

Question 30 - Establishment of a Development Corporation

Paragraphs 13.17 to 13.19 of the Issues and Options report explained the role that a development corporation could play in delivering very large scale developments. Question 30 asked for views on how important a corporation could be.

Those that made comment said.

Ref No	Respondent	Question30	Question30Comment
FS-Case-297949549	Martin Thurgood	essential	The extreme difficulties experienced in the development of Cranbrook when dealing with a limited number of major housebuilders cries out for a different approach this time around, not least to achieve all of the policy objectives that the new plan requires - and in the light of the many development failures at Cranbrook.
FS-Case-299321852	William R Palmer	quiteImportant	Sometimes a don't know option might be a good thing
FS-Case-299521339	mark readman Rockbeare Parish Council	veryImportant	This is preferable to current situation where developers seem to do as they wish with no attempt to provide agreed infrastructure or even look after heritage of land they purchase
FS-Case-299861217	Heath Nickels Exmouth Wildlife Group	essential	This is ABSOLUTELY essential and should be a major part of this plan. This way EDDC can set down its own policy agendas, including DESIGN and STANDARDS that address the issues and options it wishes to pursue. Thus: ".....“Master Developer” acquiring land and commissioning building work and ‘parcelling-up’ and selling land onto other developers" would be the way forward. "...Development Corporations can also lead to better arrangements for the long term management of community assets such as open spaces and reduce the burden often left by developers on future residents"
FS-Case-301345304	JANICE ALEXANDER Devon Rural Housing Partnership	veryImportant	A good idea as long as it is managed properly and doesn't become a clunky, slow moving vehicle tied up in red tape and bureaucracy. Other local authorities in Devon have already set these up. It would be good to see EDDC building and managing their own stock again with more affordable social rents. Open market homes would help to cross subsidise building affordable homes.
FS-Case-301424628	ERIC BOWMAN	essential	THIS HAS TO BE A MIX OF QUALIFIED AND NOT - WITH ZERO INTIMIDATION AIMED AT LESSER QUALIFIED
FS-Case-302549497	simon davidson	essential	But this must be set up so that it is fully accountable to the electorate and has significant representation by members of the public: a bit like German companies have management boards that comprise management plus worker representatives.
FS-Case-302640746	Hazel Jeffery	limitedImportance	It depends on if the corporation would add value or be another overhead on the planning process.
FS-Case-302912562	Paul Gamble	limitedImportance	Is this just another layer of bureaucracy that will lead to further delays in resolving the East Devon housing affordability crisis?
FS-Case-302971165	Richard Thurlow Sid Vale Association	notImportant	It depends on the size of the Development planned . But the size, and development options for East Devon outside Cranbrook are too small to set up an independent Development Corporation
FS-Case-303403737	Mr&Mrs Wood	badThing	These should not be allocated. Only small scale if at all

