'joined-up' approach with adjoining Districts, e.g. Mid Devon. Perhaps a new 'Cranbrook' syle deveopment, close to both major road & railway networks . . . Silverton - Cullompton ?
FS-Case-307683611	Dan Lakeman	option 2	Stop building
FS-Case-307991316	Susan Cooper	option 4	How development is allocated will also depend on the level of dwellings allocated to the District. If development is at the lower level this should be possible under Option 2 removing villages in the AONB, particularly those with less than 1500 population from the 5% suggested allocation and perhaps allocating more than 75% to the West End and less to 'larger' villages than stated(less than 5%).  If development is allocated at the middle or the higher end of the options outlined in this report then 1 or 2 New Towns are likely to be needed and maybe also a new ' garden' village, all outside the AONB.
FS-Case-308043356	David Williamson	option 2	Focus development near existing rail routes.
FS-Case-308058616	Carol Royal	option 4	With so many houses being built along the old A30 route, there is no need to infiltrate into villages. This would ruin the reason for living in such environments.
FS-Case-308071816	Gillian Cameron-Webb n/r	option 1	The best way of providing development is through new towns that are self sustaining, that have most of their own facilities and services (e.g. like Poundbury in Dorset). It's important to keep villages as villages otherwise East Devon could become one big urban sprawl (e.g. Sidford has already merged into Sidmouth and it wouldn't take much before Sidbury also merged). Option 1 does include some building in villages but this should only happen when there is proven local need. Development in the towns also needs to be limited if traffic from that town has to go through neighbouring villages (e.g. any increase in Sidmouth will cause additional traffic to all the villages along the A3052 where traffic congestion is already dangerous (unsafe due to both potential injury AND pollution).
FS-Case-308075592	Wendy Blackham	option 4	Stop trying to join villages to towns. If you carry on building like you are, there will be no village only one massive town sprawl. Let the villages keep their green spaces around them to separate them from the town.
FS-Case-308105398	Jane Ashton Please choose	option 4	On pie –charts and in the written question, the percentages for Options 2 and 3 look too extreme. How about – a split which saw West End at 55% Towns 25% Villages at 20%? - especially if the hierarchy alters and more villages are added to towns in tiering system (as in question 27.option 3.) Referring back to Chapter 5 (Question 9) Surely developments in villages and rural areas should have an enforced size limit. Maybe self-builders and small builders would be drawn to village locations and local people likely to be employed. Ref :5.6 and 5.7 earlier in report.

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FS-Case-308105811	Timothy Bell	option 3	West end focus places dependency on locality to Exeter. This will become of less importance as people move away from being 'location' based in towns and cities and move to being able to live and work in rural areas.
FS-Case-308168070	Norman Reeder	option 2	The regions transport infrastructure is heavily focused at the west end and therefore logically housing policy should also be focused in this area (unless there are plans to develop new transport infrastructure in towns such as Axminster where there is a mainline rail station that could be developed).
FS-Case-308177703	Judith Ferrier	option 4	See answer to question 28
FS-Case-308210121	Cariad Eccleston	option 1	No opinion.
FS-Case-308288718	Emily Davis	option 2	Both. Honiton and Ottery are struggling with too many people and not enough infrastructure. The East and South of East Devon need protection. Therefore, if there HAS to be building the it should be focused nearer Exeter.
FS-Case-308326362	Peter Eastwood N/A	option 1	Green Corridors are essential between developing areas to maintain the character of each village and its distinctness. The development should be, in my view, favouring Council Rental property for young marrieds from the area.
FS-Case-308520714	Peter Brain	option 2	In this Council area there is a risk of swamping small villages which needs to be faced. Hence my guess is that most individual respondents will prefer option 2. Some of this is based on NIMBY but I do so because residential development does require community services (as per earlier responses).
FS-Case-308527556	Kevin Staddon	option 4	Refer to 27 above
FS-Case-308685349	Carol Wheeler Company Name (optional)	option 2	Have to have housing near the jobs
FS-Case-308690532	Martin Weller	option 4	More detail required
FS-Case-308930499	Lisa Bowman Exmouth Town Council	option 1	As per previous comments to question 28, Exmouth should be considered as a separate entity. Spatial options for accommodating growth was limited in terms of its geographical constraints.
FS-Case-308948443	Karin Goodfellow	option 1	The existing plan has not had much time to implement the goals set out just a few years ago but that does not meant it should be changed.
FS-Case-309036671	Nigel Norkett	option 3	A more balanced development across East Devon. Within the constraints of maintaining Zero Carbon and minimal environmental and landscape impact.
FS-Case-309058862	Suzie Mack	option 3	Build according to genuine need.
