

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. Views were sought on possible end dates with the question asked of whether we should plan for an end date that was well after 2040. The options also related this to whether or not a new town is proposed.

Those that made comment said.

Ref No	Respondent	Question31	Question31Comment
FS-Case-297949549	Martin Thurgood	yes	Absolutely. A local plan should provide the framework for development throughout the time it is extant. That necessarily requires that it 'looks over the horizon' and does not become a hostage-to-fortune from pressures for major developments that are not conducive to local needs simply on the grounds that the plan is allegedly outdated - such that just about anything should then be permitted.
FS-Case-299321852	William R Palmer	none	Remember what J M Keynes said about the long term. Plans up to 2040 are adequate and are sure to be changed before then
FS-Case-299349815	Allan Punton	yes	The climate change environmental response targets will have a significant impact on infrastructure and social structures beyond 2025 so these need to be brought into play for local planning well before national implementation dates.
FS-Case-300714787	Blank - No Name	none	Another new town would destroy the uniqueness of E Devon and put huge pressure on the green and open spaces as well as increase the air pollution and other forms of pollution creating huge health problems for the poor
FS-Case-301424628	ERIC BOWMAN	yesIfNewTown	2040 I WILL PROBABLY BE DEAD OR GAGGA IN A NURSING HOME. BUT IT HAS TO BE RIGHT!
FS-Case-302549497	simon davidson	yes	Limited by demographic projections and likely changes to work / life balances, carbon management.
FS-Case-303403737	Mr&Mrs Wood	none	We should be preserving land, not planning to develop it. We need to limit our population, not just keep on building ad infinitum.
FS-Case-305076755	Jeff Powley	none	If due to the forecast climate emergency, much of east devon will be underwater by 2040.
FS-Case-306175815	chistopher Burton	yes	Essential to forward plan. Who 2 years ago would have predicted the devastation and ongoing changes that Coronaviruses are causing to economy, peoples lives and the distribution and need for more houses
FS-Case-306237729	Geoff Crawford	yes	You can never plan ahead far enough.
FS-Case-306308166	Sylvia Meller	yes	We need to put a stop to new build towns , no matter if end date would be 2040 or 2140. If we do continue building new places there wont be a 2140 ...
FS-Case-307126895	Daren Richards	none	Build as and when needed the probable outcome of setting a date to far away will soon be out dated itself and be changed anyway
FS-Case-308072238	Robert Cooper	none	I'll be dead
FS-Case-308105398	Jane Ashton Please choose	none	Torn between options 1 and 2. It is sensible to plan for further ahead but I don't have enough understanding of the implications or any idea how realistic it would be. Don't want the very long-term vision to impede getting on with things as soon as possible.
FS-Case-308111547	janice watkins	yes	a timeframe focusses minds
FS-Case-308168070	Norman Reeder	yes	A long-term plan is required, but must be flexible in its outlook
FS-Case-308177703	Judith Ferrier	doesNotMatter	See answer to question 31
FS-Case-308268315	Tracy Simmons Cranbrook Town Council	none	Have a single plan where the policies are flexible and able to adapt to future demands without the need for every few years producing a new local plan. If the option to produce a strategic document with more local

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			plans as an addendum - the plan period could be longer or unlimited.
FS-Case-308326362	Peter Eastwood N/A	yes	Planning on a short term has proven disastrous!
FS-Case-308410804	David Forward Domestic	undesirable	Too much can change in the meanwhile. Have a review date.
FS-Case-308433805	Kerry Carr		I don't see the point of this as I'm sure you'll say it's outdated well before the planned date as you have done with the current local plan.
FS-Case-308520714	Peter Brain	doesNotMatter	Change is becoming less predictable and faster. Better to take a hard look at policies and targets every five years and revise as appropriate.
FS-Case-308594020	Michael Harris	undesirable	Best to focus on the end date of 2040 now. Planning beyond 2040 could start later, say before 2030.
FS-Case-308655667	Jan Gannaway Exmouth Wildlife Group + Active Travel Exmouth	yes	A long term vision is essential but some flexibility must be built in to respond to population variations and new information about climate and biodiversity mitigations etc
FS-Case-308930499	Lisa Bowman Exmouth Town Council	undesirable	Impossible to plan so far ahead, too many things change, demographics, working patterns, climate change etc.