Ref No	Respondent	Question30	Question30Comment
FS-Case-303473174	Christopher Bargmann	badThing	Development Corporations are part of the problem not the solution.
FS-Case-303791282	Maureen Chandler		no comment
FS-Case-305076755	Jeff Powley	badThing	This would just be a route for current council staff to find lucrative work when they take early retirement and would bring no benefits to the local people. The lack of accountability of such an organisation is alarming.
FS-Case-306237729	Geoff Crawford	essential	It would be necessary to have a Development Corporation but I strongly oppose large scale development. It is unnecessary and unwanted. Look at things differently.
FS-Case-306274820	Olivia Cooper	veryImportant	But it's ripe for corruption and backhanders so must have absolute transparency.
FS-Case-306308166	Sylvia Meller	badThing	Stop any developments on green belts no matter where and use existing houses/buildings, no matter where. With this a Development Corporation would not be needed.
FS-Case-306915743	Catherine Kingham	quiteImportant	Providing there were no 'backhanders' or 'jobs for friends' offered!
FS-Case-307126895	Daren Richards	badThing	Focus on the every day person should matter
FS-Case-307313176	Jonne Ceserani	essential	Very easy to miss out key stakeholders and community needs if not, e.g. fisherman Hale in Devon, provision of adequate healthcare etc
FS-Case-307482014	G. Millard	veryImportant	IF a New Town in the Region East of Exeter could be agreed. (I speak as an ex-Development Corporation Surveyor !)
FS-Case-308042581	E Charlton	badThing	East Devon District Council needs to take responsibility for delivery not another agency.
FS-Case-308043356	David Williamson	essential	This might address property sector failures.
FS-Case-308046866	Simon Greenslade	limitedImportance	Just another committee.
FS-Case-308052405	Derek Fish	essential	If as is happening for large scale developments such as in Axminster plans on the North-East side of the town then the involvement of a development corporation would be essential to ensure that a comprehensive range of facilities are included as CORE requirements to the success of the development.
FS-Case-308071816	Gillian Cameron-Webb n/r	essential	Developers are absolutely not to be trusted to build large developments that provide residents with pleasant and fulfilling lives', their driver is to spend the absolute minimum, take the profits and then leave the residents to make the best of it. I agree with a Development Corporation driving the plans for large scale developments ON CONDITION that every member of the Corporation is on the side of the residents and does not have conflicting business interests (remembering the lessons learned from the discredited Business Forum!)
FS-Case-308105398	Jane Ashton Please choose	veryImportant	It would be crucial to ascertain declarations of interest from all who would make up this corporation and to regularly up-date those declarations.
FS-Case-308105811	Timothy Bell	veryImportant	However governance arrangements are more important to the successful delivery of a housing corporation. If there is infusions scrutiny from cabinet, members, council executive, and local representative, there is a risk the objectives of the company could become misaligned – with the objectives of the council housing development strategy.

Ref No	Respondent	Question30	Question30Comment
FS-Case-308168070	Norman Reeder	quiteImportant	If this becomes a part of the local council, or operates under direction of the council, then the policies defined within this document can be administered and enforced. If it is a stand-alone government quango then it would not be either useful or supported locally
FS-Case-308171880	Colin Rivett	essential	If...
FS-Case-308177703	Judith Ferrier	limitedImportance	I do not trust Planners and builders to act in any other way than for what suits themselves. I feel plans are decided and finalised before any public consultation takes place and lip-service only is paid to the population
FS-Case-308199882	Bernadette Steadman	essential	Do it!
FS-Case-308256653	Della Cannings	limitedImportance	Development corporations do not have a good track record.
FS-Case-308288718	Emily Davis	quiteImportant	BUT it will very much depend on who is on it. This has a huge scopes for issues with cronyism. The directors would have to be voted on.
FS-Case-308324058	Jack Slim	limitedImportance	Development corporations have the clout and know-how to get government money but this often results in large scale developments as the price for that money. They would need a lot of local and public oversight .
FS-Case-308520714	Peter Brain	veryImportant	A free-standing body with broad representation from all interested parties can make a real difference, can attract a range of funding and expertise. On a different scale I have seen this excellently done when the Merseyside DC renewed the Liverpool water-front. The role of the 'Heart of the SW' L.E.A. would seem to be pivotal too in this context.
FS-Case-308527556	Kevin Staddon	badThing	Just another tier of admin and expense
FS-Case-308618646	Christopher Eccles	badThing	the existing powers in planning are sufficient - they just have to be put to better use
FS-Case-308655667	Jan Gannaway Exmouth Wildlife Group + Active Travel Exmouth	essential	A Development Corporation would allow East Devon to specify high standards in a Design Code which potential developers would recognise. It would reduce the bargaining and disputes at the planning stage as all parties would know what is expected.. (See Cornwall CC at Langarth)
FS-Case-308690532	Martin Weller	quiteImportant	Do not overreach
FS-Case-308930499	Lisa Bowman Exmouth Town Council	badThing	Members would support a "not for profit" Development Corporation.
FS-Case-308948443	Karin Goodfellow	limitedImportance	Experience shows that the more government and local authority groups involved so the more complicated issues become!
FS-Case-309036671	Nigel Norkett	essential	This is essential, without one you end up with - CraMbrook.
FS-Case-309058862	Suzie Mack	veryImportant	If it takes control from major house builders.