FS-Case-309293778	Paul Smith	option 3	Within the new Local Plan, EDDC has an opportunity to build upon the inherent strengths associated with its character, and attraction as a desirable District in which to live. Whilst clearly some development will continue to be West End focused, constraints upon road and rail access into Exeter will impact upon the viability of continued expansion. Additionally the collapse of the High Street retail market has led to many job losses raising questions as to future employment opportunities. It is open to EDDC to look innovatively towards rejuvenation of the Districts own town centres, through identified options highlighted within the Grimsey Review, so enhancing locations as desirable places to live and spend time and money. EDDC must secure the roll out of state of the art broadband/mobile networking throughout the District with a view to support options for increased home working and to attract new technological and environmental friendly businesses.

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FS-Case-309383731	Val Ranger	option 3	The west end is currently undergoing massive development. Everyone who moves into that area knows what they are getting, dense housing with limited outside space and the higher costs of centralised heating systems and designated exercise areas with walking links to the rural countryside away from traffic noise and pollution. Sites are already ear-marked and those that seek to work on the large industrial estates that accommodate office space of a wide range of businesses can work close to where they live. There is still masses of unused space for new businesses around that area.
<p>Some towns cannot accommodate a percentage of growth and some villages want small and appropriate growth so local families can stay local.</p> <p>The call for sites is going to be complicated when it comes to allocation. I think there needs to be a fresh look and policy that takes the above into account.</p>			
FS-Case-309401093	Philip Jordan	option 4	I believe we have missed a real opportunity. There is a significant chance that Exeter Airport may not survive or will be called back. This is a huge area and if we utilised this land it could satisfy housing, work and infrastructure needs. Bristol airport is not far away and a regular bus service set up from West Point, for example, could mean, with the small developments around the region, we would satisfy all our needs.
FS-Case-309414876	Ross Hussey	option 2	As it's proving difficult to attract jobs to the wider district, it makes sense to concentrate housing in the West End to minimise commuting. For example, providing lots more housing in Exmouth without the jobs to accompany it will inevitably result in more commuting on the already congested A376.
FS-Case-309425268	Pamela Dean		Exeter roads cannot accommodate more traffic so businesses need to be outside of that area and encourage housing elsewhere. I don't like the idea that villages will be impacted BUT if facilities were provided to compensate it may be acceptable. Green belt should be omitted from plans and brownfield sites used first allowing for easy traffic access.
FS-Case-309465143	Daisy mclauchlan		It could be that the West End continues to be developed but eventually it will be full and no longer have any similarities the the rest of East Devon. There must be a point at which the development is distributed evenly so as to retain some of the East Devon magic that exists in the remaining 2/3rds
FS-Case-309529320	John Stuckey	option 4	A whole new town redevelopment on the Smeathorpe Airfield site.
FS-Case-309583339	Andy Bourne	option 4	Without wishing to repeat what I have included previously, I don't think it matters too much as long as any development is appropriate and sympathetic to the area and encompasses all of the aspects of the local plan, not destroying existing trees, hedgerows, ponds and meadows; work with nature!
FS-Case-309588076	Carol Jay Transition Exmouth	option 1	Development to the highest environmental net gain standards to be prioritised
FS-Case-310194190	WAYNE SUMMERS	option 3	Cranbrook surely goes to show that the new town approach doesnt work your jammed everything in together the roads are narrow no parking and the amenities promised haven't been forth coming and disaster from start to finish net result more people moving down causing our amenities to suffer!
FS-Case-310202766	Anthony Derrick	option 2	No housing developments that would allow purchase by 2nd home owners
FS-Case-310214396	Karan Bennett Bishops Clyst Parish Council	option 4	Concentrate on spreading development across the district as evenly as possible. See Q12 above. Development of both jobs and housing needs to be moved away from the West End where traffic problems are increasing. Concentration of development should be linked to adequate road networks.
FS-Case-310327426	Amy Roberts Bell Cornwell LLP	option 3	Please see attached sheet, which provides commentary on the preferred broad approach to the distribution of housing development.
FS-Case-310456969	Penny Kurowski	option 2	I feel that too much more development in the towns and villages will lead to a loss of character for East Devon.

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FS-Case-310604804	Sarah Alana Sayers Farringdon Parish Council	option 1	Farringdon supports the East Devon Villages Plan
FS-Case-311530475	Jon Brown	option 1	This is difficult to answer - I would have thought that we need to be thinking in terms of minimising travel to work in the future and additionally to making our villages and towns sustainable in that there is sufficient work and housing for those who live there.
FS-Case-311676977	Rosalind Fox	option 1	s already stated it is pointless building lots of new houses in an area where the infrastructure cannot support the development.