FS-Case-308948443	Karin Goodfellow	doesNotMatter	Central government changes its mind with each election (particularly with a change in political party) so no local plan lasts longer than 5-10 years. The current local plan of 2016-2031 is a case in point!
FS-Case-309383731	Val Ranger	yes	The landscape can change due to unseen occurrences. CV-19 has made a massive impact on housing need and working practises. It remains to be seen how long lasting these changes are or whether there will be a return to previous work/life patterns as the memory of CV-19 at its worst fades. We are supposed to review the Local Plan every 5 years, there is already resistance amongst some councillors for a new local plan even though it is evident the existing one has so many flaws its impossible to enforce in many cases. The new local plan is essential with fresh input and ideas that take us up to 2040. in the build up to that time it will become obvious where changes are needed and it can be amended or a new one proposed as appropriate.
FS-Case-309401093	Philip Jordan	none	Corvid has shown us planning is, of course, necessary but 20 years is too long to start now, maybe 2030 to have a review on how this plan has gone.
FS-Case-309414876	Ross Hussey	yes	It would provide an opportunity to plan the infrastructure in advance.
FS-Case-309425268	Pamela Dean	doesNotMatter	East Devon has a specific character that we want to keep. Do we want to encourage mass immigration from the rest of England? Or mass of second home owners?
FS-Case-309456508	Ian Birch	undesirable	Going beyond 2040 would be inappropriate - the rate of change in technology, politics, populations and other parameters is so rapid that any plan might end up heading in (what later turns out to be) the wrong direction. Better IMHO to revisit the plan every 5 years with a forward 10-year horizon.
FS-Case-309465143	Daisy mclauchlan	undesirable	The plan it seems is of a nature that is evolving constantly and therefore moving beyond 2040 would be a pointless exercise.
FS-Case-309478869	Rosemary Birch	yesIfNewTown	Possibly sensible. My only reservation is that requirements can change quite rapidly, as we have seen in town centres, so it is difficult to predict with certainty what will be needed 30 or 40 years time.
FS-Case-309529320	John Stuckey	yes	Does not need detail of a plan, but at least a vision past 2040 should be outlined.
FS-Case-309560982	Helen Dimond	undesirable	There are likely to be so many changes in the way that society functions over the next decade that regular reviews are going to be needed and an end date of 2040 seems about right

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FS-Case-309588076	Carol Jay Transition Exmouth	yes	By 2040 we should have reached net carbon zero ; it makes sense for planning to hold this aim in mind over the next 20 years and beyond. Development to the highest environmental net gain standards to be prioritised
FS-Case-309775222	Cheryl Wood	none	Absolutely no point. How much was actually delivered from the last Local Plan? Why waste more time and effort in yet another wasted exercise. Please focus on doing what you say you will do. You have limited resurces, stop wasting them in these endless planning, objectives and theorising. These are all worthy objectives - but totally useless as a paper based exercise in isolation.
FS-Case-310214396	Karan Bennett Bishops Clyst Parish Council	doesNotMatter	Too long a time frame would limit flexibility.
FS-Case-310604804	Sarah Alana Sayers Farringdon Parish Council	none	A staged approach to starting to plan for future development is best. The Local Plan should go up to 2040 and no further
FS-Case-310974350	Ian Smith	undesirable	Life changes ever more quickly. A plan too far ahead may be wasted effort in the light of those developments. A 2040 horizon is a sensible compromise
FS-Case-311530475	Jon Brown	yes	Clearly it is sensible to think of this as a rolling plan that might need to accommodate unforeseen issues in the future.
FS-Case-311637333	David Lloyd	yes	There is a great need for the A30 to be duelled to the East of Honiton especially if the increase in population continues to grow.
FS-Case-311693209	Jeremy Woodward Vision Group for Sidmouth	yes	The County Council and District Council are looking to 2050 or earlier to become 'carbon neutral': https://tinyurl.com/yt26xmy9
FS-Case-311868155	Martin Dowse	none	Look at 2020 and how things can change. I would suggest you work to 2040 and start thinking about it in 2030ish!