Ref No	Respondent	Question30	Question30Comment
FS-Case-309254127	J Nickels	essential	This LDC will allow EDDC to control site provision and to set design standards that potential developers adhere to as part of their plan submissions, BEFORE outline.
FS-Case-309383731	Val Ranger		It sounds like a good idea, it depends who is on these board of the corporation and the vested interest of the individuals. We do not need another East Devon Business Forum! It would need to have a proven track record and a true understanding of local issues even if experienced members came from out of area.
FS-Case-309401093	Philip Jordan	badThing	More bureaucrats and cost and potentially not allow market forces to decide on the best situation. I am staggered at how many associations, government department and corporations there already are.
FS-Case-309414876	Ross Hussey	quiteImportant	Could be advantageous for planning and delivering infrastructure.
FS-Case-309456508	Ian Birch	badThing	I am not convinced that such corporations are a good thing - whilst they may be effective in steering the plan for a major development like a new town, a risk exists that they operate outwith the democratic processes essential to public acceptance of their role and activities.
FS-Case-309465143	Daisy mclauchlan	badThing	Talking about developers leading the way makes one feel nervous considering the hash made of Cranbrook. I am not at all sure of this question though it seems to be of some importance. I would need to know more about how this works and wouldn't be in favour unless East Devon had a very strong influence on the development
FS-Case-309478869	Rosemary Birch	limitedImportance	Not sure on this. Don't know enough about them. Presumably they would still have to build under the terms of the Local Plan and the guidance if the Council?
FS-Case-309529320	John Stuckey	veryImportant	But only if it adds value and doesn't become another layer of bureaucracy!
FS-Case-309560982	Helen Dimond	limitedImportance	Only relevant if a new town is proposed - it might have worked better for Cranbrook. It has to be balanced against the loss of any local input into decision making
FS-Case-309588076	Carol Jay Transition Exmouth	essential	Development to the highest environmental net gain standards to be prioritised This is essential and should be a major part of this plan. This way EDDC can set down its own policy agendas, including DESIGN and STANDARDS that address the issues and options it wishes to pursue. Thus: ".....“Master Developer” acquiring land and commissioning building work and ‘parcelling-up’ and selling land onto other developers" would be the way forward. "...Development Corporations can also lead to better arrangements for the long term management of community assets such as open spaces and reduce the burden often left by developers on future residents"
FS-Case-309775222	Cheryl Wood	badThing	EDDC do not have a great track record for delivering projects - eg Seaton Seafront Enhancement. The Moridunum has still not been resolved after 5 years - how much longer will this take? Don't have any more public sector bureaucracy to slow things down.
FS-Case-309879551	David Goodfellow	limitedImportance	Unlikely to add great value unless the terms and remit is strictly defined; even then, it would likely add more complications and delays to projects than to bring tangible benefits.
FS-Case-310067578	Terry Redgers N/A	veryImportant	What if it were to happen is the envisaged make of a Development Corporation and how would it be funded?
FS-Case-310194190	WAYNE SUMMERS	badThing	profiteering out of poor young people who just want somewhere to live, nice
FS-Case-310456969	Penny Kurowski	quiteImportant	I don't really know enough about them.