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth	option 1	Whilst it might seem 'unfair' to place most of th housing in the Western part of the District, the AONB areas of the District largely prevent much development elsewhere: <a href="https://tinyurl.com/dt58k9vk">https://tinyurl.com/dt58k9vk</a>
FS-Case-311810037	Charles Hopkins	option 4	It is essential that the plan provides for housing and employment development in tandem in order to achieve a degree of sustainable development. Past housing development has been unrelated to employment, resulting in high levels of out-commuting, invariably by car.
FS-Case-311868155	Martin Dowse		I think that the ugly head of a Metropolitan area based on Exeter but taking in Exmouth and Cranbrook will happen. Ribbon development attached to Cranbrook will continue to Whimble and infill across Rockbeare and up to Daisymount north of the A30 dual carriageway will happen. Its there in planning proposals already in place. The towns of East Devon will all expand and farming will largely be abandoned. The ANOB will shrink further towards the coast.
FS-Case-312251067	Neal Jillings Place Land Ltd	option 3	the distribution strategy should be East Devon focussed and not Exeter focused in isolation. The 'west end' approach is Exeter focused (i.e. driven by meeting Exeter's needs), whereas seeking to accommodate appropriate levels of growth in all of the towns and larger villages (ie those with a reasonable level of services and facilities) is East Devon focused. I do not propose that the obvious strategic influence of EXeter should be ignored, I am merely suggesting a slight rebalancing in focus.
FS-Case-312255566	Stephen sadler	option 2	I think option 2 is the best out of the options, but I think this will still put too much new housing into towns and villages that do not have the infrastructure to cope. I personally believe development centred on Cranbrook and a new town should be able to cope with 90% of all the proposed new housing.
FS-Case-312317917	Steven Walton	option 2	Whichever option uses the least greenfield development
FS-Case-312449388	George Williams Greenslade Taylor Hunt	option 4	Option 4 is preferable as the other options do not recognise the intrinsic benefits of delivering growth across the district through small scale developments in villages and small towns. As per our answer to question 27, the distribution of development should allow a commensurate level of growth for those sites that are well-related within and on the periphery of sustainable settlements. This approach de-risks the delivery of focusing housing on fewer, larger sites that could prejudice the Council's Local Plan if they were to stall. Conversely, the risk should be spread widely, allowing existing communities to diversify and grow.
FS-Case-312482944	Peter Bowler NA	option 2	This option fits in more with my previous comments.
FS-Case-312726461	Anthony Bevan N/A	option 4	Greater emphasis should be placed on coordinated development of West End. It should take 80%+ of new house building (along with essential facilities). No large development of villages should be allowed. Sidmouth is constrained by geography and in reality has little room for any development which would not be harmful. No development into the AONB's should be allowed.
FS-Case-312834131	Robert Dunn	option 4	Something between Option 1 and Option 3 comes to mind. Maybe 50% in the West End, 35% in Towns and 15% in villages.
FS-Case-313070314	Kevin Finch Whimble	option 2	There must be no coalescence of settlements an existing Parish Boundaries respected and maintained

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	Parish Council		
FS-Case-313155665	Catherine Dandridge	option 2	There is more scope to build nearer to Exeter due to geography, geology & less/no AONB impacts.
FS-Case-313233811	Phil Golder	option 4	All new housing developments by larger developers should be in the "West end". Preferably any new housing should be restricted to a minimal number of self-build eco-homes, with additional housing needs met through a reduction of empty and second homes
FS-Case-313343575	Joanna Burkey	option 2	The building of Cranbrook was supposed to be for the reason of making an eco town where there are facilities and infrastructure are in place to enable people to work and live without the need of the car. Cranbrook and the surrounding area has good cycle paths and the city centre of Exeter is easily accessible by a good range of public transport. Therefore I think it makes the most environmental sense to continue development around this area.
FS-Case-313428092	John Cooper	option 4	How development is allocated will also depend on the level of dwellings allocated to the District. If development is at the lower level this should be possible under Option 2 removing villages in the AONB, particularly those with less than 1500 population from the 5% suggested allocation and perhaps allocating more than 75% to the West End and less to 'larger' villages than stated (less than 5%). If development is allocated at the middle or the higher end of the options outlined in this report then 1 or 2 New Towns are likely to be needed and maybe also a new 'garden' village, all outside the AONB.
FS-Case-313521692	Louise Dean	option 2	Housing needs to be close to work therefore more west end focused Some of the villages are full of second homeowners this will be reflected in the 2021 census We need provision for the residents not for the holidaymakers
FS-Case-313523282	Gary Barlow	option 3	Why is Exeter getting the majority of the focus. You are making the county a microcosm of the country where London gets out of proportion investment and benefits. STOP IT!