FS-Case-312251067	Neal Jillings Place Land Ltd	yesIfNewTown	no comment
FS-Case-312255566	Stephen sadler	yes	Yes, but a new plan should not overlap the period of the existing plan. At present we are in a plan for 2015-2031. Some towns have already exceeded the agreed number of new homes agreed for this period, but we are now being told that this new 2024-2040 plan will supersede this plan and we do not believe that the new plan will take into consideration what has been approved for 2024-2031 in the existing plan. For example Ottery has already got 550 new homes by 2021 even though it was agreed in LDP that this was to be limited to 300 homes between 2015-2031. Are we going to see again this mad rush to get as many new homes built at the start of the period of the new LDP in the expectation it would run until 2040! This would mean we would continually get more new homes than agreed.
FS-Case-312317917	Steven Walton	doesNotMatter	Planning should be a continuous process, but allcoting resources now to plan post 2040 would be wasting time and money as we don't know whay East Devon society will be like in 2040
FS-Case-312449388	George Williams Greenslade Taylor Hunt	none	The Local Plan should look ambitiously at its development aspirations for the next 25 years. There will be Local Plan Reviews in the interim which will allow any new information to be taken into consideration at that time. However, only looking to plan over a short term will not allow the District to be ambitious with its aims.
FS-Case-312482944	Peter Bowler NA	undesirable	Nobody can see that far into the fureure.
FS-Case-312655834	Theresa Sanders	yes	Particularly with a view to Global heatng and coastal erosion/flooding, transport for the future
FS-Case-312726461	Anthony Bevan N/A	yes	It might be sensible to both develop a Part one which seeks to get a major new town developed and puts in place a clear plan for other elements up to 2040, and a Part two which continues the development

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			of other elements beyond 2040 in conjunction with the ongoing development of the major new town.
FS-Case-312753468	Rosalind Buxton Luppitt Parish Council	none	This Plan should have the current end date of 2040 but should be reviewed every 5 years and if any major development is required past 2040 then the Plan should be amended at that time.
FS-Case-312869806	PHILIP LOAT	undesirable	Best to plan for a period up to 20 years. Beyond that is a guessing game.
FS-Case-313155665	Catherine Dandridge	yes	This will be helpful especially as learning from the Covid pandemic becomes evident especially in relation to health inequalities therefore use this data to inform future infrastructure for communities.
FS-Case-313233811	Phil Golder	undesirable	The global and local environment could change dramatically in the next 20 years. Efforts should focus on the now.
FS-Case-313343575	Joanna Burkey	undesirable	I think it is difficult to plan anything too far into the future, as Covid 19 has shown no one really knows what is around the corner. We have to look after the here and now to ensure that our local environment and the world for that matter has a future.
FS-Case-313523282	Gary Barlow	none	Dumb idea. You can't plan the next 5 years well, so how on earth do you think you will have a grasp on what is going on in the world in 20 years time. Sounds like someone wants to sit around and do nothing accountable, because nobody will blame them in 20-30 years when it is completely wrong. Typical civil service nonsense.
FS-Case-313533757	Patrick Sinnott	undesirable	2040 is quite far enough for a plan which is put together in 2021-22. But perhaps it should be a rolling plan, revised every (say) 5 years but always with a 15-18 year horizon.
FS-Case-313541759	Fabian King	yes	In particular, such distant future should be have options based alternative scenarios, regarding new era provisions and practices for: energy, transport, employment, communications, education, leisure, healthcare. Perhaps just three scenarios to indicate spread of variety.
FS-Case-313542858	Judith Heathcock	none	2040 is too far in the future, adapt as things progress.
FS-Case-313603740	Eileen Beech	doesNotMatter	We must continue to plan for future development if population needs are to be met.
FS-Case-313618009	Elizabeth Twining	none	Could anyone have foreseen the housing and development needs of the area in 2000? If yes, then a longer term plan is sensible. If not, is there any point in trying to plan even twenty years ahead, never mind longer? Some key matters, notably climate change, will need to be reviewed in 2030 if not earlier.
FS-Case-313643991	Douglas Smith	yes	Think long term will avoid short term mistakes
FS-Case-313693362	Gary Tubb	undesirable	How can we possibly know what will occur in the next 20 years?