Ref No	Respondent	Question30	Question30Comment
FS-Case-310604804	Sarah Alana Sayers Farringdon Parish Council	limitedImportance	We have no experience of a Development Corporation therefore cannot support this without further information
FS-Case-311441601	Janet Andrews	veryImportant	I have seen many projects not reach their full potential because of a failure of overall management. For this reason, I think creation of a Development Corporation would be a good thing.
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth		The above has not been scored.
FS-Case-311868155	Martin Dowse	badThing	A development corporation would do what it says. Government policy would override any opposition. All it would do is provide jobs for the boys.
FS-Case-312087808	Gill Akers	essential	We have had Cranbrook imposed upon East Devon to cater for Exeter overspill. It is already bigger than several of the towns put together. Surely we've concreted enough over our countryside.
FS-Case-312251067	Neal Jillings Place Land Ltd	quiteImportant	no comment
FS-Case-312255566	Stephen sadler	essential	However, this additional level of bureaucracy must be accountable not only to the EDDC but also the communities in East Devon. A lot of the time community members feel we are only listened to at the time people need to show they have had public consultation. After that, the public are ignored (or appear to be). A point in case is Ottery Residents and EDDC agreed to 300 new homes to be built 2015-2031. We are nearly at double that level already only a third of the way into the period. If EDDC had listened to the community then we would be around 250 new homes (generally supported by Town council and residents)
FS-Case-312317917	Steven Walton	badThing	A development corporation would look to expand the development, more businesses being attracted, requiring more housing ect this will destroy East Devons rural communities
FS-Case-312449388	George Williams Greenslade Taylor Hunt	notImportant	n/a
FS-Case-312482944	Peter Bowler NA	badThing	It would develop into a monster, building for the sake of building, anywhere and everywhere.
FS-Case-312726461	Anthony Bevan N/A	essential	But it would need to have good interaction with the relevant local govt authority or authorities.
FS-Case-312781179	Carine Silver	limitedImportance	I have little faith in such vehicles. It is a carrot to try and sweeten the stick of increased development, which will bring little to no benefit to existing residents (cf Cranbrook). East Devon has already incorporated one new (and spreading) town - why on earth does it need to be first in line for a second, which will further damage the character of the district?
FS-Case-312793696	Margaret Hall West Hill Parish Council	badThing	No under any circumstances
FS-Case-312834131	Robert Dunn	notImportant	From what I've read about other council's housebuilding companies, they aren't necessarily a big success and can actually result in large losses in tax-payer funds.
FS-Case-313155665	Catherine Dandridge	veryImportant	I hope a Development Corporations includes partnership working with wildlife organisations to help inform planning as well as secure funding to protect the natural habitat.

Ref No	Respondent	Question30	Question30Comment
FS-Case-313198806	Vicki Whatley	limitedImportance	Another level of beurocracy!?!
FS-Case-313343575	Joanna Burkey	veryImportant	As long as the corporation is made up of unbiased individuals then this could be a useful tool.
FS-Case-313459444	Mike Allen EDDC	essential	If any large-scale development were envisaged then a consortium approach would be welcome with a "Golden vote" to ensure the Local Authority can control the progress and balance developer commercialism
FS-Case-313521454	JOHN BROOKS	veryImportant	Include provision for self build.
FS-Case-313523282	Gary Barlow	badThing	This would be another state quango that we are trying to get rid of. Ridiculous suggestion to start another one that will be staffed by lower paid state workers interfering with the lives of everyone else, thinking they know better and get a power trip telling people what to do. I would love to see an actual business case put together for this and see some real scrutiny on what someone has dreamt up as a cushy job to basically do nothing useful and productive in.
FS-Case-313533757	Patrick Sinnott	badThing	Development Corporations can be too powerful and get carried away with themselves - who wants to see a Stevenage or even a Milton Keynes-type monstrosity in Devon?
FS-Case-313584761	Richard Norman Musbury Barn	badThing	Yet another non essential layer
FS-Case-313585518	berri bennett	quiteImportant	However these corporations end up with too much power like our existing big landowners..eg
FS-Case-313603740	Eileen Beech	essential	This sounds like a cohesive way to provide development in East Devon and would be controlled by local people not developers!
FS-Case-313618009	Elizabeth Twining		I do not know enough about this to comment
FS-Case-313643991	Douglas Smith	essential	But only if it was run by councillors, rate payers and selection of experts... As this would hv to be run on full accountability and hv to challenge and be challenged by EDDC planning dept.
FS-Case-313698487	Craig Daley	notImportant	Again, your still under the impression that the things your are asking about are in your control Developers will and do do what they want, and your not in a position to change that
FS-Case-313712377	Susan Mackie		shoudnt be an allocation therefore no need for a Dev Corp
FS-Case-313718525	Robert Maynard	veryImportant	The creation of a Development Corporation could be instrumental is progressing the development in the West End in a timely way.
FS-Case-313780058	Megan Lowe	limitedImportance	High quality, well built houses should be prioritised over quick to put up homes. Ideally by smaller local developers who genuinely care about their work and the local environment.
FS-Case-313812606	Richard Bates	badThing	Waste of taxpayer's money, which officer dreamed up this one? The council itself should be well able to fulfill such a role.
FS-Case-313846023	Paul Garnham	badThing	Completely opposed to this kind of large scale development, e.g. another Cranbrook.
FS-Case-313893034	Steven Heppleston	badThing	Needless expenditure.