FS-Case-313533757	Patrick Sinnott	option 1	The distribution plan seems sensible in broad principle, meaning that the Exeter periphery is prioritised, and the towns next, with villages pretty much left alone. However, among the towns Exmouth is already pretty large and sprawling, and has expanded greatly in recent decades....so we feel it should not just go on expanding ad infinitum (which seems to be a serious risk, given the recent development plans for several new housing estates on the edges of the town).
FS-Case-313542858	Judith Heathcock	option 4	No development in villages and rural areas.
FS-Case-313603740	Eileen Beech		Look at east Devon as a whole and develop where appropriate give your criteria set out in this plan
FS-Case-313618009	Elizabeth Twining	option 4	Village families are often separated because of a lack of housing in the village. This reduces family contact and especially childcare arrangements. Perhaps some research specifically into housing demand in the villages could enable a less rigid approach to be adopted?
FS-Case-313643991	Douglas Smith	option 2	Facilities are better in the West so without improvement elsewhere there is only one option
FS-Case-313698487	Craig Daley	option 4	Stop building shitty houses and start building proper family houses, that are semi detached or detached with front and rear gardens, garages and off street parking

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FS-Case-313710620	Jacqueline Cox	option 3	small scale development in villages and towns may help sustain local high streets
FS-Case-313718525	Robert Maynard	option 1	Support Option 1 - subject to new homes the ability of Towns and in Villages to accommodate the development without compromising or encroaching into Areas of Outstanding Natural Beauty, Areas of Great and Coastal Preservation Areas and without compromising the historical environment of those settlements. If this cannot be achieved a higher proportion of housing development may need to be accommodated in the West End.
FS-Case-313771026	John Connolly	option 4	<p>Some of our towns cannot continue to expand as though there were no limits. Exmouth is now bounded on all sides by the Estuary nature reserve, the Coastal AONB and the Woodbury SSSI. While there is room to cram more houses in the remaining space this will result in the protected areas literally being on the other side of the road from mass housing. To allow mass housing to be literally metres away from the protected areas will result in material degradation of the margins of these protected areas thereby greatly devaluing their contribution to East Devon.</p> <p>Our large towns should have soft buffer zones between the built up area and the protected areas. Such zones should be 1 - 2 km deep and allow for very low density housing in mixed woods and fields eg an average of 1 dwellings per acre (as can be found between Bystock, Marley Road and the B3179 which itself falls within the Pebble Bed SSSI).</p>
FS-Case-313777879	Janice Low	option 4	Given the potential increase in home working following the pandemic, the need for so much development in west End may not be so necessary. A more even approach across all the areas with enhanced service infrastructure in the towns and villages would seem worthy of consideration. Say 35% each West End and towns and 30% villages. Concentrating on meeting the affordable housing needs first.
FS-Case-313780058	Megan Lowe	option 1	Could improvements in cycle ways and public transport be looked in to for those commuting from east Devon towns to Exeter?
FS-Case-313846023	Paul Garnham	option 2	As Cranbrook has already been imposed upon the people of East Devon, it would make more sense for future large scale development to be concentrated in this area (and more generally around the boundary of the City of Exeter), rather than additionally ruining other greenfield areas of the District.
FS-Case-313857211	Linda Johnson	option 3	The balance needs to be redressed with such a vast majority of development in the West End of the region. Village and rural communities offer a very good quality of life. There are many villages with a primary school and village hall. These should be supported with reasonable development.
FS-Case-313997024	Richard Holman	option 4	Development should happen where it is suitable and necessary. There should be no hard and fast rules for the EDDC area as it encompasses such a diverse area.
FS-Case-314113114	Caroline Wilson Chardstock Parish Council	option 2	<p>It is crucial that AONBs are preserved and not subject to arbitrary development. The natural landscape is a vital asset of Devon and must not be destroyed. Greenfield development has already ruined enough countryside and biodiversity. Development should be concentrated in towns and brownfield sites opened up, with proper incentives for developers to take ownership of them.</p> <p>Protection of nature and wildlife is now a priority and cannot be ignored. The proposed Local Plan makes very few references to safeguarding the environment and reducing our carbon footprint. EDDC needs to go much further to protect and enhance our landscapes and ecology.</p>
FS-Case-314133727	Ian Jewson Walsingham Planning Ltd	option 4	The plan distribution should avoid those areas of most environmental sensitivity and focus development in a range of locations including new strategic mixed use development sites.
FS-Case-314173237	Malcolm Hillier	option 3	We have observed a negative impact on wildlife in Westclyst over the last 6 years which must be due to the massive amount of building on farmland around us. Further expansion of the West End of Exeter needs to change to development of other towns and villages in East Devon.
FS-Case-314278250	Keith Bungay	option 1	But see comment on Question 27 above

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FS-Case-314526176	Terry Sneller Dorset Council		In line with the response to Question 20, it is essential that some development is enabled in areas away from the west end in order to meet local needs in the east of the plan area.