FS-Case-313698487	Craig Daley	doesNotMatter	You don't control what developers do, so the sooner you wake up and smell the roses the better we will all be
FS-Case-313710620	Jacqueline Cox	none	2040 is too far away given current changes in society it should be reviewed earlier
FS-Case-313718525	Robert Maynard	undesirable	A time horizon of 2040 is a 10 year roll forward of the current Local Plan. An assumed end date of 2040 should be adequate to set ou future strategic development proposals for the District. Decisions for a period beyond 2040 can be determined through the next review of the Plan.
FS-Case-313777879	Janice Low	undesirable	If we set an end date later than 2040 there will be the temptation to be unambitious in the short term and not meet the immediate need for more housing. We need to be ambitious now.
FS-Case-313780058	Megan Lowe	yes	I see no harm in looking to the future and considering slower and better built developments. Development should be influenced by local need, demand, and suitability of land available though so surely the local plan should be revised regularly?!
FS-Case-313780822	Jim Stacey	undesirable	At present, everything seems to change every couple of years – what's the point of planning beyond 2040?!

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FS-Case-313846023	Paul Garnham	undesirable	Even 2040 is probably too far into the future. No-one knows even what the next 5-10 years might bring, let alone the next 20 years. As an example, look at the huge increase in home working (and online shopping over high street shopping) over the past 12 months due to the pandemic. Let's get the short term right before thinking about the much longer term!
FS-Case-313857211	Linda Johnson	none	No not appropriate to start to plan beyond 2040 in this local plan. Very opposed to the building of a new town.
FS-Case-313969913	colin rundle	undesirable	a 20 year plan sounds appropriate, with 5 year reviews and updates.
FS-Case-313997024	Richard Holman	doesNotMatter	EDDC need to get the next 10 years right as their track record is one of obstruction and limiting needed development and until this changes then any form of development in the long term is doomed to failure.
FS-Case-314090147	Rob Longhurst	yesIfNewTown	Who what 2040 will look like or need? Plan and THINK but do not spend money
FS-Case-314113114	Caroline Wilson Chardstock Parish Council	undesirable	2040 is some time away, and much will change between now and then, making it inappropriate to extend the end date.
FS-Case-314217529	Don Mildenhall	yes	We need to plan for impacts of climate change and specifically sea level rise which may require new housing to replace eg Exmouth colony.
FS-Case-314313978	Gary Nicholson Hydrostar	yesIfNewTown	Planning for something 20 years down the road is difficult at best. Main focus needs to be on a 5 year plan, but with the view that whatever is developed is here for the next 25 years.
FS-Case-314526176	Terry Sneller Dorset Council		Planning for a new town would enable the longer term needs for growth to be met in a strategic way. However it is important that growth is also enabled to meet the needs of existing settlements that have a range of facilities. It is difficult to plan with any degree of certainty for the longer term as the need for infrastructure and other facilities will change over time – a flexible approach may be more appropriate giving detail for 15 years (as required in the NPPF) whilst recognising that development proposed now may take place beyond the plan period.
FS-Case-314564238	Susan Gay	undesirable	Surely this would be reviewed regularly and in 2035 a new plan made?
FS-Case-314731257	Fiona Lawson	none	The world will have different needs then
FS-Case-314758581	Peter Ball Kilmington Parish Council	undesirable	As the plan period lengthens the more difficult it is to predict circumstances, particularly following CV19. Therefore 2040 seems appropriate at present.
FS-Case-314771914	Ian Cherry	yesIfNewTown	Until we know whether a new town is a realistic proposition or not there is no point in trying to produce a long term plan for East Devon as this would be a real game changer for what needs to happen elsewhere.
FS-Case-314782794	Nicola Daniel	none	Thank heavens I will not be around to see East Devon covered by concrete.
FS-Case-314832307	Anthony Carthy James Carthy and Company Limited	none	What is important is to have effective monitoring to ensure that the Plan is working as it should and if not to implement necessary changes to reflect circumstances. Our present plan has only delivered a fraction of the houses identified within it, but because of a combination of an anomaly in the Housing target figures and the large windfall numbers resulting from the historic lack of a 5 year housing supply, the monitoring has failed to report that the Plan is not on track. This of course results in inaction where radical action is required.