Ref No	Respondent	Question30	Question30Comment
FS-Case-313997024	Richard Holman	limitedImportance	Smaller developments suit the EDDC area, but the EDDC need to change their attitude entirely to the development process and embrace it and cease to be a force for obstructing needed proposals and development.
FS-Case-314113114	Caroline Wilson Chardstock Parish Council	quiteImportant	There is insufficient information contained in the consultation document to enable a meaningful response.
FS-Case-314278250	Keith Bungay	essential	If it would mean the more rapid implementation of more complex regeneration projects already identified/to be identified in existing/future Local/Neighbourhood Plans and Masterplans, then "yes please". The relocation of non-conforming uses within/near Exmouth's town centre(eg builders merchants, various service depots) to existing edge-of-town commercial sites would free up land for more intensive/appropriate residential/shopping/office development.
FS-Case-314313978	Gary Nicholson Hydrostar	essential	Difficult right now to work out who to talk to when planning large projects (Green Hydrogen production facility and Green Technology Hub concepts) Without the local asset of Andy Wood I have no idea who I should be talking to. The leaders find very little available time for discussions and it is easy to get passed from person to person.
FS-Case-314607825	Mary Brooks	essential	Include provision for self build.
FS-Case-314758581	Peter Ball Kilmington Parish Council		We know little about Development Corporations but if they are in public ownership and benefit the community then use them – Less enthusiastic about private sector companies taking a consultancy cut. Also useful would be active support from EDDC to help communities create Community Housing Trusts which would have more 'community ownership' and benefit residents more.
FS-Case-314760502	christopher Heal Private	badThing	Development Corporations would be in the hands of the developers which has proved to be a bad decision as with Cranbrook in which the developer has the upper hand in how the town was planned
FS-Case-314771914	Ian Cherry	quiteImportant	Investigation the feasibility of operating a developement corporation and an objective review of their effectiveness and what issues were encountered and what their weaknesses were where these have been operated would be a good start point.
FS-Case-314782794	Nicola Daniel	badThing	I can see developers having a very big say.
FS-Case-314806759	Stuart Yerrell	badThing	If history is any guide, such a body would be dominated by landowners and builders.
FS-Case-314832307	Anthony Carthy James Carthy and Company Limited	veryImportant	While I am not in favour of a New Town, should one be planned it is essential that the delivery is not managed by the developer or developer consortium. I trust that the District has learnt from the mistakes at Cranbrook and would recruit a team of the appropriate calibre to ensure efficient and cost effective delivery.
FS-Case-314852216	Jenny Ashmore		I really don't know the answer!
FS-Case-314926201	Richard Crabtree	veryImportant	Milton Keynes here we come!
FS-Case-314937410	Eleonore Pang		Don't know what would remit such a corporation should have and whether this would create a body with "self interest".
FS-Case-315100989	Elaine Wade	limitedImportance	I would want a great deal of transparency in any Development Corporation to the public.