FS-Case-314585169	Peter Faithfull	option 3	More distribution of small scale development will support communities to survive as proper communities.
FS-Case-314606312	RICHARD GETLIFFE	option 2	i suspect a low energy infrastructure would be more achievable near Exeter
FS-Case-314760502	christopher Heal Private	option 2	As we are near to Exeter where the main employment is it makes sense to develop housing nearby to reduce the carbon footprint with vehicle commuting.
FS-Case-314762361	ZOE H BETTERTON Cornerstone Design and Build	option 4	See answer above.
FS-Case-314771914	Ian Cherry	option 2	The damage to the environs around Exeter West End has already been done.
FS-Case-314782794	Nicola Daniel	option 4	If the designated AONB areas are taken out of the development picture this leaves the remaining 1/3rd area in the district for development. This area has already been overwhelmed with development and rapidly becoming a suburb of Exeter. More development is not acceptable and the Councillors and Planning Officers should be making strong representations to Central Government to reduce housing numbers.
FS-Case-314832307	Anthony Carthy James Carthy and Company Limited	option 3	I believe that a Joint Plan with Exeter should be evolved for Cranbrook and the West End with the numbers kept separate from the remainder for East Devon. It is reported that around 50% of the housing at Cranbrook is meeting Exeter's need and having not been provided for, that of course severely limits the housing supply for East Devon.
FS-Case-314894688	John Colby	option 2	Could also support Option 1 provided existing, particularly Exmouth, town boundaries remain generally as now. Option 2 seems the best for environmental reasons
FS-Case-314943918	Des Senior	option 2	Most jobs in the region are in the areas in and around the cities and large towns, housing developments should follow this trend to reduce travel distances.
FS-Case-315126013	George Williams Greenslade Taylor Hunt	option 4	Option 4 is preferable as the other options do not recognise the intrinsic benefits of delivering growth across the district through small scale developments in villages and small towns. As per our answer to question 27, the distribution of development should allow a commensurate level of growth for those sites that are well-related within and on the periphery of sustainable settlements.  This approach de-risks the delivery of focusing housing on fewer, larger sites that could prejudice the Council's Local Plan if they were to stall. Conversely, the risk should be spread widely, allowing existing communities to diversify and grow.
FS-Case-315184341	Richard Pratt	option 2	Support the focus on the West End with the positives of being closer to employment and less distance to travel. It would also provide opportunity to improve poorer quality agricultural land by designing in more in the way of open space, wildlife corridors, tree planting etc.
FS-Case-315216760	Elizabeth Campbell		Please see comments to Question 27 above.
FS-Case-315275424	Rob Phillips Broadhembury Neighbourhood Community Land Trust (BNCLT)	option 2	Unlike most of East Devon, the west end of the district has the existing infrastructure that enables the economic viability of focused development there.



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FS-Case-315287680	Jennifer Hiley-Payne N/A	option 1	New homes at the West End could include conversion from commercial/industrial to residential.
FS-Case-315328621	Chris Burhop	option 4	More in towns, less in West end and less in villages
FS-Case-315449037	Darren Roberts East Devon District Council, Central Planning	option 3	Broadly agree with Option 3, though should be more than 20% in the West End
FS-Case-315455012	Rachel Hughes	option 2	Is there another 'West End type location' close to Exeter that could be developed with appropriate facilities, green spaces, cycle paths and walkways, to share the density of housing with West End, whilst still having access to transport links?
FS-Case-315516791	Mary Truell None	option 4	No more new houses needed. See previous for points on conversion, change of use and refurbishment.
FS-Case-315539551	Gary Parsons Sport England		no comment
FS-Case-315556156	David Pickhaver Torbay Council	option 2	It is not for Torbay to seek to dictate the spatial pattern of development in East Devon. However, the Greater Exeter area is likely to remain a significant driver of housing and economic growth on a sub regional level.
FS-Case-315560020	Robert Barnes Planning Prospects Ltd		Any policy in relation to the distribution of housing should have regard and make reference to the requirement for appropriate airport safeguarding, amenity and the provision of infrastructure (see also detailed comments in response to Question 24).
FS-Case-315591470	Brian Carpenter	option 3	I feel this is the best option, but only (and I can't stress this enough) if a satisfactory way can be found to ensure that developers incorporate a high percentage of 'affordable' homes into any development.