FS-Case-314894688	John Colby	undesirable	Who knows what economic, environmental etc. circumstances will be like in 20 plus years time. Important that the plan is continuously monitored and regularly updated
FS-Case-314921504	robert wiltshire	undesirable	Crystal ball gazing can lead to non suitable mind sets.
FS-Case-314973273	Susan Vagg	doesNotMatter	Pandemic, global warming & coastal erosion has changed everything. Who really knows what the future holds? Communities need to be flexible and agile in response.

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FS-Case-315126013	George Williams Greenslade Taylor Hunt	none	The Local Plan should look ambitiously at its development aspirations for the next 25 years. There will be Local Plan Reviews in the interim which will allow any new information to be taken into consideration at that time. However, only looking to plan over a short term will not allow the District to be ambitious with its aims.
FS-Case-315168747	Liz Shortland	doesNotMatter	Would be a sensible thing to do BUT likely to suffer from a "change of goal posts" somewhere along the line. These plans always suffer from a change of Government, change in planning laws, change just for the sake of change.
FS-Case-315184341	Richard Pratt	yes	The end date seems arbitrary and more aligned to housing numbers rather than being a 'completion by' date. Already reviewing the current plan 10 years before it's end date, any new plan will be reviewed again no doubt but should not necessarily have to be completely re-written. Perhaps there should be an approach of 'this is what we intend to do up to 2040' then an annex of 'at the current time this is what we envisage beyond that'. I don't believe we can be too prescriptive at this stage because issues, events, demands, regulations etc will change in that time.
FS-Case-315216760	Elizabeth Campbell	yes	<p>Planning for the future is a continuum which is impacted by so many variables which are often changing and hence adjustments are required. It would seem sensible to look beyond 2040 to have some form of longer term strategic vision and address questions such as is Exeter allowed to just keep on expanding and swallowing up everything around it?</p> <p>What are the predictions for population growth from local growth to incomers retiring to the area - the needs of which are likely to be different which will ultimately impact on this plan.</p> <p>What are the predictions for home working versus commuting to work?</p> <p>Impact of second home owners - while they come down and spend money during certain times of the year they can also create ghost towns when the properties are all lying empty and price locals out of the market. Is there a strategy to limit second home ownership or address this in some other manner?</p>
FS-Case-315275424	Rob Phillips Broadhembury Neighbourhood Community Land Trust (BNCLT)	yes	Yes, it is wise to establish the envisaged key points of a long-term plan - it is through such a process that the near term becomes clearer. Such a long-term strategy should, however, recognise that many things that are currently unknown will occur in the interim – thus adaptability needs to be included as one of the key aims. In particular, caution would be needed in setting the scene too specifically for long term infrastructure projects (especially involving transport) where emerging technologies and policies in response to the climate crisis may result in a very different set of ideas to those we might envisage today.
FS-Case-315287680	Jennifer Hiley- Payne N/A	doesNotMatter	Within the next 30-40 years it is quite likely that changes, such as currently working from home and less importance for the traditional high streets, will occur and development choices could alter. Thus although long term planning is important, flexibility may well be required.
FS-Case-315476876	Graham Long Upottery Parish Council	undesirable	A 20 year plan is adequate for the moment. Only if the authors of this document can tell us precisely what they will be doing in 2040 should a longer timescale be considered. (In 2001 did you know what you would be doing this year?)
FS-Case-315516791	Mary Truell None	none	Lets sort out the present muddle which will reflect on what the future brings. Climate change; extinction of wildlife on whom humans depend for survival; air/water/light pollution; soil damage? - all these must be addressed and improved NOW. Traffic pollution; fossil fuel dependency? Even lack of moral and religious discipline etc etc
FS-Case-315539551	Gary Parsons Sport England		no comment
FS-Case-315591470	Brian Carpenter	undesirable	There are far too many variables – economic, social, political – to consider planning beyond 2040 now.