Ref No	Respondent	Question30	Question30Comment
FS-Case-315126013	George Williams Greenslade Taylor Hunt		Not answered. Irrelevant.
FS-Case-315184341	Richard Pratt	veryImportant	Lesson learnt from Cranbrook must be carried forward to any new town development. Development corporation must be accountable to the district council and not become a sponge soaking up funds. Must be properly managed and deliver on clearly made targets.
FS-Case-315224273	ROY OSBORN	quiteImportant	CARE NEEDED TO ENSURE THEY DO NOT IMPOSE LOCALLY UNDESIRABLE CONDITIONS ON FUNDING AND DEVELOPMENT
FS-Case-315275424	Rob Phillips Broadhembury Neighbourhood Community Land Trust (BNCLT)	badThing	We find it impossible to answer this question in a constructive manner given the information provided. We have elected to say “It would be a bad thing” because: (1) it has not been established whether a development of a size and nature that would benefit from a Development Corporation is required. (2) The terms and conditions that such a Development Corporation would be required to adhere to have not been presented.
FS-Case-315285428	Paul Foster		A development corporation will be required but great care and control needs to be both in the preliminary brief, and the methodology around returning control to local authorities once the project is completed.
FS-Case-315287680	Jennifer Hiley-Payne N/A	quiteImportant	To provide direction for building, development, leisure and commercial structure where suitable sites have been selected, and which conform to the existing infrastructure of the area.
FS-Case-315328621	Chris Burhop	notImportant	I don't see it being able to do anything more than EDDC can at the moment,
FS-Case-315455012	Rachel Hughes	badThing	I am not in favour of very large scale developments. Less is more, and thoughtful, careful development which enhances existing spaces, cities, towns and villages is much higher in my priorities. This may take longer to achieve, but will be much more acceptable overall, in my view.
FS-Case-315476876	Graham Long Upottery Parish Council	limitedImportance	Whilst a Development Corporation would provide a vehicle for efficiently driving development as per the new local plan, it's existence could increase bureaucracy in the process when in fact delivering the plan is the (primary) responsibility of EDDC as a whole. We would want to see more reasons why a Development Corporation is important if EDDC want to go this route.
FS-Case-315516791	Mary Truell None	badThing	Too many quangos already. Heaven forbid we smother our beautiful Devon with vast building sites at all. We already have sufficient accommodation for everyone but common sense needs to be applied for it to be distributed fairly. No money should be wasted on any more corporations.
FS-Case-315539551	Gary Parsons Sport England		no comment
FS-Case-315622017	Robert Martin Clyst Honiton Parish Council	badThing	<p>This just has the effect of deflecting responsibility onto an unaccountable unelected group of people who will be looking at profit more closely than actual policy delivery.</p> <p>Cranbrook not a successful model of a multi developer led development. All development corporations have a hierarchical structure.</p> <p>The best models at delivering what was promised are model such CLT's or Community led development, Neighbourhood Development orders where deliver and community are at the heart of the development.</p> <p>You might just as well have stayed part of GESP</p>
FS-Case-315678300	George Williams		Not answered. Irrelevant.

Ref No	Respondent	Question30	Question30Comment
	Greenslade Taylor Hunt		
FS-Case-315681467	Jacqui Best	veryImportant	A dedicated, locally accountable organization with ample staff resources and control of the land would likely be the best option to successfully deliver a new community.
FS-Case-315690761	Naome Glanville	badThing	I do not want to see any more big strategic sites for East Devon and a Development Corporation would mean lots of development, which I do not want to happen.
FS-Case-315804855	Sophie Minter	badThing	This sounds like an expensive waste of money. Local planning councils are complicated enough without having 'Master Developers' wielding power over areas and communities they neither know or care about.
FS-Case-315892586	Carolyn Bowles		Don't want any big strategic sites for housing anywhere, there are enough being built
FS-Case-315961800	David & Mrs Wendy Lewis	quiteImportant	We would probably support this as long as it didn't disadvantage local developers.
FS-Case-315962975	Nicolette Bitschi	badThing	It would have too much power and the general public would be unable to have any influence
FS-Case-315967632	David Daniel	badThing	It would end up like Cranbrook
FS-Case-315972159	Monica Bell	badThing	Would cost money and add no value.
FS-Case-315984133	Daphne CURRIER	veryImportant	As long as this did not result in overpaid executives at the top and a lot of delegation and outsourcing at the bottom, with all the lack of accountability and extra expense this involves, then yes. Co-ordination across the area is vital to avoid the 'road to nowhere' . Not needed if very large developments were not undertaken.
FS-Case-315991192	Susan Clarke		Would not trust it anyway. Jobs for the Boys who will only think of their own benefit
FS-Case-316012231	Terry Sweeney	essential	Yes! and hopefully with wide ranging powers over finance, land, design, phasing and infrastructure. The Corporation to retain as much of uplift value as possible for long term maintenance and management of affordable housing (plenty of this) greenspace and other infrastructure. One big battle, rather than lots of smaller ones!
FS-Case-316019433	Jennifer Morgan	quiteImportant	It would need to be monitored very closely, with the interests of the local residents a priority.
FS-Case-316023654	lauren allan	veryImportant	A local development corporation to assess local need and evidence it, also seems relevant.
FS-Case-316036693	Philip Wragg none	badThing	East Devon is not a Liverpool, Teeside or London Docklands with large tracts of derelict & obsolete industrial sites requiring a comprehensive strategic development agency. Rather East Devon is primarily agricultural with successful distribution industries close to the M5. Things are all fine so please no grandiose development corporations.
FS-Case-316056741	Helene Jessop RSPB		If a Development Corporation is established, RSPB recommends it has a strategic aim to ensure that biodiversity assets, included protected sites, are safeguarded, that biodiversity offsetting and biodiversity net gain is required from all developments, that nature-rich greenspace is provided, and that all developments maximise opportunities for wildlife.
FS-Case-316057937	irene Wyndham	essential	Go ahead and ensure you have the powers in the Corporation to do the things that East Devon residents really want to see.