FS-Case-315622017	Robert Martin Clyst Honiton Parish Council	option 3	<p>The concept that houses should be built near to Exeter is fundamentally flawed, and could result in the rest of East Devon becoming a geriatric wasteland. This is because there are a limited number of people that will work in Exeter, which could be fewer still in the future.</p> <p>The ancient villages around the West End are already feeling as though their identity is being stolen as housing comes from all sides. This is not what East Devon should become.</p> <p>If the District as a whole is to thrive going forward, the Plan should look to strengthen the Towns and Villages it contains rather than dumping houses to solve the Exeter housing needs. This was presumably why councillors did not want to be part of GESP going forward.</p>
FS-Case-315678300	George Williams Greenslade Taylor Hunt	option 2	Our client prefers option 2 as the option which best recognises the intrinsic benefits of delivering growth in this key strategic location. The area a critical mass that supports a great number of employment opportunities, services, forms of sustainable transport, and housing options. Further mixed developments in this location will help to ensure that there is a healthy balance of housing and job options.
FS-Case-315678845	Paul Hayward Newton Poppleford and Harpford Parish Council	option 2	You've started, so you may as well finish! Unfair to foist inappropriate housing on other towns and villages simply to make numbers stack up!

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FS-Case-315681467	Jacqui Best	option 4	50% West End, 35% towns, 15% villages and rural areas
FS-Case-315690761	Naome Glanville		Development should be limited to what is actually needed. If building has to happen, then I think that probably, in order to save what is left of any of the character and heritage of the rest of East Devon, more building could take place, if essential, at the West End. However, I think that very small developments of affordable homes on the outskirts of towns, in keeping with the style of that town, could be acceptable (eg the new houses in Alfigton near Honiton or in Broadclyst village which fit in with the style of those villages, and are small in number).
FS-Case-315694995	John Labrum	option 2	Focus on West End would be in line with probable location of many employment opportunities
FS-Case-315804855	Sophie Minter	option 2	As above, push back against the Government pressing for more new housing. Use locations that already exist in both Exeter and the towns and spend the money adapting and refurbishing as necessary.
FS-Case-315873808	Stephen Harris Emery Planning	option 3	Figure 89 of the ORS report shows that Exeter Rural and Exmouth collectively contain 41% of the households in East Devon. Therefore whilst people will move to Cranbrook or the West End, it is clear that greater recognition should be made on the current distribution and meeting needs in these localities. We do consider that up to date needs assessments of each settlement are carried out so the LPA can understand local issues and plan accordingly. Indeed 8.63 of the ORS report states "in the absence of robust data in this respect at the sub-area level, so should be considered indicative". We consider that a robust assessment of need at the sub area level is undertaken. On the available evidence at present Option 3 is appropriate.
FS-Case-315892586	Carolyn Bowles	option 1	But would prefer less housing everywhere
FS-Case-315939416	linda aucott	option 3	Option 3 will only work well and be acceptable if dispersal of new housing is focused more evenly across every community and is in proportion and scale to the existing development.
FS-Case-315947650	Rosalind Rapley	option 2	I think the smaller towns and villages need to be protected from overdevelopment, because it will destroy what makes this part of the country special and lose it's character. I came here to run a small business from a medium size town in the South East, that is now unrecognisable as the town it once was and is just like any other. We need to stop that happening in East Devon for the sake of the people living here, but also to retain tourism, which is an essential livelihood for many.
FS-Case-315961800	David & Mrs Wendy Lewis		We would support an option which involved a smaller percentage reduction of planned new development for the West End, thereby locating more into rural areas (see our comments in previous section) but not as great a reduction as suggested in Option 3 - more like 50% in the West End.
FS-Case-315967632	David Daniel	option 4	The central problem is that two thirds of East Devon lies within two AONB. These are designated landscapes that are part of our National Heritage. The developable area is fast becoming overwhelmed. There is a finite limit to growth and we are fast approaching it.
FS-Case-315984133	Daphne CURRIER	option 1	Whichever option is chosen , it could go well or badly depending on the quality of the provision.
FS-Case-315991192	Susan Clarke		Take into account what is being built on East Devon boundary doorstep in South Somerset and West Dorset. Huge expansion not far away from Axminster in Chard 8/9 miles away, expansion in Bridport 8/9 miles away. All these houses will be fighting for employment etc.
FS-Case-316012231	Terry Sweeney	option 2	See above.
FS-Case-316016071	David Hayler	option 4	(a) Halse Yard, High Street, Honiton = develope similar to Punbury Dorchester; spine road froming oneway system with mill street; Cantilevered acces bridge beside "The Holt" pub (b) Bradfords = move to Heathpark replace with cottage housing and open green

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			(c) Gap fill spaces with interest shops / housing
FS-Case-316023654	lauren allan	option 4	As said before, the actual need for housing should be evidenced locally and not driven by Government. This way, housing is demand led. Historically large companies with philanthropic owners built wonderful housing for their staff... how did Amazon get away with a huge distribution outlet and no housing?