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FS-Case-315622017	Robert Martin Clyst Honiton Parish Council	none	<p>The way that this question is phrased implies that a 'New Town' is at the forefront of thought processes at the District. Whilst having one large tranche of land to put most of the homes on provides an immediate 'easy' option for this plan, this is not the way favoured by the people of the district.</p> <p>The idea of planning beyond the plan end date of 2040 is obviously sensible, particularly for the provision of infrastructure needs, such as sewage treatment plants and schools, this should not be linked to the provision or not of a new town.</p> <p>New plans need to be reviewed every 5 years and with the White paper, Environmental Land Management, zero carbon targets and climate change and other legislation the Plan is likely to be out of date quite soon. It will be therefore necessary to look beyond the Plan timescale and consider what our destination is going to be, rather than just at the current direction of travel.</p>
FS-Case-315678300	George Williams Greenslade Taylor Hunt	none	The Local Plan should look ambitiously at its development aspirations for the next 25 years. There will be Local Plan Reviews in the interim which will allow any new information to be taken into consideration at that time. However, only looking to plan over a short term will not allow the District to be ambitious with its aims.
FS-Case-315678845	Paul Hayward Newton Popleford and Harpford Parish Council	undesirable	The world will be a completely different place by 2040.
FS-Case-315690761	Naome Glanville	undesirable	The world is changing so fast - eg with climate change, that I don't think it would be fair to hold future East Devon residents to plans which are no longer relevant or meet their needs.
FS-Case-315804855	Sophie Minter	doesNotMatter	Setting an end date is irrelevant as local and national government requirements will change so much. The greater importance is to have a vision and plan for East Devon which minimises new building, protects open spaces, nurtures biodiversity, utilises and improves the existing built environment, celebrates local heritage and supports existing communities.
FS-Case-315884481	stephen moore Mr	none	I'm not sure any of us can plan for beyond 2040 as the world is changing at a faster and faster rate.
FS-Case-315937332	Fiona Anderson	doesNotMatter	If we don't act on the climate emergency now, we'll be in the thick of national and global disaster by 2040
FS-Case-315939416	linda aucott	undesirable	Planning and housing requirements 20 years in advance cannot be accurate - any plan needs specific objectives on these so longer term requirement estimates have limited use. Environmental objectives should have longer planning scales - not to limit immediate gains but to adapt to long term changes such as climate, sea level rise and natural environment needs.
FS-Case-315961800	David & Mrs Wendy Lewis	yes	So long as nothing is set in concrete!
FS-Case-315963133	George Koopman	yes	Particularly in terms of support services, transport links and training/skills.
FS-Case-315967632	David Daniel	undesirable	The future is too uncertain until we have a better understanding of Britain post Brexit and working practices post covid
FS-Case-315984133	Daphne CURRIER	yes	I don't see how one can plan without some consideration of the future- how long people will live, how many children they are likely to have e.t.c. Also climate change and related issues .
FS-Case-316012030	Beatrix Godfrey	undesirable	Who knows what the future holds
FS-Case-316012231	Terry Sweeney	yes	Yes. This should really be done in a regional context, reviving your attempt to produce a large scale strategic plan with your neighbours. It should be locally, not centrally, driven.

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FS-Case-316019433	Jennifer Morgan	none	A local plan should be constantly reviewed .
FS-Case-316023654	lauren allan	yesIfNewTown	The end date only matters for a large development where more infrastructure and facilities are needed as they take so long to organise.
FS-Case-316036693	Philip Wragg none	none	2040 is another 20 years away and its too ambitious to plan this far ahead. Please lets just plan for the next 5 or 10 years and see how the Economy recovers from the Pandemic and Brexit
FS-Case-316047097	Richard Pryor	undesirable	There are many things that can happen between now and 2040 so anything planned beyond that date will be usless
FS-Case-316056741	Helene Jessop RSPB		Regardless of any extended end date for the new Local Plan, there will need to be reviews between 2021 and 2040 and those will apply to all policies, including any for a new town, together with requirements to avoid adverse impacts on biodiversity, provide biodiversity net gain and access to nature-rich greenspace for its residents.