Ref No	Respondent	Question30	Question30Comment
FS-Case-316091613	Malcolm Dicken Torbay and South Devon NHS Foundation Trust	quiteImportant	All NHS Providers and Commissioners would welcome the opportunity to be engaged with as part of any proposed Development Corporation.
FS-Case-316125851	Diana Jennings		No idea.
FS-Case-316127402	Eleanor Rylance	veryImportant	Only if it delivers social housing. Too many people cannot afford market rents locally. Properly affordable rent should be a right, not a privilege.
FS-Case-316135438	George Williams Greensalde Taylor Hunt		Not answered. Irrelevant.
FS-Case-316136353	Bill Horner Historic Environment Team, Devon County Council		No comments
FS-Case-316159794	George Williams Greenslade Taylor Hunt		Not applicable; no response.
FS-Case-316188495	George Williams Greenslade Taylor Hunt		Not answered. Irrelevant.
FS-Case-316240170	George Williams Greenslade Taylor Hunt		Not answered. Irrelevant.
FS-Case-316377163	John Sherwood	veryImportant	Probably most appropriate if the large scale development is a New Town where possible extra funding might be secured to enable local services and amenities to be provided alongside housing development.
FS-Case-316444654	Eva Ingleson	essential	Before you build more large scale developments perhaps you should look at Cranbrook and ask if that has been a success.
FS-Case-316464599	Conrad Libischer	badThing	The use of development corporations is also associated with the the loss of control and democratic control of 'public' spaces in their development areas.
FS-Case-319425252	Peter Simmons	limitedImportance	Not enough information provided to make an informed decision
FS-Case-324952647	Lawrence Turner Boyer Planning		No comment.
FS-Case-324964822	Sarah Jackson		I would like to better understand the implications of such things before committing to a position on this.
FS-Case-324977684	Simon Collier Collier Planning		No comments at this stage.

Ref No	Respondent	Question30	Question30Comment
FS-Case-324988465	Simon Collier Collier Planning		No comments at this stage.
FS-Case-324999075	David Morgan Not Applicable	limitedImportance	Please refer to submitted representations.
FS-Case-325070883	Emma Russell	badThing	Sounds like jobs for the boys and large contracts for their mates! continued local working and engage the with local people and local businesses will be more desirable than another quango. #T~here is already insufficient transparency for my liking from East Devon. I'm in no hurry to be "not listened to" by another authority operating in our area. Commercial confidentiality will be used to make it impossible to know whether sensible investment choices have been made. No, no, no.
FS-Case-325107229	George Williams Greenslade Taylor Hunt		Not answered. Irrelevant.
FS-Case-325131855	Michelle Dobrota-Gibbs N/A	veryImportant	Please refer to submitted representations.
FS-Case-325156112	Peter Dobbs	essential	Please refer to submitted representations.
FS-Case-325170882	Dorothy Taylor Exmouth Mental Health St John's Court Carers' Group	essential	Please refer to submitted representations.
FS-Case-325549089	Ken Pearson Stockland Parish Council	veryImportant	Yes but may not get agreement!
FS-Case-325829612	Dan Yeates Savilles		no comment
FS-Case-325831870	Cem Kosaner Lichfields		n/a
FS-Case-325838141	Dan Yeates Savills		no comment