FS-Case-316053199	Ben Evans	option 4	Until you sort out the infrastructure in the West End then you cannot encourage more growth in the West End! Once it is sorted then this may be a better option so my answer is a mix of Option 3 until the infrastructure in the West End is sorted e.g high quality paths and cycle paths. If you don't then the West End will become hell to live in and you are creating a bottle neck into Exeter. So for the next 5 years or so you need to move to more development around the larger towns in the East End whilst the infrastructure is improved and existing communities given a chance to grow and not be living on a building site continually in the West End!
FS-Case-316056741	Helene Jessop RSPB		<ul style="list-style-type: none"> <li>• The current South East Devon Habitats Regulations Partnership provides a mechanism to mitigate for indirect damaging impacts of recreational use arising from residents of new housing around the Exe Estuary and east Devon heathlands. However, it is not certain how long the current approach will be sustainable if housing development continues close to Exeter, increasing further the numbers of local residents using those sites for recreation. We recommend an Appropriate Assessment of the implications of each of these options and their combined and cumulative impacts on the SPA and SAC sites is undertaken to ensure the Council's decisions on locations and volumes of housing development, including allocated sites, will not risk adverse impacts on the SPA and SAC sites that cannot be fully mitigated.</li> <li>• We recommend the Local Plan includes policy and proposals for additional SANGS to alleviate existing and potential increased recreational pressure on the SPA and SAC sites.</li> </ul>
FS-Case-316057937	irene Wyndham	option 2	I would like to see a really well designed new town to take the pressure off further development in the AONB areas of East Devon and also protect the community feel of existing villages. If necessary there is more space in mid and north Devon, and these areas would be far better suited to one or even two new towns. The axis on the Exeter to Barnstaple train line (eg Crediton) would be a suitable area for a new town.
FS-Case-316127402	Eleanor Rylance	option 3	More development in towns and villages to account for natural population growth! Not good enough to pass it all off onto Cranbrook, a town that has not been well planned from the outset.
FS-Case-316127687	Lisa Turner Blackdown Hills AONB Partnership		there would be great potential to reduce the need to commute and to support/regenerate the market town if housing distribution was considered alongside employment and community development, and infrastructure/transport planning with some innovative reimagining of town centres.
FS-Case-316135438	George Williams Greenslade Taylor Hunt	option 4	Option 4 is preferable as the other options do not recognise the intrinsic benefits of delivering growth across the district through small scale developments in villages and small towns. As per our answer to question 27, the distribution of development should allow a commensurate level of growth for those sites that are well-related within and on the periphery of sustainable settlements. This approach de-risks the delivery of focusing housing on fewer, larger sites that could prejudice the Council's Local Plan if they were to stall. Conversely, the risk should be spread widely, allowing existing communities to diversify and grow.
FS-Case-316136353	Bill Horner Historic Environment Team, Devon County Council		No comments
FS-Case-316159794	George Williams Greenslade Taylor Hunt	option 4	Option 4 is preferable as the other options do not recognise the intrinsic benefits of delivering growth across the district through developments in villages and small towns. As per our answer to question 27, the distribution of development should allow a commensurate level of growth for those sites that are well-related within and on the periphery of sustainable settlements.

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FS-Case-316188495	George Williams Greenslade Taylor Hunt	option 4	Option 4 is preferable as the other options do not recognise the intrinsic benefits of delivering growth across the district through developments in villages and small towns. As per our answer to question 27, the distribution of development should allow a commensurate level of growth for those sites that are well-related within and on the periphery of sustainable settlements. This approach de-risks the delivery of focusing housing on fewer, larger strategic sites that could prejudice the Council's Local Plan if they were to stall. Conversely, the risk should be spread widely, allowing existing communities to diversify and grow.
FS-Case-316240170	George Williams Greenslade Taylor Hunt	option 4	Option 4 is preferable as the other options do not recognise the intrinsic benefits of delivering growth across the district through developments in villages and small towns. As per our answer to question 27, the distribution of development should allow a commensurate level of growth for those sites that are well-related within and on the periphery of sustainable settlements. This approach de-risks the delivery of focusing housing on fewer, larger strategic sites that could prejudice the Council's Local Plan if they were to stall. Conversely, the risk should be spread widely, allowing existing communities to diversify and grow.
FS-Case-316334732	K A Pearcey	option 4	The difference between options 1, 2 & 3 is too vast! A variation on option 1 which allows some ability to react to local situations to improve villages and towns but not overwhelm them.
FS-Case-316377163	John Sherwood	option 4	It is difficult to envisage how large scale expansion of existing towns and developments on the edge of villages can be avoided without a new town.