FS-Case-316057937	irene Wyndham	yes	It is vital to bear in mind what the final end- game is. We do not want to build and build every 10 to 20 years with no end in sight. We would be killing the golden goose. East Devon is a gem and we need to plan for the next 50 -70 years , to know that there are limits and barriers beyond which we should refuse to tread. We must think the whole thing through properly rather than rethinking things ad hoc every few years. Many of the huge problems we are facing today , eg climate change, are a result of us not having thought far enough ahead in the past. We have created some ugly areas which are now too late to redeem. This must never happen again.
FS-Case-316121149	Sam Piper	undesirable	Who knows how our population/trends might change.
FS-Case-316125851	Diana jennings	none	This is too far in advance and you have no idea what will happen to the world in the meantime.
FS-Case-316127402	Eleanor Rylance	yes	I think we could probably start to plan very broad brush outlines of a strategic development policy at very long term, but I don't think we should be too prescriptive because we don't actually know how people will be living that far ahead, and we wouldn't want to end up having to deliver the wrong houses and offices in the wrong places for the way the world is by then. It should remain flexible, whatever we plan at that distance.
FS-Case-316135438	George Williams Greensalade Taylor Hunt	none	The Local Plan should look ambitiously at its development aspirations for the next 25 years. There will be Local Plan Reviews in the interim which will allow any new information to be taken into consideration at that time. However, only looking to plan over a short term will not allow the District to be ambitious with its aims.
FS-Case-316136353	Bill Horner Historic Environment Team, Devon County Council		No comments
FS-Case-316158325	Paul Hayward Personal View only	undesirable	Every plan needs an end date. Otherwise policies become stale and irrelevant.
FS-Case-316159794	George Williams Greenslade Taylor Hunt	yes	The Local Plan should look ambitiously at its development aspirations for the next 25 years. There will be Local Plan Reviews in the interim which will allow any new information to be taken into consideration at that time. However, only looking to plan over a short term will not allow the District to be ambitious with its aims.
FS-Case-316188495	George Williams Greenslade Taylor Hunt		The Local Plan should look ambitiously at its development aspirations for the next 25 years. There will be Local Plan Reviews in the interim which will allow any new information to be taken into consideration at that time. However, only looking to plan over a short term will not allow the District to be ambitious with its aims.
FS-Case-316240170	George Williams	none	The Local Plan should look ambitiously at its development aspirations for the next 25 years. There will be Local Plan Reviews in the interim which

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	Greenslade Taylor Hunt		will allow any new information to be taken into consideration at that time. However, only looking to plan over a short term will not allow the District to be ambitious with its aims.
FS-Case-316444654	Eva Ingleson	yes	We need to stop with short term plans and start focussing on ong term strategies.
FS-Case-324952647	Lawrence Turner Boyer Planning		No comment.
FS-Case-324964822	Sarah Jackson	undesirable	A lot can change in such a large time frame and we are in a state of flux at present. To commit ourselves beyond 2040 would be deeply unwise.
FS-Case-324999075	David Morgan Not Applicable	undesirable	Please refer to submitted representations.
FS-Case-325041454	East Devon and Tiverton & Honiton CLPs	yes	· We want to have both flexibility and structure so that the plan can have the ability to adapt to some change within the local community, but not so flexible that it can be changed too regularly.
FS-Case-325077531	I.G. Cann Exmouth Civic Society	undesirable	Please see attached submission.
FS-Case-325107229	George Williams Greenslade Taylor Hunt		Please refer to submitted representations.
FS-Case-325124589	Glynnis Poole LiveWest	yesIfNewTown	Please refer to submitted representations.
FS-Case-325131855	Michelle Dobrota-Gibbs N/A	yes	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	none	Please refer to submitted representations.
FS-Case-325549089	Ken Pearson Stockland Parish Council	none	There's a real issue over how long the Local Plan can be seen to be relevant and some say only 2 years at the most and certainly by 5 years developers start to argue over the lack of housing delivery. The same applies to Neighbourhood Plans too, though!
FS-Case-325731054	Andrew Ardley South Western Railway	yes	Helps plan for and secure funding for the infrastructure required including improvements to rail lines which have a long lead in time and which ought to be the focus for new large development.
FS-Case-325812938	Nick Matthews Savills	none	See attached.
FS-Case-325829612	Dan Yeates Savilles		no comment
FS-Case-325838141	Dan Yeates Savills		no comment