FS-Case-316444654	Eva Ingleson	option 2	People who live in Exeter have chosen to live in an urban environment and therefore are less likely to be opposed to more development. Exeter also has better infrastructure and is better able to support more development.  As mentioned previously, consideration also needs to be given to second home ownership, as this is pushing up the need for additional houses but adding very little to communities. As are empty properties.
FS-Case-323231602	Gordon Hodgson	option 3	Exmouth expansion is not a good idea as noted in my comment to Q29. Other towns in east Devon that are not so restricted could be expanded. Smaller individual developments preferred rather than national house builders. If Exeter's massive expansion continued it would arrive at almost continuous development along the routes to Exmouth. I suggest expansion of some villages is preferable to 50 % of new homes in existing towns.
FS-Case-323661989	Michael Gooch Boyer	option 2	As acknowledged by the previous efforts of the Greater Exeter Strategic Plan (GESP), preparation of which has now ceased, Exeter is highly constrained both in terms of its administrative boundaries but also its physical context, which includes areas of high landscape value to the north and west of the city. Consequently, it is inevitable that there will be a need for surrounding Local Authorities to contribute significantly towards providing for Exeter's development needs. A focus on development at the West End, including Land at Langaton Lane and Mosshayne Lane, Pinhoe, would also direct development to a highly sustainable location with a significant level of employment opportunities, public infrastructure and sustainable transport options.
FS-Case-324952647	Lawrence Turner Boyer Planning	option 4	Please refer to submitted representations.
FS-Case-324964822	Sarah Jackson	option 1	However, I would like to see a more refined plan about how this might be achieved in sensitive, sustainable and appropriate ways, particularly in regard to the development within our existing communities.
FS-Case-324977684	Simon Collier Collier Planning	option 4	Please refer to submitted representations.
FS-Case-324988465	Simon Collier Collier Planning	option 4	Please refer to submitted representations.
FS-Case-324999075	David Morgan Not Applicable	option 1	Please refer to submitted representations.

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FS-Case-325010263	Nick Freer David Lock Associates		Please refer to submitted representations.
FS-Case-325022897	DLP Planning DLP Planning DLP Planning	option 3	See attached letter
FS-Case-325037488	Ed Salter LDA Design	option 4	Please see attached letter
FS-Case-325041454	East Devon and Tiverton & Honiton CLPs	option 3	· If not an even more distributed policy focussed towards the development of towns, perhaps at a 50/25/25 ratio towards towns (see pie chart on page 8 of attached representation).
FS-Case-325053097	Ed Persse EJF Planning Ltd	option 4	It is acknowledged that strategically the West End is appropriate for future growth. However, it is considered that small settlements such as Awliscombe should have an appropriate and proactive framework to allow future growth. Neighbourhood plans are not always an appropriate framework for delivering the growth the local community are seeking.
FS-Case-325070883	Emma Russell	option 4	This needs to be rethought - I have no idea what 30% means in this context to a town like Exmouth. It should be possible to say what levels of growth a town could be expected to see versus a village - so will Exmouth need 100 new houses or 1000? Will West Hill get 1 new home or 20? Until it is couched in real terms this question is meaningless and cannot be confidently answered by anyone.
FS-Case-325077531	I.G. Cann Exmouth Civic Society	option 2	Please see attached submission.
FS-Case-325085151	Matthew Kendrick Grass Roots Planning	option 4	See Separate Representations Document
FS-Case-325107229	George Williams Greenslade Taylor Hunt	option 4	Please refer to submitted representations.
FS-Case-325131855	Michelle Dobrota- Gibbs N/A		Please refer to submitted representations.
FS-Case-325156112	Peter Dobbs		Please refer to submitted representations.
FS-Case-325170882	Dorothy Taylor Exmouth Mental Health St John's Court Carers' Group	option 4	Please refer to submitted representations.
FS-Case-325726521	Simon Coles Tetra Tech Planning	option 4	while acknowledging the role of the District's West End. The villages and rural areas do have a significant strategic role to play, but principally where new homes would deliver tangible benefits such as meeting local needs and / or supporting local services and facilities. Otherwise, the development pattern becomes too dispersed and potentially unsustainable. It is therefore considered that the pattern should be: West End: 20% Main Towns: 70% Villages and rural area: 10%
FS-Case-325731054	Andrew Ardley South Western Railway	option 2	Focus on sustainable locations including the potential for a large expansion of Honiton to the east which would be close to the rail station

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FS-Case-325812938	Nick Matthews Savills	option 4	See attached.
FS-Case-325819281	Nick Matthews Savills	option 4	See attached report.
FS-Case-325829612	Dan Yeates Savilles	option 4	Please refer to submitted representations.
FS-Case-325831870	Cem Kosaner Lichfields	option 4	Please see attached comments.
FS-Case-325838141	Dan Yeates Savills	option 4	Please refer to submitted representations.